File No	191289	Committee Iter Board Item No	m No. <u>14</u>
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Committee:	Budget & Finance Commit	t <u>ee</u> Da	ate January 8,2020
Board of Su	pervisors Meeting	D	ate
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OTHER	(Use back side if addition	nal space is nee	eded)
	Program Guidelines Notice of Funding Availa	bi Jaly	

_Date __ _Date__

January 3, 2020

Completed by: Linda Wong
Completed by: Linda Wong

[Apply for Grant - Sunnydale Block 3B Housing Partners, L.P. - Assumption of Liability - Department of Housing and Community Development Affordable Housing and Sustainable Communities Program - Sunnydale Block 3B]

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

WHEREAS, The State of California, the Strategic Growth Council ("SGC") and the Department of Housing and Community Development ("Department" has issued a Notice of Funding Availability ("NOFA") dated November 1, 2019, under the Affordable Housing and Sustainable Communities ("AHSC") Program established under Division 44, Part 1 of the Public Resources Code commencing with Section 75200; and

WHEREAS, The SGC is authorized to approve funding allocations for the AHSC Program, subject to the terms and conditions of the NOFA, AHSC Program Guidelines adopted by SGC on October 31, 2019 ("Program Guidelines"), an application package released by the Department for the AHSC Program ("Application Package"), and an AHSC standard agreement with the State of California ("Standard Agreement"), the

Department is authorized to administer the approved funding allocations of the AHSC Program; and

WHEREAS, The AHSC Program provides grants and loans to applicants identified through a competitive process for the development of projects that, per the Program Guidelines, will create new affordable housing and achieve greenhouse gas reductions and benefit disadvantaged communities through increased accessibility to affordable housing, employment centers and key destinations via low-carbon transportation; and

WHEREAS, The AHSC Program requires that joint applicants for a project will be held jointly and severally liable for completion of such project; and

WHEREAS, Sunnydale Block 3B Housing Partners, L.P., a California limited partnership ("Developer"), has requested the City and County of San Francisco (the "City"), acting by and through the Mayor's Office of Housing and Community Development ("MOHCD"), to be a joint applicant for an 84 unit, 100% affordable housing project, with 15,000 square feet of ground floor commercial space (the "Project") identified as Sunnydale Block 3B ("Sunnydale Block 3B"); in Sunnydale HOPE SF Development Agreement (File Number 161164); and

WHEREAS, By Ordinance No. 20-17, the Board of Supervisors made findings under the California Environmental Quality Act (Public Resources Code, Sections 21000 et seq.) and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, which Ordinance is on file with the Clerk of the Board of Supervisors in File No. 161309 and is incorporated herein by reference; and

WHEREAS, The Municipal Transportation Agency ("SFMTA") plans to perform transit improvements in the vicinity of the Project (the "SFMTA Work"); and

WHEREAS, The Recreation and Parks Department ("SFRPD") plans to perform bicycle and pedestrian improvements in the vicinity of the Project (the "SFRPD Work");

and

WHEREAS, SFMTA, MOHCD and Developer will enter into a Memorandum of Understanding to make commitments related to completion of the SFMTA Work on the Project as included in the Application Package; and

WHEREAS, The Recreation and Parks Department ("SFRPD") plans to perform bicycle and pedestrian improvements in the vicinity of the Project (the "SFRPD Work"); and

WHEREAS, The City, acting by and through MOHCD, desires to apply for AHSC Program funds and submit an Application Package as a joint applicant with the Developer; and, therefore, be it

RESOLVED, That the Board of Supervisors hereby adopts the findings contained in Ordinance No. 20-17 regarding the California Environmental Quality Act for the Project, and hereby incorporates such findings by reference as though fully set forth in this Resolution; and, be it

FURTHER RESOLVED, That the Board of Supervisors hereby finds that the Project is consistent with the General Plan, and with the eight priority policies of Planning Code, Section 101.1 for the same reasons as set forth in Ordinance No. 20-17, and hereby incorporates such findings by reference as though fully set forth in this Resolution; and, be it

FURTHER RESOLVED, That the Board of Supervisors delegates to MOHCD, on behalf of the City, the authority to execute an application to the AHSC Program as detailed in the NOFA dated November 1, 2019, for Round 5, in a total amount not to exceed \$30,000,000 of which \$20,000,000 will be provided as a loan for an Affordable Housing Development ("AHD") ("AHSC Loan") and \$10,000,000 will be provided as a grant for Housing-Related Infrastructure ("HRI"), Sustainable Transportation Infrastructure

("STI"), Transit-Related Amenities ("TRA") or Program ('PGM") activities ("AHSC Grant") as defined the AHSC Program Guidelines and sign AHSC Program documents; and, be it

FURTHER RESOLVED, The Board of Supervisors specifically agrees that the City shall assume any joint and several liability for completion of the Project required by the terms of any grant awarded to the City and the Developer under the AHSC Program; and, be it

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

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

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

RECOMMENDED:

Be the ser Oxned Adam

Daniel Adams, Acting Director,

Mayor's Office of Housing and Community Development

AHSC Application

NOFA Round 5

FY 2019-20

Affordable Housing and Sustainable Communities Program (AHSC)





CALIFORNIA STRATEGIC GROWTH COUNCIL



State of California Governor Gavin Newsom

Alexis Podesta, Secretary

Business, Consumer Services and Housing Agency

Doug McCauley, Acting Director

Department of Housing and Community Development (HCD)

2020 West El Camino Avenue, Suite 650, Sacramento, CA 95833 email: ahsc@hcd.ca.gov http://hcd.ca.gov/grants-funding/active-funding/ahsc.shtml

November 1, 2019 NOFA

Rev: 12/23/19

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Disclosure is a copy Certificat	also required for each Joint Applicar tions & Legal Disclosure should be s	it. In addition submitted wit	n, a wet signature original of each signed Certification & Legal Dis th the application as detailed in the NOFA.		
A resolution is	required of each Joint Applicant - b	oth private a	and public entities. A sample resolution template is available on	AHSC website.	
The resolution	template is intended to be a sampl	e. Applicant	s may use their own format as long as it contains ALL of the auti	norizations containe	in the template.
			Organizational Documents		
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All Applicants					Agreement.
	or party that receives HCD funding	must submit	t a Payee Data Record or Taxpayer Identification Number (TIN) f	orm. The TIN must	
governmental	entities. All others must submit the	STD-204 Pa	ayee Data Record. A wet signature original must be submitted to Development Team Contacts	HCD. Forms availa	on AHSC website.
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§103(c) We certify	the AHSC HRI funded of	cost do not include any	of the following inel	igible co	sts:								+="
Land Area segres United Area Common Project Level Level Development United State Project Level Development United State Project Level Development United State Deve													
(2) Routine mainte			ture (including trans	sit fleet, r	not including AHS	C funded transi	t service e	xpansion);					
			vears) for Program	Coste: c	and ·								
						∍).							
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		НЕ	I Grant	t Terms S104/c								

				D and HRI Overvier			
						imilar size and level of risk.	
		ill be disburs	sed as reimbursed progres	ss payments for eligible co	osts incurred after the e	xecution of the Standard Agreem	ent in the amount not to
	Program award of funds.						
	ge if the HRI Project includ	des multiple	phases or developments,	, all entitlements and cons	truction funding commi	lments for the first phase must be	e received prior to
disbursement.							
. , , , ,	,	nt to the first	disbursement of HRI fund	is shall include receipt of a	all required public agend	cy entitlements and all construction	on funding commitments
for the AHD suppo							
(4) Describe how A	AHD provides free transit p	passes, relo	adable transit cards or dis	scounted passes priced at	no more than half of re	tail cost.	
							ŀ
J		***************************************					
	or cards that will be provi			t one pass per restricted ι		ınsit passes provided:	
(5) Applicant certif	ies the proposed AHD will						
FAAST File:	SFH Lease Adder			lousing Lease Addendum			File Uploaded?
						s including those required under	
				ve lapsed within 30 days o	f the application due da	ite with lawsuits or appeals filed?	
	al funding proposed that v					If Yes, enter date of "Authority to	o Use Grant Funds"
	approved "by-right"?		ct Categorically Exempt?			Final EIR Date:	
Discuss below any	special NEPA and/or CE	QA Special	Circumstances or exemp	tions and provide estimate	ed/actual completion da	tes of all necessary environment	al clearances.
				•			
	•			•			i
FAAST File:	AHD Environmental	Copy of al	Il environmental clearance	es (e.g. Environmental Imp	pact Report) or Notice of	f Exemption.	File Uploaded?
	AHD Auth to Use			015,16 "Authority To Use (
FAAST File:	Grant Funds		of the HUD form.	•	•		File Uploaded?
(9) if applicable, pr				tlements and permits, exc	luding design review, re	equired to complete the AHD Proj	ect that have been granted.
	applied for to the appropr						
	Agency / Issuer	Ť	Land Use Approval	Approval Type		Comments	
	Agency / Issuel		Date	Approvar rype		Comments	
(10) Does the Mar	ket study demonstrate the	e AHD Proje	ct is financially feasible? A	A study that meets require	ments specified in TCA	C Regs §10322(h)(10) will be acc	cepted by HCD.
FAAST File:	AHD Market St			ket study prepared within			File Uploaded?
			ontrol for AHD Project?	f yes, enter site control for	m and the most recent	execution date below (See Site C	
	ol (See Site Control in App					Most recent document execu	
If leasehold estat			estricted land value?		cost \$0 in AHD Dev.	Prepaid lease loan	used? If so answer (a-c)
	nt based on the Present V	alue of leas	e . (b) Lender requesting Res		(c) Has loan amount been er	ntered as a finance cost?
payments?					permissible)		
Describe any spec	cial site-control circumstar	nces,					
	•				*		1
E 1 1 0 = = = = = = = = = = = = = = = = =							
	AHD Site Co			entation to demonstrate the		ficated above	Files Uploaded?
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FAAST File: (12) Applicants m	AHD Preliminary	Title Report erience by p	t PTR, that is no more	e than 6 months old for the	e AHD Project.	icated above Project in scope and size, which	Files Uploaded?
FAAST File: (12) Applicants m	AHD Preliminary	Title Report erience by p application	PTR, that is no more providing evidence of two p due date.	e than 6 months old for the	e AHD Project.	Project in scope and size, which	Files Uploaded?
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VY 483 8,1554		Vijyya v	HRIT		D and HRI Overvi §106(a) (if applying f		IRI fundina	1.3 Q84.6Q87.844 (A4.6Q3) (A.6Q	
(8) For the HRI, can	you provide documentation	n of comp						es including those required unde	r the CEQA and if
applicable, NEPA, a	nd all applicable time perio	ds for filir	g appeals or l	awsuits ha				date with lawsuits or appeals file	d?
	funding proposed that will pproved "by-right"?		EPA requirem ot Categoricall		Negative Decla	ration Date:		If Yes, enter date of "Authority Final EIR Date:	to Use Grant Funds"
							completion	dates of all necessary environme	ental clearances.
					,				
							•		
FAAST File:	HRI Environmental	Copy of al	environment	al reports a	ind clearances (e.g. EIR	Phase 1 N	otice of Exe	mption).	File Uploaded?
FAAST File:	HRI Auth to Use Grant				015.16 "Authority To Us	e Grant Fun	ds" or clarif	y the current status of the	File Uploaded?
			of the HUD for		Hamante and narmite a	veluding des	ian review	required to complete the HRI Pr	
	pplied for to the appropriate						ngii ieview,	required to complete the first in	
	Agency / Issuer		Land Use /	* *	Approval Ty	oe .		Comments	
			Dat	e					•
(10) Does the Mark	et study demonstrate Proje	ct is finan	cially feasible	(HRI requir	res a market study only	f not using A	AHSC funds	for AHD)? A market study that	meets the requirements
	Regs §10322(h)(10) will be			nelent =2: 4	ngapagadtikit	rofth -	liantin -	data	Cio Unicadado
FAAST File: (11) Does applicant	or Developer of Project ha				prepared within one year			date. t execution date below (See Site	File Uploaded? Control Appendix A)
Form of site control	(See Site Control in Appen	ndix A):						Most recent document exe	cution date:
If leasehold estate			stricted land v		Is acquisition co			Prepaid lease los	an used? If so answer (a-c)
(a) Funding amount payments?	based on the Present Valu	Je oi ieasi	7	1 '	(b) Lender requesting R	es. Receipts permiss		(c) Has loan amount been	entered as a finance cost?
	al site control circumstance	es.							
•					,			•	
								*	
FAAST File:	HRI Site Cont				entation to demonstrate				Files Uploaded?
	it demonstrate prior experients. It is ten years preceding the ap-			nce of two	prior HRI projects simila	r to the prop	osed AHS(Project in scope and size, which	h have been completed by the
apprount during the	torry bare processing the up	<u> </u>	I Past Projec	t #1				HRI Past Project #2	
Project Name									
Development						-			
Entity									
Completion Date						ļ.		•	
Project Tenure									
# of units								•	
Helte A.u.						 			
Units per Acre						_			
Commercial (sq. ft.)					٠.				
Brief Description									
(e.g. number of units, population									
served, etc.)					•				
			0 "5 1			1 - 6 - 1	tite to a set		F1-11-1-10
FAAST File: (13) We certify as of	Past Exp HRI1, Past Ex of the application date, the a							on in the state or federal courts.	. File Uploaded?
	construction of the HRI Pro								
			sion of agricul	tural or oth	er working lands, or nati	ıral resource	e lands for c	other uses according the Dept. of	Conservation's Farmland
	oring Program (FMMP) we cumentation the HRI Projec		ot within land	designated	l as agricultural land per	the FMMP	tool.		
FAAST File:	HRI No Ag		Demonstrate	the HRI sit	e is not within land desi			nd per FMMP tool.	File Uploaded?
If "No", demonstrate FAAST File:	e that the HRI Project site of				in Appendix A): roject site qualifies as a	Infill Site /	e defined in	Annendiy A)	File Uploaded?
	HRI Ag Infili he HRI is infeasible without							nted by AHSC Program funds.	1 no opioaded (
(20)(C) If the AHD I	Project involves involving r	new const	ruction or Sub	stantial Rel	habilitation and requiring	the demolit	ion of existi	ng residential units are eligible o	
								new affordable units may exist on the replacement affordable ho	
	volve demolition of existing					-4-10-110-11	,_ canonou		g serespinent, it the
•									
(20)(D) We certify t	he proposed AHD is consi	stent with	State & Fede	ral Fair Hou	using requirements inclu	ding duties t	o affirmativ	ely further fair housing (explain b	elow).
	•							•	
(20)(E) If approval	by a local public works dep	artment,	or other respo	nsible local	agency is required for t	ne Project, p	rovide docu	ument below. I certify that the HF	RI improvements are
consistent with all a	applicable local rules, regul	ations, co						ont with all applicable to or or	
FAAST File:	HRI Local Appr	ovals			tity indicating the HRI.C: , policies and plans enfo			ent with all applicable local rules; that entity.	Files Uploaded?
		<i>p</i> iran	1 3		Article XXXIV Aut				
								of Article XXXIV and the relevan	
								conclusion that a project is exen ase law. Prior to the execution of	
								een satisfied or are inapplicable.	

AHD-HRI

AHD and	HRI Overview PIN
Does the locality have sufficient Article XXXIV Authority to accommodate the	If yes, document Article XXXIV authority for Project. May be done by providing info from appropriate
project? (If Project doesn't have Article XXXIV authority, AHSC may be limited	local government official that voters passed a specific project referendum or a blanket referendum
to restricting no more than 49% of the total units.)	has been passed and the locality has allocated sufficient Article XXXIV authority to Project.
FAAST File: Article XXXIV Authority Copy of document providing Auth	nority File Uploaded?

AHSC R5 Page 9 of 46 AHD-HRI

*		AHD a	nd HRI Overview	PIN			
			Tax Credits				F/15 [4] (c)
Select appropriate entry for each item:							
Project Tax Credit Type:	Federal:	Proposed E	quity Investor Contributio	n (\$):	Anticipated Tax Credit Fac	otor App Rate	
	State:	Proposed E	quity Investor Contributio	n (\$):	Anticipated Tax Credit Fac	tor App Rate	
Timeframe for Applying for 4%Tax Credits	Proposed Month:		Proposed Year:				
Timeframe for Applying for 9%Tax Credits	Proposed Round:		Proposed Year:				
If already awarded, date of the Ta	x Credit Reservation:						
FAAST File: Tax Credit Reserv	vation If this proje	ct has already rece	eived a tax credit reservat	ion, upload document	ation to FAAST	File Uploaded?	
Does or will the senior debt and loan agreen							
Does or will the junior debt and loan agreem							
Are there any cost sharing	If there is commercia	I space not eligible	to be funded by AHSC, is	cost allocation based	on total development	If no, on	
agreements?	cost?		•			what?	
What covenants or regulatory agreements a	re already on title?						
What covenants or regulatory agreements a	ire anticipated?						
		PRINCE STREET	AHD Milestones		PARETY SPECIFICAL PROPERTY		MARCH CO.
Provide the actual or anticipated completion	date for the following t	orformance milactr	****	Capital Project If a m	iloctopa is not applicable to	a Capital Project, place	o ontor
"N/A"	date for the following p	ellollilalice lililest	ories for each applicable t	Japitai Froject. II a iii	restorie is tiut appreadie to	a Capital Project, pieas	' e ettret
Note: It is acknowledged that some of the fo	allawing milestones me	u baya alraedy baa	n achieved. For those m	ilealanen uubiah haus		a enter the month and w	
completed. For those milestones not yet co							
please indicate "NA" below.	mpleted, please provid	e a projected comp	ielion date (MM/11) for e	acit of the applicable	terns below, it not applicat	ne to the specific Capital	. Project,
Capital Project Milestone Schedule							
Executed binding agreement between the S	Donner and developer	of the proposed Aff	ardable Housing Douelon	ment detailing the ten	no and conditions of the D	caleat dayslanment	Date
	<u> </u>		<u></u>	ment detailing the ten	ns and conditions of the Pi	oject development.	
Site Control of Affordable Housing Developr							
Completion of all necessary environmental of			CEQA and NEPA.			·	
Obtaining all necessary and discretionary pu				11. 0 - 1-7-1	- D11		
Obtaining all enforceable funding commitme			ing Development support	ed by the intrastructur	e Project.		
Obtaining all enforceable funding commitme							
Obtaining enforceable commitments for all o	•	•	d in the Sources and Use	s including substantia	ily tinal construction and pi	ermanent ioan	Į.
documents, and Tax Credit syndication docu			hudden de eder et en e				
Submission of Final Construction Drawings	and Specifications to tr	ne appropriate local	building department or p	emitting authority.			
Commencement of construction.	1-11						
Construction complete and the filing of the N	totice of Completion.						
Program funds fully disbursed.					Have all will alone dates	h	
	an en en al Al Per de Cherana	with a selection of	LIBURES A	es compared to the compared of	Have all milestone dates	been entered above?	
			HRI Milestones				
Provide the actual or anticipated completion	date for the following p	erformance milesto	ones for each applicable (Capital Project. If a m	ilestone is not applicable to	o a Capital Project, pleas	e enter
"N/A"						***************************************	
Note: It is acknowledged that some of the fo							
completed. For those milestones not yet co	mpleted, please provid	e a projected comp	letion date (MM/YY) for e	ach of the applicable	items below, If not applicat	ole to the specific Capita	l Project,
please indicate "NA" below.							
Capital Project Milestone Schedule							Date
Executed binding agreement between the R			ousing Development deta	iling the terms and co	nditions of the Project devi	elopment.	
Site Control of Housing Development site(s)							L
Completion of all necessary environmental of	clearances, including th	ose required under	CEQA and NEPA.				i
Obtaining all necessary and discretionary pu							
Obtaining all enforceable funding commitme				ed by the HRI.			
Obtaining all enforceable funding commitme							
Obtaining enforceable commitments for all o			d in the Sources and Use	s including substantia	lly final construction and p	ermanent loan	i -
documents, and tax credit syndication docu	ments for remaining ph	ases of Project.					
Submission of Final Construction Drawings	and Specifications to the	ne appropriate local	building department or p	ermitting authority.			L
Commencement of construction of the HRI.							
Completion of HRI construction.							
Program funds fully disbursed.							
					Have all milestone dates	been entered above?	

HRI and AHD Sources of Development Funds PIN

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331	Conet	ructic	n Peri	04 S	OUTCO	oc of I	Fund	•		ومركوة لأرادها

*Deferred Costs are part of a threshold calculation-Overview worksheet \$106(a)(7). You must identify all Deferred Costs in columns O and P. Deferred Costs are defined in Appendix A(t): "costs deferred at construction loan closing, including but not limited to; capitalized reserves, loan fees, syndication costs, legal, accounting, audit, consultant fees, and developer fees paid from operating cashflow."

	Committed by Application	AHD vs HRI	Source Name	Source Type	Lien	Amount	Interest	Required	Loan Term		Commercial	*Details	s of Deferred Costs
	Due Date?	Source	(listed in order of lien priority)	Source Type	No.	Amount	Rate	Payment	(months)	Amount	Amount	Amount	Description
1	Yes	HRI	AHSC HRI Grant	State-HCD									
2													
3	-												3 3 3 3 3 3 3 3 3 3
1													
5													
6													
7													
8			·										
9													
0	**												
11	,												
12									<u> </u>				
13		AHD	*Deferred Costs (er	ter details at right)		\$0							
14	Yes	AHD	Equity investor							\$0			
				TO	TALS	\$0				\$0	\$0	\$0	

	1. 1. 1. 1. 1. 1. 1.		Section 20 though and extending the projection for	Agus Agada jaliyaya	and of	Walter Set Selection	Pe	rmanent Sour	ces of Funds	Sign_aggard, orgivisio dia	an pagasahi jalah	en Wit with village of th	a elfanos a elái	aging Malaco yet. A	To be seen to	34 at 11 at 1
# ()	Committed by Application	AHD vs HRI	Source Name See cell comments for Deferred	Ѕоигсе Туре	Lien	Amount	Ir	iterest Rate	Amortization	Repayment Ter	rms	Required Residential	Required Commercial	Residential	Commercial	Balloon?
유	Due Date?	Source	Dev. Fee; list in lien priority order		No.	Amount	Rate	Туре	Period (yrs.)	Туре	Due in (yrs)	Debt Service	Debt Service	Amount	Amount	Danboni
1	Yes	HRI	AHSC HRI Grant	State-HCD												
2	Yes	AHD	AHSC AHD Loan	State-HCD			3.00%	Fixed for Term	55	MHP-Partial Interest Only	55			1		
3																
4																
5		J			T											
6																
7					T .											
8	J															
9																
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12																
13	1															
14																
15																
16	Yes	AHD	Equity Investor:											\$0		
			Total Permanent Fu	ınding Sources A	mount	\$0					TOTALS	\$0	\$0	\$0	\$0	
			Total Committed Non-A	AHSC AHD & HRI	Funds	\$0										

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

- 1				
ı	FAAST File:	EFC AHD HRI1; EFC AHD HRI2; EFC AHD HRI3; etc.	Documentation for the 0 non-TCAC & non-AHSC AHD & HRI funding commitments.	Files Uploaded?
	Applicant Community, Include a deposit the of concess	I am another and the first and the second state of the black and the bla		

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unresti x AHS Projec	icted units SC AHD Lot t applying	oan Amou I for 9% T	<i>ints, Click he</i> ax Credits?	e for 2019	AHSC Io	stricted units @ N an limits - (be	\$50,000 I laximum ginning o Unre	PU = AHD Lo n page 2°	\$0 an Amou <u>(1)</u>	HRI Requ nt Loan Amoun	: \$0			Max Al-	HD Loan: equested:	\$	
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AMI evel 555% 40% 35% 225% 20%	SC AHD LC t applying B 0 Unit Hun O O O O O O O O O O O O O O O O O O O	oan Amou for 9% T C Bedroon	ints. Click he, ax Credits? D I Units ueo J O O O O O O O O O O O O O O O O O O O	E 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	AHSC Io No F Bedroom	stricted units @ N an limits - (be G Coan Units Coan O O O O O O O O O O O O O O O O O O O	\$50,000 Ilaximum ginning o Unre H 2 1 1 Unre Unre Unre Unre Unre Unre Unre Unre	PU = AHD Los n page 2 estricted I Bedroon	\$0 an Amou (1) Manager I J n Units	HRI Requents Loan Amount K (x x H)	: \$0 L 3 Bedroo	m Unit	0 0 0 (K x L)	Max AF AHD Re N 4-1 tun a ba be O O O O O O O	HD Loan: equested: O + Bedroo	S P P TO	60
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unresti Ex AHS Projec A	CC AHD Lot t applying B 0 Lot Hunomy O 0 O 0 O 0 O 0 O 0 O 0	Number of Restricted Library Count Library Countries Cou	unts. Click he, ax Credits? D I Units Units O O O O O O O O O O O O O O O O O O	E 1 1	Number of Old Stricted A ON	N N N N N N N N N N	\$50,000 Ilaximum ginning o Unre H 2 11,50 EV C C C C C C C C C C C C C C C C C C	AHD Lo: n page 2: stricted Bedroon to Jage Number Huits But I be stricted Jage Number Jage	\$0 an Amou (1) Manager I J n Units tune 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	HRI Requent Name	Number of Stricted Particled Particle Parti	m Unit	s The state of th	Max AF AHD Re N 4+ Tun be V 0 0 0 0 0 0 0 0 4+ Bdrm	HD Loan: equested: O + Bedrooi nuits nuits o	P m Units Control of the control of	60
nrestr x AHS Project AMI evel 0% 5% 0% 5% 0% 5% 0% 5% 0% 5% 0% 5% 0% 5%	CC AHD Lot t applying B 0 Lot Hunomy O 0 O 0 O 0 O 0 O 0 O 0	Number of Bedroot Canal	unts. Click he, ax Credits? D Units Units O O O O O O O O O O O O O O O O O O	E 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Number of Old Stricted A ON	stricted units @ N an limits - (be G Units Continue Units Co	\$50,000 Ilaximum ginning o Unre H 2 IIII Tanoue O 0 0 0 0 0 0 0 2 Bdrm	AHD Los n page 2: estricted I Bedroon jo agent spring n page 2: estricted AHD Los n page 2: estricted I Bedroon o agent spring n page 3: estricted o agent spring n page 4: estricted o agent s	so an Amou (1) Manager I J n Units o o o o o o o o space	HRI Requent Name	Number of Processing Stricted Processing Stricted Processing Processing Stricted Proce	m Unit	8 8 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	Max AF AHD Re N 44 HUD Re C N 0 0 0 0 0 0 0 0 4+ Bdrm Garag Parking	Number of Honories and Honories	S S P P M Units Luco J V V O O O O O O O O O O O O O O O O O	(O × N)
x AHS Projec A AMI evel 55% 60% 45% 40% 625% 620% 15% otals	icted units CC AHD Lo t applying B 0 Jun O O O O O O O O O O O O O O O O O O O	Number of Bedroot Canal	unts. Click he, ax Credits? D Units units 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	E 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	AHSC lo No F Bedroom Besticted Gesticted O F O F F F F F F F F F F	Stricted units @ N an limits - (be G Units Units	\$50,000 Ilaximum ginning o Unre H 2 IIII Tanoue O 0 0 0 0 0 0 0 2 Bdrm	AHD Lo: n page 2: estricted l Bedroon to Jaguer and Jag	so an Amou (1) Manager I J n Units o o o o o o o o space	HRI Requent Loan Amount K (x x y under the content of the conte	Number of Processing Stricted Processing Stricted Processing Processing Stricted Proce	m Unit	the state of the s	Max AF AHD Re N 44 HUD Re C N 0 0 0 0 0 0 0 0 4+ Bdrm Garag Parking	HD Loan: equested: O+ Bedrooi Variable Struck On the struck of the struc	S S P P M Units Luco J V V O O O O O O O O O O O O O O O O O	00 00 00 00 00 00 00 00 00 00 00 00 00
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x AH3 Project A AMI evel 50% 55% 60% 15% 10% 15% 10% 15% 10% 15% 10% 15% 10% 15% 10% 15% 10% 15% 10% 15% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10	icted units SC AHD Lot t applying B 0 1 1 1 1 1 0 0 0 0 0 0 0 0 0 0 0 0 0	Dan Amou	ints. Click he, ax Credits? D IUnits 0 0 0 0 0 0 0 0 0 Tota Units	E 1 1100 EB 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	AHSC Io No F Bedroom Nampet of James of	stricted units @ N an limits - (be G I Units 0 0 0 0 0 0 0 0 0 0 Expected Gross Rent per S.F.	\$50,000 Ilaximum ginning o Unre H 2 IIII Tanoue O 0 0 0 0 0 0 0 2 Bdrm	AHD Loon page 2 setricted I Bedroon vo language I Bedroon vo langu	so an Amou (1) Manager I J n Units o o o o o o o o space	HRI Requents Loan Amount K O O O O O O O O O O O O	Number of Processing Stricted Processing Stricted Processing Processing Stricted Proce	oth Oth	Tunomy (1 x x)	Max AF AHD Re N 4-1 Liu D E E O O O O O O O O O O O O O O O O O O	HD Loan: equested: O + Bedrooi fo and particle p	S S S S S S S S S S S S S S S S S S S	eeus R

AHD DEVELOPMENT BUDGET

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DEVELOPMENT COST	Total Project Costs	Residential Costs	Commercial Costs	30% PVC for New Const/Rehab	30% PVC for Acquisition	Comments and explanation of basis changes
LAND COST/ACQUISITION	. n ac c 54%.					
Land Cost or Value	\$0			ARABANESIS SI	NEWS HOUR	
Demolition	\$0			04334648		
Legai	\$0			445 MANG 195		
Land Lease Rent Prepayment	\$0				2007 - 2007-2007	
Total Land Cost or Value	\$0	\$0	\$0	. XESE 2006 - X	LYSELLAND SERVICE	
Existing Improvements Cost or Value	\$0	ΨΟ	ΨΟ	THE STREET STREET	10 (1000 10 A) (10 (10 M) (10 A) (10 A)	
				V:0584554474 385006		
Off-Site Improvements	\$0			g/dby englished aging to 4 (4)		
Total Acquisition Cost	\$0	\$0			\$0	
Total Land Cost / Acquisition Cost	\$0	\$0	\$0	ALE SEED OF		
Predevelopment Interest/Holding Cost	\$0		,			
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)	\$0					
· Excess Purchase Price Over Appraisal	\$0			电量数 医高砂块		
REHABILITATION	1.047.542.143.143	100000000000000000000000000000000000000	Defres en Reine	ESTABLE STATE	are get at the te	
Site Work	\$0			3.003.00.00.00.00.00.00.00.00.00.00.00.0		
					 	
Structures	\$0					
' General Requirements	\$0					1
Contractor Overhead						·
Contractor Profit	\$0					
Prevailing Wages	\$0					
General Liability Insurance	\$0					<u> </u>
Urban Greening	***************************************					
Other Rehabilitation: (Specify)					·	·
			ļ	 	 	· ·
Other Rehabilitation: (Specify)	\$0				<u> </u>	
Other Rehabilitation: (Specify)	\$0.					
Total Rehabilitation Costs	\$0	\$0	\$0	\$0	\$0	
Total Relocation Expenses	\$0					
NEW CONSTRUCTION		VI CHARLE				
Site Work	\$0					
Structures	. \$0			<u> </u>	 	
					 	1
General Requirements						-
Contractor Overhead					ļ	
Contractor Profit	\$0					
Prevailing Wages	\$0					· ·
General Liability Insurance	\$0					
Urban Greening	\$0					1
Other New Construction: (Specify)					<u> </u>	
Other New Construction: (Specify)		}	 	 	 	j
					 	
Other New Construction: (Specify)						
Total New Construction Costs	\$0	\$0	\$C	\$0		
ARCHITECTURAL FEES						
Design	\$0					
Supervision	\$0					
Total Architectural Costs	\$0	\$0	\$0	\$0	\$0	
Total Survey & Engineering				1		**************************************
CONSTRUCTION INTEREST & FEES	730 5 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	1848.73554.44865	SECTION IN COLUMN	V-123.6-7-7-7.6		
	1 4. rgp4005 192	Programme to the specific	united they also be the CO			4. 11 14. The Control of Control
Construction Loan Interest				<u> </u>	ļ	4
Origination Fee				<u> </u>	 	-
Credit Enhancement/Application Fee	\$0					
Bond Premium	\$0] .
Cost of Issuance	\$0					
Title & Recording]
Taxes				 	 	1
Insurance	 			<u> </u>	 	1
			 	 	 	4
Employment Reporting			-	 	-	-
Other Construction Int, & Fees: (Specify)		 			<u> </u>	-
Other Construction Int. & Fees: (Specify)			<u></u>			
Total Construction Interest & Fees	\$0	\$0	\$0	\$0	\$0)
PERMANENT FINANCING						
Loan Origination Fee	\$0	1		Grand Wales From 1	1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1	
Credit Enhancement/Application Fee			 	Tag 77,99 30 2 3 1 7 9 3 1		1
		 	-	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -		4
Tit- 0 D				1 (2017) The Total Control of the Co	 1 1 1 1 2 2 2 1 1 3 3 3 3 3 3 3 3 	
Title & Recording	 	<u> </u>	 		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	4

AHD DEVELOPMENT BUDGET

	Í		_	30% PVC for		
DEVELOPMENT COST	Total Project Costs	Residential Costs	Commercial Costs	New Const/Rehab	30% PVC for Acquisition	Comments and explanation of basis changes
Insurance	\$0					
Other Perm. Financing Costs: (Specify)	\$0					
Other Perm. Financing Costs: (Specify)	\$0					
Total Permanent Financing Costs	\$0	\$0	. \$0			
Subtotals Forward	\$0	\$0	\$0	\$0	\$0	
LEGAL FEES		HARRING A	14.00 pt 16.00		1000	
Legal Paid by Applicant	\$0					
Other Attorney Costs: (Specify)						
Other Attorney Costs: (Specify)						_
Other Attorney Costs: (Specify)	·······			· · · · · · · · · · · · · · · · · · ·		
Total Attorney Costs	 	\$0	\$0	\$0	\$0	,
RESERVES	(specialistic autori				That is the later of a con-	ale parties per construction (Carlotte Malaya, et apollous).
Operating Reserve	\$0	1 (1 (1 (1 (1 (1 (1 (1 (1 (1 (1 (1 (1 (1				1,4 (4) (4) (4) (4) (4) (5) (4) (5) (5) (5) (5) (5) (5) (6) (6) (6) (6) (6) (6) (6) (6) (6) (6
. Replacement Reserve			<u> </u>	region of the second		
	 					
Transition Reserve						1
. Rent Reserve					TOTAL OF STATE OF STATE	
Other Reserve Costs: (Specify)			•		SEE SECTION OF SECTION	
Other Reserve Costs; (Specify)				Terral sagarata		
Other Reserve Costs: (Specify)	 					
Total Reserve Costs	\$0	\$0	\$0	等以现得。		
CONTINGENCY COSTS			等国民党等人 等等			
Construction Hard Cost Contingency						
Soft Cost Contingency	\$0					
Total Contingency Costs	.\$0	. \$0	\$0	\$0	\$0	
OTHER PROJECT COSTS						
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Local Development Impact Fees	\$0					
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Capital Fees					· · · · · · · · · · · · · · · · · · ·	
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Market Study					·	·
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Developer Overhead/Profi	·					4
Consultant/Processing Agen			· · · · · · · · · · · · · · · · · · ·			-
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Broker Fees Paid to a Related Party						_
Construction Oversight by Develope					,	
Other Developer Costs: (Specify	\$0					
Total Developer Costs	\$0	\$0	\$0			
TOTAL PROJECT COST			\$0	\$0	\$0	
			Eligible Basis:			
				tal Eligible Basis:	\$0	
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Total Developer Fee (equals Total Developer Costs above): \$0
Total Developer Fee paid from development funding sources: \$0
Deferred Developer Fee payable on a priority basis from available Cash Flow: \$0
Deferred Developer Fee payable from allowable 50% Distribution: \$0
Developer Fee Contributed as Capital: \$0

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heupsnet 50 50 50 50 50 50 50 5	Taxes	\$0																	\$0	\$0	SO.			30
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	Usher Perm, Financing Costs; (Specify)	\$0	Щ	<u></u>	<u> </u>		L					_	<u> </u>					11	\$0	30	\$0		~~	\$0

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AFFORDABLE HOUSING DEVELPMEN		1 10 4 14	us septiation.	gendfalana . I	4, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,	water certain	1	AHD Resi	idential and	HRI Perma	nent Source:	s of Funds		<u> </u>	100		<u>Conferences.</u>			ļ	Commerc	ial Sources	1
USES OF FUNDS	Total Cost from	AHSC HRI	AHSC AHD									0			0	0	Equity Investor:	Total Residential	Residential	Commercial			Residential Cost
Soft cost in red (fotal AHSC AHD below)	AHD Dev Budget	Grant	Loan								Ů	Ů				Ů	Equity investor.	Sources	Costs	Costs	Source Name:	Source Name:	Difference Dev Budget vs. Sources
			<u> </u>				ļ												Total	Total			
Total Permanent Financing Costs	\$0		50			50 50							50										
Sublotals Forward LEGAL FEES	\$10		\$0	51	51	30	50	50	\$0	30	\$0	30	30	50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	50
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Cither Attorney Costs: (Specify)	\$0				· 		 							 			-	50					Sc
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RESERVES	30		 	*	**	30	30	30	***	\$0	***	30	30		30	3/	30	30	30	34	20	30	31, 31
Operating Reserve	\$0				-													\$0	\$0	50			50
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Other Reserve Costs: (Specify)							 	 									 	\$0					56
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Total Reserve Costs	50		\$0	51	0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	50	\$0	\$0	\$0	\$0					so	
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: Construction Hard Cost Contingency	50		1															\$0	50	\$0			SO
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TCAC App/Allocation/Monitoring Fees						1	I											\$0	50	\$0			\$0
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Local Development Impact Fees	50				1													\$0	30	\$0			\$0
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Total Other Costs	20		\$0															\$0				\$0	
SUBTOTAL PROJECT COST DEVELOPER COSTS	\$0		20	31	50	\$0	\$0	\$0	\$0	\$0	20	20	20	20	20	\$0	\$0	\$0	\$0	50	\$0	\$0	\$0
Developer Overhood/Profit	\$0		 	 	 	 	-			<u> </u>	1 2 3 3 3 3 3					2.2367	200,000,000,000	\$0	\$0	\$0			
Consultant/Processing Agent	\$0		-			 		-			-		-				 	\$0					50
Project Administration	\$0		 	-	1	 	 	 									 	\$0					\$0
Broker Fees Paid to a Related Party	\$0		<u> </u>		 	—	-	 									 	\$0					\$0
Construction Oversight by Developer	\$0			1	T	1												20					50
Other Developer Costs: (Specify)	50				1												<u> </u>	20					50
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TOTAL PROJECT COST	\$0																						
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one right of ways			l		1						[1			\$0	1				
Other Site Acquisition (Specify):				L														\$0					
TOTAL SITE ACQUISITION (NOT PARKING))	\$0	\$0	\$0	\$0	\$0	50	\$0	\$0	\$0	\$0	20	· So	. \$0	\$0	\$0	\$0						
Clearing and Grubbing																		\$0					•
Demolition					1													\$0	1				
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Grading (not grading for housing & mixed use					1													so					
structural improvements)			ļ		 																		
Soil Stabilization (Lime, etc.)				 	 			ļ									 	\$0					
ErosionWeed Control			 	 	}	 		ļJ			<u> </u>		ļ					\$0					
Dewatering Other Site Preparation (Specify):				 	 												<u> </u>	50					
Other Site Preparation (Specify):				 	 		·									· · ·		\$0					
TOTAL SITE PREPARATION COSTS		\$0	so so	50	50	\$0	\$0	\$0	50	\$0	\$0	\$0	- SO	50	\$0	\$0	\$0	\$0					
Sangary Sewer			•••		30	30	30		301	- 30	50	- 30	- 50	30	\$0	\$0	\$0	\$0					
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AFFORDABLE HOUSING DEVELOMENT	(GHA)	T			angun sastra	Market State of the	4.07407-4	AHD Resi	dential and			s of Funds	. Washington A	ar by alart, produc	40,700,000	- and - 75%	A Alta .	mg 10) 4 (c.)	i		Commerc	al Sources	Γ
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USES OF FUNDS Soft dost in red (total AHSC AHO below)	Cost from AHD Dev Budget	AHSC HRI Grant	AHSC AHD Losn	٥	0	0	0	В		0	۰	0		. 0	0	0	Equity investors		Residential Costs	Commercial Costs	Source Name:	Source Name:	١,
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Storm Orain Detention Basin/Culverts		 		 							 			 				20 20 20 20 20	2				
John Trench:				1										 				50	1				
Other Site Utilities (Specify):																		Sc	j				
TOTAL SITE UTILITIES COSTS	10 1 2 3	\$0	20	5	0 51	50	\$0	\$0	50	\$0	\$0	. 20	sc	\$0	50	\$0	50	50]				
Aggregate Base				ļ								-			 		 	\$0	4				
Asphall Pavement		 			 													20					
Curb, Guiller, Sidewalk Street Lights		 	 	 	+									 				\$0					
Striping/Signage/Barricades		 	 		 									t				. 50					
Traffic Miligation																		50]				
Other Surface Improvements (Specify):																		50					
TOTAL SURFACE IMPROVEMENTS COSTS	\$ 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	\$0	\$0	\$	0 \$0	\$0	50	\$0	50	\$0	\$0	\$0	sc	\$0	\$0	\$0	50	\$0					
Urban Greening (Specily): Urban Greening (Specily):		ļ———	 		+	1								 				\$0					
Urban Greening (Specify);					1											-		\$0					
Urban Greening (Specify):																		\$0					
TOTAL URBAN GREENING		\$0	\$0	\$	0 . \$0	\$0	. \$0	\$0	\$0	50	\$0.	\$0	\$0	50	\$0	\$0	\$0						
Irrigation														 	-			\$0					
Concrete Work Landscaping			 	 	- 							ļ		f				\$0 \$0					
Playground Facilities and Tot Lots		 		 	 	 								 				\$0					
Walking/Bike Palh		 		 	1	 								t				\$0					
Drinking Fountains																		50					
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Lighting			·											ļI				. 50					
Open Space Other Landscape and Amenilies (Specify):		ļ	 	 										 				\$0 \$0					
TOTAL LANDSCAPE AND AMENITIES		\$0	\$0	5	0 50	\$o	\$0	\$0	\$0	\$0	\$0	\$0	\$0	SD	\$0	\$0	\$0						
Welland Mitigation				1	1						- "			1				\$0					
Endangered Species																		20	1				
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Environmental Remediation Other Env. Mitigation/Remediation (Specify):				<u> </u>														\$0					
TOTAL ENV. MITISATION/REDUCTION		\$0	\$0	S S	50	\$0	\$0	\$0	so	\$0	\$c	\$0	\$0	So	\$0	\$0	\$0	\$0					
Residential Parking Structures		1			1									 				50					
Grading																		\$0					
Foundation Work																		\$0					
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Other Replacement Parking Costs (Specify): Other Replacement Parking Costs (Specify):				 		 												\$0 \$0					
TOTAL REPLACEMENT PARKING COSTS	7	50	\$0	\$1	50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	50	\$0						
Residential Parking Structures														-			-	\$0					
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Foundation Work					 									L				\$0					
Site Work Other Residential Parking Costs (Specify);			 	 	+	 								 				\$0 \$0					
Other Residential Parking Costs (Specify); Other Residential Parking Costs (Specify);				 	 	 								 	 			50	1				
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Access Plazas																		\$0	1				
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Pedestrian Facilities Bicycle Facilities					 	 . 								 				\$0 \$0					
Other Transit Coals (Specify);					+	 								 				\$0					
TOTAL TRANSIT COSTS	- 12 2 2	\$0	\$0	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	so	\$0	\$0	\$0						
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Streets/Signals - Traffic Fees		 			+									 				\$0					
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Other Impact Fees (Specify):																		50					
Other Impact Fees (non-AHSC eligible)					1													50					
TOTAL IMPACT FEES	المائدوني	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0						
Engineering				i	ــــــــــــــــــــــــــــــــــــــ	L			1					L	المصا			\$0	i				

Residential Cost Difference Dev Budget vs. Sources

AFFORDABLE HOUSING DEVELPMEN	T (AHD)		Trians.	64. ji ji ji	. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.	. 3 Dec 25 De	1. 31. 44	AHD Resi	dential and	HRI Perma	nent Source	s of Funds	ayya wataya .	والبروشون	Marine Park	ندار فوهدان	Late of the state	eg in.			Commerc	ial Sources	
USES OF FUNDS Soft cost in red (late) AHSC AHD below)	Total Cost from AHD Dev Budget	AHSC HRI Grant	AKSC AHD Losn	0	В	0	0	0	в	0	٥	a	0	0	٥	0	Equity investor:	Total Residential Spurces	Residential Costs	Commercial Costs	Source Name:	Source Name:	Residential Cost Difference Dev Budget
50																		l	Total	Totai			vs. Saurces
Design												1						50					
Confractor Fee										L				1	L			\$0					
Other Soft Costs (Specify);				1														\$0	i				
TOTAL GOFT GOBTS		\$0	\$0	20	\$0	\$0	\$0	\$0	. \$0	- 50	\$0	\$0	\$0	\$0	\$0	. 50	\$0	50]				
Employment Reporting															1		1	50					
Other Costs (Specify):																		\$0					
Other Costs (Specify):				i									l					\$0					
TOTAL OTHER ASSET COSTS	10 10 355	\$0	. \$0	. 50	\$0	\$0	\$0	\$0	\$0	Si	50	\$0	so	50	\$0	\$6	\$0	\$0					
HRI TOTAL PROJECT COSTS	1 Ad 19 7	\$0	50	\$0	\$0	\$0	\$0	\$0	\$0	\$1	\$0	\$0	50	50	\$0	50	\$0	\$0	50	\$0	50	S	آد
AHD TOTAL PROJECT COSTS		50	\$0	\$0	\$0	. \$0	\$0	\$0	\$0	50	50	\$0	\$0	\$0	\$0	50	\$0	20	50	\$0	\$0	Si	ภ์
TOTAL AND & HRIPROJECT COSTS	100000	So		50	SO	\$0	50	50	50		\$1		50	\$0		S (\$0	50	\$0	\$0	50	Si Si	ર્ગ
Provide Urban Greening Details and explain o	unusual or extra	ordinary circumsta	nces that have res	ulled in higher the	n expected project	t costs; provide a ju	istilicalion as to wh	y those costs are	reasonable.														-

	High Cost Test for	asis Limit for HCD De r HCD Limits on Deve e all yellow shaded ce	lopment Costs 20	17 UMR §8311(a) 8		
Project Name:			County:		t's Propos	ed Tax Credits:
			1 2		CD Phase:	Origination
					musu,	Basis x
Unit Size	TCAC Threshold	d Basis Limits (TBL)	Nu	mber of Units		Number of Units
SRO/Studio				0		\$0
1 Bedroom				0 .		\$0
2 Bedrooms				0		\$0
· 3 Bedrooms				0		\$0
			 	0		\$0 \$0
4+ Bedrooms		TOTAL INUT				. Φυ
Number of Manager Ur	ilis ili Project:	TOTAL UNITS	_1	0		
The Management of the State of				HRESHOLD BASIS LI		\$0
	§10327(c)(5)(A-F): <i>(a)</i> -				Yes/No	
federal prevailing	ole or part out of public fu wages or financed in part ers who are paid at least s	by a labor-affiliated organ	nization requiring the			\$0
the Public Contrac	at (1) they are subject to the tode, or (2) they will us Code to perform all onsites. (5%)	e a skilled and trained wo	orkforce as defined b	y §25536.7 of the		\$0 _
	Project required to provid on of an on-site parking s			under" parking) or		\$0
(c) Project where a da	ay care center is part of th	ne development. (2%)				\$0
(d) Project where 100	percent of the units are f	or Special Needs populat	ions. (2%)			\$0 .
(e) Project where at le	east 95% of the Project's	upper floor units are serv	iced by an elevator.	(10%)		¢۸
	-				L	\$0
(up to 10%)	nder §10325 or §10326 o					\$0
annual electricity	ailable roof area of the Projec use, then the Project shall hit oof area. Available solar acc solar thermal hot water and ig itself of the 90% roof area ation used to calculate each lave onsite renewable genera	ave onsite renewable genera essible area is defined as ro required local or state fire de exception may also receive pasis increase does not over	tion based on at least sof of area less north facing epartment set-backs an an increase under para lap. (5%)	00% of the available g roof area for sloped d access routes. A agraph (2) only if the		
use. If the combine of annual electric solar accessible roofs, equipment Project not availing renewable generations.	ned available roof area of the ty use, then the Project shal oof area. Available solar acc solar thermal hot water and ng itself of the 90% roof area ation used to calculate each I	Project structures, including have onsite renewable gen- essible area is defined as ro required local or state fire d exception may also receive pasis increase does not over	carports, is insufficien eration based on at leas of area less north facin epartment set-backs an an increase under para fap. (2%)	t for provision of 75% st 90% of the available g roof area for sloped id access routes. A agraph (1) only if the		
(3) Newly construction (California Code building permit applications of the code of Regulation (Code of Regulation)	cted Project buildings shall be fregulations, Part 6 of Title oplications submitted on or be fifteen percent (15%) or molons, Part 6 of Title 24). (4%)	e 24), except that if the local efore December 31, 2016 ar	building department ha e complete, then newly	s determined that constructed Project		
(4) Rehab Projec	t buildings shall have 80% de					
efficiency) post re	ehab as demonstrated using					
with reclaimed wa	ith reclaimed water, greywat ater, grey water, or rainwater whichever is less. (1%)					
(6) Community G space within the pedestrian acces	ardens of at least 60 square Project including solar acces s, (1%)					
(7) Install bambo	o, cork, salvaged or FSC-Cel bathrooms (where no VOC	adhesives or backing is also	used). (1%)			
(o) matan partibo	o, stained concrete, cork, sal	vaged or FSC-Certified woo	d, ceramic tile, or natur	al linoleum in all		
common areas. (nontal Drotaction A	Ioor Air Dhua De	(20/.)	 	
(a) Meer all tedri	rements of the U.S. Environr	nental motection Agency Inc	iooi Aii Pius Program. i	(~10)		
(n) Project requires s	eismic upgrading of existi	ng structures, and/or reg	uires toxic or other e	nvironmental		\$0
	fied by the Project archite				<u> </u>	Ψ.
If Yes, select type			Certified Costs of Wo		1 .	
	nt impact fees required to				-	© 0
	it impact fees required to fees also required. WAI			uon nom iocal	ļ	\$0
(i) Projects within a cou	unty with an unadjusted 9% t	hreshold basis limit for a 2-b	edroom unit equal or le		No	\$0 . ·
——————————————————————————————————————	t designated on the TCAC/H			(10%)	-	
County eligibility:	Opportunity Area Map Tract ID #:	1 ' '	rtunity Map ource level:			
			TOTAL HCD AD	I. THRESHOLD BAS	IS LIMIT:	\$0
			Adj. Threshold Ba	sis Limit multiplied	by_160%:	\$0
<u> </u>		HCD HIGH CO	ST TEST RESULT:	0%	T	

(j) Total Eligible Basis (AHD Dev Budget F119)

HCD 2019 Developer Fee Calculator - revised 8/7/19 (complete)	ELLOW shaded	cells)	
Project Phase: Origination Proposed Project Type:			
Project Name:			
Project's Developer Fee Summary (SEE INSTRUCTIONS ABOVE)	HCD Limit	Project Amt.	
Max Total Developer Fee - 2d	\$0	\$0	
Max Developer Fee payable from development funding sources - lesser of 1h & 2d	\$0	\$0	
Deferred Developer Fee payable on a priority basis from available Cash Flow	\$0	\$0	
Deferred Developer Fee payable exclusively from Sponsor Distributions - 2h	\$0	\$0	
Total Budgeted or Actual Developer Fee \$0 Developer Fee Contributed as Capital	Deferred D	Developer Fee	
Section 1, UMR §8312(c)(1) - for all 4% Projects (project costs per TCAC 9% rules)			
Number of Affordable Tay			
a. Project's type of construction: Credit Units	0	. ' .	\$2,000,000
b. Project's Eligible Basis (exclude Developer Fee)	\$0	x 15% = 	\$0
c, Basis for Non-Residential Costs (Commercial - exclude Developer Fee)	\$0 ·	x 15% = -	\$0
d. Max developer fee that could be included in project costs under 9% rules - lesser of 1a or (1b +	1c):		\$0
High Cost Test Adjustment - New Construction only §10327(c)(2)(A)		\$0	
e, Total Adjusted Threshold Basis Limit - §10327(c)(5)	and the second second	_	\$0
f1, Total Eligible Basis - \$10327(c)(2)(A) \$0 4% Eligible Basis reduced to reflect ex excess of TCAC cash out thresh	old §10317(i)(6)	f1 - f2 + f3	\$0
f2. Developer Fee in Eligible Basis \$0 f3. Amount of DF in EB inc. in high cost test based on \$2.5M + \$10,000 per affordable		\$0	
g1. High Cost Test Factor 0,000% 200,000%	g2. (200.0% +	100%) / 2	150.000%
i. Maximum Developer Fee payable from development funding sources - UMR §8312(c)(1)	# # # # # # # # # # # # # # # # # # #		\$0
Section 2. UMR §8312(c)(2) - Maximum Developer Fee allowed in Eligible Basis under TCAC 4% rule	es		
Max Developer Fee allowed in Eligible Basis under TCAC 4% rules			
a. New Construction & Rehab - Unadjusted Eligible Basis (exclude Developer Fee) - §10327(c)(2)(B)(i)	\$0	x 15% =	\$0
b. Not Applicable	\$0	- x 15% =	\$0
c1. Not Applicable	Ψ0	*	Ψυ ,
c2. Not Applicable			
c3. Not Applicable	40	V 50/	**
c4. Not Applicable	\$0	X 5% = -	\$0
d. Maximum Developer Fee in Eligible Basis under 4% rules §8312(c)			\$0
Max Developer Fee per §8312(c)			
e. Total Developer Fee Limit including deferred fee - Eligible Basis under 4% rules total UMR §831	z(c) (za)	\$0	
h. Total Budgeted or Actual Developer Fee Sum of Deferred and	ΦO	\$0	
i. Budgeted Developer Fee paid from Development Sources Contributed Developer Fee		\$0 V c 0	
j. Deferred Developer Fee payable on a priority basis from available Cash Flow - UMR §8312(c)(2)		\$0	
Section 3. UMR §8312(a) Instructions: Complete the yellow, shaded cells - choose only one in the 'A', '	B' or 'C' sections	S.	
a. New construction and substantial rehab projects UMR §8312(a)(1)	•		
a1. Number of units (include manager's unit) 0			
a2. First 30 units at: \$27,000 each	\$ -		
a3. Units in excess of 30 at: \$10,500 each	\$ -	_	
a4. Total (a2 + a3)		\$ -	************
b. Acquisition and rehab projects UMR §8312(a)(2)			
with construction cost for rehab work (excluding contractor profit and overhead) between \$10,500 - \$37	,000 per unit		
b1. Number of units (include manager's unit) 0	_		
b2. First 30 units at: \$12,000 each	\$ -		
b3. Units in excess of 30 at: \$5,500 each	\$ -	_	
b4. Total (b2 + b3)		\$ -	
c. All other projects UMR §8312(a)(3)			
c1. Number of units (include manager's unit) 0			
c2. Total at: \$2,000 per unit		\$ -	
d. Sponsor capital contribution of funds or real property UMR \$8312(d)		\$0	
e. Maximum allowable Developer Fee (a4, b4 or c2; plus d)		\$ -	

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1035					STI Proje		1.000.000	. T		-		Т	Census	4 1 1 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
	Project Nan	ne .	Brief D	escription		Address	City	Zi	p Cou	ınty	Lat.	Log	Tracts	F	PNs
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2						,,	.					-		+	
STI #2															
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£															
STI #3												-		 	
-												<u> </u>		-	
		(BF) 1 Linear M			ke Facility 2 Linear		BF2 Type:		Bike Facili					Type:	
		e Walkways - le osswalks	ngth (in feet) of new AHSC Funds			# of Transit R	outes Impro		Add		mprov SC Fu		sit Service	9:	
			C Funds	Street Cars	AHSC Fund		Buses		C Funds						
each		Shuttles	AHSC Funds	Vans	AHSC Fund		Total New		0 To	otal AH	SC No	w Vehi	le Fundin	g	\$0
20 A			manufa in the OTH		Costs §103(a)(3)				50.5555()	#-000 (1)		(14 h / 16)	(la teer "	Angelei	. 0/ 1
			ements in the STI bu etwork (includes publ											access	; 2)
		,	(»aoo pabi		22.2.500				Budgeted	<u> </u>	Cost			erage	
			costs cannot exceed						\$0	\perp	\$)		\$0	Ok
		Activity Deliver I with the Capit	y Costs associated v al Proiect.	ntn the implementat	tion of the Capital	roject cannot	exceed 10%	01	\$0		\$)		\$0	Ok
			that are required as	a condition of local a	approval for the S	Π? If `	Yes, upload o	document	ation below						
	ST File:			Documentation show			<u> </u>		f local appro	val for t	he ST	1	File Uplo	aded?	
			t amount for your ST inded cost do not inc				exceed \$10N	17							Ok
			another feasible, ava				n thereof to I	oe funded	by AHSC or	if the c	ost is	incurred	prior to th	ne AHS	С
awai															
			ons of transportation housing programs;	infrastructure (inclu	uding transit fleet, i	not including A	HSC funded	transit ser	vice expans	ion);					
															1 1
(4) (Ongoing operati		nd the term of the gi	ant (three years) for	r Program Costs;	and									
		onal costs beyo			lectric vehicle chai	ging infrastruc		-							
(5) A	All costs associa	onal costs beyon ted with autom	nd the term of the grobile or motorcycle p	arking (excluding el	lectric vehicle chai STI Grant	ging infrastruc Terms §104(c	»)								
(5) A (1) V	All costs associately the S	onal costs beyon ted with autom	nd the term of the grobble or motorcycle pot result in a profit the	arking (excluding el	lectric vehicle chai STI Grant mercially reasonal	ging infrastruc Ferms §104(color of the same state of the same sta	her improve						Series and Agrees	mont in	1 5 7 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
(5) A (1) V (2) V	All costs associately the S Ve certify the S Ve acknowledg	onal costs beyoned the description of the descripti	nd the term of the grobile or motorcycle pot result in a profit the ogram grant funds w	arking (excluding el at exceeds the comi ill be disbursed as r	lectric vehicle char STI Grant mercially reasonal reimbursed progre	ging infrastruc Ferms §104(colle range for ot ss payments for	her improver or eligible cos	sts incurre	d after the ex	xecutio	n of th		ard Agree	ment ir	n the
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		Sustainable Tr	ansportation Infras	structure	e (STI)	PIN		
							<u> </u>	
	or Developer of Project have Site	Control for each STI Proj	ect? If yes, enter site cor	trol form a	nd the mos			N)
Form of site control If leasehold estate:	(See Site Control in Appendix A):	stricted land value?	Is acquisition cost	\$0 in Dev	Budget?	Most recent document execut Prepaid lease loan		a-c)
	based on the Present Value of lea	ca III	er requesting Res. Receip			(c) Has loan amount been en	······································	
	al circumstances, e.g. if there are m	ultiple STI projects provi	de site control information	for each.	L			
		•						.
FAAST File:	STI Site Control	Appropriate docum	entation to demonstrate t	he form of	site contro	I indicated above	Files Uploaded?	
the applicant during Agency non-applica	st demonstrate prior experience by the ten years preceding the applica ant so long as the applicant can pro- hich funding is sought.	ation due date. May den vide an executed agreen	nonstrate the requisite exp	perience by	y using pas	st experience of work completed of n Agency for the completion of the	a Locality or Transp	ortation
Project Name	ST	I Past Project #1				STI Past Project #2		
Project Name Development								
Entity								`
Completion Date				-		,		
Brief Description								
FAAST File:	Past Exp STI1, Past Exp STI					public entity, an executed etion of similar infrastructure	Files Uploaded?	
	f the application date, the applicant					ction in the state or federal courts.		
(19) The STI Project Farmland Mapping	construction of the project has not at will not result in the loss or conver and Monitoring Program (FMMP) w	sion of agricultural or oth	er working lands, or natu	ral resourc	e lands for	other uses according the Dept. of	Conservation's	
FAAST File:	cumentation the STI Project site is a STI No Ag		d as agricultural land per e is not within land design			and per FMMP tool.	File Uploaded?	
	e that the AHD Project site qualifies	as an Infill Site (as defin	ed in Appendix A):					
FAAST File:	STI Ag Intili	qualifies as an Infill Site	(as defined in Appendix A	4)		monstrate that the STI site	File Uploaded?	
	by a local public works department, applicable local rules, regulations, co					cument below. I certify that the ST	1 improvements are	
FAAST File:	STI Local Approvals	Statement from en		ital Project	is consiste	ent with all applicable local rules, y that entity.	Files Uploaded?	
of equal or greater a displaced residents residential dwelling demolished within the	ct involves demolition of existing un affordability, and equal to or greater These no net loss requirements (§ units affordable to lower income ho he five year period preceding the a or rehabilitation of existing affordable	its affordable to lower inc than the number of the \$106(a)(20)(C)) apply wh useholds currently exist oplication. Explain below	come households, the app demolished affordable un ere an STI Project is prop or where there have beer how this requirement is s	olication mu its located posed on a dwelling u	ust demons within com ny property units restric	strate the replacement of demolish parable access to transit and inclu y which includes a parcel or any po ted to lower-income households wh	de first right of retum rtion of a parcel on v hich have been vaca	to vhich ited or
	•		. •			•		
			STI Milestones					hej kalab
Please provide the please enter "N/A"	actual or anticipated completion da	te for the following perfor		ch applicat	ole Capital	Project. If a milestone is not applic	cable to a Capital Pro	ject,
completed. For tho Project, please indi								ital
Capital Project Mil	lestone Schedule greement between the Recipient at	ad dayalaner of the pro-	ased development details	ng the term	e and con-	ditions of the Project development		Date
	s) by proposed developer.	' agretoper of the brobi	paca acveropment detain	ig the telli	io and com	aniono of the Froject development		
	ecessary environmental clearances		d under CEQA and NEPA	١.				
	sary and discretionary public land u Il Construction Drawings and Speci		te local permitting authori	tv.				
Commencement of	construction.							
Construction compl Program funds fully	letion and closeout.							
, rogram funds fully	, dioparacu,					Have all milestone dates bee	en entered above?	

AHSC STI Grant	0	0	0	0	0	0	0	0	0	Sources Total	Comments
		-4	STI	BUDGET #1 -							
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Cost Category	AHSC STI Grant	0	0	0	0	0	0	0	0 `	D	Sources Total	Comments
Transit Operations for service expansion §103(a)(3)(A)(v)											\$0	
Employee Reporting						•		-			\$0	
Other Capital Asset Costs (Specify):				,						_	\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total STI #1 Budgeted Project Costs	\$0	¢n.	\$0	\$0	\$0	\$0	t to	\$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.

				ST	BUDGET #2 -	·						
Environmental review/studies	T	T	T	7	100001 #2	T	T	T .	I	Τ	\$0	
Plan Specification and Estimates		 		 			+	 		 	\$0	
Right of way support costs		 	 	<u> </u>		 	 	 			\$0	1
Site or right of way acquisition for Cap. Improvement Project			 		-					 	\$0	
Other Soft Costs (Specify):		ļ	<u> </u>	 	 					 	\$0	· '
Other Soft Costs (Specify):	ļ	 	 		 	 	 	 		 	\$0	
Other Soft Costs (Specify): Other Soft Costs (Specify):			+	 		ļ	J	 		 		
Other Soft Costs (Specify): Other Soft Costs (Specify):	<u> </u>		 			 					\$0	
Total Soft Costs (Specify).		4	\$0	\$0	\$0			40	\$0		\$0	
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Clearing and Grubbing			<u> </u>	ļ		<u> </u>		<u> </u>			\$0	
Demolition :		<u> </u>	ļ		ļ	ļ					\$0	
Grading			1								\$0	
Soil Stabilization (Lime, etc.)											\$0	
Erosion/Weed Control										·	\$0	
Dewatering					1						\$0	
Other Site Preparation (Specify):			<u> </u>								\$0	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	. \$0	\$0	
Sanitary Sewer											\$0	
Irrigation											\$0	
Storm Drain											· \$0	
Detention Basin/Culverts											\$0	
Other Site Utilities (Specify):							1				\$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1
Aggregate Base											\$0	
Asphalt Pavement							<u> </u>				\$0	,
Sidewalk, Curb and Gutter	 	 	<u> </u>		 			ļ		l	\$0	
Street Lights						 	 				\$0	
Striping/Barricades (Bicycle Facilities)			1						:		\$0	
Signage			1 .							<u> </u>	\$0	
Crossing and Traffic Signals		 		 		 	 			ļ ———	\$0	
Roundabouts, median islands or curb extensions		 					ļ	 		<u> </u>	\$0	
Other traffic calming surface improvements	f										\$0	·
Other Complete Street Improvements (Specify):		 	 	 	 	 	 	 			\$0	
Other Complete Street Improvements (Specify):	ļ	1	 	 	 	 	 	<u> </u>		ļ	\$0	
Total Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	+		60	**	ėo.	60		
Striping/Barricades (for dedicated bus lanes)	ψu	\$U	\$ U	ÞU	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Sidewalk, Curb and Gutter	ļ	 	ļ	 	 	ļ	 			· · · · · · · · · · · · · · · · · · ·	\$0	
Street Lights		 	-		 	ļ					\$0	
		 	ļ				ļ				\$0	
Signage		<u> </u>	-		ļ						\$0	
Signaling Prioritization Technology		<u> </u>	<u> </u>	ļ		<u> </u>	<u> </u>		<u> </u>		\$0	
Boarding infrastructure		ļ			ļ						\$0	
Seating/Benches				<u> </u>							\$0	
Bus/Transit Shelters					ļ						\$0	
Vehicles											\$0	
Other ITS Technology											\$0	
Other Transit and Station Areas (Specify):											\$0	
Other Transit and Station Areas (Specify):											\$0	
Total Transit and Station Areas - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Urban Greening (Specify):	-										\$0	

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Cost Category	AHSC STI Grant	0	0 .	0	0	.0	0	. 0	0	0 .	Sources Total	Comments
Jrban Greening (Specify):											\$0	
Jrban Greening (Specify):											\$0	
Total Urban Greening	\$0	\$0	\$0	\$0	. \$0	\$0	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee											\$0	
Provide Name of Impact Fee											\$0 .	
otal Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	`\$0	\$0	\$0	\$0	
ther Activity Costs (Specify):											\$0	
Other Activity Costs (Specify):											\$0	
otal Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
ransit Operations for service expansion §103(a)(3)(A)(v)											\$0	
mployee Reporting											\$0	
ther Capital Asset Costs (Specify):	-										\$0	
otal Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
otal STI #2 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

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

				STI	BUDGET #3 -	·····						······································
Environmental review/studies		T					}	1	T	I	\$0	I
Plan Specification and Estimates											\$0	1
Right of way support costs											\$0	1
Site or right of way acquisition for Cap. Improvement Project											\$0	1
Other Soft Costs (Specify):											\$0	1
Other Soft Costs (Specify):										-	\$0	1
Other Soft Costs (Specify):											\$0	1
Other Soft Costs (Specify):											\$0	1
Total Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1
Clearing and Grubbing		·									\$0	
Demolition											\$0	1
Grading											\$0	1
Soil Stabilization (Lime, etc.)			<u> </u>								\$0	1
Erosion/Weed Control		<u> </u>						1	1		\$0	1
Dewatering											\$0	1
Other Site Preparation (Specify):											\$0	1.
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.	\$0	\$0	\$0	1
Sanitary Sewer											\$0	
Irrigation			<u> </u>								\$0	1
Storm Drain				<u> </u>							\$0	1
Detention Basin/Culverts											\$0	1 .
Other Site Utilities (Specify):				·	-		· · · · · · · · · · · · · · · · · · ·				\$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1
Aggregate Base											\$0	
Asphalt Pavement	•										\$0	1
Sidewalk, Curb and Gutter											\$0	1
Street Lights				1	 		1	<u> </u>			\$0	†
Striping/Barricades (Bicycle Facilities)							1				\$0	
Signage											\$0	1
Crossing and Traffic Signals				1	1	1					\$0	1
Roundabouts, median islands or curb extensions					<u> </u>						\$0	1
Other traffic calming surface improvements											\$0	1
Other Complete Street Improvements (Specify):	······································	· · · ·		1	 		1				\$0	1
Other Complete Street Improvements (Specify):						 					\$0	1
Total Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1 .
Striping/Barricades (for dedicated bus lanes)				1	1	 					\$0	
Sidewalk, Curb and Gutter											\$0	
Street Lights		<u> </u>				<u> </u>					\$0	1
Signage							 				\$0	1
Signaling Prioritization Technology					1	1	1				\$0	

		<u> </u>	T	1.		FUNDING SOU		I	T	T		
Cost Category	AHSC STI Grant	0	0	0	0	0	0	0	0	0	Sources Total	Comments
Boarding infrastructure		·							The Constitution of the Co		\$0	****
Seating/Benches											\$0	
Bus/Transit Shelters			1								\$0	
/ehicles .											\$0	•
Other ITS Technology											\$0	
Other Transit and Station Areas (Specify):											\$0	
Other Transit and Station Areas (Specify):				-							\$0	
Total Transit and Station Areas - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Jrban Greening (Specify):											\$0	
Jrban Greening (Specify):											\$0	
Jrban Greening (Specify):											\$0	
otal Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee											\$0	
Provide Name of Impact Fee											\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0 .	\$0	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify):											\$0	
Other Activity Costs (Specify):											. \$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify):											\$0	
Other Activity Costs (Specify):											\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
ransit Operations for service expansion §103(a)(3)(A)(v)											\$0	
imployee Reporting				_							\$0	
Other Capital Asset Costs (Specify):											\$0	
otal Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total STI #3 Budgeted Project Costs	\$0	\$0	. \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	***************************************
rovide Urban Greening Details and explain unusual or extraordir	nary circumstance							osts are reasona	able.			
**************************************	÷0		TAL SUSTAINA					40		1 22	T **	
otal Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 .	
otal Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

		TO	TAL SUSTAINA	BLE TRANSPO	RTATION INFRA	STRUCTURE (STI) BUDGET				
Total Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 ·
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Transit and Station Areas - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	. \$0	\$0	\$0	\$0
Total STI Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

				Transpo	ortation Rela			PIN						
			Ç AMBİLLIM		TRA Pro	ject Summa	iry			14 gran				- 1 - 1
	Project Name		В	rief Description		Address	City	Zip	Count	/ Lat	. Log	Census Tracts	,	APNs
TRA#1														
													+	
.Α #2					ŀ									
TRA														
IRA #3								Limitation			-			
nte	r#& Amt. of ne	w: Bus Shell	ters AH:	SC Funds	Bicycle Parking A	t Transit	AHSC Funds	. 1	Bus Stop	Benche		AHSC Fund	ds	
afe		Walkways - ler	ngth (in feet) o	of sidewalk directly improves the sidewalk directly in the sidewalk directly directly in the sidewalk directly dire	ved (ex. provided	shade to, illur	ninated)		edestrian Pat			I	Type	
al npr 3)(i)	intended outco oved sight distan We certify the ca	omes of propo ce/visibility	esed active tr Elimina Eliments in the T	ransportation compone tion of potential conflict p	ent: Improved points Reduction Reduc	compliance voced vehicular (4) and Inevide supporti	ve amenities t	§103(c)	er barriers that r	- 1-5, 1-3 St 1-7,				
3)(ii) Total amount of	f eligible TRA-s	soft costs can	not exceed 10% of the to	tal AHSC Progran	n award,		Е	udgeted \$0		t Cap \$0	0	verage \$0	01
f th	costs associate	ed with the Car	oital Project.	sociated with the impleme		-	annot exceed		\$0		\$0		\$0	OI
) Capital Project ST File:		et that are requerosts	uired as a condition of loc Documentation sho			required as a		, upload docur local approval			File Uplo	aded?	
103 (1) C (1) Wai (2) F (3) Ir (4) C	(c) We certify the osts are not eligi d; outine maintenal lieu fees for loca ngoing operation	e AHSC TRA fible if there is a nce or operational inclusionary	unded cost do nother feasible ons of transpo	our STI Capital Projects a onot include any of the fo le, available source of co ortation infrastructure (incl	ollowing ineligible ommitted funding f	costs: or the STI por	tion thereof to	be funded t			s incurr	ed prior to t	he AHS	ic O
. 19 . V		ed with automo	nd the term of obile or motor	the grant (three years) fo cycle parking (excluding o	or Program Costs electric vehicle ch TRA Gran	; and arging infrastr t Terms §10	ucture). 14(c)							
2) V mo 3) V	Ve certify that the Ve acknowledge unt not to exceed	ed with automo e grant does n that AHSC Pro d the AHSC Pro	nd the term of obile or motoro ot result in a p ogram grant fu ogram award	the grant (three years) for cycle parking (excluding or profit that exceeds the country will be disbursed as	or Program Costs electric vehicle ch TRA Gran mmercially reasor reimbursed progr	and arging infrastr t Terms §10 able range fo ess payment	ucture). (4(c) If other improves for eligible construction fun	ements of s	imilar size and after the exec	level of ution of	the Sta	_		
2) V mo 3) V lisbi 7) T	Ve certify that the Ve acknowledge unt not to exceed the acknowledge ursement.	ed with automo e grant does n that AHSC Pro d the AHSC Pro if the TRA Pro	nd the term of obile or motoro ot result in a p ogram grant fu ogram award ject includes r	the grant (three years) for cycle parking (excluding or profit that exceeds the co- ands will be disbursed as of funds.	or Program Costs electric vehicle ch TRA Gran mmercially reasor reimbursed progr opments, all entitle	and arging infrastr t Terms §10 hable range for ess payments ments and co	ucture). 4(c) r other improves for eligible construction function	ements of sosts incurred	imilar size and after the execu	level of ution of	the Sta	_		
2) V mo 3) V lisbi 7) T	Ve certify that the Ve acknowledge unt not to exceed ve acknowledge ursement. RA Enforceable	ed with automo e grant does n that AHSC Pro d the AHSC Pro if the TRA Pro	nd the term of obbile or motors of result in a program grant fundinger includes resulting the motor of the control of the cont	the grant (three years) for the grant (three years) for the country of the countr	or Program Costs electric vehicle ch TRA Gran mmercially reasor reimbursed progr opments, all entitle	and arging infrastr t Terms \$10 able range for ess payment ments and co eshold \$106 of Enforceable	ucture). 4(c) r other improves for eligible construction function	ements of sosts incurred ding commitments (imilar size and after the execu	level of ution of	se mus	be receive	d prior t	to
mo mo 3) V isbi	Ve certify that the Ve acknowledge unt not to exceed a acknowledge ursement. RA Enforceable Committed by Full App	e grant does n that AHSC Pro d the AHSC Pro if the TRA Pro Funding Comm	nd the term of obbile or motors of result in a program grant fundinger includes resulting the motor of the control of the cont	the grant (three years) for the grant (three years) for the country of the countr	or Program Costs electric vehicle ch TRA Gran mmercially reasor reimbursed progr opments, all entitle TRA Thr or an explanation	and t Terms §10 table range for ess payments ments and coreshold §100 f Enforceabl Lien	ucture). 4(c) or other improves for eligible occupantuction fun 6(a) e Funding Con	rements of sosts incurred ding commi	imilar size and after the execution of t	level of ution of	se mus	be receive	d prior t	Balloo
2) V mo 3) V isbr 7) T # 1 2 3	Ve certify that the Ve acknowledge unt not to exceed ve acknowledge ursement. RA Enforceable Committed by Full App Deadline?	e grant does n that AHSC Pro d the AHSC Pro if the TRA Pro Funding Comm	nd the term of obbile or motors of result in a program grant fundinger includes resulting the motor of the control of the cont	the grant (three years) for the grant (three years) for the country of the countr	or Program Costs electric vehicle ch TRA Gran mmercially reasor reimbursed progr pments, all entitle TRA Thr or an explanation Source Type	and t Terms §10 table range for ess payments ments and coreshold §100 f Enforceabl Lien	ucture). 4(c) or other improves for eligible occupantuction fun 6(a) e Funding Con	rements of sosts incurred ding commi	imilar size and after the execution of t	level of ution of	se mus	be receive	d prior t	Balloo
7) T # 2 3 4 5 6	Ve certify that the Ve acknowledge unt not to exceed ve acknowledge ursement. RA Enforceable Committed by Full App Deadline?	e grant does n that AHSC Pro d the AHSC Pro if the TRA Pro Funding Comm	nd the term of obbile or motors of result in a program grant fundinger includes resulting the motor of the control of the cont	the grant (three years) for the grant (three years) for the country of the countr	or Program Costs electric vehicle ch TRA Gran mmercially reasor reimbursed progr ppments, all entitle TRA Thr or an explanation Source Type State-HCD	and t Terms §10 table range for ess payments ments and coreshold §100 f Enforceabl Lien	ucture). 4(c) or other improves for eligible occupantuction fun 6(a) e Funding Con	rements of sosts incurred ding commi	imilar size and after the execution of t	level of ution of	se mus	be receive	d prior t	Balloo
2) V mo mo mo mo mo mo mo mo mo mo mo mo mo	Ve certify that the Ve acknowledge unt not to exceed ve acknowledge ursement. RA Enforceable Committed by Full App Deadline?	e grant does n that AHSC Pro d the AHSC Pro if the TRA Pro Funding Comm	nd the term of obbile or motors of result in a program grant fundinger includes resulting the motor of the control of the cont	the grant (three years) for the grant (three years) for the country of that exceeds the country of the country	or Program Costs electric vehicle ch TRA Gran mmercially reasor reimbursed progr ppments, all entitle TRA Thr or an explanation Source Type State-HCD	and t Terms §10 table range for ess payments ments and coreshold §100 f Enforceabl Lien	ucture). 4(c) or other improves for eligible occupantuction fun 6(a) e Funding Con	rements of sosts incurred ding commi	imilar size and after the execution of t	level of ution of	se mus	be receive	d prior t	Balloo
2) V moo 3) V lisbu 1 2 3 4 5 6 7 8 9 10	/e certify that the /e acknowledge unt not to exceed a acknowledge ursement. RA Enforceable Committed by Full App Deadline? Yes \$0 <70tal	e grant does n that AHSC Pro d the AHSC Pro ff the TRA Pro Commitment Date	nd the term of obbile or motors of result in a poperam grant fundamental pect includes resulting the motor of	the grant (three years) for the grant (three years) for tycle parking (excluding excluding exclusive excluding exclusive excluding exclu	or Program Costs electric vehicle ch TRA Gran mmercially reasor reimbursed progr pments, all entitle TRA Thr or an explanation Source Type State-HCD	and arging infrastr t Terms §10 nable range for ess payment ments and co eshold §106 of Enforceabl Lien No.	ucture). 4(c) or other improv s for eligible construction fun (a) Amount	ements of significant signific	imilar size and after the execution after the	level of ution of first pha	Term-of mo	# Requ	d prior t	Balloo ?
2) V moo 3) V isbo 1 2 3 4 5 6 7 8 9 10	Ve certify that the Ve acknowledge unt not to exceed Ve acknowledge ursement. RA Enforceable Committed by Full App Deadline? Yes \$0 <total a="" description="" file;<="" ide="" st="" td=""><td>e grant does n that AHSC Pr d the AHSC Pr if the TRA Pro Commitment Date I Committed N of unusual or</td><td>nd the term of obile or motors of result in a program grant funding grant funding for the control of the contro</td><td>the grant (three years) for the grant (three years) for the country of that exceeds the country of the country</td><td>or Program Costs electric vehicle chi- TRA Gran mmercially reasor reimbursed progropments, all entitle or an explanation Source Type State-HCD State-HCD nust equal TRA Expressible in higher occurrentation for the second seco</td><td>and arging infrastr t Terms §10 able range for ess payment ments and co eshold §10e of Enforceabl Lien No. Budget Amt) r than expector the 0 non-AHS</td><td>so the project cost of the</td><td>ements of significant signific</td><td>imilar size and after the execution after the</td><td>level of ution of first pha</td><td>the Stales are must</td><td># Requise. Debt S</td><td>d prior i</td><td>Balloo ?</td></total>	e grant does n that AHSC Pr d the AHSC Pr if the TRA Pro Commitment Date I Committed N of unusual or	nd the term of obile or motors of result in a program grant funding grant funding for the control of the contro	the grant (three years) for the grant (three years) for the country of that exceeds the country of the country	or Program Costs electric vehicle chi- TRA Gran mmercially reasor reimbursed progropments, all entitle or an explanation Source Type State-HCD State-HCD nust equal TRA Expressible in higher occurrentation for the second seco	and arging infrastr t Terms §10 able range for ess payment ments and co eshold §10e of Enforceabl Lien No. Budget Amt) r than expector the 0 non-AHS	so the project cost of the	ements of significant signific	imilar size and after the execution after the	level of ution of first pha	the Stales are must	# Requise. Debt S	d prior i	Balloo ?
2) V mo (3) V isbb (4) 1 2 3 4 5 6 7 8 9 10 From (EFC)	Ve certify that the Ve acknowledge unt not to exceed Ve acknowledge ursement. RA Enforceable Committed by Full App Deadline? Yes \$0 < Total ide a description ST File:) Applicant ackn t funds. A: Project app.	e grant does n that AHSC Pro d the AHSC Pro f the TRA Pro Funding Commitment Date I Committed N of unusual or EFC TRA1; E owledges com proved "by-rigi	nd the term of obbile or motors of result in a page and grant fit oggram grant fit oggram award ject includes remitments (EFC Signature) (listed in a Al- on-AHSC TRA extraordinary FC TRA2; EF ppletion and all of the company of the	the grant (three years) for the grant (three years) for the grant (excluding or profit that exceeds the counds will be disbursed as of funds. The grant (in the grant of the	or Program Costs electric vehicle chi- TRA Gran mmercially reasor reimbursed progropments, all entitle TRA Thror an explanation Source Type State-HCD State-HCD nust equal TRA E e resulted in highe coumentation for tenecessary environ proposed that will mpt? Neg	and arging infrastr t Terms §10 able range for ess payments ments and co eshold §10e of Enforceabl Lien No. Budget Amt) r than expector he 0 non-AHS nmental clear trigger NEPA attive Declara	\$0 ad project cost CTRA fundinances for transporter.	ements of sists incurred ding commitments (Rate Rate s and provide g commitmes sportation commitmes co	imilar size and after the execution after the execution after the execution after the execution after the execution after the execution after a justification after a justificat	level of ution of ution of first pha	Term of mo	(# Requiss.) Debt S Debt S Requiss.) Debt S Debt S Use Grant	d prior if	Balloo ?
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2) V amoo 3) V disbruck 1 1 2 3 4 5 6 7 8 9 10 Prov	/e certify that the /e acknowledge unt not to exceed /e acknowledge ursement. RA Enforceable Committed by Full App Deadline? Yes \$0 < Total ide a description ST File: A: Project appuss below any sponsors below any sponsors in the control of the control	e grant does n that AHSC Pro d the AHSC Pro d the TRA Pro Funding Comm Commitment Date J Committed N of unusual or EFC TRA1; E owledges com TRA Auth to Grant Fun ide a listing an	ond the term of obbile or motors of result in a program grant funding a program grant funding the program grant funding the program grant funding the program of the progra	the grant (three years) for the grant (three years) for tycle parking (excluding or tycle parking (excluding or tycle parking (excluding or tycle). The grant of the grant of	or Program Costs electric vehicle chi- TRA Gran mmercially reasor reimbursed progropments, all entitle TRA Thror an explanation Source Type State-HCD State-HCD State-HCD Documentation for to necessary environoposed that will mpt? Negre exemptions and exarances (e.g. Env-HUD 7015.16 "Au use entitlements a	and arging infrastr t Terms §10 and le range for ess payments and comments and comm	\$0 ad project cost CTRA funding ances for tran requirements: ated/actual co	ements of sists incurred ding commitments (Rate Rate s and provide g commitmes sportation of grown and provide of the control	imilar size and after the execution after the	level of ution of first pha	the Startest the S	(# Requiss.) Debt S Deb	d prior if	Balloon ?
2) V moo 3)	Ve certify that the Ve acknowledge unt not to exceed Ve acknowledge ursement. RA Enforceable Committed by Full App Deadline? Yes \$0 <total a="" a:="" any="" appuss="" below="" committed="" description="" file:="" ide="" of="" project="" spontations="" st="" td="" the="" the<="" =""><td>e grant does n that AHSC Pro d the AHSC Pro d the TRA Pro Funding Comm Commitment Date J Committed N of unusual or EFC TRA1; E owledges com TRA Auth to Grant Fun ide a listing an</td><td>nd the term of obbile or motors of result in a page of the page of</td><td>the grant (three years) for the grant (three years) for the grant (excluding of the grant) and the grant (excluding of the grant) and the grant (excluding of the grant). The grant (excluding of the grant) are grant (excluding the grant) and the grant (excluding the grant) are grant (excluding the grant) and the grant</td><td>or Program Costs electric vehicle characteric vehicle characteric vehicle characteristics and programmercially reason reimbursed programmercially reason reimbursed programmers, all entitles TRA Throcan explanation Source Type State-HCD State-HCD State-HCD Drocan explanation for the tresulted in higher resulted in higher resulted in higher recessary environ proposed that will mpt? Negresemptions and examples and examples and recessary environs and examples and programmers are consistent with programmers.</td><td>and arging infrastr t Terms §10 and le range for ess payments and comments and comm</td><td>solution and the compact Report) Grant Funds' countries for eligible construction funding Core and the construction funding Core and the construction funding Core and the construction Core and the construction Date: at each actual construction Date: at each actual construction Core and the construction Date: at each actual Construction Date: at each actual Construction Date: a</td><td>ements of sists incurred ding commitments (Rate Rate s and provide g commitmes sportation of grown and provide of the control</td><td>imilar size and after the execution after the</td><td>level of ution of first pha</td><td>the Start see must be seemus. Term of more department of more department of the seem of th</td><td>(# Requiss.) Debt S Deb</td><td>d prior if</td><td>Balloon ?</td></total>	e grant does n that AHSC Pro d the AHSC Pro d the TRA Pro Funding Comm Commitment Date J Committed N of unusual or EFC TRA1; E owledges com TRA Auth to Grant Fun ide a listing an	nd the term of obbile or motors of result in a page of the page of	the grant (three years) for the grant (three years) for the grant (excluding of the grant) and the grant (excluding of the grant) and the grant (excluding of the grant). The grant (excluding of the grant) are grant (excluding the grant) and the grant (excluding the grant) are grant (excluding the grant) and the grant	or Program Costs electric vehicle characteric vehicle characteric vehicle characteristics and programmercially reason reimbursed programmercially reason reimbursed programmers, all entitles TRA Throcan explanation Source Type State-HCD State-HCD State-HCD Drocan explanation for the tresulted in higher resulted in higher resulted in higher recessary environ proposed that will mpt? Negresemptions and examples and examples and recessary environs and examples and programmers are consistent with programmers.	and arging infrastr t Terms §10 and le range for ess payments and comments and comm	solution and the compact Report) Grant Funds' countries for eligible construction funding Core and the construction funding Core and the construction funding Core and the construction Core and the construction Date: at each actual construction Date: at each actual construction Core and the construction Date: at each actual Construction Date: at each actual Construction Date: a	ements of sists incurred ding commitments (Rate Rate s and provide g commitmes sportation of grown and provide of the control	imilar size and after the execution after the	level of ution of first pha	the Start see must be seemus. Term of more department of more department of the seem of th	(# Requiss.) Debt S Deb	d prior if	Balloon ?

		Transportation Related Ameni	ties (TRA) PIN		
		rol for each TRA Project? If yes, enter site co	ntrol form and the mo		
	(See Site Control in Appendix A):			Most recent document execu	
If leasehold estate:		ed land value? Is acquisition cost	\$0 in Dev. Budget?	Prepaid lease loan	used? If so answer (a-c)
payments?	based on the Present Value of lease	(b) Lender requesting Res. Receip		(c) Has loan amount been er	ntered as a finance cost?
Describe any specia	al circumstances, e.g. if there are multip	le TRA projects provide site control information	n for each.		
FAAST File:	TRA Site Control	Appropriate documentation to demonstrate the	ne form of site contro	l indicated above	Files Uploaded?
		oviding evidence of two prior TRA projects sir			
Transportation Ager	ncy non-applicant so long as the applica	ion due date. May demonstrate the requisite int can provide an executed agreement with the			
components of the	AHSC Project for which funding is sough	nt. st Project #1		TDA D 4 D 1 4 #0	
Project Name	IRA Pa	st Project#1		TRA Past Project #2	
Development					
Entity					
Completion Date					
		•			
Brief Description		•			
					•
		,			
FAAST File:	Past Exp TRA1, Past Exp TRA2	Where the party making improvements fundagreement from a public agency certifying the			Files Uploaded?
		improvements.			
		the TRA real property is not party to or the sub menced as of the application deadline set forti		action in the state or federal courts	
		n of agricultural or other working lands, or natu		or other uses according the Dent of	of Conservation's
	and Monitoring Program (FMMP) websi		iran recourse lands to	or care, deep deep lang are popula	of oction values
		within land designated as agricultural land per	the FMMP tool.		· · · · · · · · · · · · · · · · · · ·
FAAST File:	L	nonstrate TRA site is not within land designate	ed as agricultural land	per FMMP tool	File Uploaded?
If "No", demonstrate	e that the AHD Project site qualifies as a				
FAAST File:		licants seeking an exemption to the FMMP de lifies as an Infill Site (as defined in Appendix A		monstrate that the TRA site	File Uploaded?
		ther responsible local agency is required for th , policies and plans enforced or implemented l		ocument below. I certify that the TF	RA improvements are
FAAST File:	TRA Local Approvals	Statement from entity indicating the TRA Capregulations, codes, policies and plans enforce			Files Uploaded?
(21)(B) If the TRA P	roject involves demolition of existing un	its affordable to lower income households, the			nolished units, comparable in
displaced residents	. These no net loss requirements (§106	r than the number of the demolished affordab 6(a)(20)(C)) apply where a TRA Project is prop	osed on any propert	y which includes a parcel or any pe	ortion of a parcel on which
	units affordable to lower income houser he five year period preceding the applic	nolds currently exist or where there have been ation.	dwelling units restno	ted to lower-income households w	nich have been vacated or
	1				
		TRA Milestones			
Please provide the please enter "N/A"	actual or anticipated completion date fo	r the following performance milestones for each	ch applicable Capital	Project. If a milestone is not applic	cable to a Capital Project,
	edged that some of the following milesto	ones may have already been achieved. For th	ose milestones whic	h have previously been met. pleas	e enter the month and vear
	se milestones not yet completed, pleas	e provide a projected completion date (MM/Y)			
Capital Project Mil			J., J., J., J., J., J., J., J., J., J.,		Date
Executed binding a	greement between the Recipient and de	eveloper of the proposed development detailing	ig the terms and con	ditions of the Project development	
	s) by proposed developer.	uding those required under CEQA and NEPA			
	sary and discretionary public land use a			**************************************	
		ons to the appropriate local permitting authorit	у.		
Commencement of					
	letion and closeout.				
Program funds fully	disbursed.			Have all milesters date to	on autorad above 2
				Have all milestone dates be	ен ептегеа ароve? [

Transportation Related Amenities (TRA) Sources and Uses Budget PIN

	sasanah Dejiya	Name (Marie 1911)	w Calding Lighter	etin elas Persoa.	ALL	UNDING SOUP	CES	uu iga gayayaf tiyo	rya yatsakalaya i	, pedagar.		
Cost Category	AHSC TRA Grant	0	О	D	0	. 0	D	0	o	0	Sources Total	Comments
				TRA	BUDGET #1 -				<u> </u>			
Environmental review/studies											\$0	
Plan Specification and Estimates											\$0	
Right of way support costs											\$0	
Site or right of way acquisition for Cap. Improvement Project											\$0	
Other Soft Costs (Specify):											\$0	
Other Soft Costs (Specify):											\$0	
Other Soft Costs (Specify):											\$0	
Other Soft Costs (Specify):											\$0	
otal Soft Costs	\$0	. \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Dearing and Grubbing			<u> </u>								\$0	
Demolition		.,	-								\$0	
Brading											\$0	
oil Stabilization (Lime, etc.)											\$0	
rosion/Weed Control					<u> </u>				 		\$0 \$0	
Pewatering			 	 							\$0	
Other Site Preparation (Specify):		\$0	+0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Site Preparation Sanitary Sewer	\$0	\$ 0	\$0	ψU	ąυ	ψU	ąυ	ΨU	ΨU	\$U	\$0	
rigation			 	 							\$0	
Rigation Storm Drain			+	 					 		\$0	
Detention Basin/Culverts											\$0	
Other Site Utilities (Specify):											\$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
ggregate Base	Ψ0		1 40		40	40	40				\$0	
Asphalt Pavement									-		\$0	
Sidewalk, Curb and Gutter			1		· · · · · · · ·						\$0	
Street Lights			 								\$0	
Striping/Barricades (Bicycle Facilities)											\$0	
Signage						·					\$0	
Prossing and Traffic Signals											\$0	
Roundabouts, median islands or curb extensions											\$0	
Other traffic calming surface improvements											\$0	
Other Street Improvements (Specify):											\$0	
otal Complete Streets Improvements - Construction where	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Striping/Barricades (for dedicated bus lanes)											\$0	
Sidewalk, Curb, and Gutter											\$0	
Street Lights											-\$0	
ignage											\$0	
ignaling Prioritization Technology											\$0	
loarding infrastructure										•	\$0	
eating/Benches											\$0	
us/Transit Shelters											\$0	1
Other ITS Technology		·									\$0	
Other Transit Station or Stop (Specify):											\$0	
Other Transit Station or Stop (Specify):			ļ								\$0	
otal Transit Station or Stop - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
treet Trees	·										\$0	
lioswales			J	ļ							\$0	
andscaping											\$0	
ther Urban Greening (Specify):			<u> </u>								\$0	
ther Urban Greening (Specify):			<u> </u>				6.0		4-	1.	\$0	
otal Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	· \$0	\$0	\$0	\$0	
treet Furniture			 	 							\$0	
cycle Repair Kiosks cycle Storage or Parking			 	 							\$0 . \$0	
			 									
rinking Fountains			ļ	 							\$0	
ther Amenities (Specify): ther Amenities (Specify):			 								\$0	
otal Amenities	\$0	**		+ +-	<u> </u>			<u>+0</u>	to.	\$0	\$0	
otal Amenities	ΦU	\$0	\$0	\$0	\$0	\$0	S0	\$0	\$0	ŞU	\$0 \$0	

Transportation Related Amenities (TRA) Sources and Uses Budget PIN

	property in the pr	y, jany Sagja	ut Aggaji silabve tu s		ALL	FUNDING SOUR	RCES			عها الخارافال ودي	evišloga, saga etkagi	
Cost Category	AHSC TRA Grant	0	0	0	0	0	0	0	0	0	Sources Total	Comments
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify):											\$0	
Other Activity Costs (Specify):											\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Employee Reporting											\$0	
/ehicles											\$0	
Other Capital Costs (Specify):				7							\$0	
Other Capital Costs (Specify):											\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total TRA #1 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

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

				TD	A BUDGET #2							
Environmental soviewlet dies		r		T	A BUDGET #2-		1	T	ı		1 60	
Environmental review/studies Plan Specification and Estimates		 	 	· · · · · · · · · · · · · · · · · · ·	-	-	 	-	ļ	 	\$0	1
			 		 	ļ					\$0	
Right of way support costs				<u> </u>	<u> </u>	ļ					\$0	
Site or right of way acquisition for Cap. Improvement Project			<u> </u>					ļ			\$0	,
Other Soft Costs (Specify):		<u> </u>	<u> </u>	1				ļ			\$0	
Other Soft Costs (Specify):			 			ļ		ļ			\$0	
Other Soft Costs (Specify):		<u> </u>				<u> </u>					\$0	
Other Soft Costs (Specify):					<u> </u>						\$0	
Total Soft Costs	\$0	\$0	\$0	\$0	· \$0	\$0	\$0	\$0	\$0	\$0	\$0	
Clearing and Grubbing											\$0	
Demolition											\$0	
Grading											\$0	
Soil Stabilization (Lime, etc.)			1								\$0	
Erosion/Weed Control	•		1				I .			T .	\$0	
Dewatering											\$0	
Other Site Preparation (Specify):		1	1			1				1	\$0	
Total Site Preparation	\$0	\$0	. \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Sanitary Sewer											\$0	
Irrigation			1							1	\$0	
Storm Drain											\$0	
Detention Basin/Culverts			<u> </u>								\$0	
Other Site Utilities (Specify):											\$0	
Total Site Utilities	\$0 .	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Aggregate Base					<u> </u>		1 1				\$0	
Asphalt Pavement											\$0	
Sidewalk, Curb and Gutter						 	 			 	\$0	
Street Lights			 		 					 	\$0	
Striping/Barricades (Bicycle Facilities)			-								. \$0	
Signage		 				 				ļ	\$0	
Crossing and Traffic Signals					 	 					\$0	
Roundabouts, median islands or curb extensions			 								\$0	
Other traffic calming surface improvements			 		-						\$0	
Other Street Improvements (Specify):		 	 	ļ		 				 	\$0	
Total Complete Streets Improvements - Construction	\$0	\$0	\$0		\$0	\$0			***			
Striping/Barricades (for dedicated bus lanes)	φu	- Du	\$U	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$0	· · · · · · · · · · · · · · · · · · ·
Sidewalk, Curb, and Gutter		ļ	 		 	 				 	\$0	
Street Lights			 							ļ	\$0 \$0	
Signage					-	<u> </u>				ļ		
Signaling Prioritization Technology			 							ļ	\$0	
Boarding infrastructure			 							-	\$0	
			 							ļ	\$0	
Seating/Benches .			 							_	\$0	
Bus/Transit Shelters			<u> </u>		 	<u> </u>		-		<u> </u>	\$0	
Other ITS Technology											\$0	
Other Transit Station or Stop (Specify):											\$0	
Other Transit Station or Stop (Specify):											\$0	
Total Transit Station or Stop - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Street Trees											\$0	
Biosyples											\$0	

Transportation Related Amenities (TRA) Sources and Uses Budget PIN

:	angs and bear 1	<u>Sa wanganya Satta A</u>	<u>na isasa Sifi Ber</u>	a_{ij} of $[a_{ij}]_{ij}$ a_{ij}	ALL	FUNDING SOUP	RCES	te apreje jedil	Turk sing significance			
· Cost Category	AHSC TRA Grant	0	0	0	0	0	0	0	0	0	Sources Total	Comments
Landscaping			***************************************		······································						\$0	
Other Urban Greening (Specify):											\$0	
Other Urban Greening (Specify):											\$0	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Street Furniture											\$0	
Bicycle Repair Kiosks											\$0	
Bicycle Storage or Parking											\$0	
Orinking Fountains											\$0	
Other Amenities (Specify):											\$0	
Other Amenities (Specify):								•			\$0	•
Total Amenities	- \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee							,				\$0	
Provide Name of Impact Fee											\$0	
Total Impact Fees	\$0	. \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify):				,							\$0	
Other Activity Costs (Specify):											\$0	
otal Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
mployee Reporting											\$0	
/ehicles											\$0	
Other Capital Costs (Specify):											\$0	
Other Capital Costs (Specify):											\$0	
otal Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total TRA #2 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

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

<u> </u>										~~·		
				TRA	A BUDGET #3 -							
Environmental review/studies											\$0	
Plan Specification and Estimates											\$0	
Right of way support costs											\$0	
Site or right of way acquisition for Cap. Improvement Project											\$0	
Other Soft Costs (Specify):	· · ·			•							\$0]
Other Soft Costs (Specify):											\$0	
Other Soft Costs (Specify):											\$0	} `
Other Soft Costs (Specify):											\$0	
Total Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Clearing and Grubbing											\$0	
Demolition											\$0	
Grading .	,										\$0	
Soil Stabilization (Lime, etc.)			1								\$0	
Erosion/Weed Control						1					\$0	
Dewatering			1								\$0	
Other Site Preparation (Specify):											\$0	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Sanitary Sewer					1						\$0	
Irrigation											\$0	
Storm Drain										:	*\$0	
Detention Basin/Culverts						1					\$0	
Other Site Utilities (Specify):					1						\$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Aggregate Base											\$0	
Asphalt Pavement ,											\$0	
Sidewalk, Curb and Gutter				·							\$0	
Street Lights											\$0	
Striping/Barricades (Bicycle Facilities)											\$0	
Signage											\$0	
Crossing and Traffic Signals		1		1	1					· .	\$0	
Roundabouts, median islands or curb extensions					1						\$0	
Other traffic calming surface improvements		1	1				,				\$0	
Other Street Improvements (Specify):				1						-	\$0	
Total Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Skippg/Barricades (for dedicated bus lanes)		T	1			T			 		\$0	· · · · · · · · · · · · · · · · · · ·

Transportation Related Amenities (TRA) Sources and Uses Budget PIN

If proposing multiple distinct TRA Capital Projects, pro	vide detail for eac	ch Project in s	eparate budgets	below. Amoun	its from each bu	idget will autosu	ım at the botton	n. The sum will l	be used to deter	mine the total 1	TRA funds request	ed and cost cap.
	A. Helichelle	deare adam	y North Cartherin		ALL	FUNDING SOUR	RCES	ustratu uterata	eraja e 1918.	Augustus Atlanti	- matternal side (see al.	
Cost Category	AHSC TRA Grant	0	0	0	0	0	0	0	. 0	0	Sources Total	Comments
Sidewalk, Curb, and Gutter							W 1000000000			<u> </u>	\$0	
Street Lights	1 · · · · ·		ļ		1			1.			- \$0	
Signage			 								\$0	
Signaling Prioritization Technology			1		1	· · · · · · · · · · · · · · · · · · ·					\$0	
Boarding infrastructure	1										\$0	
Seating/Benches	 								 		\$0	
Bus/Transit Shelters						<u> </u>					\$0	
Other ITS Technology			1		 				 	7	\$0	
Other Transit Station or Stop (Specify):			 						· · · · · · · · · · · · · · · · · · ·	-	\$0	
Other Transit Station or Stop (Specify):	 										\$0	
Total Transit Station or Stop - Construction	\$0	\$0	\$0	\$0	\$0	, \$0	\$0	\$0	\$0	\$0	\$0	
Street Trees	 		1	 	1	j	t	1	1	 	\$0	
Bioswales						-					\$0	
Landscaping	1										\$0	
Other Urban Greening (Specify):	 		 	 				 			\$0	
Other Urban Greening (Specify):	 			 	 			 			\$0	
Total Urban Greening (Opechy).	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Street Furniture	 	40			40	+		 	 	Ψ0	\$0	·····
Bicycle Repair Kiosks					 			 	 		\$0	
Bicycle Storage or Parking	 		 			·					\$0	
Orinking Fountains	-				ļ			l			\$0	
Other Amenities (Specify):											\$0	
Other Amenities (Specify):				1				ļ			\$0	
Total Amenities	\$0	\$0	. \$0	\$0	\$0	\$0	\$0	\$0		**		
Provide Name of Impact Fee	\$0	\$0	\$0	\$0	\$0	\$0	30	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee			 						 		\$0	
Total Impact Fees	h	***				**	<u> </u>	<u> </u>			\$0	
	\$0	\$0 .	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify):	 		ļ	 	 	ļ					\$0	
Other Activity Costs (Specify):	40	**	4.5	40	***			**		10	\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	. \$0	\$D	\$0	\$0	\$0	\$0	
Employee Reporting			ļ								\$0	
/ehicles								<u> </u>			\$0	
Other Capital Costs (Specify):					-				<u> </u>		\$0	
Other Capital Costs (Specify):	<u> </u>										\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$D	\$0	\$0	\$0	\$0	
Fotal TRA #3 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Provide Urban Greening Details and explain unusual or extraordi	nary circumstances	s that have resu				a justification as		sts are reasonabl	e.			
Total Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
otal Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
otal Transit Station or Stop - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
otal Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
otal Orban Greening otal Amenities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
											\$0	
otal Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
otal Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
otal Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total TRA Budgeted Project Costs	. \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<u> </u>

				Programs	(PGM)	PIN							
	lagsilysis, laga			PGM Project Sur				1 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5					
	Programs in	clude educatio	n, outreach and training programs fo partnerships; and outreach, e							tion; workto	rce developn	nent	
ea	wer all 3 areas ch program, s cell comments	ee	Program Des	cription			Add	ress	City	Zip	County	Lat.	Log.
1#				7									
₽GM#													
P	<u> </u>				_			,					
#2													
PGM#				•			-						
ā.													
£													
PGM #3													
_									1				
(1) F		ble Costs §10: in Project include	3(b) and Ineligible Costs §103(c) -	eligible costs ma	ay include	operational	costs fo	r progran	ns for the	term of the	grant (3 yea	rs)	
			gram Operator will sustain the Program	beyond the term of	the AHSC	standard agre	ement and	l funds.					
											•		
(2)		t fan Drawara	Conta within a Doning Annual Avenue		Ji	t facility and		Budgeted	C	ost Cap	Overage	3 .	
	ect up to \$500,0		Costs within a Project Area cannot exc	eed 30% of the fulf	ang reques	st for the overa	""	\$0		\$Ü	. \$0		Ok
			funded costs do not include any of the tangent funder feasible, available source of cor			thereof to be	funded by	AHSC or if	cost is incu	rred prior to	AHSC award:		١٠.
(2) F	Routine mainter	nance or operation	ons of transportation infrastructure inclu housing programs;										ļ
(4)	Ongoing operati	ional costs beyo	nd the term of the grant (three years) fo										
(5) (Costs associate	d with automobi	lle or motorcycle parking (excluding elec	tric vehicle charging			And Take			er religione in			Agrica Agrica
(7) [le Funding Com	nmitments (EFC) See AHSC Guidelines				of Enforcea	ble Fundin	g Commitm	ents (EFC).			
EFC#	Committed by Full App	Commitment Date	Source Name	Source Type	Lien	Amount		Interest F	Rate	Term (#	Required	1	oon ?
1	Deadline? Yes	Date	(listed in order of lien priority) AHSC PGM Grant	State-HCD	No.		Rate .		Type		Debt Service 500k AHSC PC		
2	100		7,1100 ; 0111 014111	Oldto Hob					,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				<u> </u>
4					-							-	
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7													
8												 	
10	\$0 < <i>To</i>	tal Committed N	lon-AHSC PGM Funds . TOTA	L (must egual PG	M Budget	\$0						-	
Pro			extraordinary circumstances that have				s and prov	ide a justifi	cation as to	why these c	osts are reaso	nable.	
									•				
	AST File: Demonstrate r		FC PGM2, EFC PGM3 Supporting do by providing evidence of two prior PGM						which have		iles Uploaded' eted by the ap		t
		10.100	PGM Past Project #1						VI Past Pro		otou 2) 1110 up	P.1341.	<u> </u>
	ject Name erating Entity												
				4									
Brie	of Description												
Des	cribe the prior												
exp	erience of the gram Operator		,	•									
with	operating lar successful												
pro	grams.	PCM is infeasib	le without AHSC Program funds, and of	har committed fund	s are not a	nd will not be	cupplanted	by AHSC	Drogram fu	ade			I
(22	, vve certify the	1 ON 10 II II EASID	ie Without Artoo i Togram futius, and of	Program Need			supplanted	by 74100	rogram ia		* 25 pt 1 k / j š	- 1, -4	-
Ple	ase briefly desc	ribe the propose	ed Program(s) Activity	1									
		,											
										•			
Wh	o are the target	ed users for the	Program(s)?										
<u> </u>													
	C R5				33 of 46			~~~			and the second second		PGN

Drograms (DCM), DIN	
Programs (PGM) PIN	
What is the issue or need that the Program(s) is attempting to address, and how will it successfully address this issue or need?	
·	
Describe additional design challenges and development costs incurred to meet the requirements of the Program.	
	41
PGM Milestones	14500254
Please provide the actual or anticipated completion date for the following performance milestones for each. If a milestone is not applicable, select "N/A"	1 1 20 2 2 2 2
Program Milestone Schedule	
<u> </u>	Date
Program designed.	
Program operator identified.	
Obtaining all enforceable funding commitments.	
Program operations start.	
Identification and commitment of program operator and partners.	
Completion of a business or a work plan.	
Identification of ongoing support for operation costs beyond grant period.	
Program funds fully disbursed	
Have all milestone dates been entered above?	

Programs (PGM) Sources and Uses Budget PIN

ALL PUNDING SOURCES ALL PUNDING SOURCES ALL PUNDING SOURCES POM BUDGET #1 - 1 Staff Cost 1; (Spreigh) 1 Staff Cost 1; (Spreigh) 1 Staff Cost 1; (Spreigh) 1 Staff Cost 2; (Spreigh) 1 Staff Cost 3; (Spreigh) 1 Staff Cost 3; (Spreigh) 1 Staff Cost 3; (Spreigh) 1 Staff Cost 4; (Spreigh) 1 Staff Cost 4; (Spreigh) 1 Staff Cost 5; (Spreigh) 2 Staff Cost 5; (Spreigh) 3 Staff Cost 5; (Spreigh) 4 Staff Cost 5; (Spreigh) 4 Staff Cost 5; (Spreigh) 4 Staff Cost 5; (Spreigh) 5 Staff Cost 5; (Sprei
Signif Coat Searchy
Start Cost Specify
Sarf Cost 2 (Specify) Sol
Starf Cost Spendy
Staff Cost of (Speedity) S
Clarical Staff Costs S0 S0 S0 S0 S0 S0 S0 S
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Indirect Staff Cost (Specify)
Start Costs S0 S0 S0 S0 S0 S0 S0 S
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St Passes (see cell comment) St O
Illies (Specify)
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Capital Costs (Specify)
Capital Costs (Specify)
Capital Costs (Specify)
Capital Costs (Specify)
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13 Staff Cost 2 (Specify) 50 50 50 50 50 50 50 5
Staff Cost 3 (Specify) S0 S0 S0 S0 S0 S0 S0 S
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Staff Cost 2 (Specify) Staff Cost 3 (Specify) Staff Cost 3 (Specify) Staff Cost 4 (Specify) Staff Cost 4 (Specify) Staff Cost 5 (Specify) Staff Cost 5 (Specify) Staff Cost 5 (Specify) Staff Cost Staff Cost Staff Cost (Specify) Staff
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ct Staff Cost 5 (Specify) \$0 iDiffect Staff Costs \$0 \$0 \$0 \$0 i Indirect Staff Cost (Specify) \$0 \$0 \$0 or Indirect Staff Cost (Specify) \$0 \$0 or Indirect Staff Cost (Specify) \$0 \$0 or Indirect Staff Cost (Specify) \$0 \$0
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all Other Capital Costs and Costs an
al PGM #3 Budgeted Project Costs \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
al Direct Staff Costs \$0 \$0 \$0 \$0 \$0 \$0
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al PGM Budgeted Project Costs \$0 \$0 \$0 \$0 \$0

				Quantitative Policy So		T. (-1.0) (11.1) (2.1/.0)	-1 00
Supplied to State of	1 w. 5 de 55		e decir e por u	55 Points Max (points in ctive Transportation Improvements		Total Quantitative Self Scor	e 0.0 0
(1) Length of C	ontext S	ensitive Bikeways (f			3 107(b) - 10 Points Max	The state of the s	1 4
				ensitive Bikeways (from STI Worksheet):		0.00	T 0
				ion or Stop to an existing bicycle netwo	rk or a bicycle network identified	in an official public planning	
			Stop, The	st be directly linked by a new AHSC funded existing or planned bicycle network does n	not have to be comprised of Contex	d Sensitive Bikeways 1 point	0
FAAST File:	Ві	cycle Network Conn		Identify the Project component that links the network on the Transit Service Map (from	Overview worksheet). Upload the		?
(2)				document including map showing connective	vity.		
		ddress safe access of		s max (one point for each)			0
Select flow File	ect will a	duless sale access of	routes.	Provide one of the following: Traffic and sa	fety studies that detail existing pro	hlems existing traffic	
FAAST File:		Safe Bicycle Rou	tes	conditions and traffic projections from a Pu existing problems with the bikeway; or a let with the bikeway, and how the proposed im	blic Agency; photos of existing con tter from a Public Agency that expl	ditions that demonstrate	1?
		Accessible Walkway					
				alks and TRA sidewalks improved (from ST	TI & TRA Worksheets):	0	0
				pedestrian networks - 1 point ectly links two pedestrian networks that are	unlinked for one quarter mile:		1 0
	- Ing point	Pedestrian Netwo		PAM - identify a pedestrian crossing point t		etworks that are unlinked	
FAAST File:		Connectivity		for one quarter mile along a walkable route		File Uploaded	1?
<u></u>				oints max (one point for each)			
Select how Proj	ect will a	ddress safe access of	f routes:				0
FAAST File:		Safe Pedestrian Ro		Provide one of the following: Traffic and sa conditions and traffic projections from a Pu existing problems with the walkway; or a le with the walkway, and how the proposed in	blic Agency; photos of existing con htter from a Public Agency that expl nprovement will fix it,	iditions that demonstrate	1?
			G	reen Buildings and Renewable Energ			0
		us - 3 points max	n hester	Construction Type (select type that give	es max pts):		0
FAAST File:	status be	yond mandatory gree Green Building St		requirements as verified by a HERS rater: Provide signed letter from a HERS rater sta	ating the green huilding status	File Uploaded	12
	d Use Re			S rater - 5 points max	atting the green building status.	T lie Oploadet	<u> </u>
		n level, measured as					
consumption ar	nd as veri	fied by a certified des	ign profes	sional:			0
FAAST File:		Energy Grid Reduc		Provide signed letter from a HERS rater sta		File Uploaded	
				using and Transportation Collaborati	on §107(d) - 9 Points Max		0
L'. /				C Requested - 6 points max		TITUING REQUESTED AS 76 OF TOTAL ATTOCK	
AHD & HRI Requ			STI Reque	sted: \$0 Total AHSC Funds Req n or Stop) as percentage of Total AHSC F	uested: \$0	Paguasted: 0%	0
		TRA (Transit		Total AUCC Fundal T	RA (Transit Station/Stop) Funds	TRA Funds Requested as %	
TRA Req:	\$0	Station or Stop)	\$0	Requested: \$0	Req as % of Total AHSC Req:	0% of Total AHSC Requested: 0%	0 ,
				Fund (GGRF) Program, which directly b	enefit or contribute to Project's	development - 1 point max or see (3b) belo	w
GGRF Program	Project	nas received funding				Funding Amount:	0
FAAST File:			award), c				1?
				Station Planning Area - 1 point max			
FAAST File:				all Station Planning Area? t Project's location within environmentally c	leared High Speed Bail Station Pla	anning Area. File Uploaded	0
AAGITIE.	880000	gii Speed Kali Alea		ion Efficiency and Access to Destina		arting Area.	0.0
(1) Location Et	fficiency	- Walkability - 3 poir) on US EPA Walkability Index to determine V	
Project address			110 111 121			Walkability Index:	0
			(PAM) -	333 points each; 3 points max (for each it			
		Fresh requirements:		Licensed child care facilit		library: Bank or Post Office:	
		edi-Cal payments:		Pharmac		ce park: Place of Worship:	0.0
Public elementa	ary, midd	e or high school:		Park-accessible to general publi		college:	
Non AUCC T	onable "	ndina Carraire de Car	EC)	Funds Leveraged §107(f) -		AUSC EECs on a W of AUSC Bernard 1	0
INON-AHSC Enfor	ceable Fu	nding Commitments (El	ru):	\$0 AHSC Funds Requested: Anti-Displacement Strategies §10		AHSC EFCs as a % of AHSC Requested: 0%	
(1) Protects 11	at oither	implement states!	E 02 ====	rams, or are located in jurisdictions with		that currently evict # of Ct(0
				rams, or are located in jurisdictions with dents from the area surrounding the Pro			0
				"Yes" for each strategy implemented)	Joer , point per adategy so por	mpierieneu inpierieneu	
				o net loss of units on site according to afford	dability		T
First righ	t of retur	n policies that include	moving e	penses			
					ndirect or direct displacement in ne	eighborhoods near the proposed project (e.g.,	
				nant legal counseling)	Community or a Law Jacoma Comm	munity.	
				g nearby neighborhoods, a Disadvantaged (es" for each strategy implemented)	Community of a Low-income Comm	Hunty	
					, job and housing rich areas, down	towns and revitalization areas or policies on	T
		rsuant to Gov. Code §					
				red by California Civil Code 1946.2			
				ant stability beyond what is required by Cali			
						ated to the conservation and improvement of	
				ds (e.g., acquisition/rehabilitation, commun			
				ousing or commercial linkage fees). Differer eplacement requirements	it suatedież cahinien Mituit tuis pr	met point are each engine for points.	
Funding progra			on state I	Argonnent redattettiette			+
, , ,		enter program name					
and type of pro						~	
Affirmative mar	keting st	ategies and policies					
		ation and	1				1

linear report of boundary for lower and			oring §107 PIN			
improvement of housing for lower and	,					,
moderate income households - e.g., acquisition/rehabilitation, community la	and		· · · · · · · · · · · · · · · · · · ·			
trusts, land banking, mobile home park						
overlay zones, single room occupancy preservation ordinances, affordable ho	using	•				
or commercial linkage fees. (enter gen description of strategy/policy)	eral	•				
FAAST File: Anti-Displac		ument who is responsible for each s f explanation or a web link to the Ap			of File Uploaded?	
(2) Projects demonstrating policies,		strategy, policy, or program.	implemented through this		1	
Project to prevent the displacement given for a policy, strategy, or program given for two policies, strategies, or pro both newly implemented through this P	of locally-owned busines that either currently exists ograms, either as one curre	ses from the area surrounding th or is newly implemented through thi ently existing and one newly implement	e Project. One point will be is Project. Two points will be	Number of Existing 0	Number of Newly mplemented Strategies:	0
	overlay zone to protect and	i I	Establishment of a for every small but	a small business advocate offi	ice and single point of o	contact
Creation and maintena	ance of a small business al	iance		of the jurisdiction's small but	siness assistance progr	rams
	sure that some fraction of a	jurisdiction's purchases of	Prioritization of Mi contracting	nority and Women Business I	Enterprises (MWBE) fo	r public
	Doc ement Business brie	tument who is responsible for each so f explanation or a web link to the Ap strategy, policy, or program.	strategy, policy, or program cl		of File Uploaded?	
	Pro	phousing Local Policies §107(I				0
Applicant certifies that the Project is for each Strategy) - 1 point per strate	tegy - 2 points max				# of Strategies 0	
a. Implemented programs over the la		nfrastructure with accompanying inc	reased housing capacity or lo	ocal financial incentives for ho	ousing, including, but	
		dential and mixed-use development ing sustainability districts, as define		amily housing, established wo	orkforce housing	
	development or zoning site	s at higher densities than is required		ne minimum regional housing	needs allocation for	
Adopted accessory dwelling unit of	ordinances or other mecha-	nisms that reduce barriers for proper	rty owners to create accessor	ry dwelling units beyond the re	equirements outlined	
	ss spaces per accessory du	velling unit in areas not already exer	mpt from parking pursuant to	Gov. Code §65852.2;		
- Impact fee waivers or reductions - Ministerial approval in less than						
		de yard setbacks to five feet or less	;	•		
	walanment atandords to tu	a atony haighter			i	i
d Reduction or modifications of de - Reduction or modifications of de - Reduction or modifications of de				٠.		
- Reduction or modifications of de - Reduction or modifications of de - No minimum lot size requiremer	evelopment standards to 60					
Reduction or modifications of de Reduction or modifications of de No minimum lot size requiremer Provisions for affordability; or Offering support programs such	evelopment standards to 60 at; as a user-friendly website	% lot coverage;				
Reduction or modifications of de Reduction or modifications of de No minimum lot size requiremer Provisions for affordability; or Offering support programs such e. Only use objective design standar	evelopment standards to 60 at; as a user-friendly website	lot coverage; al development or adopt fee transpa				(number
Reduction or modifications of de Reduction or modifications of de No minimum lot size requiremer Provisions for affordability; or Offering support programs such Only use objective design standar	evelopment standards to 60 at; as a user-friendly website	% lot coverage;	Estimated Outcomes - Des of units), timing (reduced	ublicly available fee calculato scribe numerically in terms I number of days), developn llining (reduced number of a value of incentives).	of increase in supply nent costs (reduced c	osts per
Reduction or modifications of de Reduction or modifications of de No minimum lot size requiremer Provisions for affordability; or Offering support programs such Only use objective design standar Select Strategy Type Strategy	evelopment standards to 60 nt; as a user-friendly website rds for multifamily resident	al development or adopt fee transparent to source document and description of where the	Estimated Outcomes - Des of units), timing (reduced	scribe numerically in terms I number of days), developm Ilining (reduced number of a	of increase in supply nent costs (reduced c	osts per
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		Quan	titative Policy S	coring §107	PIN		· · · · · · · · · · · · · · · · · · ·	
						n" programs, YouthBuild programs, ar ent and that have a track record of suc		
income residents	name that lead to industry recogni.	ed Gredermans, common		es for long term	citipioyine	on and that have a track record of suc	ocaa iii aci viiig low	
Partnerships with lo	cal Workforce Investment Board p	rograms serving disadv	antaged populations	or individuals wi	th barriers	to employment		
	developed project labor, communit ectly apply to the proposed project		id agreements with tar	geted local hire	specificati	ons OR that are located in jurisdiction	ns with local hire	
FAAST File:	Workforce Development	the name of the orga		artnering with, th	e demogra	nent or hiring practice and include aphic data on the population they or policy undertaken.	File Uploaded?	-
		Housing A	ffordability §107(j) - 5 Points Ma	ax .			0
Total AHD Units Re	stricted to Extremely Low Income	(ELI) Households:	0 Total AHI	Units: 0	ELI Re	estricted AHD Units as a % of Total Al	HD Units: 0%	
		Prog	rams §107(k) - 2 P	oints Max				0
(1) AHSC Funded	Eligible Program - 1 point	<u> </u>						
Proposed Eligible F	Program:							0
(2) Applicant Provi	ided Program Documentation - *	point (if Yes attach FA	AAST documentation)					×
Program Operator v	will sustain the program beyond the	e term of the AHSC Pro	gram grant (three yea	rs)?				0
FAAST File:	Program Continuation	Document showing he Program grant (three		rator will sustair	the progra	am beyond the term of the AHSC	File Uploaded?	
		Urban (Greening §107(l) -:	2 Points Max				0
Urban Greening cos	sts: AHD: \$0	HRI: \$0	STI: \$0	TRA:	\$0	Total Urban Green Costs:	\$0	

Page 38 of 46

AHSC R5

		Narrative-Based Scoring §107(m)(n)(o)(p) - 15 Points Max PIN	
listed below for eac	plicants must include a PDF attac h section of the write-up; the ques	hment of a write-up that addresses the following questions and prompts below and in the Guidelines. Plea stions should not be re-stated in the write-up. The total write-up may not exceed six pages, not including re ion for each section is included either in the response for that section, or the required documentation for th	quired documentation, 11
FAAST File:	Narrative	Provide a response to each prompt listed below. Each prompt is designated by *Narrative. The responses must be uploaded as a PDF and must not exceed 6 pages. See Narrative Scoring Rubric document for guidance in completing Narratives.	File Uploaded?
		Collaboration & Planning - §107(m) - 4 Points	
(1) Local Planning			
		nents, and if applicable, describe what particular components of the project are derived from a local plan. E e project. Refer to Section 107(m)(1) of the Guidelines for further guidance.	xplain how local government
FAAST File:	Local Planning Efforts	Indicate the applicable section or elements of the local planning document Project will implement.	File Uploaded?
	ransportation Collaboration *Na		
		s or partners that worked together to create the proposed AHSC project. Explain the process involved in c he integration of housing, transportation, and urban greening infrastructure components in creating a cohe	
FAAST File:	Site Plan & Project Map	Provide a site plan and project area map (or context plan) detailing housing and transportation collaboration.	File Uploaded?
		Community Benefits & Engagement - §107(n) - 6 Points	
(1) Community En	gagement and Leadership *Nar	rative	
	rs and CBOs have been and will I	ocal residents have been meaningfully involved in the visioning and development of this project. Explain in be engaged. Describe efforts to involve Disadvantaged and/or Low-Income Community residents, includin	g how meetings were
FAAST File:	Community Tracker	Provide a completed AHSC Round 5 Community Engagement Tracker	File Uploaded?
	mmunity Needs *Narrative	·	
process, a local nee	eds assessment, as part of a loca d in a Disadvantaged Communit	s one or more identified community needs, articulating how these needs were identified (e.g. through the co al health department plan or other city/county plan, etc.). Address community needs beyond the provisions ty or Low-Income Community, applicants are also encouraged to cite top burdens from their CalEnviroSc	of housing and transportation.
FAAST File:	Community Needs	Letter of support from local community-based, grassroots organization describing the community engagement process and how feedback from local residents was incorporated into the project.	File Uploaded?
		Community Climate Resiliency - §107(o) - 3 Points	
(1) Climate Adapta	ation Assessment Matrix		
		nk below) with climate projections for the listed impacts and with technical descriptions of adaptive measun sources besides those listed below, state where the data are from and if they use different assumptions (e.	
FAAST File:	Climate Matrix	AHSC Round 5 Climate Adaptation Assessment Matrix	File Uploaded?
(2) Climate Adapta	ition *Narrative		
Describe how the risks posed by char or county has adde section 65302(g)(4	isk posed from changing climate on nging climate conditions, and con- id adaptation measures to the Ge ()), requires cities and counties to is according to climate impacts.	conditions will be reduced by strategies listed in the Climate Adaptation Assessment Matrix. Consider the li sequences of those risks (impacts to occupant health and safety, structural integrity, heating and cooling s eneral Plan or other local planning documents, describe how the Project conforms to the implementation of incorporate climate considerations in the Safety Element of the General Plan or other local plan or docume	ystems, etc.). If your local city that plan (Government Code
	Cc	ommunity Air Pollution Exposure Mitigation §107(p) - 2 Points Max	
(1) Air Pollution E:	xposure Mitigation Strategies *1	Narrative	
and Traffic Density	percentiles as described in CalEr	pollutants of concern and/or known sources of pollution affecting the Project Area. Report the PM2.5, Dies rviroScreen 3.0 for the census tract in which the project will be sited.* Describe how air pollution mitigation power they defines pollution sources.	

AHSC R5 Page 39 of 46 Narrative Based Policy

Plea	se complete	the "yellow" cells	Application I in the form below and en	Develo	pment Team (ADT) Support Form py to: AppSupport@hcd.ca.gov. A member o o your request within ASAP.	f the Application [Development	Team will
Full Nan			re	spona ta	Date Requested:	l A	pplication sion Date:	
Organiza	ation:			Email:		Contact Phone		
Justifica	- 1			l			1	
lssue- #	-Program Name &	Tab	Section	Cell#	Update/Comment	Urgency	ADT Status	Status Date
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	ound 5 Document Ch	ecklist	
AHSC - Supplemental Application Workbook			
Overview TAB FAAST File:		Submitted	Comments
AB 1550		Submitted	Comments
•			·
Project Area Map			
Transit Service Map		. ,	
Transit Service Schedule			
MPO Support Doc		,	·
SCS or Equiv Regional Plan			
Reloc Plan			
Hsng Element Letter	·		
Indian Tribe			
STI TRA Agrmnt	-		
Applicant Documents (if more than two applicants contin	ue attachements as App3	App4, and	App5)
App1 Cert & Legal			·
App2 Cert & Legal			
App1 Reso			
App2 Reso			
Resolutions***			
1. Entity Name (identity of the contracting party or borrower) a	and Entity Type (corporation	, non-profit, t	for-profit, LLC, etc.).
Name & Title of Signatory(ies)**** NOTE: Name and title of authorized signatory(ies) is preferre	d. In instances pertaining to	municipalitie	es/jurisdictions/transit agencies (when title is
acceptable), supporting documentation evidencing the individ			
3. NOFA Date.			
 Language authorizing Signatory(ies) to sign Standard Agree Amendment Provision included. 	eement.		
Aggregate dollar amount (should be equal to or greater that	an the requested/award amo	unt), Loan A	mount, and Grant amount, each to be listed inc
7. Person attesting validity of resolution (must be someone or	ther than person authorized	to sign Stan	dard Agreement).
The meeting date authorizing resolution. All votes taken at meeting authorizing resolution (ayes, no')	e absent vacant)		
10. Project name as it appears on AHSC application.	s, absent, vacanty.		
*The General Partner and Limited Partner who are members	s of the Limited Partnership	will also nee	d to submit applicable organizational
documents based on the type of entity they are. ** Organizational documents for the manager of the LLC if ar	a entity other than an individ	ual :	
*** These are minimum requirements for a resolution. Update			mpleted.
**** Ensure when identifying the Signatory(ies), if more than			
App1 OrgDoc1	-		
App2 OrgDoc1			
Applicant Organizational Documents (submit documents	ation for each as App1, Ap	p2, etc)	
Entity Type Limited Partnership (L.P.)*	FAAST File:	Submitted	Comments
Certificate of Limited Partnership (LP-1)	App1 OrgDoc1		
LP-2 (IF Applicable)	App1 OrgDoc2		
Loan Authorization	App1 OrgDoc3		·
Certificate of Limited Partnership	App1 OrgDoc4		

AHSC Round 5 Document Checklist				
Certificate of Standing from Secretary of State	App1 OrgDoc5			
Limited Partnership Agreement	App1 OrgDoc6		·	
All Amendements to Limited Partnership Agreement	App1 OrgDoc7		,	
Corporations	FAAST File:	Submitted	Comments	
Articles of Incorporation, with all amendments	App1 OrgDoc1			
By-Laws, with all amendments	App1 OrgDoc2			
Certiificate of Status from Secretary of State	App1 OrgDoc3			
Evidence of tax-exempt status from FTB	App1 OrgDoc4			
Evidence of tax-exempt status from IRS	App1 OrgDoc5			
Limited Liability Company (LLC)**	FAAST File:	Submitted	Comments	
LLC-1	App1 OrgDoc1			
Articles of Organization, with all amendments	App1 OrgDoc2			
Operating Agreement, with all amendments	App1 OrgDoc3			
Certificate of Status from Secretary of State	App1 OrgDoc4			
FAAST File:				
App1 OrgChart	·			
App2 OrgChart				
App1 Signature Block				
App2 Signature Block	-			
App1 Payee Data or TIN			·	
App2 Payee Data or TIN				
Development Team Documents				
Owner/Borrower Entity** Certification & Legal Disclosure (wet signature	FAAST File:	Submitted	Comments	
required)	Owner Cert & Legal			
Resolutions	Owner Reso			
Organizational Documents (see above)	Owner OrgDoc			
Organizational Chart	Owner OrgChart			
Signature Block	Owner Signature Block			
Payee Data Record (STD 204) (wet signature required)	Owner Payee Data			
Managing General Partner**	FAAST File:	Submitted	Comments	
Certification & Legal Disclosure (wet signature required)	MGP Cert & Legal			
Resolutions	MGP Reso			
Organizational Documents (see above)	MGP OrgDoc			
Organizational Chart-	MGP OrgChart			
Signature Block	MGPSignature Block			

Upload Checklists

AHSC R	Round 5 Document Cl	necklist	
Payee Data Record (STD 204) (wet signature required)	MGP Payee Data or TIN		
Administrative General Partner #1**	FAAST File:	Submitted	Comments
Certification & Legal Disclosure (wet signature required)	AGP Cert & Legal		
Resolutions	AGP Reso		
Organizational Documents (see above)	AGP OrgDoc		•
Organizational Chart	AGP OrgChart	÷	
Signature Block	AGP Signature Block		
Payee Data Record (STD 204) (wet signature required)	AGP Payee Data or TIN		·
Administrative General Partner #2**	FAAST File:	Submitted	Comments
Certification & Legal Disclosure (wet signature required)	AGP2 Cert & Legal		
Resolutions	AGP2 Reso		
Organizational Documents (see above)	AGP2 OrgDoc		
Organizational Chart	AGP2 OrgChart		
Signature Block	AGP2 Signature Block		
Payee Data Record (STD 204) (wet signature required)	AGP2 Payee Data or TIN		
AHD-HRI TAB FAAST File:		Submitted	Comments
Net Density Verification		Submitted	Comments
Cap Improvements Req			
SFH Lease Addendum			,
AHD Environmental			
AHD Auth to Use Grant Funds			
AHD Market Study			
AHD Site Control		_	
AHD Preliminary Title Report			
Past Exp AHD1 (submit documentation for each as AHD	01, AHD2, etc)		
AHD No Ag			
AHD Ag Infill			
HRI Environmental			
HRI Auth to Use Grant Funds			
HRI Market Study			
HRI Site Control			
Past Exp HRI1 (submit documentation for each as HRI1	, HRI2, etc)		
HRI No Ag			

Checklist	
Submitted	Comments
Submitted	Comments
Submitted	Comments
·	
Submitted	Comments
Submitted	Comments
Submitted	Comments
	Submitted Submitted Submitted Submitted Submitted

AHSC Round 5 Document Checklist				
Bicycle Network Connectivity				
Safe Bicycle Routes				
Pedestrian Network Connectivity				
Safe Pedestrian Routes				
Green Building Status		,		
Energy Grid reductions				
GGRF Fund Evidence				
High Speed Rail Area				
Anti-Displacement Resident		•		
Anti-Displacement Business				
Workforce Development				
Program Continuation	·			
Narrative-Based Policy TAB				
FAAST File:		Submitted	Comments	
Narrative	•	,		
Local Planning Efforts				
Site Plan & Project Map				
Community Tracker				
Community Needs				
Climate Matrix				
GHG & Co-Benefits Quantification				
Description	FAAST File:	Submitted	Comments	
Completed AHSC Benefits Calculator Tool, with worksheets applicable to the project and all fields in the GHG Summary and Co-benefits Summary tabs populated. Click here for instructional video.	GHG Benefits Calculator Tool	,		
Documentation of affordable housing development inputs, including the following: - Number and type of dwelling units; - Number of affordable unit (per Guidelines definition); - Number of stories; and - Net density	GHG Affordable Housing			
Map documenting distance to central business district, determined using the CARB tool available at: www.arb.ca.gov/cc/capandtrade/auctionproceeds/kml/jobcentermap.htm	GHG Distance to CBD			
Documentation of mixed-use development inputs, including proposed uses and total areas of each type of space	GHG Mixed-Used Development			
Documentation of parking inputs, including the following: - Number of residential parking spaces; and - Calculations of unbundled monthly parking cost and on-street parking price increase	GHG Parking			

AHSC R	AHSC Round 5 Document Checklist				
Documentation of transit subsidy program, including the following: - Number of dwelling units to receive transit subsidies; - Type and annual value of transit subsidies to residents; and - Number of years for which subsidies will be funded	GHG Transit Subsidy				
Project area map documenting the following: - Type and location of traffic calming measures; - Type, location, and length of bicycle and pedestrian facilities; and - Key destinations in ¼ and ½ mile buffers around each bicycle and pedestrian facility	GHG Project Area Map				
Documentation of average daily traffic for the street parallel to each proposed bicycle or pedestrian facility	GHG Average Daily Traffic				
Letter from bike share partner (on bike share organization letterhead and signed by bike share organization staff) documenting the following: -Calculations of number of bike share trips per year, bicycle energy use, and avg. cost per trip	GHG Bike Share				
Letter from transit agency partner (on transit agency letterhead and signed by transit agency staff) documenting the following for each new or expanded service or capital improvement: - Type of service, vehicle, fuel, and engine; - Days of operation; - Adjustment factor and length of average auto trip reduced, if different from default; - Tolls avoided & parking costs at transit facility; & - Calculations of increase in ridership& vehicle miles traveled or fuel consumption of transit vehicle	GHG Transit Component (Submit documentation for each new or expanded service or capital improvement and number according to order on Transit Inputs tab)				
Map documenting new or expanded transit routes or capital improvements	GHG Transit Map				
PVWatts Calculator results spreadsheet, generated via pvwatts.nrel.gov/	GHG PVWatts Results				
Documentation of solar PV system, including the following: - Number of solar PV panels; - Watts per panel; and - Size of any solar PV system required for the project by code	GHG Solar PV System				

AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM

ROUND 5 FY 2018-2019 PROGRAM GUIDELINES





October 31, 2019

Technical Amendment: 12/9/19

TABLE OF CONTENTS

Article I. AHSC General Overview	3
Section 100. Purpose and Scope	3
Section 101. AHSC Program Overview	4
Article II. Program Requirements and Procedures	6
Section 102. Eligible Projects	7
Section 103. Eligible Costs	9
Section 104. Assistance Terms and Limits	18
Section 105. Eligible Applicants	21
Section 106. Program Threshold Requirements	22
Section 107. Scoring Criteria	27
Section 108. Application Process	41
Article III. Legal and Reporting Requirements	45
Section 109. Legal Documents	45
Section 110. Reporting Requirements	49
Section 111. Performance Requirements	51
Section 112. Defaults and Cancellations	52
Section 113. Prevailing Wages	53
Appendix A. Definitions	54
Appendix B. Federally Recognized Indian Tribe Eligibility	65
Appendix C. Awardee Publicity Guidelines	67

Note: Defined terms are bolded throughout the document. Refer to Appendix A for complete definitions.

Article I. AHSC General Overview

Section 100. Purpose and Scope

- (a) The purpose of these Program Guidelines is to implement Division 44, Part 1 of the Public Resources Code (PRC) (commencing with Section 75200), which establishes the Affordable Housing and Sustainable Communities (AHSC) Program, hereinafter referred to as the AHSC Program.
- (b) The purpose of the **AHSC Program** is to reduce greenhouse gas (GHG) emissions through projects that implement land-use, housing, transportation, and agricultural land preservation practices to support infill and compact development, and that support related and coordinated public policy objectives, including the following:
 - (1) reducing air pollution;
 - (2) improving conditions in disadvantaged communities;
 - (3) supporting or improving public health and other co-benefits as defined in Section 39712 of the Health and Safety Code;
 - (4) improving connectivity and accessibility to jobs, housing, and services;
 - (5) increasing options for mobility, including the implementation of the Active Transportation Program established pursuant to Section 2380 of the Streets and Highway Code;
 - (6) increasing transit ridership;
 - (7) preserving and developing affordable housing for lower income households, as defined in Section 50079.5 of the Health and Safety Code; and
 - (8) protecting agricultural lands to support infill development.

Section 101. AHSC Program Overview

The AHSC Program furthers the purposes of AB 32 (Chapter 488, Statues 2006) and SB 375 (Chapter 728, Statutes, 2008) by investing in projects that reduce GHG emissions by supporting more compact, infill development patterns, encouraging active transportation and transit usage, and protecting agricultural land from sprawl development. The Greenhouse Gas Reduction Fund (GGRF), an account established to receive proceeds from Cap-and-Trade auctions, provides funding for the AHSC Program. The Cap-and-Trade Program, a key strategy for achieving the GHG emission reduction goals of AB 32, issues a limited number of GHG emissions permits (called allowances) each year. A portion of these allowances can be purchased from the State at quarterly auctions, thereby generating auction proceeds. These State auction proceeds are then deposited in the GGRF, where they become available for appropriation by the Legislature to further the purposes of AB 32.

The AHSC Program is administered by the Strategic Growth Council (Council). The Department of Housing and Community Development (Department) will implement the transportation, housing and infrastructure components of the AHSC Program. The Council staff will coordinate efforts with Department staff, working with the California Air Resources Board (CARB) and the Council to administer the broader AHSC Program, including developing program guidelines, evaluating applications, preparing agreements, monitoring agreement implementation, and program reporting.

- The Council will coordinate with CARB to develop and incorporate consistent guidance in the following areas, which will apply to all GGRF programs, including the AHSC Program:
- Expenditure records to ensure investments further the goals of AB 32.
- SB 535 (Chapter 830, Statutes 2012) and AB 1550 requirements to maximize benefits to Disadvantaged Communities, Low-Income Communities, and Low-Income Households.
- Consistent methodologies for quantifying GHG reductions and other economic, environmental and public health co-benefits.
- Project tracking and reporting.

The AHSC Program provides grants and/or loans to projects that achieve GHG emission reductions and benefit Disadvantaged Communities, Low-Income Communities, and Low-Income Households through increasing accessibility of affordable housing, employment centers and Key Destinations via low-carbon transportation resulting in fewer vehicle miles traveled (VMT) through shortened or reduced vehicle trip length or mode shift to transit, bicycling or walking. Three Project Area types have been identified to implement this strategy: 1) Transit Oriented Development (TOD) Project Areas, or 2) Integrated Connectivity Project (ICP) Project Areas, or 3) Rural Innovation Project Areas (RIPA).

AHSC awards funds will be allocated through a competitive process, based on the merits of applications submitted and the proposed use of funds within the identified **Project Area**. The threshold requirements and application selection criteria focus on the extent to which developments realize the **AHSC Program's** objectives of reducing GHG emissions,

benefiting **Disadvantaged Communities**, **Low-Income Communities**, and **Low-Income Households**, providing affordable housing, demonstrating project readiness, and meeting other policy considerations.

Disadvantaged Community Benefits

In June 2018, using the updated results from CalEnviroScreen 3.0, the California Environmental Protection Agency (CalEPA) identified **Disadvantaged Communities** to include census tracts that fall within the top 25 percent of CalEnviroScreen 3.0, plus an additional 22 census tracts that score in the highest 5 percent of CalEnviroScreen's Pollution Burden but do not have an overall CalEnviroScreen score because of unreliable socioeconomic or health data. AB 1550 has also created investment requirements for **Low-Income Communities** and **Low-Income Households**. In July 2018, CARB approved the *Funding Guidelines for Agencies Administering California Climate Investments* that will provide criteria to evaluate whether a project provides a benefit to a **Disadvantaged Community**, **Low-Income Community**, or **Low-Income Household**. These guidelines can be found here: www.arb.ca.gov/ccifundingguidelines.

A Project that is located in and provides benefits to a Disadvantaged Community, Low-Income Community, or Low-Income Households may receive priority for funding in order to meet the AHSC Program Disadvantaged Community and Low-Income Community funding requirements. All applicants must evaluate the criteria for demonstrating a benefit to Priority Populations as part of the application, and, if applicable, demonstrate in the application how the Capital Project or Program Costs within the Project meets one of the criteria.

Article II. Program Requirements and Procedures

Figure 1: AHSC Program Summary

i iguie i. Ai	15C Program Summary		
Project Area Types	Transit Oriented Development (TOD) Project Area	Integrated Connectivity Project (ICP) Project Area	Rural Innovation Project Area (RIPA)
Transit Requirements (All Project Areas) §102	 MUST include Qualifying Transit Qualifying Transit includes variou Service. All Project Areas MUST also includ Transit line departing two or more Service). 	le a Transit Station/Stop, serve times during Peak Hours (unles	ed by at least one Qualifying sit is Flexible Transit
	Note: ICP/RIPA projects that propose addition	on of High Quality Transit will remain	eligible as an ICP/RIPA.
Project Area Specific Transit Requirements §102	 MUST be served by High Quality Transit Headway frequency of 15 minutes or less during Peak Hours Must operate on a railway or be a Bus Rapid Transit (BRT) service that either fully or partially operates on a dedicated bus-only lanes 	■ <u>CANNOT</u> be served by High Quality Transit	 <u>CANNOT</u> be served by High Quality Transit <u>MUST</u> be located within a Rural Area
Required AHSC Funded Components §102 & §103	 At least fifty (50) percent of AHSC Program funds MUST be used for Affordable Housing (which includes Affordable Housing Developments or Housing Related Infrastructure) AND At least one other type of Eligible Capital Project or Program Cost 	 At least fifty (50) percent of MUST be used for Affordate Housing Developments Related Infrastructure) AHSC Program funds MU Transportation Infrastructure Housing (which includes A Developments or Housing) 	able Housing (which includes elopments or Housing ST be used for Sustainable cture AND Affordable Affordable Housing
Eligible Capital Projects or Program Costs §103	 Affordable Housing Developme Housing Related Infrastructure Sustainable Transportation Infr Transportation-Related Ameniti Programs (PGM) 	(HRI) astructure (STI)	
Affordable Housing Development Requirements §103	Affordable Housing Developments may New construction Acquisition and Substantial Reha Conversion of one or more nonres	abilitation including preservation	
Funds Available	Target 35 percent of available funds to TOD Project Areas	Target 45 percent of available funds to ICP Project Areas	Target 10 percent of available funds to RIPAs
§108	Target a project from a Federally Reco a Federally Recognized Indian Tribe Indian Tribe	gnized Indian Tribe, an eligible e	by a Federally Recognized
Project Awards §104	All Project Area Types are subjec		
Statutory Funding Set-asides §108	 50 percent of the AHSC Program Code § 39719(a)(1)(C)) 50 percent of AHSC Program experience Communities (Public Resources Communities) 	enditures shall be for projects be	
	Note: A single project can addre	ess both set-asides above, and are i	not mutually exclusive.

Section 102. Eligible Projects

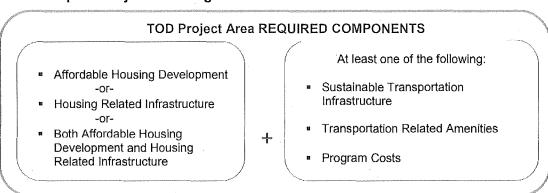
The AHSC Program is designed to implement GHG emissions reductions through a reduction of vehicle miles travelled (VMT), or fewer and shorter auto-trips. The AHSC Program will fund integrated land use and transportation projects supporting low-carbon transportation options. Promoting mode shift to low-carbon transportation will require strategies that link residential areas, major employment centers and other Key Destinations to accessible, reliable, affordable, safe and comfortable transit and active transportation options.

- (a) All applicants are required to define a **Project Area**. The **Project Area** is the area which encompasses transit, housing and destinations and is the area in which **AHSC Program** funds will be invested. Each **Project Area** must:
 - (1) Be a contiguous area included within a distinct planning area in a local or regional planning document(s) or transit service area
 - (2) Include at least one **Transit Station/Stop** consistent with the requirements set forth in (c) or (d) below; and
 - (3) Be of a defined size consistent with one of the following:
 - (A) For **Project Areas** with fixed transit routes, the defined **Project Area** may not exceed a one (1) mile radius from the identified **Transit Station/Stop**.
 - (B) For Project Areas with Flexible Transit Service routes, the defined Project Area must be defined based on the identified service area of the transit line.
 - (C) For Project Areas which include a **Transit Corridor** or bicycle network or both, the defined **Project Area** must be identified in a plan, i.e. general plan, bicycle master plan or transit corridor implementation plan.
- (b) The AHSC Program includes three eligible Project Area types as defined below:
 - (1) Transit Oriented Development (TOD) Project Areas,
 - (2) Integrated Connectivity Project (ICP) Project Areas, and
 - (3) Rural Innovation **Project Areas** (RIPA).

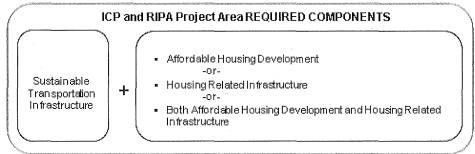
All projects regardless of **Project Area** type must demonstrate VMT reduction through fewer or shorter vehicle trips or incentivize mode shift to transit use, bicycling or walking within transit areas, with an emphasis on integration of or development of affordable housing, and with an emphasis on providing **Disadvantaged Community** or **Low-Income Community** benefits. There are several differentiating requirements between each **Project Area** type, as described below.

(c) **TOD Project Areas** must demonstrate <u>ALL</u> of the following:

- (1) Include at least one (1) **Transit Station/Stop** served by **High Quality Transit** at the time of application submittal;
- (2) Include an **Affordable Housing Development** located no farther than one-half mile from a **Transit Station/Stop** served by High Quality Transit. While the TOD Project Area must include an **Affordable Housing Development**, it may be funded from sources other than the AHSC Program but must meet the requirements of Section 103 (a)(1)(A) through (C); and
- (3) Include Capital Projects or Program Costs as follows:



- (d) ICP Project Areas must meet all of the following:
 - (1) Include at least one (1) Transit Station/Stop"
 - (2) Include an **Affordable Housing Development** served by at least one (1) mode of **Qualifying Transit** that does not meet the requirements of **High Quality Transit** at the time of application submittal; and
 - (3) Include Capital Projects or Program Costs as follows:



Affordable Housing Developments must be located within one-half mile of a **Transit Station/Stop** by the time a certificate of occupancy is provided.

(e) RIPAs must meet all the requirements detailed in Section 102(d) above for an ICP Project Area and must be located within a Rural Area.

Section 103. Eligible Costs

The AHSC Program funds Capital Projects and eligible Program Costs within TOD, ICP and RIPA Project Areas consistent with requirements of Section 102(c),(d) and (e) as follows:

Figure 2	
Eligible Capital Projects and Program Co	osts
Eligible Capital Projects	
Affordable Housing Development (AHD)	
Housing-Related Infrastructure (HRI)	
 Sustainable Transportation Infrastructure (STI) 	
 Transportation-Related Amenities (TRA) 	
Eligible Program Costs (PGM)	
Active Transportation Programs	
 Transit Ridership Programs 	•
Criteria Air Pollutant Programs	
 Workforce Development Programs 	•
 Car Share Programs 	

Note: Each Capital Project or Program Cost must be unique to a single application and cannot be split over multiple applications.

Examples of **Eligible Costs** within each category of eligible **Capital Projects** and **Program Costs** are identified in Figure 3 below:

Figure 3: Eligible Cost Examples	AHD/ HRI	STI	TRA	PGM
Construction or Substantial Rehabilitation of affordable housing	Х			
Installation of new or improved walkways that improve mobility and access of pedestrians		Х		
Installation of new or improved bikeways that improve mobility and access of cyclists		Х		
Installation of new or improved pedestrian crossings or over-crossings		Х		
Non-capacity increasing streetscape improvements, including, but not limited to the installation of lighting, signage, or other related amenities for pedestrians, cyclists and transit riders			X	
Street crossing enhancements including installation of accessible pedestrian signals		Х		
Traffic calming projects including development of curb extensions, roundabouts, median islands, "road diets," lane narrowing projects		Х		
Signage and way-finding markers			Х	
Installation of traffic control devices to improve safety of pedestrians and bicyclists		X	-	

Figure 3 (continued): Eligible Cost Examples	AHD/ HRI	STI	TRA	PGM
Street furniture (e.g. benches, shade structures, etc.)			Х	
Bicycle repair kiosks			Х	
Publicly accessible bicycle parking			Х	
Bike sharing infrastructure and fleet		Χ		
Bicycle carrying structures on public transit			Х	
Development of a dedicated bus lanes as part of a BRT project		Х		
Development and/or improvement of transit facilities or stations		Х	Х	_
Transit related equipment to increase service or reliability		Χ		
Transit Signal Priority technology systems		Χ		
Real-time arrival/departure information systems			Х	
Installation of at-grade boarding infrastructure		Χ		-
Development or improvement of shelters or waiting areas at transit station/stops			Х	
Transit ticket machine purchase or improvements			Χ	
Transit passenger amenities - e.g. Wi-Fi access		~	Χ	
Transit Vehicle Procurement for service expansion		Χ		
Transit Operations for service expansion		Χ		
Station area signage			Χ	
Energy Efficiency and Renewable Energy	X	Χ	Χ	
Open Network or transit vehicle only ZEV Charging Infrastructure	Х	X	Х	
Water Efficiency	Х	Χ	Χ	
Urban Greening	Х	Χ	Χ	
Pedestrian and bicycle safety education programs	,			Х
Development and publishing of community walking and biking maps, including school route/travel plans				Х
Development and implementation of "walking school bus" or "bike train" programs		·		• X .
School crossing guard training programs				Χ
Bicycle clinics				Х
Public outreach efforts to increase awareness and understand the needs of active transportation users				Χ
Bike sharing program operations				Х
Ride and/or car share programs				Χ
Transit subsidy programs				Χ
Education and marketing of transit subsidy programs				Χ
Transportation Demand Management (TDM) programs		-		Χ
Air pollution exposure reduction program		<u></u>		Χ
Workforce development partnerships		-		X

(a) Capital Projects

- (1) Affordable Housing Development Capital Projects
 - (A) Affordable Housing Development Capital Projects must:
 - (i) Consist of one or more of the following:
 - a. New Construction
 - b. Acquisition and Substantial Rehabilitation (including preservation of affordable housing at-risk of conversion to market rate). The acquisition must be made through a bona fide sale or transfer from the existing ownership entity to the new ownership entity comprised of a completely disparate ownership structure, which contains no common entity interest at any level of the organizational structure.
 - c. Conversion of one or more nonresidential structures to residential dwelling units;

Note: Re-syndication of an **Affordable Housing Development** is <u>not</u> an eligible **Capital Project**.

- (ii) Be located within one-half (½) mile from a Transit Station/Stop that meets the Project Area transit requirements as defined in Section 102(c) or (d). The one-half (½) mile is to be measured from the nearest boarding point of the Transit Station/Stop to the entrance of the residential structure in the Affordable Housing Development furthest from the Transit Station/Stop along a walkable route. The walkable route, after completion of the proposed Project, shall be free of negative environmental conditions that deter pedestrian circulation such as barriers, stretches without sidewalks or walking paths, noisy vehicular tunnels, streets, arterials or highways without regulated crossings that facilitate pedestrian movement, minimize stretches without shade or cover, or stretches without lighted streets;
- (iii) Rental **Affordable Housing Developments** must include at least 20 percent of the total residential units as **Affordable Units** with an overall **Project** average affordability of all **Restricted Units** within the **Project** no greater than 50 percent represented by **Area Median Income** (AMI). Average affordability means the total number of **Restricted Units** multiplied by each restricted affordability level divided by the total **Restricted Units**. For example, for a 30 unit project with 10 units restricted to 40 percent and 10 units restricted to 60 percent AMI the calculation of the average affordability would be as follows:

10 units @ 40% AMI \rightarrow 10 x 40 = 400 10 units @ 60% AMI \rightarrow 10 x 60 = 600 400 + 600 = 1000 1000/ 20 total restricted units = average affordability of 50%

Homeownership Affordable Housing Developments must include at least 20 percent of the total residential units as Affordable Units with an overall Project average affordability of all Restricted Units within the Project no greater than 80 percent represented by Area Median Income (AMI).

and;

(iv) Have a minimum **Net Density**, upon completion of the **Affordable Housing Development**, not less than that shown on the following table:

Figure 4: Minimum Net Density Requirements			
Project Area Type	Residential only	Mixed-Use Projects	
·	Projects	(Floor Area Ratio)	
TOD	30 units per acre	>2.0	
ICP	20 units per acre	>1.5	
RIPA	15 units per acre	>0.75	

- a. Mixed-use Affordable Housing Developments may demonstrate consistency with the Net Density requirements through either the unit per acre or Floor Area Ratio requirements detailed in Figure 4.
- b. Acquisition and **Substantial Rehabilitation** (including preservation of affordable housing at-risk of conversion to market rate housing) are exempt from the above minimum density requirements but shall not result in fewer units or lower percentage of total affordability than currently exists except where reductions in unit count are required to meet building code requirements.
- (v) Must supply at least one (1) Secure Overnight Bicycle Parking spot for every two residential units that is not publicly accessible and is completely enclosed. 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 Section 102.
- (B) Affordable Housing Development Capital Projects may:
 - (i) Include residential units that are rental or owner-occupied, or a combination of both:

- (ii) Consist of scattered sites constituting a single, integrated **Affordable Housing Development** that meets the requirements set forth by
 Section 8303(b) of the Uniform Multifamily Regulations (UMRs); or
- (iii) Include nonresidential uses that are compatible under local zoning.
- (C) Eligible costs for **Affordable Housing Development Capital Projects** are limited to:
 - (i) Costs for a Housing Development, as specified in Section 7304(a) and (b) of the MHP Guidelines dated June 19, 2019 (MHP Guidelines). Section 7304(b)(10) the reasonable developer fee subject to the provisions of Section 7305, must be calculated as applicable using the TCAC Regulations dated February 27, 2019.
 - (ii) 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 total AHSC Program award.
 - (iii) 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.
- (D) Affordable Housing Development and Housing Related Infrastructure Capital Projects must comprise <u>at least</u> fifty (50) percent of total AHSC funds requested.
- (E) 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 four percent low-income housing tax credits, and another is receiving nine percent low-income housing tax credits. An application proposing an Affordable Housing Development with both four percent low-income housing tax credits and nine 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.
- (2) Housing-Related Infrastructure Capital Projects

- (A) Eligible costs for **Housing-Related Infrastructure Capital Projects** are limited to:
 - (i) Capital improvements required by a **Locality**, transit agency, or special district as a condition to the approval of the **Affordable Housing Development**.
 - (ii) 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 total AHSC Program award.
 - (iii) 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.
 - (iv) Required environmental remediation necessary for the **Capital Project** where the cost of the remediation does not exceed 50 percent of **AHSC Program** grant funds.
 - (v) Real property acquisition of the **Housing-Related Infrastructure** project site and associated fees and costs (not to exceed 10 percent of the total **AHSC Program** award). Real estate commissions for purchase or acquisition are not an eligible expenditure.
 - (vi) Impact fees required by local ordinance are eligible for funding only if used for the identified eligible Capital Project not to exceed 15 percent of the AHSC Program award up to \$300,000.
- (B) Affordable Housing Development and Housing Related Infrastructure Capital Projects must comprise <u>at least</u> fifty (50) percent of total AHSC funds requested.
- (3) Sustainable Transportation Infrastructure Capital Projects (including Active Transportation and transit infrastructure)
 - (A) Eligible costs for **Sustainable Transportation Infrastructure Capital Projects** are limited to:
 - (i) Capital improvements that result in the improvement or addition of infrastructure that encourages mode-shift by enhancing: 1) public transit access; 2) pedestrian network; or 3) bicycle network (includes public bike-share infrastructure and fleet) within the defined **Project**

- **Area** meeting the transit requirements detailed in Section 102 (c) or (d).
- (ii) 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 30 percent of total AHSC Program award.
- (iii) 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 are not included within the soft costs cap.
- (iv) Activity Delivery Costs that are associated with the implementation of the Capital Project not to exceed 10 percent of the costs associated with the Capital Project.
- (v) Operations expenditures for up to 2 years that directly expand transit service by supporting new or expanded routes and may include wages, fueling, maintenance, and other costs to operate those services.
- (vi) Other **Capital Project** costs required as a condition of local approval for the **Capital Project**, as approved by the **Department**.
- (B) The total combined grant amount for Sustainable Transportation Infrastructure Capital Projects and Transportation-Related Amenities Capital Projects within a Project Area shall not exceed \$10,000,000.
- (4) Transportation-Related Amenities Capital Projects
 - (A) **Transportation-Related Amenities** must be publicly accessible.
 - (B) Eligible costs for **Transportation-Related Amenities Capital Projects** are limited to:
 - (i) Capital improvements that are publicly accessible and provide supportive amenities to cyclists, pedestrians, and transit riders (i.e. bike parking, bus shelter, benches, street trees, etc.) within the defined **Project Area** meeting the transit requirements detailed in Section 102 (c) or (d).
 - (ii) 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 total AHSC **Program** award.

- (iii) 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.
- (iv) Activity Delivery Costs that are associated with the implementation of the Capital Project not to exceed 10 percent of the costs associated with the Capital Project.
- (v) Other **Capital Project** costs required as a condition of local approval for the **Capital Project**, as approved by the **Department**.
- (C) The total combined grant amount for Sustainable Transportation Infrastructure Capital Projects and Transportation-Related Amenities Capital Projects within a Project Area shall not exceed \$10,000,000.

(b) Program Costs

- (1) **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 (3 years). Programs include education, outreach and training programs for **Active Transportation** or transit ridership; air pollution exposure reduction; workforce development partnerships; and outreach, education, and subsidy to low-income residents for **ZEV** car sharing.
- (2) The total grant amount for **Program Costs** within a **Project Area** shall not exceed 30 percent of the funding request for the overall **Project** up to \$500,000. Costs incurred for required transit passes or cards described in Section 106 (4) will not contribute to this cap.
- (c) Ineligible costs include all of the following:
 - (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 including the general transit fleet, not including AHSC funded transit service expansion;

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

Section 104. Assistance Terms and Limits

- (a) The maximum **AHSC Program** loan or grant award, or combination thereof, for a TOD, ICP and RIPA **Project Area** is \$30 million with a minimum award of \$1 million.
- (b) Loans for rental **Affordable Housing Developments**, or the rental portions of an **Affordable Housing Development**, are subject to the following terms:
 - (1) AHSC Program funds will be provided as a loan for permanent financing by the **Department** to the owner of the **Affordable Housing Development**, with the same terms as the **Department's MHP** Program financing as set forth in Section 7308 of the MHP Guidelines.
 - (2) The maximum loan amount shall be calculated pursuant to Section 7307 of the MHP Guidelines based on the number of Restricted Units in the Affordable Housing Development, affordability, unit sizes, and location in addition to the base amount for loan calculation as follows: \$95,000 for projects receiving 9 percent tax credits and \$175,000 for projects not receiving 9 percent tax credits. A manager's unit will be considered to be a Restricted Unit for the purpose of allocating Affordable Housing Development costs and may qualify for a loan amount up to the amount applicable to the 60 percent AMI level.
 - (3) Unless contradictory to any other provision expressly set forth herein, the currently adopted and applicable UMRs as may be amended from time to time, all as set forth in the CCR, Title 25, commencing with Section 8300 ("UMRs") are hereby incorporated by reference in their totality into these Guidelines.
 - (4) Use of multiple **Department** funding sources on the same Assisted Units (subsidy stacking) is prohibited. "**Department** funding sources" shall mean loan or grant funds awarded for permanent funding of development costs (which shall not include funds specifically designated for capitalized operating or operating subsidy reserves) under the following programs:
 - (A) Supportive Housing Multifamily Housing program;
 - (B) **MHP**
 - (C) Veterans Housing and Homelessness Prevention program;
 - (D) No Place Like Home Program, including funds awarded either by the Department or an Alternative Process County;
 - (E) Affordable Housing and Sustainable Communities program Affordable Housing Development loans, but not grants for Housing Related Infrastructure, Sustainable Transportation Infrastructure, Transportation Related amenities or Program Costs, all as defined in the program guidelines;

- (F) Transit Oriented Development program rental housing development loans, but not grants for infrastructure;
- (G) Joe Serna, Junior Farmworker Housing Grant program;
- (H) SB 2 Farmworker Housing Program;
- (I) Housing for a Healthy California program, including funds awarded either by the Department of Housing and Community Development or a county.
- (c) Grants shall be subject to the following terms:
 - (1) 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) AHSC Program grant funds will be disbursed as reimbursed progress payments for eligible costs incurred after the execution of the Standard Agreement in the amount not to exceed the AHSC Program award of funds. Costs incurred prior to execution of the Standard Agreement are not eligible for reimbursement.
 - (3) If the **Capital Project** grant includes multiple phases or developments, all entitlements and construction funding commitments for the first phase must be received prior to the initial disbursement of AHSC funds.
 - (4) For **Housing-Related Infrastructure Capital Project** grants:
 - (A) The total **Housing-Related Infrastructure Capital Project** grant amount is \$35,000 per residential unit in the proposed **Affordable Housing Development**, or \$50,000 per **Restricted Unit**.
 - (B) Conditions precedent to the first disbursement of AHSC Program funds shall include receipt of all required public agency entitlements and all construction funding commitments for the Affordable Housing Development supported by the Housing-Related Infrastructure Capital Project.
 - (C) Rental Affordable Housing Developments supported by the Housing-Related Infrastructure Capital Project shall be subject to a recorded covenant ensuring affordability for duration of at least 55 years, recorded on the fee interest of the real property on which the rental Affordable Housing Development is to be located.
 - (D) Homeownership Affordable Housing Developments supported by the Housing-Related Infrastructure Capital Project shall be subject to a recorded covenant with a duration of at least 30 years that includes either a resale restriction or equity sharing upon resale, recorded on the fee interest of the real property on which the homeownership Affordable Housing Development is to be located.

(E) For homeownership Affordable Housing Developments, AHSC Program assistance will be provided in the form of a grant from the Department to a Locality or Developer. It will be disbursed as reimbursed progress payments for Eligible Costs incurred for the construction of Housing Related Infrastructure required as a condition of approval of the homeownership Affordable Housing Development, made available for sale to qualified first-time homebuyers. The total first-time homebuyer grant amount is \$50,000 per Restricted Unit. Prior to any disbursement, an affordability covenant will be recorded against the fee interest in the property of the Affordable Housing Development. At the time of sale of the Restricted Unit to a qualified first-time homebuyer, either the affordability covenant or a resale restriction will be recorded against the Restricted Unit for a period of not less than 30 years from the date of recordation.

Section 105. Eligible Applicants

- (a) Eligible Applicants
 - (1) Eligible applicant entities shall include any of the following:
 - (A) A Locality, public housing authority, redevelopment successor agency, transit agency or transit operator, Regional Transportation Planning Agency (RTPA), local Transportation Commission, Congestion Management Agency, Joint Powers Authority (JPA), school district, facilities district, University or Community College District.
 - (i) For STI or TRA components only, an applicant may provide an executed agreement with a specific Locality or transportation agency non-applicant for the completion of the STI or TRA components of the AHSC Project for which funding is sought.
 - (B) A Developer or Program Operator.
 - (C) A **Federally Recognized Indian Tribe** whose **Project** meets requirements listed in detail in Appendix B.
 - (2) 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 special purpose entity ultimate borrower may be listed on the AHSC Program application in the appropriate, designated fields for listing such a borrower entity.
 - (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.
 - (4) Joint applicants for the **Project** will be held jointly and severally liable for the completion of the **Project**.
 - (A) 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, **Recipients** may indemnify each other by entering into agreements with one another as to particular portions of the award. 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.

Section 106. Program Threshold Requirements

(a) Application Threshold Requirements

In addition to requirements detailed in Sections 102 through 105, to be eligible for **AHSC Program** funding, an application shall demonstrate to the **Department** all of the following:

- (1) The proposed **Project** will achieve a reduction in GHG emissions through fewer vehicle miles travelled (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 (www.arb.ca.gov/cci-resources). This must be evidenced by completed GHG Benefits Calculator tool, described in the AHSC Application, displaying VMT and GHG reductions for each **Project** component.
- (2) The proposed **Project** supports the implementation of the applicable Sustainable Community Strategy (SCS), as confirmed by the Metropolitan Planning Organization (MPO), or similar sustainable planning document in non-MPO regions, as allowed by <u>SB 862</u> (Chapter 36, Statutes of 2014). The application must be consistent with activities or strategies identified in the regional SCS, or similar planning document that demonstrate a per capita reduction in VMT and GHG.
- (3) The proposed **Project** must be consistent with the State Planning Priorities established pursuant to Section 65041.1 of the Government Code.
- (4) All proposed **Affordable Housing Developments** must provide free transit passes, reloadable transit cards, or discounted passes priced at no more than half of retail cost. At least one (1) pass or card shall be made available for each Restricted Unit for at least 3 years. 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 paid for with AHSC funding.
- (5) Applicants of all proposed **Affordable Housing Developments** must certify that the development will be smoke free and demonstrate compliance by submitting a **Smoke Free Housing** lease addendum prior to construction loan closing.
- (6) The AHSC funded components of the **Project** must:
 - (A) Incorporate more than one **Urban Greening** feature with dedicated maintenance for at least two years.
 - (B) 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.

(7) The **Project** must demonstrate a level of committed funding at time of application that is 90 percent or greater calculated by the following equation:

AHSC funds requested + Enforceable Funding Commitments (EFCs) - Deferred Costs

Total Development Cost - Deferred Costs

Note: **HRI** grant requests for Homeownership **Affordable Housing Developments** will not be counted as part of this equation, and therefore are exempt from this EFC threshold.

- (8) Completion and approval or adoption of all necessary environmental clearances including those required under the California Environmental Quality Act (CEQA) and if applicable, the National Environmental Policy Act. All applicable time periods for filing appeals or lawsuits have lapsed within 30 days of the application due date with lawsuits or appeals filed.
 - (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 (8) above until prior to the initial disbursement of grant funds
- (9) Applications must demonstrate that all necessary discretionary local land use approvals, excluding design review, have been granted.
- (10) The application must be sufficiently complete to assess the feasibility of the proposed project and its compliance with AHSC Program and application requirements. For example, the applicant must demonstrate that the Project is financially feasible as evidenced by documentation including, but not limited to, a market study, 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. A market study that meets the requirements specified in the TCAC Regulations Section 10322(h)(10) will be accepted by the Department.
- (11) The applicant or **Developer** of the **Project** must demonstrate **Site Control** sufficient to ensure the timely commencement of the **Project** as determined by the **Department**.
- (12) Applicants must demonstrate experience by providing evidence of at least two projects that are similar to the proposed AHSC **Project** in scope and size, which have been completed by the applicant, or joint applicant, during the ten years preceding the application due date.
 - (A) For **STI** or **TRA** components only, an applicant may demonstrate the requisite experience (as detailed above) 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.
- (13) 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**.
- (14) Construction of the **Project** has not commenced as of the application deadline set forth in the **NOFA**.
- (15) Qualifying Transit must be completed and offering service to the Transit Station/Stop of the Project Area by the time set forth in the Standard Agreement, but in no case later than the issuance of the certificate of occupancy for the Affordable Housing Development.
- (16) Demonstrate consistency with State Relocation Assistance Law (CA Gov Code Sec. 7260-7277).
- (17) The Housing Element for the jurisdiction in which the **Project** is located must be in substantial compliance by the date of award recommendation. Housing Element in substantial compliance means the local public entity's adopted housing element is in substantial compliance as demonstrated by a letter from the Department which sets forth findings that the housing element adopted within the time frames required by Section 65588 of the Government Code includes that substance essential to every requirement of Article 10.6, commencing with Section 65580, of Chapter 3 of Division I of Title VII of the Government Code. A jurisdiction's current housing element compliance status can be obtained by referencing the **Department's** website at www.hcd.ca.gov/. **Projects** located on Trust Land, as defined in Appendix B(a)(1), (2), are exempt from this requirement.
- (18) Applications must integrate applicable climate adaptation measures as described in Section 107(o).
- (19) The applicant must 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 State Department of Conservation's Farmland Mapping and Monitoring Program (FMMP) Tool. An exemption to the FMMP designation may be allowed for applications that submit documentation that substantiates a description of an **Infill Site.**
- (20) 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) Rental **Affordable Housing Developments** must meet the underwriting standards in the UMRs and MHP Guidelines Section 7312.
- (B) The Affordable Housing Development and/or Housing-Related Infrastructure Capital Project(s) are infeasible without AHSC Program funds, and other committed funds are not and will not be supplanted by AHSC Program funds.
- (C) 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** Section 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.
- (D) Applicants must demonstrate the proposed **Affordable Housing Development** is consistent with State and Federal Fair Housing requirements including duties to affirmatively further fair housing.
- (E) Where approval by a local public works department, or other responsible local agency, is required for the **Housing-Related Infrastructure Capital Project**, the application must include a statement from that department indicating that the **Housing-Related Infrastructure Capital Project** is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that **Department**.
- (21) Applications requesting AHSC Program funding for Sustainable
 Transportation Infrastructure and/or Transportation-Related Amenities
 Capital Projects 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.
 - (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.

- (i) The no net loss requirements contained in section 106(a)(20)(C) 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.
- (22) Applications requesting AHSC Program funding for **Program Costs** must also demonstrate to the satisfaction of the Department all the following:
 - (A) The **Program Costs** are infeasible without AHSC Program funds, and other committed funds are not being supplanted by AHSC Program funds
- (23) All proposed AHSC **Project** components are subject to all applicable codes, including the California Building Standards Code (**CCR**, Title 24). The 2019 edition of this code, effective January 1, 2020, requires mechanical ventilation systems with high efficiency filtration of Minimum Efficiency Rating Value (MERV) 13.
- (24) Outreach and education on reducing potential health impacts of air pollution must be provided to residents of **Affordable Housing Developments**. Local health departments, air districts, and nonprofits may provide useful resources for this requirement.
- (25) **Projects** must meet the accessibility requirements specified in the **TCAC** regulations, as may be amended and renumbered from time to time. Exemption requests, as provided for in the **TCAC** regulations, must be approved in writing by the **Department** prior to the start of construction. Projects must also provide a preference for accessible units to persons with disabilities requiring the features of the accessible units in accordance with **TCAC** regulations. The applicant or **Developer** of the **Project** must ensure that any other applicable federal, state, and local accessibility requirements are met.

Section 107. Scoring Criteria

AHSC Program funds will be allocated through a competitive process, based on the merits of the application to support sustainable development that expands and improves transit, walking and bicycling infrastructure and provides opportunities to reduce VMT by supporting connectivity between housing and destinations to bring about reduction of GHG emissions.

The scoring criteria is divided by three categories, for a total of 100 points:

- 1. GHG Reductions Scoring (30 points)
- 2. Quantitative Policy Scoring (55 points)
- 3. Narrative-Based Policy Scoring (15 points)

Applications meeting threshold requirements as detailed in Section 106 will be reviewed and scored based upon the detailed criteria as described in Figure 5 below. The narrative-based policy scoring section of the application will be scored only for projects that obtain over 50 percent of the total points available (at least 43 of the 85 other available Quantitative and GHG-related points). Projects that are not scored for Narrative are not eligible for award. All of the scoring criteria will be applied to all **Projects**, regardless of the project components present in each specific **Project**.

To receive points related to a specific **Project** component, the component must be at least partially funded through AHSC (e.g. an applicant can only receive points related to an **Affordable Housing Development** when requesting **AHD** or **HRI** funds).

Figure 5	
AHSC Scoring Elements and Criteria Criteria	a Points
GHG Reductions Scoring	
GHG Efficiency	15
GHG Total	15
Quantitative Policy Scoring	
Active Transportation Improvements	10
Green Buildings and Renewable Energy	8
Housing and Transportation Collaboration	9
Location Efficiency and Access to Destinations	6
Funds Leveraged	4
Anti-Displacement Strategies	5
Prohousing Local Policies	2
Local Workforce Development and Hiring Practices	2
Housing Affordability	5
Programs	2
Urban Greening	2
Narrative-Based Policy Scoring	
Collaboration & Planning	4
Community Benefit & Engagement	6
Community Climate Resiliency	3
Community Air Pollution Exposure Mitigation	2

(a) Estimated GHG Emissions Reductions – 30 Points Maximum

For this section, applications will be scored based on the quantified GHG emission reductions based on: 1) the total **Project** GHG Reductions Score; <u>AND</u> 2) cost efficiency of estimated GHG reductions per AHSC dollar. Each of these scoring methods will represent a maximum of 15 points of the total combined 30 points available under this criterion.

Applications will be awarded points for Project GHG Emissions Reductions according to the following process:

(1) For each **Project**, applicants will calculate the estimated GHG reductions using the most recent AHSC Benefits Calculator Tool, available on the California Air Resources Board's CCI Quantification, Benefits, and Reporting Materials webpage (www.arb.ca.gov/cci-resources).

Total **Project** GHG Reductions score will represent the total GHG reduction calculated through the AHSC Benefits Calculator Tool, and

(A) Cost efficiency of estimated GHG reductions will be calculated by the following formula:

Total Project GHG Reductions AHSC \$ Request

Total **Project** GHG Reduction score will represent the total GHG reduction calculated through the AHSC Benefits Calculator Tool.

Note: For phased projects, only the current phase (the phase seeking AHSC funding) of a project will be quantified.

- (2) All applications will be ranked from highest to lowest within each **Project Area** type for both the total **Project** GHG Reduction score and the Efficiency of Reductions score.
- (3) Each application will be assigned to one of five bins representing one fifth of the total number of applications in ranked order with each bin receiving an assigned point score, up to a maximum of 15 points for both (1) total **Project** GHG reduction score and (2) cost efficiency of estimated GHG reductions, as follows:

Bin Scoring
Bin 1 = 15 points
Bin 2 = 12 points
Bin 3 = 9 points
Bin 4 = 6 points
Bin 5 = 3 points

(4) Bin scores for (1) total **Project GHG Reduction** score and (2) cost efficiency of estimated **GHG Reductions**, will be combined to determine final **GHG Reduction** criteria score as follows:

+	Efficiency of Reductions
	Bin 1 = 15 points
	Bin 2 = 12 points
	Bin 3 = 9 points
	Bin 4 = 6 points
	Bin 5 = 3 points
	+

Note: For the purposes of calculating the points used to determine the GHG reductions score for the TOD, ICP, and RIPA targets, projects will be binned within their Project Area Type, and therefore will only compete within their project area type for the first 90 percent of appropriated funding per Section 108.

Quantitative Policy Scoring – 55 Points

- (b) Active Transportation Improvements 10 Points Maximum
 - (1) <u>Up to 2 points</u> for the total length (in linear miles) of AHSC funded **Context Sensitive Bikeways** as follows:
 - 2 points for over half a mile
 - 1 point for less than half a mile
 - (2) 1 point for Projects that link the Affordable Housing Development or Qualifying Transit Station or Stop to an existing bicycle network or a bicycle network identified official public planning documents. The existing or planned bicycle network must be directly linked by a new Context Sensitive Bikeway funded by AHSC that has an entry point within one quarter mile of either the Affordable Housing Development or Qualifying Transit Station or Stop. The existing or planned bicycle network does not have to be comprised of Context Sensitive Bikeways.
 - (3) <u>Up 2 points</u> for projects that address barriers to safe access of bicycle routes. Documentation must be provided to certify that the **Project** will do at least one of the following in an attempt to increase bicycle safety and access: reduce vehicular speed or volume near bicycle users; improve sight distance and visibility; eliminate potential conflict points; improve compliance with traffic laws; or address any other barriers to cyclists that may have existed on the route. One point will be awarded for each addressed site of a barrier(s) to safe bicycle access.

- (4) Up to 2 points for the length of AHSC funded **Safe and Accessible Walkways** as follows:
 - 2 points for over 2,000 feet
 - 1 point for 1,000 to 1,999 feet

Indicate the measured length (in feet) of new or replaced sidewalk.

STI improvements that will make walkways safe and accessible (e.g., through sidewalk replacement) will be measured for the distance of the entire block face on which the infrastructure improvement will be made so long as the entire distance of its walkway will then meet the AHSC definition of Safe and Accessible Walkway. Safe and accessible crosswalk improvements, which are STI, can be measured for the crosswalk distance plus the distance of one block face to which it connects, so long as the block face is a Safe and Accessible Walkway.

TRA improvements that will create Safe and Accessible Walkways will be measured according to the length of sidewalk directly improved (ex: provided shade to, illuminated). Unimproved distances of walkways in-between TRA improvements will not be measured.

- (5) <u>1 point</u> for **Projects** that provide a pedestrian crossing point that directly links two pedestrian networks that are unlinked for one quarter mile along a walkable route (i.e. no connecting point for one quarter mile). Examples include overpasses, underpasses, and placement of sidewalk where none previously existed. At-grade crosswalks are not eligible for this point.
- (6) <u>Up to 2 points</u> for projects that address barriers to safe access of pedestrian routes. Documentation must be provided to certify that the **Project** will do at least one of the following in an attempt to increase pedestrian safety and access: reduce vehicular speed or volume near pedestrians, improve sight distance and visibility, eliminate potential conflict points, improve compliance with traffic laws, or address any other barriers to pedestrians that may have existed on the route. One point will be awarded for each addressed site of a barrier(s) to safe pedestrian access.

(c) Green Buildings and Renewable Energy - 8 Points Maximum

(1) <u>3 points</u> will be awarded for **Projects** that are designed to achieve green building status beyond State mandatory building code requirements as verified by a Home Energy Rating System (HERS) rater. Applicants may select from the following green building certification programs:

Certifications for residential construction:

Program	Tier
CalGreen	Tier 2
LEED	Gold
Green Point Rated	New Construction: Gold
	Rehabilitation: Whole Building
ENERGY STAR	Certified Home

Certifications for non-residential construction:

Program	Tier
CalGreen	Tier 2
LEED	Gold

(2) <u>Up to 5 points</u> will be awarded for **Projects** that achieve energy grid use reductions, measured as total onsite energy consumption and as verified by a HERS rater, based on the following:

Level	Points
Energy Producer	2 points
Zero Net Energy	5 points

- Energy Producer: At least one-third (or 33 percent) of the building energy is produced by on site renewable sources.
- Zero Net Energy: A development that produces as much energy as it consumes over the course of a year, when accounted for at the energy generation source.

(d) Housing and Transportation Collaboration - 9 Points Maximum

(1) <u>Up to 6 points</u> for applications with an AHSC funds request of at least \$1,000,000 for either **Affordable Housing Development** or **Housing-Related Infrastructure** AND an AHSC funds request for **Sustainable Transportation Infrastructure** that comprises at least a certain percentage of the total AHSC funds request as detailed below:

STI Funds Request as percentage of Total AHSC Request	Points
10%	2 points
15%	4 points
25%	6 points

- (2) 2 points for applications which invest at least 5 percent of total AHSC funds in Transportation Related Amenities at a Transit Station or Stop within the Project Area. One point will be given to projects that invest at least 5 percent of total AHSC funds in Transportation Related Amenities, but not at a Transit Station or Stop.
- (3) <u>1 point</u> for **Projects** which have received funding from other Greenhouse Gas Reduction Fund (GGRF) programs which directly benefit or contribute to the development of the proposed **Project.**

OR

<u>1 point</u> for **Projects** within environmentally cleared California high speed rail station planning areas.

(e) Location Efficiency and Access to Destinations - 6 Points Maximum

(1) <u>Up to 3 points</u> will be given for the Location Efficiency of the **Project** site as determined by the US EPA Walkability Index using the address of the **Project** site. If the **Project** is a corridor and does not have a specific address, use the center most point of the **Project** for the calculation. Click here for the methodology for the Walkability Index.

Points will be given on the following scale:

- 3 points: Most Walkable (Dark Green; 15.25-20)
- 2 points: Above Average Walkable (Light Green; 10.51-15.25)
- 1 point: Below Average Walkable (Yellow; 5.76-10.5)
- 0 points: Least Walkable (Orange; 1-5.75)
- (2) <u>Up to 3 points</u> will be given for projects that provide a map highlighting the location of existing **Key Destinations** within the Project Area. Each type of **Key Destination** is worth one third of a point and may only be counted once.
 - Grocery store which meets the CalFresh Program requirements
 - Medical clinic that accepts Medi-Cal payments
 - Public elementary, middle or high school
 - Licensed child care facility
 - Pharmacy
 - Park accessible to the general public
 - Public library
 - Office park
 - University or junior college
 - Bank or Post Office
 - Place of Worship

(f) Funds Leveraged - 4 Points Maximum

(1) A <u>maximum of 4 points</u> will be awarded for applications demonstrating **Enforceable Funding Commitments** to leverage AHSC funded **Capital** **Projects** and **Program** activities. Applications will be scored based on the amount of **Enforceable Funding Commitments** (as defined in Appendix A) from sources other than the **AHSC Program**, as a percentage of the requested amount of **AHSC Program** funds as follows:

Enforceable Funding Commitments as percentage of Total AHSC Request	Points
50% to 99%	1 points
100% to 149%	2 points
150% to 199%	3 points
>200%	4 points

(g) Anti-Displacement Strategies - 5 Points Maximum

(1) <u>Up to 3 points</u> (1 point per strategy) for **Projects** that either implement strategies or programs, or are located in jurisdictions with policies, strategies or programs that currently exist to prevent the displacement of local community residents from the area surrounding the **Project**. Strategies should be selected from the following lists and may only be counted for one point each unless otherwise noted *

Voluntarily Implemented by Applicants:

- Replacement requirements or demonstration of no net loss of units on site according to affordability
- First right of return policies that include moving expenses
- Strategies in coordination with local governments or other pertinent organization to address indirect or direct displacement in neighborhoods near the proposed project (e.g., donation to community land trust, multilingual tenant legal counseling)
- Affirmative marketing strategies or plans targeting nearby neighborhoods,
 a Disadvantaged Community or a Low-Income Community

Implemented by Local Jurisdiction: *

- Replacement requirements in targeted growth areas such as transit stations, transit corridors, job and housing rich areas, downtowns and revitalization areas or policies on sites identified pursuant to Government Code section 65583.2(a)(3)
- Rent stabilization programs beyond what is required by California Civil Code 1946.2
- Just cause eviction or other efforts improving tenant stability beyond what is required by California Civil Code 1946.2
- Ongoing funding programs of at least \$1,000,000 in cumulative allocations, affirmative marketing strategies and policies dedicated to the conservation and improvement of housing for lower and moderate income households (e.g., acquisition/rehabilitation, community land trusts, land banking, mobilehome park overlay zones, single room occupancy preservation ordinances, affordable housing or commercial linkage fees).

- Different strategies captured within this bullet point are each eligible for points.
- Density bonus ordinances that expand on state replacement requirements
- * Strategies under "Implemented by Local Jurisdiction" will only be awarded points if these policies are implemented by the local jurisdiction.
- (2) <u>Up to 2 points</u> (1 point per strategy) for **Projects** demonstrating policies, strategies or programs that either currently exist or will be implemented through this **Project** to prevent the displacement of locally-owned businesses from the area surrounding the **Project**. One point will be given for a policy, strategy, or program that either currently exists or is newly implemented through this **Project**. Two points will be given for two policies, strategies, or programs, either as one currently existing and one newly implemented through this **Project**, or both newly implemented through this **Project**. Strategies should be selected from this following list:
 - Implementation of an overlay zone to protect and assist small businesses;
 - Establishment of a small business advocate office and single point of contact for every small business owner;
 - Creation and maintenance of a small business alliance;
 - Increased visibility of the jurisdiction's small business assistance programs;
 - Formal program to ensure that some fraction of a jurisdiction's purchases of goods and services come from local businesses;
 - Prioritization of Minority and Women Business Enterprises (MWBE) for public contracting.

(h) Prohousing Local Policies - 2 Points Maximum

- (1) <u>Up to 2 points</u> (1 point per strategy) will be awarded for **Projects** that are located in jurisdictions that meet the following criteria:
 - Implemented programs over the last five years that finance infrastructure with accompanying increased housing capacity or local financial incentives for housing, including, but not limited to, a local housing trust fund or fee waivers.
 - Adopted a Nondiscretionary Local Approval Process for residential and mixed-use development in all zones permitting multifamily housing, established workforce housing opportunity zones, as defined in Gov. Code Section 65620, or housing sustainability districts, as defined in Gov. Code Section 66200.
 - Zoning more sites for residential development or zoning sites at higher densities than is required to accommodate 150 percent of the minimum

- regional housing needs allocation for the low income allocation in the current housing element cycle.
- Adopted accessory dwelling unit ordinances or other mechanisms that reduce barriers for property owners to create accessory dwelling units beyond the requirements outlined in Gov. Code Section 65852.2 as follows:
 - Parking reductions to 0.75 or fewer spaces per accessory dwelling unit in areas not already exempt from parking pursuant to Gov. Code Section 65852.2;
 - Processing and Impact fee waivers or reductions of 50 percent or more:
 - Ministerial approval in fewer than 45 days;
 - Reduction or modifications of development standards for side yard setbacks to five feet or less;
 - Reduction or modifications of development standards to two story heights;
 - Reduction or modifications of development standards to allow 60 percent or more lot coverage;
 - No minimum lot size requirement;
 - Provisions for affordability; or
 - Offering support programs such as a user-friendly website
- Only use objective design standards for multifamily residential development or adopt fee transparency measures, including publicly available fee calculators.

(i) Local Workforce Development & Hiring Practices - 2 Points Maximum

- (1) <u>Up to 2 points for **Projects** that implement at least one workforce development strategies include:</u>
 - Establishing a partnership with a community-based workforce development and job training entities that have a track record of success serving disadvantaged populations and/or have demonstrated a high job placement rate among trainees from disadvantaged communities;
 - Partnerships with pre-apprenticeship programs, state certified community conservation corps programs, "earn-while-you-learn" programs, YouthBuild programs, and/or registered apprenticeship programs that lead to industry recognized credentials, certifications and/or references for long term employment and that have a track record of success in serving low income residents;
 - Partnerships with local Workforce Investment Board programs serving disadvantaged populations or individuals with barriers to employment.
 - Projects that have developed project labor, community workforce, or highroad agreements with targeted local hire specifications OR that are located in jurisdictions with local hire ordinances that directly apply to the proposed project.

Applicants shall provide the name of the organization(s) they are partnering with, the demographic data on the population they serve, and a written agreement that details the partnership strategy or policy undertaken."

The purpose of these workforce partnerships and targeted hire policies shall be to advance the recruitment, training, and/or hiring of low income residents and underrepresented workers living in disadvantaged communities in a manner that connects these populations with training and hiring opportunities that are created and/or facilitated through the project.

Note: Projects in which every AHSC project component cannot legally implement local hire or workforce development strategies must include an explanation detailing these barriers in order to receive full points.

(j) Housing Affordability - 5 Points Maximum

(1) <u>Up to 5 points</u> will be awarded for applications which restrict a percentage of units in the **Affordable Housing Development** to Extremely Low Income (ELI) households:

Percent of total units restricted to ELI households	Points
5% to 10%	2 points
11% to 15%	3 points
16% to 20%	4 points
>20%	5 points

(k) Programs – 2 Points Maximum

- (1) 1 point will be awarded to applicants that propose an AHSC funded eligible Program. For transit pass programs to qualify for this point, they must be offered to at least as many individuals within the community as are offered to residents of the Affordable Housing Development.
- (2) <u>Up to 1 point</u> will be awarded for applicants that provide documentation showing how the Program Operator will sustain the program beyond the term of the AHSC Program grant (three years).

(I) Urban Greening – 2 Points Maximum

- (1) <u>1 point</u> will be awarded to applicants that propose between \$100,000 \$199,999 in reasonable direct **Urban Greening** costs.
- (2) <u>2 points</u> will be awarded to applicants that propose \$200,000 or more in reasonable direct **Urban Greening** costs.

Narrative-Based Policy Scoring- 16 Points

The narrative-based policy scoring section of the application will be scored only for projects that obtain over 50 percent of the Quantitative and GHG QM points (i.e., 43 points or higher). For this section, applicants must include a PDF attachment of a narrative that addresses the following questions and prompts. Please include the bolded headers listed below for each point section of the write-up; the questions should not be restated in the write-up. The total write-up may not exceed six pages, not including required documentation. Ensure that all relevant information for each section is included either in the response for that section, or the required documentation for that section.

(m) Collaboration & Planning - 4 Points Maximum

Collaboration between local governments and housing and transportation providers is critical to create a project that ensures connectivity and responds to its contexts. Outline how the proposed project brings together the efforts of local government, including housing and transportation agencies. The following prompts must be addressed in the narrative:

- (1) **Local Planning Efforts:** Identify what local planning efforts the project implements, and if applicable, describe what particular components of the project are derived from a local plan. Explain how local government agencies were involved in the process of creating the project.
 - Agencies to consider in your answer may include, but are not limited to: local public works department, transit agencies, planning and community development departments, housing departments, local health department, schools/school districts, emergency services, law enforcement, etc.
 - Examples of planning efforts to discuss may include, but are not limited to: General Plan (e.g., circulation element or housing element); Specific Plan; Community Plan; Climate Action Plan; Redevelopment Plan; Bicycle Master Plan; Disadvantaged Community Assessment (Government Code Section 65302); Pedestrian Master Plan; Local Coastal Plan; Transit Plan; Transit Corridor Plan; Station Area Plan; Corridor System Management Plan; Transportation Demand Management (TDM) Strategy or Plan.

Required Documentation: Applicable section or elements of local planning document.

(2) **Housing and Transportation Collaboration:** Describe the relationship between the joint-applicants or partners that worked together to create the proposed AHSC **Project**. Explain the process involved in coming together to create a larger vision for the **Project Area**. Describe the integration of housing, transportation, and urban greening infrastructure components in creating a cohesive **Project**.

Required Documentation: Site Plan and project area map (or context plan).

(n) Community Benefits & Engagement - 6 Points Maximum

Community involvement and leadership are crucial to ensuring that both the principle objectives and co-benefits of the project respond to the true needs of local residents. Explain how local residents and community-based organizations were meaningfully engaged in developing the **Project**, especially those from **Disadvantaged** and **Lowincome Communities**, and how the project addresses community-identified needs. Please address the prompts below in your narrative.

- (1) Community Engagement and Leadership: Describe how community-based organizations and local residents have been meaningfully involved in the visioning and development of this project. Explain in which stage(s) of the process community members and CBOs have been and will be engaged. Describe efforts to involve Disadvantaged and/or Low-Income Community residents, including how meetings were advertised and made accessible.
- (2) Addressing Community Needs: Demonstrate how the proposed AHSC project meets one or more identified community needs, articulating how these needs were identified (e.g. through the community engagement process, a local needs assessment, as part of a local health department plan or other city/county plan, etc.). Address community needs beyond the provisions of housing and transportation. For projects located in a Disadvantaged Community or Low-Income Community, applicants are also encouraged to cite top burdens from their CalEnviroScreen 3.0 score as community needs that their projects will address.

Required Documentation:

- 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.
- 2. Community Engagement Tracker: Provide additional information on events where community participation occurred in the Community Engagement Tracker template.

(o) Community Climate Resiliency - 3 Points Maximum

Communities will continue to experience effects of climate change in various ways, including increased likelihood of droughts, sea level rise, flooding, wildfires, heatwaves and severe weather. Due to these effects, climate resiliency is a key part of planning and project implementation decisions.

- (1) Climate Adaptation Assessment Matrix: Fill out the Climate Adaptation Assessment Matrix with climate projections for the listed impacts and with technical descriptions of adaptive measures to be employed. If the project is considering climate projections from data sources besides those listed below, state where the data are from and if they use different assumptions (e.g., time horizon).
- (2) Climate Adaptation: Describe how the risks posed from changing climate conditions will be reduced by strategies listed in the Climate Adaptation

Assessment. Consider the lifetime of **Project** elements, risks posed by changing climate conditions, and consequences of those risks (e.g., impacts to occupant health and safety, structural integrity, heating and cooling systems, etc.). If your local city or county has added adaptation measures to the General Plan or other local planning documents, describe how the **Project** conforms to the implementation of that plan (Government Code section 65302(g)(4), requires cities and counties to incorporate climate considerations in the Safety Element of the General Plan or other local plan or document by January 1, 2022). Please separate responses according to climate impacts.

Note: If available, use localized climate impact projections. For tools to help assess general climate impacts, please visit <u>Cal-Adapt</u>. For adaptation tools, resources, strategies and case studies visit the <u>state's Adaptation</u> <u>Clearinghouse</u>.

(p) Community Air Pollution Exposure Mitigation – 2 Points Maximum

Decreasing air pollution exposure to residents living near sources, including (but not limited to) freeways and high-volume roadways, is essential for ensuring the benefits of infill development are actualized, including promoting public health. Implementing scientifically based air pollution mitigation strategies at the project level, can help protect public health and support GHG reduction goals.

(1) Air Pollution Exposure Mitigation Strategies: Identify pollutants of concern and known sources of pollution affecting the Project Area. Report the Particulate Matter (PM) 2.5, Diesel PM, Toxic Releases to Air, and Traffic Density percentiles as described in CalEnviroScreen 3.0 for the census tract in which the project will be sited.* Describe how air pollution mitigation strategies are utilized in the design of the Project, how they were selected, and how they address pollution sources.

Example Strategies:
Speed reduction mechanisms, including roundabouts
Traffic signal management
Design that promotes air flow
and pollutant dispersion along street corridors
Solid barriers, such as sound walls or those created by continuous vegetation
MERV 16 air filtration system

Note: These strategies are limited by the many factors that may influence their effectiveness, ranging from local meteorology and topography to human use, maintenance, etc.

Note: For additional suggested strategies to mitigate air pollution exposure see the following resources:

- Bay Area Air Quality Management District, "Planning Healthy Places"
- California Air Resources Board, <u>"Strategies to Reduce Air Pollution Exposure near High Volume Roadways: Technical Advisory"</u>

- U.S. Environmental Protection Agency, <u>"Best Practices for Reducing Near-Road Air Pollution Exposure at Schools"</u>
- California Governor's Office of Planning and Research, <u>"General Plan Guidelines"</u>. Chapter 6- Healthy Communities
- U.S. Environmental Protection Agency <u>"Recommendations for Constructing Roadside Vegetation Barriers to Improve Near-Road Air Quality"</u>
- Los Angeles County Department of Public Health, "Public Health
 Recommendations to Minimize the Health Effects of Air Pollution
 Associated with Development Near Freeways and High-Volume Roads"

Note: In CalEnviroScreen 3.0, a geographic area's percentile for a given indicator simply tells the percentage of areas with lower values of that indicator. A percentile does not describe the magnitude of the difference between two or more areas. For example, an area ranked in the 30th percentile is not necessarily three times more impacted than an area ranked in the 10th percentile.

* For a spreadsheet showing raw data and calculated percentiles for individual indicators for individual census tracts, download the <u>CalEnviroScreen 3.0 results</u>.

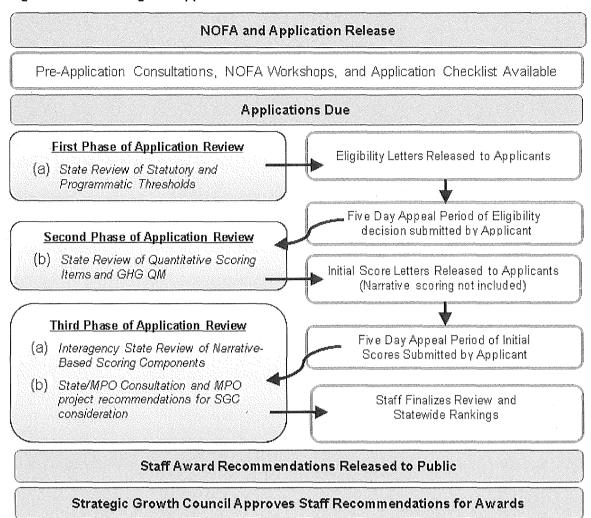
Section 108. Application Process

- (a) Pursuant to direction of the **Council**, the **Department** shall offer funds through a **NOFA** and applications will be reviewed based on the steps detailed below and illustrated in Figure 6.
- (b) The **Department** will offer optional pre-application consultations as detailed in the **NOFA** in order to provide assistance to applicants regarding minimum threshold eligibility and other program requirements.
- (c) Applications will be made available through the **Department**, and complete applications must be submitted to the **Department** by the deadline detailed in the **NOFA**.
- (d) The highest scoring applications that meet all threshold requirements as determined by the **Department**, based on criteria set forth in these guidelines, shall be recommended to the **Council** for funding as specified in the **NOFA**. The **Council** may make adjustments in this procedure to meet the following objectives:
 - (1) At least fifty (50) percent of **AHSC Program** expenditure for **Projects** benefitting and located in **Disadvantaged Communities**.
 - (2) At least fifty (50) percent of the annual proceeds appropriated for the AHSC Program shall be expended for affordable housing. For the purposes of this set-aside, expenditures related to Affordable Housing Development and Housing-Related Infrastructure Capital Projects shall count toward this requirement.
 - (3) **Project Area** type targets are as follows:
 - (A) Target forty five (45) percent of funds available as designated in the **NOFA** to **TOD Project Area** applications.
 - (B) Target thirty five (35) percent of funds available as designated in the **NOFA** to **ICP Project Area** applications.
 - (C) Target ten (10) percent of funds available as designated in the **NOFA** to **RIPA** applications.
 - (D) Remaining ten twenty (210) percent of available funds may be awarded to any eligible project area type.
 - (E) To the extent applications received are not sufficient to meet **TOD Project Area**, **ICP Project Area or RIPA** targets detailed in (i), (ii) and (iii) above, the **Council** reserves the right to waive these requirements and recommend funding a greater percentage of applications in either of the three identified **Project Area** types.
 - (4) **Project Area** type targets and statutory set-asides detailed in (3) above will be subject to the following process:

- (A) Applications for TOD, ICP and RIPA Project Areas will be ranked based on the result of the Estimated GHG Emissions Reductions as stated in Section 107(a) and binned separately by respective **Project Area** types.
- (B) For each application, the resulting score from this initial binning will be added to scores from the quantitative and narrative-based scoring criteria to determine an applicant's total score.
- (C) Total application scores will be ranked within each **Project Area** type (TOD, ICP and RIPA). Applications will be recommended to the Council for award based on the amount of funding targeted in each **Project Area** type, as detailed in Section 108(d)(3).
- (D) Applications not recommended for funding based on the application of **Project Area** type set-asides will be re-binned based on the Estimated GHG Emissions Reductions using the same methodology outlined in section 107(a) without regard to **Project Area** type.
- (E) Each application's resulting **GHG Emissions Reductions** score will be added to previously determined scores for other project criteria to determine a revised total application score. This revised total application score will be used to allocate the remaining 10 percent of funds available under the NOFA, with specific consideration given to ensure statutory setasides for **Affordable Housing** and **Disadvantaged Communities** are met.
- (5) Regardless of **Project Area** type, the Council will seek to fund one project, in the tribal funding target, per funding cycle to a **Federally Recognized Indian Tribe**, an eligible entity having co-ownership with a **Federally Recognized Indian Tribe**, or an eligible entity established by a **Federally Recognized Indian Tribe** to undertake Tribal housing projects. The **Project** must meet the requirements laid out in Appendix B in order to qualify for the Tribal funding target. Unless stated otherwise, the **Project** must meet all AHS Program requirements. The **Project** will contribute to the relevant **Project Area** type target. If multiple Federally Recognized Indian Tribes apply for **Projects**, the Council will apply the scoring criteria from these Guidelines to rank the **Projects** such that the top-ranked **Project** will be awarded under the Council's Tribal target and the remaining **Project**(s) will compete in their respective **Project Area** types.
- (6) Though there are no statutory requirements or specific targets for regional allocation of awards, the **Council** is committed to striving for an equitable distribution of resources. Since it is in the interest of the State to fund a variety of project types and scales in a variety of locations to demonstrate the many ways GHG emissions may be reduced, adjustments may be made in the recommendation and award of funds.

- (7) A single **Developer** may be awarded no more than \$60 million per **NOFA** funding cycle, however this limitation may be waived if necessary to meet AHSC statutory funding set-asides.
- (8) As station area plans for High Speed Rail are implemented, the **Council** may prioritize investments in these areas.
- (9) The **Department** may elect to not evaluate compliance with some or all threshold requirements for applications that are not within a fundable range.
- (10) In the event of two or more applications having the same scores, the Council has the discretion to make the final selection regarding these projects to ensure alignment with the objectives set out in these **AHSC Program** Guidelines.
- (11) Applications recommended for funding and approved by the **Council** are subject to conditions specified by the **Department**. Applicants will receive an official letter of award after funding recommendations are approved by the **Council**.
- (12) Applications will be treated in accordance with Public Records Act. Certain information, in accordance with the Public Records Act, may be publicly disclosed.
- (e) Metropolitan Planning Agency Role in Application Review
 - (1) To support implementation of an applicable SCS and consistency with activities or strategies identified in a regional SCS, or similar planning document that demonstrate a per capita reduction in VMT and GHG, as allowed by <u>SB 862</u> (Chapter 36, Statutes of 2014), an MPO/region may develop its own process prior to the application due date to identify and recommend applications that have the highest regional priorities based on criteria established by the MPO/region.

Figure 6: AHSC Program Application Review Process



Article III. Legal and Reporting Requirements

Section 109. Legal Documents

- (a) Rental Affordable Housing Developments: Upon the award of AHSC Program funds to assist a rental Affordable Housing Development, the Department shall enter into one or more agreements with the applicant, which may be in the form a State of California Standard Agreement (Standard Agreement), which shall commit funds from the AHSC Program in an amount sufficient to fund the approved AHSC Program loan amount. The agreement or agreements shall contain the following:
 - (1) A description of the approved **Affordable Housing Development** and the permitted uses of **AHSC Program** funds;
 - (2) The amount and terms of the AHSC Program loan;
 - (3) The regulatory restrictions to be applied to the **Affordable Housing Development** through the Regulatory Agreement;
 - (4) Special conditions imposed as part of the **Department's** approval of the **Affordable Housing Development**;
 - (5) Requirements for the execution and the recordation of the agreements and documents required under the **AHSC Program**;
 - (6) Terms and conditions required by federal and state law;
 - (7) Requirements regarding the establishment of escrow accounts for the deposit of documents and the deposit and disbursement of **AHSC Program** loan proceeds;
 - (8) the approved schedule of the **Affordable Housing Development**, including land acquisition if any, commencement and completion of construction or rehabilitation work, and occupancy by eligible households;
 - (9) Terms and conditions for the inspection and monitoring of the Project in order to verify compliance with the requirements of the AHSC Program;
 - (10) Provisions regarding tenant relocation in accordance with State law;
 - (11) Provisions relating to the placement of a sign on or in the vicinity of, the **Affordable Housing Development** site indicating that the **Council** has provided financing for the **Affordable Housing Development**. The **Council** may also arrange for publicity of the **AHSC Program** loan in its sole discretion;
 - (12) Provisions to ensure that the eligible costs and use of **AHSC Program** funds maintain the required GHG Reduction represented in the application;
 - (13) Other provisions necessary to ensure compliance with the requirements of the **AHSC Program**;

- (14) Description of the conditions constituting breach of the agreement(s) and remedies available to the parties thereto; and
- (15) Any of the **Department's** standard contractual terms that may be applicable.
- (b) For rental Affordable Housing Developments, the Department shall enter into a single Regulatory Agreement with the applicant for not less than the original term of the loan that shall be recorded against all sites comprising the property of the Affordable Housing Development prior to the disbursement of funds. The Regulatory Agreement shall include, but not be limited to, the following:
 - (1) The number, type and income level of Restricted Units;
 - (2) Standards for tenant selection pursuant to 25 CCR 8305;
 - (3) Provisions regulating the terms of the rental agreement pursuant to 25 **CCR** 8307:
 - (4) Provisions related to a Rent Schedule, including initial rent levels for **Restricted Units** and non-Restricted Units pursuant to subsections (a) and (b) of MHP Guidelines Section 7312:
 - (5) Conditions and procedures for permitting rent increases pursuant to MHP Guidelines Section 7312;
 - (6) Provisions for limitations on Distributions pursuant to 25 **CCR** 8314 and on developer fees pursuant to 25 **CCR** 8312;
 - (7) Provisions regarding the deposit and withdrawal of funds to and from reserve accounts in accordance with 25 **CCR** 8308 and 8309;
 - (8) Assurances that the **Affordable Housing Development** will be maintained in a safe and sanitary condition in compliance with state and local housing codes and the management plan, pursuant to MHP Guidelines Section 7324;
 - (9) Description of the conditions constituting breach of the Regulatory Agreement and remedies available to the parties thereto;
 - (10) Provisions governing use and operation of non-Restricted Units and common areas to the extent necessary to ensure compliance with AHSC Program requirements;
 - (11) Special conditions of loan approval imposed by the **Department**;
 - (12) "Program Operations," MHP Guidelines Sections 7321 through 7326, shall apply to rental **Affordable Housing Developments** assisted by the **AHSC Program**; and
 - (13) Other provisions necessary to assure compliance with the requirements of the **AHSC Program**.

- (c) All AHSC Program loans for assistance to rental Affordable Housing

 Developments shall be evidenced by a promissory note payable to the Department in the principal amount of the loan and stating the terms of the loan consistent with the requirements of the AHSC Program. The note shall be secured by a deed of trust on the Affordable Housing Development property naming the Department as beneficiary or by other security acceptable to the Department; this deed of trust or other security shall be recorded junior only to such liens, encumbrances and other matters of record approved by the Department and shall secure the Department's financial interest in the Affordable Housing Development and the performance of applicant's AHSC Program obligations.
- (d) Grants shall be governed by a Standard Agreement or other agreement with the Recipient in a form prescribed by the Department. The agreement shall ensure that the provisions of these Guidelines are applicable to the Project covered by the agreement and enforceable by the Department. The agreement will contain such other provisions as the Department determines are necessary to meet the requirements and goals of the AHSC Program, including but not limited to the following:
 - (1) A description and sources and uses of the approved **Project** and the permitted uses of **AHSC Program** funds;
 - (2) Provisions governing the amount, terms and conditions of the **AHSC Program** grant;
 - (3) Provisions governing the construction work and, as applicable, the acquisition and preparation of the site of the **Capital Project**, and the manner, timing and conditions of the disbursement of grant funds;
 - (4) A schedule for completion of the **Project** and a series of milestones for progress toward **Project** completion together with the remedies available to the **Department** in the event of the failure to meet such milestones;
 - (5) Provisions for the payment of prevailing wages if and as required by state or federal law;
 - (6) Requirements for periodic reports from the **Recipient** on the construction and use of the **Project** and provisions for monitoring of the **Project** by the **Department**;
 - (7) The **Recipient's** responsibilities for the development of the approved **Project**, including, but not limited to, construction management, maintaining of files, accounts and other records, and report requirements;
 - (8) Provisions relating to the development, construction, affordability and occupancy of the Affordable Housing Development supported by the Housing-Related Infrastructure Capital Project, if applicable;

- (9) Provisions relating to the placement on, or in the vicinity of, the **Project** site, a sign indicating that the **Council** has provided financing for the **Project**. The **Council** may also arrange for publicity of the grant in its sole discretion;
- (10) Remedies available to the **Department** in the event of a violation, breach or default of the Standard Agreement;
- (11) Requirements that the **Recipient** permit the **Department** or its designated agents and employees the right to inspect the **Project** and all books, records and documents maintained by the **Recipient** in connection with the **AHSC Program** grant or loan or both;
- (12) Special conditions imposed as part of **Department** approval of the project;
- (13) Terms and conditions required by federal or state law;
- (14) Provisions to ensure that the **Project** maintains the required **GHG Reduction** as represented in the application; and
- (15) Other provisions necessary to ensure compliance with the requirements of the **AHSC Program**.

Section 110. Reporting Requirements

- (a) During the term of the Standard Agreement and according to the annual deadline identified in the Standard Agreement, the **Recipient** shall submit, upon request of the **Department** and the **Council**, an annual performance report that demonstrates satisfaction of all reporting requirements pursuant to the **AHSC Program** reporting requirements identified in the Standard Agreement. Recipient shall also submit the reports required by MHP Guidelines Sections 7325 and 7326 and any additional reporting requirements developed by the **Department**, the **Council** or **ARB**. The reports will be filed on forms provided by the **Department**.
- (b) Recipient is responsible for meeting the applicable project reporting requirements of CARB's Funding Guidelines for Agencies that Administer California Climate Investments as well as CARB's AHSC Program Quantification Methodology and Benefits Calculator Tool. These may include, but are not limited to: Project metrics; the duration over which the Recipient will track Project metrics; frequency of reporting; the format Recipient will use to report; Project profile information; Project benefit information; and information related to Priority Population benefits.
 - (1) Award recipients are required to submit estimates of jobs supported by their projects using CARB's Jobs Co-Benefit Assessment Methodology within 90 days of award. This methodology will estimate the number of jobs supported by the AHSC investment based upon the **Project**'s budget.
 - (2) Consistent with the 2018 Funding Guidelines for Agencies that Administer California Climate Investments, AHSC funding recipients must track and report the employment outcomes of their projects. Award recipients will be required to conduct Employment Benefits and Outcomes Reporting for employment benefits and outcomes created supported by the AHSC investment and all leveraged funding, while accommodating provisions for data privacy. Once funds are disbursed, reporting may occur as frequently as an annual basis. AHSC Program staff will work with applicants to clarify what the jobs reporting process may look like.

The following items must be reported according to each job classification or trade:

- Job Training Credentials including Credentials from Apprenticeship and Workforce Development Programs
- Number of Jobs Provided
- Total Project Work Hours
- Average Hourly Wage
- Total Number of Workers who Completed Job Training
- Description of Job Quality and Benefits Provided (insurance, annual leave, overtime, etc.)

Number of jobs, project work hours, and average hourly wage for **Priority Populations** must also be indicated. A complete list of required tracking indicators will be provided to awardees and included in their Standard Agreements.

The following references are available for addition guidance in determining employment and other co-benefit reporting requirements:

- Funding Guidelines
- Benefit Assessment
- Co-benefit Assessment Methodologies

All projects awarded in future rounds will be subject to **Employment Benefits** and **Outcomes Reporting** requirements.

(c) At any time during the term of the Standard Agreement, the **Department** may perform or cause to be performed a financial audit of any and all phases of the **Recipient's Project**. At the **Department's** request, the **Recipient** shall provide, at its own expense, a financial audit prepared by a certified public accountant. The State of California has the right to review project documents and conduct audits during project implementation and over the project life.

Section 111. Performance Requirements

- (a) Recipients shall begin construction of the housing units to be developed in the Affordable Housing Development that is a Capital Project and the housing designated in the application within the time set forth in the Standard Agreement but not later than July 30, 2022.
 - (1) **Recipients** may request extensions of the performance requirement in Section 111(a) by addressing a letter to SGC's Executive Director explaining the circumstances for why an extension is needed and detailing a plan for meeting the extended performance requirement deadline. At the discretion of SGC's Executive Director, an extension of up to two (2) years may be granted.
- (b) The housing units developed in the **Affordable Housing Development** that is a **Capital Project** and the housing designated in the application must be completed, as evidenced by receipt of a certificate of occupancy, within the period of time set forth in the Standard Agreement, but not later than July 30, 2025.
 - (1) **Recipients** may request extensions of the performance requirement in Section 111(b) by addressing a letter to SGC's Executive Director explaining the circumstances for why an extension is needed and detailing a plan for meeting the extended performance requirement deadline. At the discretion of SGC's Executive Director, an extension of up to two (2) years may be granted.
- (c) AHSC Program funds must be disbursed in accordance with deadlines specified in the Standard Agreement, and in no event later than the disbursement deadlines outlined in the NOFA.
- (d) **Recipients** may only reapply for **AHSC Program** funds in a subsequent **NOFA** for the same **Project** if the **Recipient** has disbursed at least fifty (50) percent of the funds allocated from prior awards.
- (e) Negative points will be assessed against the Developer on subsequent AHSC applications if the Project does not comply with the dates set in the Standard Agreement for the performance requirements described in Section 111(a) or Section 111(b).

Section 112. Defaults and Cancellations

- (a) In the event of a breach or violation by the **Recipient** of any of the provisions of the Standard Agreement, the **Department** may give written notice to the **Recipient** to cure the breach or violation within a period of not less than 15 days. If the breach or violation is not cured to the satisfaction of the **Department** within the specified time period, the **Department**, at its option, may declare a default under the Standard Agreement and may seek legal remedies for the default including the following:
 - (1) The **Department** may seek, in a court of competent jurisdiction, an order for specific performance of the defaulted obligation or the appointment of a receiver to complete the **Project** in accordance with **AHSC Program** requirements.
 - (2) The **Department** may seek such other remedies as may be available under the relevant agreement or any law.
- (b) The **Department** may cancel funding commitments and Standard Agreements under any of the following conditions:
 - (1) The objectives and requirements of the **AHSC Program** cannot be met by continuing the commitment or Standard Agreement;
 - (2) Construction of the **Capital Project** or implementation of **Program Costs** cannot proceed in a timely fashion in accordance with the timeframes established in the Standard Agreement; or
 - (3) Funding conditions have not been or cannot be fulfilled within required time periods.
- (c) Upon receipt of a notice of intent to cancel the grant from the **Department**, the **Recipient** shall have the right to appeal to the Director of the **Department**.

Section 113. Prevailing Wages

For the purposes of the State Prevailing Wage Law (Labor Code Sections 1720 – 1781), a grant or loan under the AHSC Program shall be considered public funding for the construction, rehabilitation, demolition, relocation, preservation, or other physical improvement of the Capital Project subject to the provisions of the State Prevailing Wage Law. AHSC Program funding of the Project shall not necessarily, in and of itself, be considered public funding of a Project unless such funding is considered public funding under the State Prevailing Wage Law. It is not the intent of the Department in these regulations to subject Projects to the State Prevailing Wage Law by reason of AHSC Program funding of the Project in those circumstances where such public funding would not otherwise make the Project subject to the State Prevailing Wage Law. Although the use of AHSC Program funds does not require compliance with federal Davis Bacon wages, other funding sources may require compliance with federal Davis Bacon wages.

Appendix A. Definitions

- (a) "Active Transportation" means infrastructure and non-infrastructure projects that encourage increased use of active modes of transportation, but does not include funding program operations. The project types include but are not limited to:
 - (1) Infrastructure Projects: capital improvements (construction) that will encourage increased use of active modes of transportation, such as biking and walking.
 - (2) Non-infrastructure Projects: education, encouragement and planning activities must encourage increased use of active modes of transportation, such as biking and walking.
- (b) "Active Transportation Program" means non-infrastructure related programs which instill safe pedestrian, bicyclist and motorist behaviors to make safe active transportation possible. Non-infrastructure activities can stand-alone or be conducted with infrastructure projects (fixed facilities or permanent structural changes) to increase effectiveness.
- (c) "Activity Delivery Costs" means staff costs incurred by the Public Agency that are directly related to implementing specific Capital Project and Program Costs. They may include costs such as project document preparation, project underwriting, construction management, inspections, or reporting to the Department.
- (d) "Affordable Housing Development" means a Capital Project that is a Housing Development in which at least 20 percent of the total units are Affordable Units.
- (e) "Affordable Unit" means a housing unit that satisfies all the following criteria:
 - (1) The unit must satisfy one of the following affordability criteria:
 - (A) It is available at an "affordable rent" as that terms is used and defined in Section 50053 of the Health & Safety Code;
 - (B) It is offered at an "affordable housing cost", as that terms is used and defined in Section 50052.5 of the Health & Safety Code; or
 - (C) It is available at an "affordable rent" or an "affordable housing cost" according to the alternative percentages of income for agency-assisted rental and cooperative housing developments pursuant to Department regulations adopted under Health and Safety Code section 50462(f).
 - (2) For "Affordable Units" that are rental units, they must be subject to a recorded Program covenant ensuring affordability for a duration of at least 55 years.
 - (3) For "Affordable Units" that are ownership units, they must be sold to and occupied by an income-qualified household, and subject to a recorded covenant with a duration of at least 30 years that includes either a resale restriction or equity sharing upon resale.

- (4) For the purposes of this definition, the terms "persons and families of low income" and "area median income" shall have the same meanings as set forth in Health and Safety Code section 50093 and 50093(c).
- (5) The unit must be occupied by a "lower income household" as defined by Health and Safety Code section 50079.5, which includes "very low income households" as defined by Health and Safety Code section 50105 and also includes "extremely low income households" as defined by Health and Safety Code section 50106.
- (f) "AHSC Program" means the program as outlined by these Program Guidelines.
- (g) "Area Median Income" means the most recent applicable county median family income published by **TCAC**.
- (h) "Bus Rapid Transit" (BRT) means a rubber-tired form of rapid transit in an integrated system of facilities, equipment, services, and amenities that exceed the speed and reliability of regular bus service. BRT usually includes use of dedicated right-of way, including busways, exclusive lanes, and bypass/queue jumping lanes for buses at congested intersections to reduce vehicle running time and typically includes a combination of the following additional features: (1) center of road alignment, mixed-traffic prohibitive intersection treatments; (2) use of more limited-stop service including express service and skip-stopping; (3) application of Intelligent Transportation Systems (ITS) technology such as signal priority, automatic vehicle location systems, system security, and customer information; (4) platform level boarding and (5) off-board fare collection.
- (i) "Bus Service" means regularly scheduled public transit service operating with limited stops using a fixed route.
- (j) "Capital Project" means a project consisting of the construction, rehabilitation, demolition, relocation, preservation, acquisition, or other physical improvement that is an integral part of, or is necessary for completion of a Project.
- (k) "CCR" means the California Code of Regulations.
- (I) "Context Sensitive Bikeway" means on-street infrastructure for bicycle riding that is appropriately applied based on the traffic volumes and speeds on a specific street, as recommended in the California Highway Design Manual as follows:
 - (1) For off street applications, install a Class I bicycle facility (Bicycle Path).
 - (2) For streets with speed limits of less than or equal to 25 MPH and vehicular average daily trips (ADT) of over 2,000, install Class II bicycle facility (Bike Lanes).
 - (3) For streets with speed limits of less than or equal to 25MPH and vehicular average daily trips (ADT) of under 2,000, install Class III bicycle facility (Bicycle Route) that functions as a "Bicycle Boulevard", that is, a route which includes both sharrow markings and traffic control devices aimed at lowering vehicle

- speed, and which prioritize bicycle through trips for bicycles over vehicles. Some example traffic control devices include bicycle right of ways, chicanes, traffic diverters, and mini roundabouts.
- (4) For streets with a speed limit greater than 25MPH, install a Class IV bicycle facility (Protected Bike Lanes, or also known as Cycletracks).
- (m) "Council" means the California Strategic Growth Council, established pursuant to Public Resources Code Section 75121.
- (n) "Currently Developed" means that the land in question is altered by paving, construction, and/or land use that would typically have required regulatory permitting to have been initiated.
- (o) "Deferred Costs" means costs deferred at construction loan closing, including but not limited to: capitalized reserves, loan fees, syndication costs, legal, accounting, audit, consultant fees, and developer fees paid from operating cashflow.
- (p) "Department" means the Department of Housing and Community Development of the State of California.
- (q) "Developer" means the entity that the Department and the Council rely upon for experience, site control, and capacity, and which controls either (1) the Affordable Housing Development during development and through occupancy, (2) the Housing-Related Infrastructure during development and through completion, or (3) the Sustainable Transportation Infrastructure and Transit-Related Amenities during development and through operation.
- (r) "Disadvantaged Community" means a census tract with a score in the top 25 percent or one of the 22 additional census tracts that score in the highest 5 percent of Pollution Burden as identified in California Environmental Protection Agency's CalEnviroScreen 3.0 tool.
- (s) "Employment Benefit and Outcome Reporting" means submission of data about the jobs and related benefits created by the AHSC Investment as required by the Funding Guidelines for Agencies Administering California Climate Investments.
- (t) "Enforceable Funding Commitment" means permanent commitments, including but not limited to the following:
 - (1) Low-income housing tax credit equity contributions (without the necessity of a tax credit reservation letter) and tax-exempt bonds in connection with four (4) percent low-income housing tax credits, AHSC Program funds, will be considered committed in this calculation.
 - (2) Funds conditionally reserved under the following programs shall be accepted as funding commitments: the Department of Housing and Urban Development's (HUD) Supportive Housing Program (SHP), HOME Investment Partnerships Program (HOME), Community Development Block Grant Program (CDBG),

- and the California Department of Mental Health's Mental Health Services Act (MHSA) Program.
- (3) A land donation in fee for no other consideration that is supported by an appraisal or purchase/sale agreement ("Land Donation") or a local fee waiver resulting in quantifiable cost savings for the Project where those fees are not otherwise required by federal or state law ("Local Fee Waiver") may be considered a funding commitment. The value of the Land Donation will be the greater of either the original purchase price or the current appraised value as supported by an independent third party appraisal prepared by a MAI-qualified appraiser within one year of the application deadline. A funding commitment in the form of a Local Fee Waiver must be supported by written documentation from the local Public Agency.
- (4) Owner equity contributions or developer funds. Such contributions or funds shall not be subsequently substituted with a different funding source or forgone if committed in the application, except that a substitution may be made for up to 50 percent of deferred developer fee. The Department may require the applicant to evidence the availability of the proposed amount of owner equity or developer funds.
- (5) Funds for transportation projects which are programmed for allocation and expenditure in the applicable capital improvement plan consistent with the terms and timeframes of the Standard Agreement.
- (u) "Energy Efficiency" means managing and restraining the growth in energy consumption.
- (v) "Federally Recognized Indian Tribe" means Indian native tribe, band, nation, pueblo, village or community that the Secretary of the Interior acknowledges to exist as an Indian tribe, pursuant to the Federally Recognized Indian Tribe List Act of 1994, 25 U.S.C. 479a.
- (w) "Flexible Transit Service" means a form of transit for the public characterized by flexible routing and scheduling of small/medium vehicles operating in shared-ride mode (with at least two passengers) between pick-up and drop-off locations according to passenger needs. Flexible Transit Service includes vanpool, shuttle and feeder bus systems that reduce vehicle miles travelled.
- (x) "Floor Area Ratio" (FAR) means the square footage of the floor area of a building divided by the site square footage, excluding therefrom dedicated streets, sidewalks, parks and open space. The floor area of a building is the sum of the gross area of each floor of the building, excluding mechanical space, cellar space, floor space in open balconies, enclosed parking and elevators or stair bulkheads. Multiplying the FAR by the area of the site produces the minimum amount of floor area required in a building on the lot. For example, on a 10,000 square-foot site in a district with a minimum FAR of 1.5, the floor area of a building must be at least 15,000 square feet.

- (y) "Greenhouse Gas Reduction" (GHG Reduction) means actions designed to reduce emissions of one or all of the following gases: carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride.
- (z) "Green Streets" means a sustainable stormwater strategy that meets regulatory compliance and resource protection goals by using a natural systems approach to manage stormwater, reduce flows, improve water quality and enhance watershed health.
- (aa) "High Quality Transit" means a Qualifying Transit line with high frequencies AND permanent infrastructure as follows:
 - (1) Frequency: High Quality Transit must have Peak Period headway frequency of every 15 minutes or less and service seven days a week.
 - (2) Permanent Infrastructure: High Quality Transit must operate on a railway or be transit service with Bus Rapid Transit features that either fully or partially operate on a dedicated bus-only lane, or uses High Occupancy Vehicle (HOV) or High Occupancy Toll (HOT) lanes.
- (bb) "Housing Development" means a residential development or the residential portion of a mixed-use development.
- (cc) "Housing-Related Infrastructure" means a capital infrastructure improvement required as a condition of approval of an affordable housing development by a Locality, transit agency or special district such as sewer, water or utility system upgrades, streets, drainage basins, etc.
- (dd) "Infill Site" means a site for which at least three of four sides or 75 percent of the perimeter of the site adjoins parcels that are **Currently Developed** qualified **Urban Uses**. In counting this, perimeters bordering navigable bodies of water and improved parks shall not be included. In order to qualify as an infill site, the site must also be located in an urbanized area meaning that it fulfills one of the following requirements:
 - (1) located within an incorporated city according to an official City or County map, OR
 - (2) located within an urbanized area or urban cluster as defined by the <u>U.S.</u>
 <u>Census Bureau</u>, OR
 - (3) for unincorporated areas outside an urbanized area or urban cluster, the area shall be within a designated urban service area that is designated in the local general plan for urban development and is served by public sewer and water.
- (ee) "Integrated Connectivity Project (ICP) Project Area" means a Project Area which includes at least one (1) Transit Station/Stop with a combination of two or more eligible costs as defined in Section 103.

- (ff) "Intelligent Transportation Systems" means electronics, communications, or information technology, used singly or in combination, to improve the efficiency, accessibility or safety of the surface transportation system.
- (gg) "Key Destinations" means vital community amenities and resources including medical centers, schools, grocery stores, child care centers, pharmacies, public parks, or public libraries. Key Destinations must be operational at the time of application. This definition differs from "Activity Centers" as used in the AHSC Benefits Calculator Tool.
- (hh) "Locality" means a California city, unincorporated area within a county or a city and county.
- (ii) "Lower Income" has the meaning set forth in Health and Safety Code Section 50079.5.
- (jj) "Low-Income Community" means a census tract with either 1) median household incomes at or below 80 percent of the statewide median income, or 2) median household income at or below the threshold designated as low-income by Department of Housing and Community Development's State Income Limits pursuant to the Health and Safety Code Section 50093.
- (kk) "Low-Income Households" mean individual households with either 1) household incomes at or below 80 percent of the statewide median income, or 2) household incomes at or below the threshold designated as low-income by Department of Housing and Community Development's State Income Limits adopted pursuant to Health and Safety Code Section 50093.
- (II) "Mixed Use Development" means a building, combination of buildings, or building complex, designed to functionally and physically integrate non-residential uses such as retail, commercial, institutional, recreational, or community uses with residential uses, in a complementary manner.
- (mm) "Moderate Income" has the meaning set forth in Health and Safety Code Section 50093.
- (nn) "MHP" shall mean the Multifamily Housing Program authorized and governed by Sections 50675 through 50675.14 of the Health and Safety Code, and the MHP Guidelines dated June 19, 2019.
- (oo) "Natural Infrastructure" means the preservation and/or restoration of ecological systems, or utilization of engineered systems that use ecological processes, to increase resiliency to climate change and/or manage other environmental problems. Some examples relative to AHSC could include street trees and greenspace for water catchment, infiltration and surface cooling; water treatment facilities that utilize ecologically functioning wetlands; flood mitigation systems that utilize the natural floodplain and stable shorelines used in tandem with constructed flood barriers.

- (pp) "Net Density" means the total number of dwelling units per acre of land to be developed for residential or mixed use, excluding allowed deductible areas. Allowed deductible areas are public dedications of land which are for public streets, public sidewalks, public open space, public drainage facilities. Non-allowed deductible areas include utility easements, setbacks, private drives and walkways, general landscaping, common areas and facilities, off street parking, and traditional drainage facilities exclusive to a development project. Mitigations required for development will not be included in the allowed deductible areas.
- (gg) "NOFA" means a Notice of Funding Availability issued by the Department.
- (rr) "Peak Hours" or "Peak Period" means the period with the highest ridership during the entire transit service day as determined by the transit operator. Must include at least one hour during the morning commute hours and one during evening commute hours, Monday through Friday. Each Peak Period cannot be longer than three hours.
- (ss) "Performance measures" means indicators of transit regarding data indicators such as accessibility, mobility choices and ridership.
- (tt) "Priority Population" means 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 the Priority Population maps for more information.
- (uu) "Program Cost" means the cost(s) associated with 1) program creation, or 2) expansion of existing programs to serve new populations or offer new program service and implementation.
- (vv) "Program Operator" means the entity that administers the day-to-day operational responsibilities for the program for which the AHSC Program funding is sought.
- (ww) "Project" means the proposed use of funds representing a combination of Capital Projects or Program Costs which are proposed by the applicant to be funded the AHSC Program.
- (xx) "Project Area" means the area encompassing the Transit Station/Stop, housing and Key Destinations.
- (yy) "Public Agency" means a Locality, transit agency, public housing authority or redevelopment successor agency.
- (zz) "Qualifying Transit" means a transit line serving the public that is operated by the following: (1) Directly operated by a public entity; (2) Operated by a public entity via a contract for purchased transportation service with a private or non-profit provider; or (3) Operated by a private or non-profit entity as a grant Recipient or sub-recipient from a public entity. Qualifying Transit for the purpose of the Program includes various forms of fixed transit service (Rail Service and Bus Service) and Flexible Transit Service. A Qualifying Transit line requires service that departs two (2) or

- more times during Peak Hours as defined by the transit operator. Flexible Transit service is exempt from these Peak Hours frequency requirements.
- (aaa) "Rail Service" means regularly scheduled public transit service running on rails or railways.
- (bbb) "Recipient" means the eligible applicant receiving a commitment of Program funds.
- (ccc) "Restricted Units" mean residential units restricted by an enforceable covenant or agreement with the Department or other public agency to occupancy by low- or very low-income households, with affordable rents pursuant to MHP Guidelines Section 7312 or affordable housing costs pursuant to the CalHOME Program. Restricted Units must be substantially equivalent in size and number of bedrooms to the balance of units in the Housing Development. Restricted Units may consist of units designated for any housing tenure, rental or owner-occupied, within the Housing Development.
- (ddd) "Rural Area" means the definition in Health and Safety Code Section 50199.21.
- (eee) "Rural Innovation Project Area (RIPA)" means a Project Area located within a Rural Area which includes at least one (1) Transit Station/Stop with a combination of two or more eligible costs as defined in Section 103.
- (fff) "Safe and Accessible Walkway" means a pedestrian corridor that has the following:
 - (1) Continuously-paved, ADA-compliant sidewalks.
 - (2) Marked pedestrian crossings at all arterial intersections.
 - (3) Attributes which contribute to comfort and safety including, but not limited to, adequate lighting or shade canopy.
- (ggg) "Secure Overnight Bicycle Parking" means bicycle parking that is not accessible to the general public, is completely enclosed and protects the bicycle from inclement weather, and allows for the bicycle frame to be secured to the bicycle rack at two points. Examples of Secure Overnight Bicycle Parking include bicycle rooms, bicycle lockers, and bicycle cages.
- (hhh)Site Control" means the applicant or Developer has control of property through one or more of the following:
 - (1) Fee title;
 - (2) A leasehold interest on the property with provisions that enable the lessee to make improvements on and encumber the property provided that the terms and conditions of any proposed lease shall permit, prior to grant funding, compliance with all program requirements;
 - (3) An enforceable option to purchase or lease which shall extend through the anticipated date of the Program award as specified in the NOFA;

- (4) An executed disposition and development agreement, right of way, or irrevocable offer of dedication to a Public Agency;
- (5) An executed encroachment permit for construction of improvements or facilities within the public right of way or on public land;
- (6) An executed agreement with a public agency that gives the applicant exclusive rights to negotiate with the agency for the acquisition of the site; provided that the major terms of the acquisition have been agreed to by all parties;
- (7) A land sales contract or enforceable agreement for acquisition of the property; or
- (8) Other forms of site control that give the Department assurance (equivalent to 1-7 above) that the applicant or Developer will be able to complete the Project and all housing designated in the application in a timely manner and in accordance with all the requirements of the Program.
- (iii) "Smoke Free Housing" means an Affordable Housing Development that implements a policy banning the ignition and burning of tobacco products (including, but not limited to, cigarettes, cigars, pipes, and water pipes or hookahs) in all living units, indoor common areas, and all other interior spaces. The smoke-free policy must also extend to all outdoor areas within 25 feet of occupied buildings on the **AHD** property.
- (jjj) "Substantial Rehabilitation" means a Housing Development with reasonable direct rehabilitation construction contract costs of at least \$35,000 per residential unit. Rehabilitation shall include energy efficiency upgrades per residential units. Rehabilitation projects must fully and efficiently address all of the physical needs of the Project for the term of the project loan and therefore merely meeting the minimum threshold cost amount of \$35,000 per residential unit may not, in and of itself, be sufficient to be considered Substantial Rehabilitation for purposes of the project loan.
- (kkk) "Sustainable Transportation Infrastructure" means capital project(s) that result in the improvement or addition of infrastructure that encourages mode-shift from single occupancy vehicles by enhancing: 1) public transit service, 2) pedestrian networks, or 3) bicycle networks (includes public bike-share programs) as well as operations expenditures that directly support transit expansion within the defined Project Area meeting the transit requirements detailed in Section 102 (c) or (d).
- (III) "TCAC" means the California Tax Credit Allocation Committee.
- (mmm) "Transit Corridor" means a transportation corridor which meets one of the following criteria: 1) A corridor served by Qualifying Transit; or 2) A corridor served by High Quality Transit that has been the subject of analysis, planning and environmental mitigation, and has been designated for investment within the regional transportation plan of a MPO, RTPA, or within a long range transportation plan of a transit agency.

- (nnn) "Transit Signal Priority (TSP)" means an operational strategy that facilitates the movement of transit vehicles through traffic-signal controlled intersections.
 Objectives of TSP include meeting on time schedule performance and improved transit travel time efficiency while minimizing impacts to normal traffic operations.
 TSP is made up of four components: (1) a detection system that lets the TSP system where the vehicle requesting signal priority is located. The detection system communicates with a (2) priority request generator that alerts the traffic control system that the vehicle would like to receive priority. (3) Priority control strategies; and 4) System management software collecting data and generating reports.
- (000) "Transit Station/Stop" means a designated location at which the various Qualifying Transit service(s) drop-off and pick-up riders.
- (ppp) "Transportation Demand Management" (TDM) means strategies that increase transportation system efficiency by encouraging shifting from single-occupant vehicle (SOV) trips to non-SOV transportation modes, or shifting SOV trips off peak travel periods. Effective TDM strategies result in reduction of vehicle miles traveled (VMT) by increasing travel options, providing incentives and information to incentivize individuals and employers to modify their travel behavior to support these objectives, and/or by reducing the need to travel or reducing travel distance via location efficient development patterns. TDM strategies encourage travel by transit, bike, walking or in shared vehicles.
- (qqq) "Transportation-Related Amenities" means capital improvements that are publicly accessible and provide supportive amenities to pedestrians, cyclists and transit riders (i.e. bike parking, bus shelter, benches, street trees, etc.) within the defined Project Area meeting the transit requirements detailed in Section 102 (c) or (d).
- (rrr) "Urban Forestry" means the cultivation and management of native or introduced trees and related vegetation in urban areas for their present and potential contribution to the economic, physiological, sociological, and ecological well-being of urban society.
- (sss) "Urban forest" means those native or introduced trees and related vegetation in the urban and near-urban areas, including, but not limited to urban watersheds, soils and related habitats, street trees, park trees, residential trees, natural riparian habitats, and trees on other private and public properties.
- (ttt) "Urban Greening" means the incorporation of greenscaped pedestrian and bicycle trail systems, urban street canopy, green alleys, drought tolerant and native species landscaping and landscape restoration, green roofing, community gardens, natural infrastructure and stormwater features into public open spaces. If not abundantly clear, public accessibility must be demonstrated to the satisfaction of Department staff, such as through a recorded instrument, and run for at least 55 years. Public open space must offer reasonable hours of use for the public, such as dawn to dusk. Community gardens do not have to be publicly accessible as long as they are available to residents of the **Affordable Housing Development**.

- (uuu) "Urban Uses" means any residential, commercial, industrial, transit, transportation passenger facility, or retail use, or any combination of those uses. Urban uses do not include lands used for agricultural uses or parcels in excess of 15,000 square feet in size and containing only one single-family residence.
- (vvv) "Very-Low Income" has the meaning set forth in Health and Safety Code Section 50105.
- (www) "Water Efficiency" means controlling water at the source through design—both rainfall and storm water runoff through a decentralized system that distributes storm water across a project site in order to replenish groundwater supplies.
- (xxx) "Zero Emission Vehicle (ZEV)" means battery electric vehicles, plug-in hybrid electric vehicles, and hydrogen fuel cell vehicles.

Appendix B. Federally Recognized Indian Tribe Eligibility

Federally Recognized Indian Tribes may qualify for AHSC funds if their **Project** meets the following requirements:

- (a) Projects are located on one of the following lands:
 - (1) Tribal Trust Lands. Real property that is held in trust by the United States Government for the benefit of a **Federally Recognized Indian Tribe**;
 - (2) Individual Trust Lands. Real property that is held in trust by the United States Government for the benefit of an individual member of a **Federally Recognized Indian Tribe**;
 - (3) Tribal Fee Restricted Lands. Fee lands that are owned by or under the control of a **Federally Recognized Indian Tribe** that are subject to a United States Government restriction that the land continue to be owned by or remain under the control of a **Federally Recognized Indian Tribe** or member or members thereof;
 - (4) Individual Fee Restricted Lands. Fee lands that were conveyed by the United States Government as individual allotments to member or members of a Federally Recognized Indian Tribe, regardless as to whether the property is now under common ownership among several members of that same Federally Recognized Indian Tribe;
 - (5) Tribally-Owned Unrestricted Lands. Fee lands that are owned by or under the control of a Federally Recognized Indian Tribe that are not subject to a United States Government restriction that the land continue to be owned by or remain under the control of a Federally Recognized Indian Tribe or member or members thereof;

AND:

- (b) The applicant meets the following requirements as a condition of award funding as set forth in a Standard Agreement, but not as a condition to engage in the competitive award process:
 - (1) BIA Consent. Applicants shall obtain Bureau of Indian Affairs consent to applicant's execution and recordation (as applicable) of all Department-required documents that are subject to 25 CFR sec. 152.34 or 25 CFR sec. 162.12, all prior to award disbursement. This requirement shall not apply to projects that are within subdivision (i)(5) of this Section.
 - (2) Personal Jurisdiction for Tribal Applicants. For applicants that are **Federally Recognized Indian Tribes** or Tribal controlled entities, all such applicants shall provide and execute a limited waiver of sovereign immunity agreeing to the personal jurisdictions of state court.

- (3) Subject Matter Jurisdiction for Restricted Tribal Lands. For applicants proposing projects that are to be within property described in sub-divisions (i)(1), (i)(2), (i)(3), and (i)(4), all such applicants shall cause the subject Indian Tribe to provide and execute a limited waiver of sovereign immunity satisfactory to the Department, agreeing to the subject matter jurisdiction of state court.
- (4) Title Insurance Requirements. Applicants shall provide title insurance for the property underlying the **Project** satisfactory to the Department. Notwithstanding the foregoing sentence, upon a showing of good cause, for Applicants unable to provide a conventional title insurance policy satisfactory to the Department, all such Applicants shall demonstrate to the satisfaction of the Department that they hold title to the property pursuant to a title condition report issued by the BIA Land Title and Records Office, and pursuant to a title opinion letter issued for the benefit of the Department but paid for by the Applicant.
- (5) Recordation Requirements. Where recordation of instruments are required by the Department, the subject instrument shall be deemed sufficiently recorded if recorded with the Land Titles and Records Office at the BIA or if the subject instruments are recorded in the County recording system having jurisdiction over the property.
- (6) Fee Security Required. For all Projects, except those falling within subdivision (i)(1) and (ii)(2), fee security shall be required, unless the terms allowing leasehold security are satisfied as set forth in Title 25 CCR 8316. If a Department loan/grant is recorded on fee land then there must be a restriction preventing that land being put into trust until the Department loan/grant term is complete.
- (7) Minimum Requirements for Sovereign Immunity Waivers. Sovereign immunity waiver language shall be included in the Department Standard Agreement, and all Department regulatory and loan or grant agreements, all of which may be accomplished by incorporating by reference a separately executed sovereign immunity waiver instrument. The Applicant shall also provide or obtain a separate limited waiver of sovereign immunity instruments for both personal and subject matter jurisdictions which shall require, at a minimum, compliance with State construction standards and regulations.

Appendix C. Awardee Publicity Guidelines

AHSC award **Recipients** are required to acknowledge SGC, HCD, and California Climate Investments (CCI) in all publications, websites, signage, invitations, and other media-related and public-outreach products related to the AHSC Project. Guidance on CCI logo usage, signage, and logo files contained in the Style Guide are available at: www.caclimateinvestments.ca.gov/logo-graphics-request. SGC and HCD staff will provide their respective logo files and guidance on their usage directly to **Recipients**.

- (a) Long-form written materials, such as reports, must include the following standard language about SGC, HCD, AHSC, and CCI:
 - (1) "The Affordable Housing and Sustainable Communities (AHSC) Program builds healthier communities and protects the environment by increasing the supply of affordable places to live near jobs, stores, transit, and other daily needs. This program is administered by Strategic Growth Council (SGC), which coordinates the activities of State agencies and partners with stakeholders to promote sustainability, economic prosperity, and quality of life for all Californians (www.sgc.ca.gov) and implemented by the Department of Housing and Community Development (HCD).

The AHSC Program is part of CCI, a statewide program that puts billions of Cap-and-Trade dollars to work reducing GHG emissions, strengthening the economy, and improving public health and the environment – particularly in disadvantaged communities. The Cap-and-Trade program also creates a financial incentive for industries to invest in clean technologies and develop innovative ways to reduce pollution. California Climate Investments projects include affordable housing, renewable energy, public transportation, zero-emission vehicles, environmental restoration, more sustainable agriculture, recycling, and much more. At least 35 percent of these investments are located within and benefiting residents of disadvantaged communities, low-income communities, and low-income households across California. www.caclimateinvestments.ca.gov."

- (b) Any informational materials that do not qualify as long-form, but that include at least a paragraph of text, such as press releases, media advisories, short case studies, some flyers, etc., should include the following language:
 - (1) Long version: "[Project Name] is supported by California Strategic Growth Council's Affordable Housing and Sustainable Communities program with funds from California Climate Investments, a statewide initiative that puts billions of Cap-and-Trade dollars to work reducing greenhouse gas emissions, strengthening the economy, and improving public health and the environment particularly in disadvantaged communities."
 - (2) Short version: "[Project Name] is supported by California Strategic Growth Council's Affordable Housing and Sustainable Communities program with funds from California Climate Investments—Cap-and-Trade Dollars at Work."

- (c) Recipients may at times produce promotional materials that are primarily visual in nature, such as banners, signage, certain flyers, and sharable images for social media. In such cases, when including the boilerplate language acknowledging CCI and SGC support is not practical, grantees should instead include the official logos of both SGC and CCI, preceded by the words "Funded by."
- (d) AHSC award **Recipients** are required to identify a point of contact for all press inquiries and communications needs related to the project and provide the name, phone number and email address of this individual to SGC. **Recipients** must also distribute a press release after grant decisions are made at SGC's Public Council Meeting and are encouraged to do so for other major milestones throughout the lifecycle of the grant. All press releases must be approved by SGC Communications Office prior to distribution and SGC must be alerted and invited to participate in any and all press conferences related to the award.
- (e) AHSC Recipients are required to prepare one or more two-to-four-page documents that provide a summary of the Project components and tell the story of the AHSC proposal development process and/or implementation. All such materials must be approved by SGC Communications Office prior to distribution. These materials will be displayed on SGC website.
- (f) AHSC Applicants and **Recipients** are encouraged to use social media to share the process of creating an AHSC proposal and to inform the throughout implementation. @CalSGC, @California_HCD, and @CAClimateInvest should be tagged on all posts related to the AHSC grant. Use of the hashtags #AHSC, #AffordableHousing, and #SustainableCommunities is encouraged.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT DIVISION OF FINANCIAL ASSISTANCE

2020 W. El Camino Avenue, Suite 670, 95833 P. O. Box 952054 Sacramento, CA 94252-2054 (916) 263-2771 / (FAX) 263-2763 www.hcd.ca.gov



November 1, 2019

MEMORANDUM FOR:

All Potential Applicants

FROM:

Jennifer Seeger, Acting Deputy Director

Division of Financial Assistance

SUBJECT:

Notice of Funding Availability

Affordable Housing and Sustainabl

Communities Program

The California Strategic Growth Council (SGC) and the California Department of Housing and Community Development (HCD) are pleased to announce the availability of approximately \$550 million in funding for the Affordable Housing and Sustainable Communities (AHSC) program. The purpose of the AHSC program is to reduce greenhouse gas (GHG) emissions through projects implementing land-use, housing, transportation, and agricultural land preservation practices to support infill and compact development, and support related and coordinated public policy objectives. Funding for the AHSC program is provided from the Greenhouse Gas Reduction Fund (GGRF), an account established to receive Cap-and-Trade auction proceeds.

The AHSC program furthers the purposes of AB 32 (Chapter 488, Statues of 2006) and SB 375 (Chapter 728, Statutes of 2008). AHSC is part of the California Climate Investments, a statewide program funded through the GGRF that puts billions of Cap-and-Trade dollars to work reducing GHG emissions, strengthening the economy, and improving public health and the environment – particularly in disadvantaged communities.

The AHSC NOFA, Guidelines, workshop details, and related program information are available at http://sgc.ca.gov/programs/ahsc/ or http://sgc.ca.gov/programs/ahsc/ or http://sgc.ca.gov/grants-funding/ahsc.shtml prior to NOFA workshops.

To receive information on workshops and other updates, please visit <u>HCD</u> and <u>SGC</u>. Questions may be directed to the AHSC program at <u>ahsc@hcd.ca.gov</u> and ahsc@sgc.ca.gov.

Attachment

AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM

Notice of Funding Availability Round 5

November 1, 2019





CALIFORNIA STRATEGIC GROWTH COUNCIL



Gavin Newsom, Governor State of California

Alexis Podesta, Secretary
Business, Consumer Services and Housing Agency

Louise Bedsworth, PhD, Director California Strategic Growth Council

Douglas R. McCauley, Acting Director
California Department of Housing and Community Development

2020 West El Camino Avenue, Suite 500, Sacramento, CA 95833 Website: http://www.hcd.ca.gov/grants-funding/active-funding/ahsc.shtml Phone: (916) 263-2771 Email: ahsc@hcd.ca.gov

Table of Contents

I.	O	verview1	
A	٩.	Notice of Funding Availability1	
E	3.	Timeline1	
(Э.	What's new in this NOFA1	
[D.	Authorizing Legislation1	
II.	Pı	rogram Requirements2	
A	٨.	Eligible Applicants2	
E	3.	Eligible Projects2	
(٥.	Eligible Costs2	
	Э.	Program Threshold Requirements2	
E	Ξ.	Program Funding Amounts and Terms2	
F	Ξ.	Application Scoring3	
III.	A	pplication, Review, Workshops, and Appeals3	
A	٧.	Financial Assistance Application Submittal Tool (FAAST) Application Components3)
E	3.	Hardcopy Document Submittal4	
(Э.	Application Review4	
	Э.	Appeals5	
E	= .	Disclosure of Application6	ı
F	=.	Application Workshops6	ı
IV.	A۱	ward Announcements and Contracts6	
F	٨.	Award Announcements6	
E	3.	Contracts6	
V.	O	ther State Requirements6	
F	٨.	Article XXXIV7	
E	3.	Pet Friendly Housing Act of 20177	
() .	State Prevailing Wages7	
VI.	Of	ther Terms and Conditions7	
F	٨.	Right to Modify or Suspend7	
Е	3.	Conflicts	

I. Overview

A. Notice of Funding Availability

The Strategic Growth Council (SGC) and the California Department of Housing and Community Development (Department) hereby announce the availability of approximately \$550 million in funding for the Affordable Housing and Sustainable Communities (AHSC) program. The AHSC program is administered by SGC and implemented by the Department. The California Air Resources Board (CARB) provides the quantification methodology for determining the greenhouse gas (GHG) emissions reductions for the AHSC program.

These AHSC program funds will be used for loans or grants, or a combination thereof, to projects that will achieve GHG emissions reductions to benefit all California communities, particularly through increasing accessibility to affordable housing and key destinations via low-carbon transportation, resulting in fewer vehicle miles traveled (VMT) through shortened or reduced trip length or mode shift from Single Occupancy Vehicle (SOV) use to transit, bicycling or walking.

B. Timeline

NOFA Release	November 1, 2019
Application Due Date	February 11, 2020
Award Announcements	Summer 2020

C. What's New

- 1) The maximum individual award amount has increased to \$30 million.
- 2) The maximum amount to be awarded to any single Developer has been increased to \$60 million.
- 3) Department will no longer require a hardcopy submittal of the Application Workbooks. Only documents with wet signatures must be submitted in hard copy to the Department by the application due date listed in Section III.B. of this NOFA. Additionally, application materials must be submitted electronically pursuant to Section III. A. of this NOFA.

D. Authorizing Legislation

The AHSC program furthers the purposes of AB 32 (Chapter 488, Statutes of 2006) and SB 375 (Chapter 728, Statutes of 2008). Available funds are subject to the AHSC program Guidelines issued by SGC dated October 31, 2019, or as amended (Guidelines). The Guidelines include detailed information on eligibility requirements, application selection criteria, established terms, conditions, and procedures for funds awarded under AHSC. The Guidelines are available at http://www.sgc.ca.gov/programs/ahsc/resources/.

Applicants are responsible for complying with the AHSC program requirements set forth in the Guidelines. Applicants are urged to carefully review the Guidelines and information contained in this NOFA before submitting applications.

II. Program Requirements

The following is provided as a summary and is not to be considered a complete representation of the entirety of the eligibility, threshold, or other requirements or terms and conditions of the AHSC program. Please note that capitalized words may be defined terms and can be found in the program Guidelines. Please refer to the Guidelines for complete information.

A. Eligible Applicants

Applicants must be eligible pursuant to the Guidelines, Section 105, Eligible Applicants.

Please note: A special purpose entity, which is formed and controlled by the Developer, and which will serve as the ultimate borrower of AHSC loan funds, is not an Eligible Applicant, but may be named in the portion of the application that requests the name of the ultimate borrower.

B. Eligible Projects

Proposed projects must be eligible pursuant to the Guidelines, Section 102, Eligible Projects. Eligible projects must fall into one of the following three eligible Project Area types:

- Transit Oriented Development Project Area type (TOD)
- Integrated Connectivity Project Area type (ICP), or
- Rural Innovation Project Area type (RIPA).

C. Eligible Costs

The AHSC program funds Capital Projects and eligible Program Costs within TOD, ICP and RIPA Project Areas. For a detailed list of all eligible costs, please refer to the Guidelines, Section 103, Eligible Cost.

D. Program Threshold Requirements

In addition to meeting the requirements of the Guidelines as described in paragraphs A, B, and C above, applicants and projects are also required to meet the program threshold requirements found in Section 106 of the Guidelines.

E. Program Funding Amounts and Terms

1. AHSC Program Funding Award Maximum: The maximum AHSC program loan or grant award, or combination thereof, is \$30 million, with a minimum award of at least \$1 million.

- 2. AHSC Program Funding Developer Maximum: A single Developer may receive no more than \$60 million per NOFA funding cycle. This limitation may be waived by SGC, if necessary, to meet requirements referenced in the Guidelines, Section 108(d)(7).
- 3. **Terms of Assistance:** Assistance terms and limits are set forth in the Guidelines, Section 104, Assistance Terms and Limits. Loans for Affordable Rental Housing Developments are subject to requirements set forth in the Guidelines, Section 104(b). Grants are subject to the terms and requirements set forth in the Guidelines, Section 104(c).

F. Application Scoring

Applications will be scored according to the Guidelines, Section 107, Scoring Criteria. AHSC program funds will be allocated through a competitive processet forth in Guidelines, Section 108.

III. Application, Review, Workshops, and Appeals

Applications must meet eligibility requirements upon submission. Modification of the application forms by the applicant is prohibited. It is the applicant's responsibility to ensure the application is clear, complete, and accurate. After the application deadline, Department staff may request clarifying information, provided such information does not affect the competitive rating of the application. No information, whether written or oral, will be solicited or accepted if this information would result in a competitive advantage to an applicant or a disadvantage to other applicants. No applicant may appeal the evaluation of another applicant's application.

The AHSC NOFA, Guidelines, workshop details, and related program information are available at http://sgc.ca.gov/programs/ahsc/resources/ or http://sgc.ca.gov/programs/ahsc/resources/ or http://www.hcd.ca.gov/grants-funding/ahsc.shtml prior to NOFA workshops.

A. Financial Assistance Application Submittal Tool (FAAST) Application Components

Complete applications must include the following components:

1. AHSC Application Workbook

All applicants must complete and submit the AHSC Application Workbook.

2. AHSC Benefits Calculator Tool

All applicants must complete and submit the AHSC Benefits Calculator Tool to meet requirements referenced in Guidelines Section 106(a)(1).

3. Universal Application Workbook (UA)

The UA must be completed and submitted for projects seeking funds for Affordable Housing Development (AHD) or Housing Related Infrastructure (HRI).

4. Electronic FAAST Submission

Application materials must be submitted electronically via the FAAST system. Requirements for uploading the Application Workbook, UA Workbook, and required supporting documentation, including naming conventions, are described in the application instructions available at http://www.hcd.ca.gov/grants-funding/active-funding/ahsc.shtml. Applicants must upload all application materials to the FAAST system no later than 11:59 p.m. Pacific Standard Time on February 11, 2020.

B. Hardcopy Document Submittal

Applicants must submit hardcopies of documents requiring wet signatures as identified in the Application Workbooks through a mail carrier service such as U.S. Postal Service, UPS, FedEx or other carrier services that provide date stamp verification confirming delivery. These documents must be received by the Department no later than 5:00 p.m., Pacific Standard Time on February 13, 2020 to the address below:

AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM

Division of Financial Assistance, NOFA Section
California Department of Housing and Community Development
2020 W. El Camino Avenue, Suite 650
Sacramento, CA 95833

Personal deliveries will not be accepted. No late applications, incomplete applications, facsimiles, walk-ins or application revisions will be accepted. The hardcopy documents must match documents submitted via the FAAST system. In the event of discrepancies between hardcopies and electronically submitted workbooks, the electronic FAAST submission will prevail.

C. Application Review

1. Phase One

Application completeness and satisfaction of threshold criteria described in the Guidelines will be confirmed. Please note, the threshold review for financial feasibility criteria in this phase consists of only verification of documentation completeness, not an evaluation of the material facts. That review will take place in Phase Three. Phase One is a pass/fail stage, and applicants will receive notification of their status upon completion of threshold reviews, with a five-day opportunity to appeal the findings of the reviews.

2. Phase Two

Quantitative policy criteria and greenhouse gas reductions score (GHG QM) will be evaluated for proposals that have met the requirements of Phase One. An initial score letter will be provided to applicants with a five-day opportunity to appeal the findings of the reviews. AHSC staff will review appeal responses and revise scores where appropriate. Applicants who score less than 50 percent of the total quantitative policy criteria and GHG QM points will not be eligible to move forward. The final score letter will include notification of application status.

3. Phase Three

An interagency team will review the narrative section of applications which have scored 50 percent or higher in Phase Two. During Phase Three, an in-depth evaluation of the project's financial feasibility will be performed.

D. Appeals

1. Basis of Appeals

- (a) Upon receipt of the Department's notice that an application has been determined to be incomplete, ineligible, fail threshold, or have a reduction to the initial point score, applicants under this NOFA may appeal such decision(s) to the Department pursuant to this section.
- (b) No applicant shall have the right to appeal a decision of the Department relating to another applicant's eligibility, point score, award, denial of award, or any other matter related thereto.
- (c) The appeal process provided herein applies solely to decisions of the Department made in this program NOFA and does not apply to any decisions made with respect to any previously issued NOFAs or decisions to be made pursuant to future program NOFAs.

2. Appeal Process and Deadlines

(a) To lodge an appeal, applicants must submit to the Department, by the deadline set forth in subsection (b) below, a written appeal which states all relevant facts, arguments, and evidence upon which the appeal is based. Furthermore, the applicant must provide a detailed reference to the area or areas of the application that provide clarification and substantiation for the basis of the appeal. No new or additional information will be considered if this information would result in a competitive advantage to an applicant. Once the written appeal is submitted to the Department, no further information or materials will be accepted or considered thereafter.

Appeals are to be submitted to the Department at ahsc@hcd.ca.gov according to the deadline set forth in Department review letters.

(b) Appeals must be received by the Department no later than five business days from the date of the Department's threshold review or initial score letters representing the Department's decision made in response to the application.

3. Decision

Any request to amend the Department's decision shall be reviewed for compliance with the <u>Guidelines</u> and this NOFA. All decisions rendered shall be final, binding, and conclusive, and shall constitute the final action of the Department.

E. 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 (Chapter 1473, Statutes of 1968). As such, any materials provided will be disclosable 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, 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.

F. Application Workshops

The Department, SGC and CARB will conduct application workshops and pre-application consultations for the Round 5 application submission. AHSC workshop details and related program information will be posted on the SGC website. Appointments are required for pre-application consultations. Workshop questions should be directed to ahsc@sgc.ca.gov.

IV. Award Announcements and Contracts

A. Award Announcements

Awards will be announced in summer 2020. Award recommendations will be posted with meeting materials at http://sgc.ca.gov/meetings/, ten days prior to the SGC public meeting.

B. Contracts

Successful Applicants (Awardee(s)) will enter into a Standard Agreement with the Department. The Standard Agreement contains all the relevant state and federal requirements, as well as specific information about the award and the work to be performed.

V. Other State Requirements

A. Article XXXIV

All projects shall comply with Article XXXIV, Section 1 of the California Constitution as clarified by the Public Housing Election Implementation Law (Health and Safety Code § 37000 - 37002). Article XXXIV documentation for loans underwritten by the Department shall be subject to review and approval by the Department prior to the announcement of award recommendations.

B. Pet Friendly Housing Act of 2017

Housing funded through the AHSC program is subject to the Pet Friendly Housing Act of 2017 (Health and Safety Code Section 50466). Each Awardee is required to submit a signed and dated certification that residents of the AHSC funded housing development will be authorized to own or otherwise maintain one or more common household pets.

C. State Prevailing Wages

AHSC program funds awarded under this NOFA are subject to state prevailing wage law, as set forth in Labor Code Section 1720 et seq., and require the payment of prevailing wages unless the project meets one of the exceptions of Labor Code Section 1720 (c), as determined by the Department of Industrial Relations (DIR). The DIR can be contacted via its website at https://www.dir.ca.gov/oprl/DPreWageDetermination.htm. Applicants are urged to seek professional advice as to how to comply with state prevailing wage law.

VI. Other Terms and Conditions

A. Right to Modify or Suspend

The Department reserves the right, at its sole discretion, to suspend, amend, or modify the provisions of this NOFA at any time, including without limitation, the amount of funds available hereunder. If such an action occurs, the Department will notify all interested parties and will post the revisions to the Department's website. Subscriptions to the Department's email list are available at: http://www.hcd.ca.gov/HCD_SSI/subscribe-form.html.

B. Conflicts

In the event of any conflict between the terms of this NOFA and either applicable state or federal law or regulation, the terms of the applicable state or federal law or regulation shall control. Applicants are deemed to have fully read and understand all applicable state and federal laws, regulations, and guidelines pertaining to the AHSC program, and understand and agree that the Department shall not be responsible for any errors or omissions in the preparation of this NOFA.

OFFICE OF THE MAYOR SAN FRANCISCO



LONDON N. BREED MAYOR

TO:

Angela Calvillo, Clerk of the Board of Supervisors

FROM:

Kanishka Cheng Y

RE:

Apply for Grant - Sunnydale Block 3B Housing Partners, L.P. – Assumption of Liability – Department of Housing and Community

Development Affordable Housing and Sustainable Communities Program

- Sunnvdale Block 3B

DATE:

Tuesday, December 17, 2019

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

Should you have any questions, please contact Kanishka Cheng at 415-554-6696.

BOARD OF SUPERVISORS
SAN FRANCISCO
2019 DEC 17 PM 3: 59