File No. 191287	Committee Item No. 3 Board Item No. 12
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Committee: Budget & Finance Comm	Date January 8, 2020 Date January 14, 2020
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Completed by: Linda Wong Completed by: Linda Wong	Date January 8, 2020 Date January 8, 2020

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

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

WHEREAS, The State of California, the Strategic Growth Council ("SGC") and the Department of Housing and Community Development ("Department" has issued a Notice of Funding Availability ("NOFA") dated 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

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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 3A 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 3A ("Sunnydale Block 3A"); 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

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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

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

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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:

Daniel Adams, Action Diversion

Daniel Adams, Acting Director,

Mayor's Office of Housing and Community Development

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Page 5

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

AHSC

Page 1 of 46

AHSC Coverpage

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AHD-HRI

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						similar size and level of risk, execution of the Standard Agre	omant in the emount not to
	pe triat riki grant funds wi Program award of funds.	ii pe dispuise	a as reimbarsed progri	ess payments for eligible o	osts incurred after the t	execution of the Standard Agre	ement in the amount not to
		des multiple p	hases or development	s, all entillements and con-	struction funding comm	itments for the first phase mus	t be received prior to
disbursement.	·						·., · · · · · · · · · · · · · · · · · ·
(4)(b) We acknowl for the AHD suppo		t to the first d	isbursement of HRI fur	nds shall include receipt of	ali required public ager	cy entitlements and all constru	ction funding commitments
ioi die Ai io suppo		ARREST AND	2771247-244 45575	AHD Threshold 610	(a) (a)	TABLE PROPERTY.	rtsimanglasitsikasitsia/s
(4) Describe how A				liscounted passes priced a			
			MATERIAL PROPERTY.				·
	or cards that will be provi			st one pass per restricted mpliance prior to construct		ansit passes provided:	
FAAST File:	SFH Lease Adder			Housing Lease Addendum		rior to construction close	File Uploaded?
						es including those required und	
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	al funding proposed that w		PA requirements? Categorically Exempt?	Negative Declara	tion Defeat	If Yes, enter date of "Authorit	y to Use Grant Funds"
	approved "by-right"?					ales of all necessary environm	ental clearances
	3,000,000,000	47.1010000		paorio ana prema abanna		3,713	
FAAST File:	AHD Environmental	Copy of all	environmental clearand	ces (e.g. Environmental Im	pact Report) or Notice	of Exemption.	File Uploaded?
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	Grant Funds		the HUD form.	Wemonto and namite au	huding dealer reviews r	aguired to anyulate the AUD F	Project that have been granted,
				thements and permits, ext th local planning document		edrited to combiers the YUD F	Project that have been granted,
		Ť	Land Use Approval	Approval Type		Comment	
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					t_		
(10) Does the Mar	ket study demonstrate the AHD Market Stu			A study that meets require arket study prepared within		AC Regs §10322(h)(10) will be	File Uploaded?
						t execution date below (See Si	
	ol (See Site Control in App		, , , , , , , , , , , , , , , , , , , ,			Most recent document ex	
lf leasehold estat			tricted land value?		cost \$0 in AHD Dev.	Prepaid léase lo	an used? If so answer (a-c)
(a) Funding amour payments?	nt based on the Present V	alue of lease		(b) Lender requesting Re-	s. Receipts (noti permissible)	(c) Has loan amount beer	n entered as a finance cost?
	cial site-control circumstar	ices			ретпазавтој		
		Title Report erience by pro	PTR, that is no mo	nentation to demonstrate tr ore than 6 months old for th o prior AHD projects simila	e AHD Project.		Files Uploaded? Files Uploaded? ich have been completed by the
applicant during th	ne ten years preceding the				т		
D. J. (1)							9
Project Name			Past Project #1			AHD Past Project #	2
			Past Project #1			AHD Past Project #	2 .
•			Past Project #1			AHD Past Project #	2 .
Development Entity			Past Project #1			AHD Past Project #	2
			Past Project #1			AHD Past Project #	2
Entity			Past Project #1			AHD Past Project #	2
Entity Completion Date			Past Project #1			AHD Past Project #	2
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Entity Completion Date Project Tenure # of units Units per Acre			Past Project #1			AHD Past Project #	2
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	al funding proposed that w approved "by-right"?		EPA requirements?		Negalive Declara	lion Date:		If Yes, enter date of "Author Final EIR Date:	ity to Use Grant Funds"
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FAAST File:	HRI Environmental	Copy of all	environmental rep	orts and	clearances (e.g. EIR,	Phase 1 Notic	ce of Exemp	otion).	File Uploaded?
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(9) If applicable, pr	Funds ovide a listing and status of			e entitler	nents and permits, ex	cluding design	n review, re	quired to complete the HRI F	Project that have been granted,
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	ket study demonstrate Pro Regs §10322(h)(10) will b			requires	a market study only if	not using AH	SC lunds lo	r AHD)? A market study tha	t meets the requirements
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	t or Developer of Project I I (See Site Control in Appr		ntrol for HRI Projec	ct? If yes	s, enter site control for	m and the mo	ost recent e	ecution date below (See Sit Most recent document ex	
If leasehold estat			stricted land value?	Ī	Is acquisition cos	t \$0 in Dev. E	Budget?		pan used? If so answer (a-c)
	it based on the Present Va	lue of lease		(p)	Lender requesting Re			(c) Has loan amount bee	n entered as a finance cost?
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FAAST File:	HRI Site Cor				ation to demonstrate ti				Files Uploaded?
	st demonstrate prior expe e ten years preceding the			f two prio	or HRi projects similar	to the propos	ed AHSC P	roject in scope and size, whi	ich have been completed by the
applicant during di	e terr years preceding the		Past Project #1			Τ		HRI Past Project #	2
Project Name									
Development	 								
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(20)(D) We certify	the proposed AHD is con	sistent with 8	State & Federal Fa	ir Housin	g requirements includ	ing dulies to a	affirmatively	further fair housing (explain	below).
	•								•
(20)(E) If approva	l by a local public works de	epartment, o	r other responsible	local ag	ency is required for th	e Project, pro	vlde docum	ent below. I certify that the h	IRI Improvements are
	applicable local rules, reg		tes, policies and pl	ans enfo	rced or implemented b	y that enlity.		• •	. '
FAAST File:	. HRI Local App	orovals			indicating the HRI.Cap licies and plans enforc			with all applicable local rules at entity.	' Files Uploaded?
THE STREET		學的影響			Article XXXIV Auth			Service of the service of	
									nt facts of the project (e.g., the
									mpt from Article XXXIV must be of the HCD Standard Agreement,
		evidence tha	at the requirements	of Article		nia Constitutio	n have bee	n satisfied or are inapplicable	

AHD an	d 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 Au	thority File Uploaded?

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AHD-HRI

interfame for Applying for 98/1 as Credits Proposed Munit: Proposed Year;	AHD and HRI Overview PIN]
rolled fix Croell Type: Festeral Proposed Equily Investor Contribution (8) Anticipated Tax Croell Factor App Rate Interface for Applying for Affata Croells Proposed Month: Immediate for Applying for Affata Croells Proposed Month: Immediate for Applying for Affata Croells Proposed Month: Immediate for Applying for Affata Croells Proposed Month: If already awarded, date of the Tax Croell Reservation. If the proper has already received a tax croel reservation, upload documentation to FAAST If already awarded, date of the Tax Croell Reservation. If there is commended proper has already received a tax croed in servation, upload documentation to FAAST If the is a proper has already received a tax croed in servation, upload documentation to FAAST If there is commended space not elaptic to be funded by AHSC, is cost allocating the priority order of payments from cash flow? If there is commended space not elaptic to be funded by AHSC, is cost allocating the proper proper to the proper to the service of the proper to the service of the property of the control of the property of the propert	Tax Credits:	対数数
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bbtaining all enforceable funding commitments for all construction period financing for the HRI. bbtaining enforceable funding commitments for all construction period financing described in the Sources and Uses including substantially final construction and permanent loan locuments, and tax credit syndication documents for remaining phases of Project. but in the construction Drawings and Specifications to the appropriate local building department or permitting authority. commencement of construction of the HRI. completion of HRI construction. rogram funds fully disbursed.	Obtaining all necessary and discretionary public land use approvals,	
bbtaining all enforceable funding commitments for all construction period financing for the HRI. bbtaining enforceable funding commitments for all construction period financing described in the Sources and Uses including substantially final construction and permanent loan locuments, and tax credit syndication documents for remaining phases of Project. but in the construction Drawings and Specifications to the appropriate local building department or permitting authority. commencement of construction of the HRI. completion of HRI construction. rogram funds fully disbursed.	Obtaining all enforceable funding commitments for at least the first phase of the Housing Development supported by the HRI.	
locuments, and tax credit syndication documents for remaining phases of Project. Submission of Final Construction Drawings and Specifications to the appropriate local building department or permitting authority. Commencement of construction of the HRI. Completion of HRI construction. Program funds fully disbursed.	Obtaining all enforceable funding commitments for all construction period financing for the HRI.	
Submission of Final Construction Drawings and Specifications to the appropriate local building department or permitting authority. Commencement of construction of the HRI. Completion of HRI construction. Program funds fully disbursed.	Obtaining enforceable commitments for all construction/permanent financing described in the Sources and Uses including substantially final construction and permanent loan	
Commencement of construction of the HRI. Completion of HRI construction, Program funds fully disbursed.	documents, and tax credit syndication documents for remaining phases of Project.	
Completion of HRI construction, Program funds fully disbursed,	Submission of Final Construction Drawings and Specifications to the appropriate local building department or permitting authority.	
Program funds fully disbursed.	Commencement of construction of the HRL	
	Completion of HRI construction,	
Have all milestone dates been entered above?	Program funds fully disbursed.	
	Have all milestone dates been entered above?	

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RRIANG	I AMU SOUIC	es of Develon	ment Funds	PIN

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			threshold calculation-Overview d to: capitalized reserves. loan 1										(t): "costs <u>def</u> i	erred at construction loa
	Committed by Application	AHD vs HRI Source	Source Name (listed in order of lien priority)	Source Type	Lien No.	Amount	Interest Rate	Required Payment	Loan Term (months)	Residential Amount	Commercial Amount		1	ils of Deferred Costs
	Due Date?				140.		Vare	rayment	(months)	Allount	Amount		Amount	Description
1	Yes	HRI .	AHSC HRI Grant	State-HCD] .		
, 2]	1	
3]		
4								,,				1		
5												1		
Б]		
7]		
В												1		
9												}		
10												1		
11						T .						1		
12									1.			1		
13		AHD	*Deferred Costs (ent	er details at right)		\$0						1		·
14	Yes	AHD	Equity Investor						1	\$0	1	1	1	
			 	70	744.0							1		

300				Company of the Company	排煙	融資的採款	Pe	rmanent/Sour	ces of Funds			NEW PROPERTY.	CONTRACTOR	water splitter that	等的建设的扩张	and the second
#	Committed by Application	AHD vs HRI	Source Name See cell comments for Deferred	Source Type	Lien	Amount		terest Rate	Amortization			Required Residential	Required Commercial	Residential	Commercial	Balloon?
H	Due Date?	Source	Dev. Fee; list in lien priority order		No.	Amount	Rate	Туре	Period (yrs.)	Туре	Due in (yrs)	Debt Service		Amount	Amount	Bancony
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					
3]								T					
4																
5																
6													J			
. 7																
8													1 .			
9																
10																
11																
12																
13																
14																
15																
16	Yes	AHD	Equity Investor:											\$0		
_			Total Permanent Fu			\$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) 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.

FAAST File: EFC AHD HR/1; EFC AHD HR/12; EFC AHD HR/13; etc. Documentation for the 0 non-TCAC & non-AHSC AHD & HRI funding commitments.

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

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	······································			Δ	HD Units a	ınd Maximu			N:					
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(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(1)	(J)	(K)	(L)	(M)	(N)	(0)
# of Bdrms	Unit Type	% of Area Median Income	Total Units	Total Rental Units	Total Homeowner Units		Total Restricted Units	Total Restricted Affordable Rental Units	lotal Restricted Affordable HO Units	Mgr. Units	Support. Housing Units	AHSC Assisted Units	Veterans Units	Senior Units
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FAAST F	ile:	Utility Allo	wance	Documer	itation from the	local housing	authority substa	ntiating the am	ount of the Utili	ly Allowar	ce used	File L	ploaded?	
oermane Supportly	nt funding of de re Housing Mul	evelopment cos tifamily Housing	sts (which s 3, MHP, Ve	shall not include eterans Housin	e funds specific g and Homeles i 2 Farmworkei	ally designated ss Prevention, N Housing, and	for capitalized Io Place Likė H Housing for a H	operating or op ome, Affordabl ealthy Califomi	inding sources erating subsidy e Housing Sust a.	reserves) under the	e following	programs	
O uproch	ricted units @ \$	35 000 PIL+	\$0	7 A.	Separate attended to the service of the service of	Maximum HRI 0 \$50,000 PU =	the transfer of the transfer of the transfer of	HRI Reque	sted: \$0		May U	RI Grant:		0
					en e	laximum AHI	Loan Amou		steu. 30			itanos		
				-	an limits - (be	ginning on pa						√D Loáп:		0
: Projec	t applying for	9% Tax Credi	s?	No	. 1	Unrestri	cted Manager	Loan Amount:	\$0		AHD R	equested:	1 \$	0

新华州东京社会	HERETERNATES.	使用的原始的	。在一种的一种,	一人的时间	中心是 的基础。5000	的 "是是这种大学是是一个	A Comment	The second second	Carried Grant Control	是是它性質的可能	计制造程序	Sec. Manyage en	物物的影響	《新疆》 《新疆	ALCOHOLOGY AND	F. 3. 3. 3.
0 unrestr	icted units	@ \$35,00	00 PU ⊨	\$0	0 re:	stricted units @	\$50,000	PU =	\$0 H	RI Reque	sted:	\$0	Max H	RI Grant:	\$0	
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				re for 2019	AHSC Io	an limits - (be	ginning o	n page 21	1)				Max Al	ID Loan:	\$0	
Is Projec	1 applying	for 9% T	ax Credits?		No		Unre	estricted I	Manager Loan	Amount	\$0		AHD R	equested:	\$0	
Α	線版B 海線	SEEC DES	探信的District	《 製造E 熟計	調整原物层	G G	Н	1	J .	K	L.	M	N	. 0	. Þ	
	Papagagaga 0	Bedroom	Units (1996)	美国的	Bedroon	jUnits最大海	2	Bedroom	Units	· 3	Bedroom	Units	4+	- Bedroor	n Units] .
AMI Level	Per Unit Amount	Number of Restricted units	Loan Amount (BXC)	Per Unit Amount	Namber of Restricted units	Loan Amount (EX:F)	Per Unit Amount	Number of Restricted units	Loan Amount . (H×1)	Per Unit Amount	Number of Restricted units	Loan Amount (K x L)	Per Unit Amount	Number of Restricted units	Loan Amount (N × O)	
60%	0		Milita O aliano	0		0.2	0		0	0		0	0		0	1
55%	0		(A)500000000			0 - 4	0		0	0 .		0	• 0		0	1
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15%	0	2.10 - 357	0.87% 0 VSE			0.4	0		0	0		0	0		0	
Totals	::0 Bdm	重要30 多数	W 0.82	∏ al-Bdrm	理關0於強	0	2 Bdrm	0	0	3 Bdrm	0	0	4+ Bdrm	0	0	<u>L</u>

Type of Business (if Known)	# of Total Units	Sq. Footage of Each Space	Expected Gross Rent	Gommercial/Space *** Expected Gross Rent	Other	Other Revenue (Amount)	Garage and Parking Space	Miscellaneous Ren Revenue
		·						
TOTAL:	. 0	0	\$0	\$0	\$0	\$0	\$0	\$0
· AVERAGE:	0	0	\$0	\$0	\$0	\$0	\$0	\$0
Describe the Proposed Commercia	al Use and Ide	ntify any Specia	Issues:					+ _

AHD DEVELOPMENT BUDGET

					PINENIBUL	JUL 1
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	新数字的 体	都使到的政府	能描述物學	TOWNSEC.		最高的。1975年1975年1978年1980日起日本
Land Cost or Value	\$0			數基性為無限		·
Demolition	\$0			新型數學關於		· .
Legal	\$0			新 知的基础的		•
Land Lease Rent Prepayment	. \$0			Mark Service P	國家物質研究	
Total Land Cost or Value	\$0	\$0	\$0	An Sha New York A	WAR PROTECTION	
Existing Improvements Cost or Value	\$0		1-	MARKET SECONS	- Control of the Second Code of Second	
Off-Site Improvements	\$0			Management of American American		
Total Acquisition Cost	\$0	\$0	\$0	ERFNELDEZ SYRVEY	\$0	
	\$0				φU	
Total Land Cost / Acquisition Cost		\$0	\$O	新生产品。第二次第二次的		
Predevelopment Interest/Holding Cost	\$0	· · · · · · · · · · · · · · · · · · ·		<u>.</u>		
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)	\$0			,		•
Excess Purchase Price Over Appraisal	\$0			胜利, 明显影片		
REHABILITATION	機關聯級扩充	W. Litter	第13号号号 5	制光色性系统	Ename to	
Site Work	\$0					
Structures	\$0					
' General Requirements	\$0					
Contractor Overhead	\$0					1.
Contractor Overneau Contractor Profit	\$0				·	
Prevailing Wages	, \$0					
			1			· · · · · · · · · · · · · · · · · · ·
- General Liability Insurance	\$0	· · · · · · · · · · · · · · · · · · ·				·
Urban Greening	\$0					,
Other Rehabilitation: (Specify)	\$0					
Other Rehabilitation: (Specify)	\$0					
Other Rehabilitation: (Specify)	\$0					, i
Total Rehabilitation Costs	\$0	\$0	\$0	\$0	\$0	·
Total Relocation Expenses	\$0					
NEW CONSTRUCTION Site Work	\$0					
				ļ		
Structures	\$0					
General Requirements						
Contractor Overhead						
Contractor Profit						
Prevailing Wages	\$0					
General Liability Insurance	\$0					
Urban Greening	\$0					
Other New Construction: (Specify)	· \$0					
Other New Construction: (Specify)						1
Other New Construction: (Specify)			 	 		1
	\$0		0.0	\$00	er.	
Total New Construction Costs	φυ usera (osera -reintas	\$0	\$0	\$C	\$0	Brancon (C. C. C
ARCHITECTURAL FEES	量以2-25000万	多世界高等語	建筑1900至6004 0			
Design						
Supervision			<u> </u>		·	
Total Architectural Costs	\$0	\$0	\$0	\$0	· \$0	
Total Survey & Engineering	. \$0		1			
CONSTRUCTION INTEREST & FEES		是不能的影響		EF-150 NEW	Direction of the control of the cont	
	and the second s	4	1	1	A THE RESERVE TO SERVE THE PARTY OF THE PART	19.57.00.00
Construction Loan Interest	\$0	n	1	I .		
						• .
Origination Fee	\$(
Origination Fee Credit Enhancement/Application Fee	\$ \$0 \$ \$0)				
Origination Fee Credit Enhancement/Application Fee Bond Premium	\$0 \$0 \$ \$0 \$ \$0					
Origination Fee Credit Enhancement/Application Fee Bond Premium Cost of Issuance	\$0 \$0 \$0 \$0 \$0 \$0					
Origination Fee Credit Enhancement/Application Fee Bond Premium Cost of Issuance Title & Recording	\$0 \$0 \$0 \$0 \$0 \$0 \$0					
Origination Fee Credit Enhancement/Application Fee Bond Premium Cost of Issuance Title & Recording Taxes	\$0 \$1 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0					
Origination Fee Credit Enhancement/Application Fee Bond Premium Cost of Issuance Title & Recording	\$ \$0 \$ \$0 \$ \$0 \$ \$0 \$ \$0 \$ \$0					
Origination Fee Credit Enhancement/Application Fee Bond Premium Cost of Issuance Title & Recording Taxes	\$ \$0 \$ \$0 \$ \$0 \$ \$0 \$ \$0 \$ \$0 \$ \$0 \$ \$0					
Origination Fee Credit Enhancement/Application Fee Bond Premium Cost of Issuance Title & Recording Taxes	\$ \$6 \$ \$0 \$ \$0 \$ \$0 \$ \$0 \$ \$0 \$ \$0 \$ \$0					
Origination Fee Credit Enhancement/Application Fee Bond Premium Cost of Issuance Title & Recording Taxes Insurance Employment Reporting Other Construction Int. & Fees: (Specify	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$					
Origination Fee Credit Enhancement/Application Fee Bond Premium Cost of Issuance Title & Recording Taxes Insurance Employment Reporting Other Construction Int. & Fees: (Specify)	\$ \$6 \$ \$6 \$ \$6 \$ \$6 \$ \$6 \$ \$6 \$ \$6 \$ \$6					
Origination Fee Credit Enhancement/Application Fee Bond Premium Cost of Issuance Title & Recording Taxes Insurance Employment Reporting Other Construction Int. & Fees: (Specify Total Construction Interest & Fees	\$ \$6 \$ \$6 \$ \$6 \$ \$6 \$ \$6 \$ \$6 \$ \$6 \$ \$6	\$(. And was on horsewers Ventors at all 19 on	30	
Origination Fee Credit Enhancement/Application Fee Bond Premium Cost of Issuance Title & Recording Taxes Insurance Employment Reporting Other Construction Int. & Fees: (Specify Total Construction Interest & Fees	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	\$(\$	
Origination Fee Credit Enhancement/Application Fee Bond Premium Cost of Issuance Title & Recording Taxes Insurance Employment Reporting Other Construction Int, & Fees: (Specify Total Construction Interest & Fees EERMANENT FINANCING Loan Origination Fee	\$ \$6 \$ \$6 \$ \$6 \$ \$6 \$ \$6 \$ \$6 \$ \$6 \$ \$6	\$(And the second decreased which as all the second) \$(
Origination Fee Credit Enhancement/Application Fee Bond Premium Cost of Issuance Title & Recording Taxes Insurance Employment Reporting Other Construction Int, & Fees: (Specify, Total Construction Interest & Fees EERMANENT FINANCING Loan Origination Fee	\$ \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6	\$() \$(
Origination Fee Credit Enhancement/Application Fee Bond Premium Cost of Issuance Title & Recording Taxes Insurance Employment Reporting Other Construction Int, & Fees: (Specify, Total Construction Interest & Fees EERMANENT FINANCING Loan Origination Fee	\$ \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6	\$(And the second decreased which as all the second	\$ (

AHD DEVELOPMENT BUDGET

				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				ENGINEENING.	
Other Perm. Financing Costs: (Specify)	\$0					
Other Perm. Financing Costs: (Specify)	\$0			建筑建筑设置	学有,2000年1986年	· .
Total Permanent Financing Costs	\$0	\$0	. \$0	BERTHER.	STERNATION.	
Subtotals Forward	\$0	\$0	\$0		\$0	·
LEGAL FEES	SAME BANGER STATE	# TANKE	1753999474	PERMIT	CATACOMISM TO	等。 第14章 医斯斯斯氏病 阿拉克斯斯特里 化多数化合金属物
Legal Paid by Applicant	\$0	Children Committee Committee	Strate Co. Strate Strategy at	3 C C C C C C C C C C C C C C C C C C C	or every every little and delivery on a serie of the	A company of the Committee Contract of the Committee Contract of the Contract of the Committee Contract of the
Other Attorney Costs; (Specify)						
Other Attorney Costs: (Specify)				· · · · · · · · · · · · · · · · · · ·		
Other Attorney Costs: (Specify)				·		
Total Attorney Costs		. \$0	\$0	\$0	\$0	
RESERVES	100,524,624,03	\$0 0	φυ Market Later Mark	ΦU	40	
	SHEET STATES	A STATE OF THE STA	GAND CARLS IN WIR			
Operating Reserve			•	AND SERVED AND ASSESSED.		
. Replacement Reserve						
Transition Reserve			}			
. Rent Reserve			·			
Other Reserve Costs; (Specify)					建模型建设 位	
Other Reserve Costs: (Specify)	\$0			200	新版物作的	
Other Reserve Costs: (Specify)	. \$0				能基础模型的	
Total Reserve Costs	\$0	\$0	\$0	建筑是特别的		
CONTINGENCY COSTS	电影影响		09/03/56			
Construction Hard Cost Contingency	\$0					
. Soft Cost Contingency	, \$0					
Total Contingency Costs	 	\$0	\$0	\$0	\$0	
OTHER PROJECT COSTS	Fam. 4-15-583	and the second of the	ROWN STONEY			
TCAC App/Allocation/Monitoring Fees	\$0	APPENDING BUILDING SAND	waterage miles for the second second		11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	O CONTRACTOR CONTRACTO
Environmental Audi			}	to a successive succes	ASSESSMENT OF STREET PROPERTY AND A	
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Local Development Impact Fees		 				
Permit Processing Fees				·	 ,	· ·
Capital Fees				107010 Viv. 110 140 140 140	Statistics are realized to	
Marketing	· · · · · · · · · · · · · · · · · · ·					
- Furnishings	·					
Market Study			<u> </u>			
Accounting/Reimbursable						
Appraisal Costs	\$0					
Other Costs: (Specify	\$0					
Other Costs: (Specify	\$0					. · ·
Other Costs: (Specify	\$0					
Other Costs: (Specify	\$0					
Other Costs: (Specify	\$0			-		
Other Costs: (Specify	\$0					1
Total Other Costs	\$0	\$0	\$0	\$0	· \$0	
SUBTOTAL PROJECT COST						<u> </u>
DEVELOPER COSTS						
Developer Overhead/Profi	7		1 July 1991 - ONL - SECRETARY METERS	1 0 Date of Colonia and - Market Street	- A separation and services and services and	* 1497700000000000000000000000000000000000
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Project Administration			 	 		
Broker Fees Paid to a Related Part			 			-
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Construction Oversight by Develope			 		ļ	-
Other Developer Costs: (Specify			 	ļ	-	
Total Developer Cost						
TOTAL PROJECT COS	r \$0	\$0				
,			Eligible Basis:			
<u> </u>	<u> </u>		То	tal Èligible Basis:) '
				DF 2019		

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

Company										AHD an	d HRI Perm	nanent Sour	ces and Us	es PIN										
Marche M	AFFORDABLE HOUSING DEVELOMENT	T (AHD)	建筑的特别	SPORES FOR	te periodical	William Mergan	5960000000	Harria Ber	AHD Res						den grande	department of	SECTION AND AND AND AND AND AND AND AND AND AN	War Albert	ing som	ji	1	Commer	cial (Sources)	
Secretary 1	Soft cost in tell (lotal AHSC AHC below)	Cost from AHD Dev			D	0	0	0	0	0	٥	•	0	0	0	5	a	Equity investors	Residential	Costs	Costs	Source Name:	Source Name;	Residential Cost Difference Dev Budget vs. Sources
Mathematical Content of the conten		74,147.		SECTION SE	CONTROL DESCRIPTION	Program and the	The same of	Try Testal	\$170 EFES. 28	(500,000) (500)	21、1900年至	2 CONTRACTOR	BOSTALA.	6.29(4)(4)(4)(4)	7 FO 1981 CF 8	The land of the property	METALES CARRO	Communication	(E) (E)	20.780 JUNE			127am (Study Co.	Land Harris
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AFFORDABLE HOUSING DEVELPMENT (AID) USES OF FUNDS Solic cost from July (ast) ANSO, AND Cost from Total Cost from July (ast) ANSO, AND Cost from July (ast

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### Detrions ### AP Bedrions ### TOTAL UNITS: TOTAL UNADJUSTED THRESHOLD BASIS LIMIT (TBL): \$0 TOTAL UNADJUSTED THRESHOLD BASIS LIMIT (TBL): \$0 ADJUSTMENTS \$10327(c)(5)(A-E): ### ADJUSTED THRESHOLD BASIS LIMIT (TBL): \$0 Project paid in whole or part out of public funds subject to a legal requirement for the preyment of state of federal prevailing wages or financial in part by a labor-affiliated organization requiring the employment of construction works who are paid at least state or federal prevailing wages. (20%) Project cortifies that (1) they are subject to a Project labor agreement within the meaning of \$2500(b)(1) of the Public Contract Code, or (2) they will use as stilled and trained worksforce as defined by \$255367, or the Health and Safety Code to perform all onsite work within an apprenticeable occupation in the building and construction works. (5%) New construction Project required to provide parking beneath residential units (not "fuck under" parking) or through construction of an on-set parking structure (2%) Project where a day care center is part of the development. (2%) Project where a day care center is part of the development. (2%) Project where a day care center is part of the development. (2%) Project where a feat of the project support floor units are serviced by an elevator. (10%) \$0 Project shall have onsile renewable generation estimated to produce 50% or more of annual some administration of the project structures, including carports, is insufficient for provision of 50% of annual electricity use, then the Project shall have onsile renewable generation based on at its set 50% of the available sords are as the project structures, including carports, is insufficient for provision of 50% of annual electricity use, then the Project shall have onsile renewable generation based on at least 50% of the available and a carbon shall be order as an acception may be receive an increase under paragraph (2) only if the renewable generation and to establish each solar acces						
mber of Menager Units in Project: TOTAL UNITS: 0			· · ·			
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		\$0		AND THE RESIDENCE OF THE PARTY		entre (Marchaeller) - en en energe
Adj. Threshold Basis Limit multiplied by 160%: \$0 HCD HIGH COST TEST RESULT: 0%	U .	\$0 				

HCD 2019	Developer Fee Calculato	OT - revised 8/7/19 (complete Y	ELLOW shaded i	cells)	
Project Phase: Origination	Proposed Project Type:				
Project Name:			-		
Project's Developer Fee Summary (: Max Total Developer Fee - 2d Max Developer Fee payable from Deferred Developer Fee payable Deferred Developer Fee payable	development funding source on a priority basis from avail	able Cash Flow	HCD Limit \$0 \$0 \$0 \$0 \$0	Project Amt. \$0 \$0 \$0 \$0	
1,000	or Actual Developer Fee	\$0			
Developer Fee	Contributed as Capital		Deferred D	eveloper Fee	
Section 1. UMR §8312(c)(1) - for all 4% F	Projects (project costs per TCAC	9% rules)			
a. Project's type of construction:	•	Number of Affordable Tax Credit Units	0		\$2,000,000
b, Project's Eligible Basis (exclude Develo	pper Fee)	,	\$0	x 15% =	\$0
c. Basis for Non-Residential Costs (Comn	nercial - exclude Developer Fee)	•	\$0 ·	x 15% =	\$0
d. Max developer fee that could be incl	uded in project costs under 9% r	ules - lesser of 1a or (1b + 1	(c):		\$0
High Cost Test Adjustment - New Const	ruction only §10327(c)(2)(A)		-	\$0	
e, Total Adjusted Threshold Basis Limit -					\$0
f1. Total Eligible Basis - §10327(c)(2)(A)	\$U exc	le Basis reduced to reflect ex ess of TCAC cash out thresho	old §10317(I)(6)	f1 - f2 + f3	, \$0
f2. Developer Fee in Eligible Basis		DF in EB inc. in high cost test .5M + \$10,000 per affordable		\$0	
g1. High Cost Test Factor	0,000% 200,000%		g2. (200.0% + 1	00%) / 2	150,000%
i. Maximum Developer Fee payable fro	m development funding sources	- UMR §8312(c)(1)			\$0
Section 2, UMR §8312(c)(2) - Maximum I	Developer Fee allowed in Eligible	Basis under TCAC 4% rule	es		
Max Developer Fee allowed in Eligib	le Basis under TCAC 4% rules			*•	
a, New Construction & Rehab - Unadjuste	d Eligible Basis (exclude Develope	r Fee) - §10327(c)(2)(B)(l)	\$0	x 15% =	\$0
b. Not Applicable		•	\$0	x 15% =	\$0 .
c1. Not Applicable	•	•		. ,	
c2, Not Applicable					
c3, Not Applicable					ļ
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 und	er 4% rules total UMR §831;	2(c) (2d)	\$0	
h. Total Budgeted or Actual Developer Fe	e .	0 (0 ()		\$0	
i. Budgeted Developer Fee paid from De	velopment Sources	Sum of Deferred and Contributed Developer Fee	\$0	\$0	
j. Deferred Developer Fee payable on a	a priority basis from available Ca	sh Flow - UMR §8312(c)(2)		.10(1°\$0 000)	
Section 3. UMR §8312(a) Instructions:	Complete the yellow, shaded cells	- choose only one in the 'A', 't	3' or 'C' sections		
a. New construction and substantial re	hab projects <i>UMR §8312(a)(1)</i>	and any facilities the first and desired the second of			
a1. Number of units (include manager's un	it)	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 (e	excluding contractor profit and over	head) between \$10,500 - \$37	,000 per unit		
b1. Number of units (include manager's un	it)	0			
b2. First 30 units at:	\$12,000 each	•	\$ -		1
b3. Units In excess of 30 at:	\$5,500 each		\$ -	-	
b4. Total (b2 + b3)				\$ -	
c. All other projects UMR §8312(a)(3)	ir\	0		•	
c1. Number of units (include manager's un c2. Total at:	\$2,000 ` per unit	<u> </u>		\$ -	
d. Sponsor capital contribution of fund				\$0	
e. Maximum allowable Developer Fee (\$ -	

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			AHSC Funds		rcrossings	AHSC Funds	Noutes impre		rcross			unds	11011 06	ervice.	
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each	et appropriate and the	Shuttles	AHSC Funds	Vans				Vehicles		Total Al	ISC N	lew Vel	icle Fu	unding	\$0
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			ements in the STI but etwork (includes pub												55, 2)
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			costs cannot exceed				, , , , , , , , , , , , , , , , , , , ,		\$	0		\$0		\$0	Ok
		Activity Delivery with the Capita	y Costs associated v at Project	with the implementa	ation of the Capit	al Project cann	ot exceed 10%	6 of	\$	0.		\$0		\$0	Ok
			that are required as	a condition of local	approval for the	STI?	f Yes, upload	documen	tation	below					
	T File:			Documentation sho							the S	П	File	Uploaded	?
			t amount for your ST				t exceed \$101	A?	•						Ok
			inded cost do not in another feasible, ava				ion thereof to	he funder	d by A	HSC or if the	cost i	s incum	ed nrior	or to the AH	ISC.
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(2) Ro			ons of transportatior	n infrastructure (incl	luding transit flee	t, not including	AHSC funded	l transit se	ervice	expansion);					
			housing programs;												
(3) In				rant (three vegrs) fo	or Program Cost	e and									
(3) ln (4) Oı	igoing operatio	nal costs beyo	nd the term of the grobile or motorcycle p				ıcture).								
(3) ln (4) Oı	igoing operatio	nal costs beyo	nd the term of the g	parking (excluding e	electric.vehicle cl	arging infrastru			55-22-0 53-22-00						
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(3) In (4) OI (5) (4) (7) (5) Ai (4) OI (5) Ai (7) Ai (8) (Ai (7) Ai (7)	going operatic costs associal experience of the second of	and costs beyoned with automotive the with automotive the AHSC Production of the AHSC Produ	nd the term of the grobile or motorcycle poblic or motorcycle pot result in a profit the organ grant funds we regard award of function of the control of the	at exceeds the con will be disbursed as ds. Costs incurred a phases or develop phases or develop phases or develop. Appendix A (t) - fo. Name of lien priority) TI Grant TI Grant TI Grant Supporting do pradoption of all new phases or develop p	steedile citic vehicle ci STI Gran mercially reason prior to executio prior to execution pr	arging infrastn. It Terms. \$104 able range for press payments of the Standa ments and con eshold \$106 of Enforceable e	stephenoments. (c) other improve for eligible cord Agreement struction fund a) Funding Com Amount \$0 d project cost C STI funding ces for transport) Grant Funds' coluding design documents.	ments of sts incurred are not et ing commitments. Rate commitments and process and proce	similar ed after the content of the	r size and lever the execution for reimburse test for the first for the enter date of final EIR Date of all necessaries for the first for the	attair "Autt	Term of mo	(# Files Giller File File File	Required ebt Services supposed is are reasonable supposed is bursemer Grant Funds earances.	Balloor ?
(3) In (4) OI (5) (4) (7) (5) Ai (4) OI (5) Ai (7) Ai (8) (Ai (7) Ai (7)	going operatic costs associal experience of the second of	and costs beyoned with automotic that AHSC Produced with automotic that AHSC Produced with the AHSC Produced with	nd the term of the grobile or motorcycle poblic or motorcycle pot result in a profit the organ grant funds we regard award of function of the control of the	at exceeds the con at exceeds th	steedile citic vehicle ci STI Gran mercially reason prior to executio prior to execution pr	arging infrastn. It Terms. \$104 able range for irress payments of the Standa ments and con eshold \$106 of Enforceable e Lien No. dget Amount ar than expecte the 0 non-AHS mental clearant gative Declarat provide estimate provide	stephenoments. (c) other improve for eligible cord Agreement struction fund a) Funding Com Amount \$0 d project cost C STI funding ces for transport) Grant Funds' coluding design documents.	ments of sts incurred are not et ing commitments. Rate commitments and process and proce	similar ed after the content of the	r size and lever the execution for reimburse test for the first for the enter date of final EIR Date of all necessaries for the first for the	on of ment phase stoward attair "Auth "Auth "Sully env	Term of mo	(# Files Giller File File File	Required ebt Services supposed is are reasonable supposed is bursemer Grant Funds earances.	Balloor ?

		Sustainable Tr	ansportation Infras	tructure	e (STI) P	IN		
·								
	t or Developer of Project have Site ((See Site Control in Appendix A):	Control for each STI Proj	ect? If yes, enter site con	trol form a	nd the most i			4)
If leasehold estate		stricted land value?	Is acquisition cost	\$0 in Dev.	Budget?	Most recent document execu	ion date.j ised? If so answer ((a-c)
	t based on the Present Value of leas	se (b) Lend	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.				
•	•	•						
FAAST File:	STI Site Control	Appropriate docum	entation to demonstrate t	he form of	site control in	ndicated above	Files Uploaded?	
the applicant during Agency non-applica	st demonstrate prior experience by p n the ten years preceding the applica ant so long as the applicant can prov prich funding is sought.	ation due date. May den vide an executed agreen	nonstrate the requisite exp	erience by	using past	experience of work completed of Agency for the completion of the	a Locality or Transp	ortation
Project Name	ST	I Past Project#1				STI Past Project #2		
Development								
Entity		· · · · · · · · · · · · · · · · · · ·						
Completion Date								
Brief Description			•					
puer pescribuon					•			,
		IM/hasa tha norty m	aking improvements fund	ad by AUC	O in not a nu	bile ontity avenued		
FAAST File:	Past Exp STI1, Past Exp STI2		oublic agency certifying th				Files Uploaded?	
	of the application date, the applicant					on in the state or federal courts.		
	construction of the project has not on the twill not result in the loss or conver-					ther uses according the Dent of	Conservation's	
	and Monitoring Program (FMMP) w		ici working lands, or rididi	·	C Iditus to O	are, ases according the pept of	Collectivations	
If "Yes", provide do: FAAST File:	cumentation the STI Project site is r STI No Aq		d as agricultural land per e is not within land design			d not EMMD tool	File Uploaded?	·
	e that the AHD Project site qualifies			utou uo ug	,	a per i mini toon	The optodace !	
FAAST File:			xemption to the FMMP de (as defined in Appendix A		n must demo	onstrate that the STI site	File Uploaded?	
	by a local public works department, applicable local rules, regulations, co					iment below. I certify that the ST	I improvements are	
FAAST File:	STI Local Approvals	Statement from en		ilal Project	is consisten	t with all applicable local rules,	Files Uploaded?	
of equal or greater a displaced residents residential dwelling demolished within the	It involves demolition of existing unitatfordability, and equal to or greaters. These no net loss requirements (§ units affordable to lower income ho he five year period preceding the apor rehabilitation of existing affordable.	ts affordable to lower inc than the number of the 106(a)(20)(C)) apply wh useholds currently exist oplication. Explain below	ome households, the app demolished affordable un ere an STI Project is prop or where there have been how this requirement is s	lication mu its located osed on a dwelling u	ist demonstr within compa ny property v inits restricte	ale the replacement of demolish arable access to transit and inclu which includes a parcel or any po d to lower-income households wi	de first right of returr rtion of a parcel on v nich have been vaca	n to which ated or
-								
nusal (1797)		And the second of the second o	STI Milestones	12. 14,127,182-19-11-11	- 2 Ald Tarabath Contract Contract			Barin.
Please provide the please enter "N/A"	actual or anticipated completion da	te for the following perfor	mance milestones for each	ch applicab	ole Capital Pr	oject. If a milestone is not applic	able to a Capital Pro	oject,
Note: It is acknowle	edged that some of the following mi							
completed. For the Project, please indi-	ose milestones not yet completed, pi icate "NA" below	lease provide a projecte	d completion date (MM/Y)	() for each	of the applic	able items below. If not applicabl	e to the specific Cap	oital
Capital Project Mil	lestone Schedule		· · · · · · · · · · · · · · · · · · ·		-			Date
	greement between the Recipient ar	nd developer of the prop	osed development detailir	ig the term	s and condit	ions of the Project development		
	(s) by proposed developer. ecessary environmental clearances	including those required	under CEOA and NEPA					
Obtaining all neces	ssary and discretionary public land u	se approvals,				•		
	al Construction Drawings and Specif	ications to the appropria	te local permitting authorit	у.				
Commencement of Construction comp	t construction. letion and closeout.					· · · · · · · · · · · · · · · · · · ·		
Program funds fully		•						
L	-	:	· · · · · · · · · · · · · · · · · · ·			Have all milestone dates bee	n entered above?	

Sustainable Transportation Infrastructure (STI) Sources and Uses Budget PIN

if proposing multiple distinct STI Capital Projects, provi						udget will autos			he used to det	ermine the total	STI funds raques	ted and one tea
" proposing manuple distinct 511 capital respects, provi		-	·							ermille die lotai	•	and cost cdp.
		##4.5.8.16.8.8.8.3.48.5 ************************************	07.52057999999999932 		ALL	W. DIADING SOR	NOTO SERVICE	party of the party of the	STORES STOREGISTER	SHITE MEETING THEFT	the sales and the sales are	
Cost Category	AHSC STI Grant	0	0	0	0	0	0	0	0	. 0	Sources Total	Comments
			<u> </u>	STI	BUDGET#1 -	, I		<u> </u>		<u> </u>	ll-	
nvironmental review/studies			T	T	T	T	T	I	T	T	\$0	
lan Specification and Estimates			 		1	1	1			1	\$0	
Right of way support costs											\$0	
Site or right of way acquisition for Cap. Improvement Project										1	\$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					<u> </u>						. \$0	
Demolition										ļ	\$0	
Grading		······	ļ		ļ	-			ļ	ļ	. \$0	
Soil Stabilization (Lime, etc.)				<u> </u>		 	ļ		<u> </u>	 	\$0	
rosion/Weed Control						 				-	\$0	
Dewatering Other Site Brangation (Charlet):				<u> </u>	 	-				 	. \$0	
Other Site Preparation (Specify): Fotal Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$0	
Sanitary Sewer	ψu	\$U	\$0	30	\$0	30	\$0	- 3 0	→ ⁰	→ 0	\$0	
rrigation					 	 		· · · · · · · · · · · · · · · · · · ·	 		\$0	
Storm Drain						 					\$0	
Detention Basin/Culverts					<u> </u>	 			 		\$0	
Other Site Utilities (Specify):					 	 					\$0	1
otal Site Utilities	\$0	\$D	\$0	\$0 .	\$0	\$0	\$0	\$0	\$0	\$0	\$0	•
Aggregate Base						1		7.5		T-7.5	\$0	
sphalt Pavement											\$0	
Sidewalk, Curb and Gutter											\$0	
Street Lights											\$0	· .
Striping/Barricades (Bicycle Facilities)									· .		\$0	
Signage											\$0	
Crossing and Traffic Signals											. \$0	
Roundabouts, median islands or curb extensions											\$0	
Other traffic calming surface improvements											\$0	
Other Complete Street Improvements (Specify):											\$0	
Other Complete Street Improvements (Specify):						<u> </u>				<u> </u>	\$0	
otal Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	. \$0	\$0	\$0	\$0	
trlping/Barricades (for dedicated bus lanes)						ļ		*			\$0	
idewalk, Curb and Gutter											\$0	
treet Lights						 			ļ		\$0	
Signage											\$0	
Signaling Prioritization Technology Boarding Infrastructure					 	 	<u> </u>			 	\$0	
Seating/Benches			· · · · · · · · · · · · · · · · · · ·			 				 	\$0 \$0	
us/Transit Shelters	! -							·		 	\$0	
ehicles					 	 				 	\$0	
enicies Other ITS Technology										 	\$0	
Ther Transit and Station Areas (Specify):					~	 				 	\$0	
Other Transit and Station Areas (Specify):						 	 			<u> </u>	\$0	
otal Transit and Station Areas (Specify).	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 .	
rban Greening (Specify):		40	40	40	- 30		Ψυ		<u> </u>		\$0	
rban Greening (Specify):						†	 			 	\$0	•
rban Greening (Specify):						 			···		\$0	
otal Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	•
rovide Name of Impact Fee			77	<u> </u>	***	1 - **	<u> </u>				\$0	
rovide Name of Impact Fee						1					\$0	
otal Impact Fees	\$0	\$0 ·	\$0	\$0	\$0	\$0	\$0	\$0 -	\$0	\$0	\$0	
Other Activity Costs (Specify):						T			-		\$0	
other Activity Costs (Specify):		·								1	\$0	
otal Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0 .	\$0	\$0	\$0	\$0	\$0	. \$0	

Sustainable Transportation Infrastructure (STI) Sources and Uses Budget PIN

if proposing multiple distinct STI Capital Projects, prov			·								•	sted and cost cap.
		575 MINE 2018	T		ALU	FUNDING SOUP	KOES - A TO				\$250 A C 250 A C	
Cost Category	AHSC STI Grant	0	0	0	0	O	0	. 0	0 .	0	Sources Total	Comments .
Transit Operations for service expansion §103(a)(3)(A)(v)											\$0	
Employee Reporting						•					\$0	
Other Capital Asset Costs (Specify):								Į			\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total STI #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.

					Indianes de		<u> </u>					
		7		ST	I BUDGET #2 -						т	
Environmental review/studies			·	 			 	<u> </u>		 	\$0	· .
Plan Specification and Estimates		ļ		ļ							\$0	
Right of way support costs				-	<u> </u>	ļ	 	<u> </u>			\$0	ļ
Site or right of way acquisition for Cap. Improvement Project			<u> </u>	<u> </u>		ļ	ļ				\$0	
Other Soft Costs (Specify):		ļ			ļ	1		ļ			\$0	į
Other Soft Costs (Specify):		·		 	<u> </u>		ļ	<u> </u>		<u> </u>	\$0	
Other Soft Costs (Specify):		ļ	J					ļ			\$0	
Other Soft Costs (Specify):				<u> </u>		ļ					\$D ·	
Total Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Clearing and Grubbing				<u> - </u>	1						\$0	
Demolition :								<u> </u>		1	\$0	<u> </u>
Grading		L		<u> </u>							\$0	
Soil Stabilization (Lime, etc.)							•				\$0	·
Erosion/Weed Control -]								\$0	
Dewatering '											\$0	
Other Site Preparation (Specify):			1								\$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 :											\$0	
Other Site Utilities (Specify):			,				 				\$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0 .	\$0	\$0	\$0	\$0	\$0	\$0	
Aggregate Base			 -		1		 		<u>_</u>		\$0 .	
Asphalt Pavement				<u> </u>			·	 		<u> </u>	\$0	
Sidewalk, Curb and Gutter		 	 	1	1					 	\$0	
Street Lights	·						<u> </u>				\$0	
Striping/Barricades (Bicycle Facilities)				 	 						· .\$0	· ·
Signage			 	 	†						\$0	
Crossing and Traffic Signals		l	<u> </u>	<u> </u>						1	\$0	
Roundabouts, median islands or curb extensions					 						\$0	
Other traffic calming surface improvements		ļ			1		·				\$0	•
Other Complete Street Improvements (Specify):			 		<u> </u>					 	\$0	
Other Complete Street Improvements (Specify):			 	 	 		1	1		 	\$0	-
Total Complete Streets Improvements Construction	\$0	\$0	\$0 .	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Striping/Barricades (for dedicated bus lanes)			 	1	 		7	 	Ψ		\$0	
Sidewalk, Curb and Gutter			 	 		 				· · · · · · · · · · · · · · · · · · ·	\$0	
Street Lights			 	 	 	 	 				\$0	
Signage			 	 			 				\$0	
Signaling Prioritization Technology	·····		 		 		 			 	\$0	
Boarding infrastructure		 	 	 	 	 	 	 		 	\$0	
Seating/Benches		}	 	 	 	 	-			 		
Bus/Transit Shelters		 	 	 	 	 	 			 	\$0 \$0	
Vehicles			 		 	ļ	 	· · · · · · · · · · · · · · · · · · ·		 		
Other ITS Technology		 		 	 	 	 			 	\$0	
Other Transit and Station Areas (Specify):			 	 	 		 			ļ	\$0	
Other Transit and Station Areas (Specify): Other Transit and Station Areas (Specify):			 	 		ļ				 	\$0	
Total Transit and Station Areas (Specify):	\$0		 	 	ļ <u>.</u>		 				\$0	
Urban Greening (Specify);	- \$U	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
forest creating (obscity).		l	1	1	L	1	<u> </u>			1	\$0.	

· Sustainable Transportation Infrastructure (STI) Sources and Uses Budget PIN

	行為是於個的學術是描	第四种的	是有特殊的	"这就是你是我们还是	ALL	FUNDING SOU	RCES.		斯森尼斯里的地名		2000年1000年	
Cost Category	AHSC STI Grant	0	o ·	0	0	0	0	0	0	. 0 .	Sources Total	Comments
rban Greening (Specify):								· · · · · · · · · · · · · · · · · · ·			\$0	
rban Greening (Specify):		}									\$0	
otal Urban Greening	\$0	\$0	\$0	\$0	. \$0	\$0	\$0	\$0	\$0	\$0	\$0	•
ovide Name of Impact Fee						•					\$0	
ovide Name of Impact Fee											\$0.	
tal impact Fées	\$0	\$0	\$0	\$0	\$0	\$0	\$0	.\$0	\$0	. \$0	\$0	_
her Activity Costs (Specify):											\$0	
her Activity Costs (Specify):	·										\$0	
tal Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
ansit Operations for service expansion §103(a)(3)(A)(v)											\$0	
nployee Reporting			-								\$0	
her Capital Asset Costs (Specify):											\$0	
etal 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.

<u></u>				ST	BUDGET#3 -							
Environmental review/studies		·			1 800 3 5 1 #0 -			T	-	1	\$0	
Plan Specification and Estimates		ļ	 				-	 		 	\$0	
Right of way support costs							- 	 	- 	 		
	·	ļ					 				\$0	-
Site or right of way acquisition for Cap. Improvement Project							<u> </u>				\$0	
Other Soft Costs (Specify):					ļ	ļ. —	J		 	 	\$0	
Other Soft Costs (Specify):		<u> </u>	ļ		J	ļ		ļ	ļ		\$0	·
Other Soft Costs (Specify):				<u> </u>				<u> </u>		1	\$0	}
Other Soft Costs (Specify):											\$0	
Total Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Clearing and Grubbing		L	<u> </u>		<u> </u>					1	\$0	
Demolition				L	<u> </u>			<u> </u>			\$0	·
Grading											\$0	
Soil Stabilization (Lime, etc.)											\$0	
Erosion/Weed Control				1							\$0	}
Dewatering											\$0	
Other Site Preparation (Specify):											\$0	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.	\$0	\$0	\$0	
Sanitary Sewer											\$0.	
Irrigation			1		1	1			 		- \$0	
Storm Drain	·····					1					\$0	
Detention Basin/Culverts					 			·			\$0	· .
Other Site Utilities (Specify):		 	·	 	†		·	 	 		- \$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	·
Aggregate Base		1.	i	<u> </u>				 	 	 	\$0	
Asphalt Pavement		1	 	T	· · · · · · · · · · · · · · · · · · ·						\$0	
Sidewalk, Curb and Gutter		1.		 		 	 		1	· · · · · · · · · · · · · · · · · · ·	\$0	
Street Lights				· .			 	1	 	 	\$0	
Striping/Barncades (Bicycle Facilities)					1			1			\$0	
Signage					 		 				\$0	
Crossing and Traffic Signals		<u> </u>					· · · · · · · · · · · · · · · · · · ·				\$0.	
Roundabouts, median islands or curb extensions		 		 	 	<u> </u>	 	 		† 	\$0	
Other traffic calming surface improvements			 	 	 	 	 	 	 	 	\$0	
Other Complete Street Improvements (Specify);		 	 	 	 	 	 		 	 	\$0	
Other Complete Street Improvements (Specify):			 	 			 	 	 	 	\$0	
Total Complete Streets improvements Construction	\$0	\$0.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Striping/Barricades (for dedicated bus lanes)	Ψ				1	1 - **		 	+ + + + + + + + + + + + + + + + + + + +	1	\$0	
Sidewalk, Curb and Gutter		 	 	 			 		-	 	\$0	
Street Lights		 	 	 	 	<u> </u>	 	 	 	 	\$0	
Signage		· · · · · · · · · · · · · · · · · · ·		 	 	 	 		 	 	- 	
Signaling Prioritization Technology			ļ	ļ	 	<u> </u>	 	ļ			\$0	
jorgnamy enomization rechnology		J	1.	1	I	i	1 .	1	1	1	\$0	

Sustainable Transportation Infrastructure (STI) Sources and Uses Budget PIN

·	Suprement of the second	5.指原理學學科學	中華工程等的關係		3.74 4.42 AL	FUNDING SOU	RCES Har	自由基準的。同时以前的	5.111.27.10000000000000000000000000000000	建筑的"物"和	正常在两个家 妻	
Cost Category	AHSC STI Grant		0	. 0	0	0	• о	0	. 0	0.	Sources Total	Comments
Boarding infrastructure				_					· · · · · · · · · · · · · · · · · · ·		\$0	
eating/Benches					1						\$0	
us/Transit Shelters				1				1	T	1	\$0	
ehicles											\$0	
ther ITS Technology											\$0	
ther Transit and Station Areas (Specify):											\$0	
ther Transit and Station Areas (Specify):							1				\$0	
otal Transit and Station Areas Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$D	\$0	\$0	\$0	
ban Greening (Specify):											\$0	
rban Greening (Specify):											·\$0 .	
rban Greening (Specify):				}						1	\$0	
otal Urban Greening	\$0	\$0	\$0 .	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
rovide Name of Impact Fee											\$0	
rovide Name of Impact Fee	•										\$0	
otal impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
ther Activity Costs (Specify):		·						<u> </u>			\$0	
ther Activity Costs (Specify):		~-···					<u> </u>				. \$0	
otal Activity Delivery Costs	\$0	.\$0	\$0	\$0	\$0"	\$0	\$0	\$0	\$0	\$0	\$0	
ther Activity Costs (Specify):				<u> </u>			1	,		}	\$0	
ther Activity Costs (Specify):										·	\$0	
otal Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	. \$0	\$0	\$0	\$0	\$0	\$0	
ansit Operations for service expansion §103(a)(3)(A)(v)	·							ļ			\$0	
nployee Reporting						<u> </u>					\$0	
her Capital Asset Costs (Specify):				<u> </u>	<u> </u>						\$0	
otal Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
otal STI #3 Budgeted Project Costs	\$0	\$0	. \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

rovide 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

		. 10	IAL SUSTAINA	BLE TRANSPO	RTATION INFRA	STRUCTURE	SII) BUDGET					
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	·
otal Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	ŀ
otal Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
otal Transit and Station Areas - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$D	1
otal Urban Greening	\$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	1
otal Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$D .	\$0	\$0	\$0	1
otal Other Capital Asset Costs	\$0	\$0	\$0 ·	\$0	\$0	\$0	\$0	. \$0	\$0	\$0	\$0	1
otal STI Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1

122	That of the same	and to or consumer of the results of the			ated Ameni			CONTRACTOR CONTRACTOR	·	na fare Admin eff	e de la Aura de La Composito d	Carlos Grand Contractor
MESK				TRA Pr				1		I. T	Census	VECMBCE
546214+	Project Name		Brief Description		Address	City	y Z	p Count	y Lat	Log	Tracts	APNs
-					• •					-		
TRA#1		1										
										-		
20.E												
TRA#2	,									-		
T.										` <u>-</u>		
								_	- -	++		
TRA:#3	*											
TRA			•					Ì		1 -		
	•											
	r# & Amt. of new and Accessible W		HSC Funds of sidewalk directly improve	Bicycle Parking ved (ex. provide		AHSC Funds	s	Bus Stop Pedestrian Pal			HSC Funds	ре
# of	ransit Routes Imp	roved	Station Area or Transit Ad	ccess Improvem	ents Othe	r (describe)						
	intended outcom oved sight distance		transportation compone ration of potential conflict p		d compliance v uced vehicular			ner barriers that i	nay have	existed or	route (describe	e below)
	H.S. Halter S.		TRA Eligib						3000	III		NEW MALES
			TRA budget are publicly a				to cyclists, p	edestrians, an	d transit	iders (i.e.	bike parking,	bus
snelt	er, penches, street	. uees, e.c.) Within the de	fined Project Area meeting	y the STUZ(c) or	(u) uansit requ	nements.	- T-	Budgeted	Cos	st Cap	Overa	ge
			nnot exceed 10% of the to					\$0		\$0	\$0	Ok
		Activity Delivery Costs as with the Capital Project.	ssociated with the impleme	entation of the C	apital Project c	annot exceed	10%	\$0		\$0	\$0	Ok
(B)(v) Capital Project co	osts in budget that are re	quired as a condition of lo					s, upload docu				251
	ST File: otal combined rea	TRA Cap Project Cost uested grant amount for	s Documentation sho your STI Capital Projects					f local approva	for the	RA	File Uploade	d? Ok
§103	(c) We certify the	AHSC TRA funded cost of	to not include any of the fo	ollowing ineligible	costs:							
(1) C awar		e if there is another feasi	ble, available source of co	mmitted funding	for the STI po	tion thereof to	be funded	by AHSC or if	the cost	s incurre	f prior to the A	HSC
(2) R	outine maintenand		ortation infrastructure (inc	duding transit fle	et, not including	AHSC funde	d transit se	rvice expansior);			
		inclusionary housing pro-	grams; of the grant (three years) f	or Program Cos	ls: and	•						
	Il costs associated	with automobile or moto	rcycle parking (excluding	electric vehicle c	harging infrastr							
離離										SALE-TA-PLANEL TO		
			profit that exceeds the co funds will be disbursed as								lard Agreeme	nt in the
		he AHSC Program awar										
	ve acknowledge ir irsement.	tne TRA Project includes	multiple phases or develo	opments, all enti	tiements and c	onstruction tui	naing comr	numents for the	tirst pna	se must i	e received bu	or to
200	2000000000								鐵網灣	间隔线		nijain.
(7) T #	Committed		C); see Appendix A (t) - f	or an explanation	1	e Funding Co	mmitments			Т		
EFC;	by Full App		Source Name order of lien priority)	Source Typ	be Lien No.	Amount		Interest Rate		Term (
1	Deadline? Yes		HSC TRA Grant	State-HCD			Rate	· Type	·	-	4	
2	,,,,,			- Cunto 7100								
3				1			 			┼─┈		<u> </u>
5												
6 7												
8				1			1	<u> </u>		1	<u> </u>	
9							-			1		1:
10	\$0 <total 0<="" td=""><td>Committed Non-AHSC Ti</td><td>RA Funds TOTAL (n</td><td>nust equal TRA</td><td>Budget Amt)</td><td>\$0</td><td>+</td><td><u> </u></td><td></td><td><u> </u></td><td>+</td><td>+</td></total>	Committed Non-AHSC Ti	RA Funds TOTAL (n	nust equal TRA	Budget Amt)	\$0	+	<u> </u>		<u> </u>	+	+
Prov			y circumstances that have				sts and prov	ide a justificatio	n as to v	vhy these	costs are rea	sonable.
FAA	ST File: E	FC TRA1: FFC TRA2: F	FC TRA3; Supporting de	ocumentalion fo	r the 0 non-AH	SC TRA fundi	ng commitr	nents.		.	Files Uploade	d?
		wiedges completion and							ust be at	tained by		
(8)(4	A) Applicant ackno		1				.al 1 16	Yes enterdat				
(8)(<i>i</i> gran	A) Applicant ackno		· ·	or tedt basagana	Il trigger NEDA	requirements			e of "A++H	nority to 1	se Grant Fun	ds"
(8)(/ gran NEF	A) Applicant acknowld funds. A: Project appr		Is Federal funding project Categorically Exe	mpt? No	egative Declara	tion Date:		Final EIR I	Date:		se Grant Fun	
(8)(/ gran NEF	A) Applicant acknowld funds. A: Project appr		Is Federal funding	mpt? No	egative Declara	tion Date:		Final EIR I	Date:			
(8)(/ gran NEF	A) Applicant acknowld funds. A: Project appr		Is Federal funding project Categorically Exe	mpt? No	egative Declara	tion Date:		Final EIR I	Date:			
(8)(/ grar NEF CEC Disc	A) Applicant acknool funds. A:	cial NEPA and/or CEQA	Is Federal funding project Categorically Exe	empt? Ner exemptions an	egative Declara d provide estim	ition Date: ated/actual co	ompletion d	Final EIR I ates of all nece	Date:			
(8)(/ grar NEF CEC Disc	A) Applicant acknool funds. A:	RA Environmental Co	Is Federal funding I Project Categorically Exa Special Circumstances of Oppy of all environmental clor NEPA only, copy of the	earances (e.g. E	egative Declara d provide estim 	tion Date: ated/actual co npact Report)	empletion d	Final EIR I ates of all nece of Exemption.	Date: ssary en		al clearances	pd?
(8)(/ grar NEF CEC Disc	A) Applicant acknown of funds. A: A: Project appruses below any special of the control of the c	RA Environmental C TRA Auth to Use Grant Funds iss	Is Federal funding I Project Categorically Exe Special Circumstances of Oppy of all environmental clar or NEPA only, copy of the Evance of the HUD form.	mpt? Nor exemptions and earances (e.g. E	egative Declara d provide estim invironmental li tuthonly To Use	tion Date: ated/actual co npact Report) a Grant Funds	ompletion d) or Notice of the control of the contr	Final EIR I ates of all nece of Exemption. he current stati	Date: ssary en	vironmen	al clearances File Uploade File Uploade	d?
(8)(/ grar NEF CEC Disc	A) Applicant acknown trunds. A: A: Project appruss below any spensor. ST File: ST File: Tapplicable, provide.	RA Environmental Corrections of a listing and status of a	Is Federal funding I Project Categorically Exe Special Circumstances of Project Categorically Exe Special Circumstances of Project Categorical Circumstances of Project Categorical Catego	mpt? Nor exemptions and earances (e.g. E. HUD 7015.16 "August entitlements or consistent with the entitlement of the entitle	egative Declara d provide estim invironmental li authority To Uso and permits, e	ated/actual con npact Report) Grant Funds	ompletion d) or Notice of the control of the contr	Final EIR I ates of all nece of Exemption. he current stati	Date: ssary en	vironmen	al clearances File Uploade File Uploade	d?
(8)(/ grar NEF CEC Disc	A) Applicant acknown trunds. A: A: A: Project appruses below any spensor. ST File: ST File: I applicable, provicited, submitted or the spensor.	RA Environmental Corrections of a listing and status of a	Is Federal funding Project Categorically Exe Special Circumstances of Dry of all environmental cl or NEPA only, copy of the Buance of the HUD form. It discretionary local land upropriate local agencies, Land Use Appr	earances (e.g. E HUD 7015.16 "A use entitlements or consistent with	egative Declara d provide estim invironmental li authority To Uso and permits, e	ated/actual control and ated/actual control ated/actual control ated ated ated ated ated ated ated ated	ompletion d) or Notice of the control of the contr	Final EIR I ates of all nece of Exemption. he current stati	Date: ssary en	vironmen h TRA Pr	al clearances File Uploade File Uploade	d?
(8)(/ grar NEF CEC Disc	A) Applicant acknown trunds. A: A: A: Project appruses below any spensors. ST File: ST File: I applicable, provicited, submitted or the spensors.	RA Environmental Control TRA Auth to Use Grant Funds istemation of the applied for to the applied for the appl	Is Federal funding I Project Categorically Exe Special Circumstances of Project Categorically Exe Special Circumstances of Project Categorical Circumstances of Project Categorical Catego	earances (e.g. E HUD 7015.16 "A use entitlements or consistent with	egative Declara d provide estim invironmental li tuthority To Use and permits, e	ated/actual control and ated/actual control ated/actual control ated ated ated ated ated ated ated ated	ompletion d) or Notice of the control of the contr	Final EIR I ates of all nece of Exemption. he current stati	Date: ssary en . us of the	vironmen h TRA Pr	al clearances File Uploade File Uploade	d?
(8)(/ grar NEF CEC Disc	A) Applicant acknown trunds. A: A: A: Project appruses below any spensors. ST File: ST File: I applicable, provicited, submitted or the spensors.	RA Environmental Control TRA Auth to Use Grant Funds istemation of the applied for to the applied for the appl	Is Federal funding Project Categorically Exe Special Circumstances of Dry of all environmental cl or NEPA only, copy of the Buance of the HUD form. It discretionary local land upropriate local agencies, Land Use Appr	earances (e.g. E HUD 7015.16 "A use entitlements or consistent with	egative Declara d provide estim invironmental li tuthority To Use and permits, e	ated/actual control and ated/actual control ated/actual control ated ated ated ated ated ated ated ated	ompletion d) or Notice of the control of the contr	Final EIR I ates of all nece of Exemption. he current stati	Date: ssary en . us of the	vironmen h TRA Pr	al clearances File Uploade File Uploade	d?

		Transportation Related Amen	ities (TRA) PIN	<u> </u>		
		ol for each TRA Project? If yes, enter site co	ntrol form and the m	ost recent execution date helow (S	ite Control Appendix A))
	(See Site Control in Appendix A):			Most recent document execu	ition date:	
if leasehold estate		ed land value? Is acquisition cost	\$0 in Dev. Budget?	Prepaid lease loan	used? If so answer (a-	-c)
(a) Funding amount payments?	t based on the Present Value of lease	(b) Lender requesting Res. Recei	ots (not permissible)	(c) Has loan amount been er	ntered as a finance cos	st?
	al circumstances, e.g. if there are multiple	e TRA projects provide site control information	n for each.			
			<u> </u>			
	ļ					
FAAST File:		Appropriate documentation to demonstrate t			Files Uploaded?	
by the applicant dur Transportation Age	ring the ten years preceding the applicati ncy non-applicant so long as the applica	oviding evidence of two prior TRA projects si ion due date. May demonstrate the requisite it can provide an executed agreement with t	experience by using	past experience of work complete	d of a Locality or	oleled
components of the	AHSC Project for which funding is sough	าเ. st Project #1	·	TRA Past Project #2		
Project Name	IRAPa	st Project#1	ļ	TRA Past Project #2		
Development						
Entity				•		
Completion Date			<u> </u>			
		•				
	•			• •		
Brief Description					•	
		•		•		·
ļ			L		Y	
FAAST File:		Where the party making improvements fund agreement from a public agency certifying th improvements.			Files Uploaded?	
(13) We certify as o		he TRA real property is not party to or the su	bject of any claim or	action in the state or federal courts		\neg
		nenced as of the application deadline set fort				
(19) The TRA Proje	ect will not result in the loss or conversion	of agricultural or other working lands, or nate	ural resource lands for	or other uses according the Dept. o	of Conservation's	\top
	and Monitoring Program (FMMP) websit		•			
If "Yes", provide do	cumentation the TRA Project site is not	within land designated as agricultural land pe	the FMMP tool.			
FAAST File:	TRA No Ag Den	nonstrate TRA site is not within land designate	ed as agricultural lan	d per FMMP tool	File Uploaded?	
If "No", demonstrate	e that the AHD Project site qualifies as a	n Infill Site (as defined in Appendix 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?	
		her responsible local agency is required for the policies and plans enforced or implemented		ocument below. I certify that the Ti	RA improvements are	
FAAST File:	TRA Local Approvals	Statement from entity indicating the TRA Ca regulations, codes, policies and plans enforce			Files Uploaded?	
size, of equal or gre displaced residents residential dwelling	eater affordability, and equal to or greate . These no net loss requirements (§106	its affordable to lower income households, th r than the number of the demolished affordat (a)(20)(C)) apply where a TRA Project is proj olds currently exist or where there have beer atlon.	le units located withi	n comparable access to transil and ty which includes a parcel or any p	finclude first right of rel ortion of a parcel on wh	tum to
		•	•			
		TRA Milestones				A PAGE
Please provide the please enter "N/A"	actual or anticipated completion date for	the following performance milestones for ear	ch applicable Capital	Project. If a milestone is not appli	cable to a Capital Proje	ect,
	ose milestones not yet completed, please	nes may have already been achieved. For the provide a projected completion date (MM/Y				
Capital Project Mi						Date
		eveloper of the proposed development detailing	ng the terms and cor	nditions 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 authori	ly.			
Commencement of						
Construction comp	letion and closeout.			·		
Program funds fully	disbursed.					
L.				Have all milestone dates be	en entered above?	

Transportation Related Amenities (TRA) Sources and Uses Budget PIN

· 3	PROPERTY.	理》是是10月	花川中国的群岛 外		ALL	FUNDINGSOUF	RCES	能力的原始的	學等的問題經	2564年中央	第5000000000000000000000000000000000000	
Cost Category	AHSC TRA Grant	0	0	0	0	0	0	0	0 -	0	Sources Total	Comments
			<u> </u>	· TRA	BUDGET #1 -	•		I				
nvironmental review/studies			T					T T			\$0	
lan Specification and Estimates								1			\$0	
light of way support costs											\$0	
ite or right of way acquisition for Cap. Improvement Project											\$0	
Other Soft Costs (Specify):											\$0	
ther Soft Costs (Specify):											\$0	
ther Soft Costs (Specify):			,								\$0	
ther Soft Costs (Specify):								<u> </u>		·	\$0	
otal Soft Costs	\$0	. \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
learing and Grubbing											\$0	
emolition ·			<u> </u>								\$0	
rading											\$0	•
oil Stabilization (Lime, etc.)	<u> </u>								·		\$0	
rosion/Weed Control			 								\$0	
ewatering (Co. 17)		·								 	\$0	•
ther Site Preparation (Specify):	- 65		<u> </u>		**			60	#2		\$0	
otal Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	, <u>\$0</u>	\$0.	\$0	- \$0	\$0	
anitary Sewer			 				<u> </u>	ļ		 	\$0 \$0	
rigation Item Device			 			<u>-</u>				 	\$0	
torm Drain etention Basin/Culverts			 			·				 	\$0	
etention Basin/Culverts ther Site Utilities (Specify);				 							\$0	
otal Site Utilities	\$0	. \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
ggregate Base	- 3V	. 30	\$0	30	\$0	- \$0	- 30	30	30	- 30	\$0	
sphalt Pavement											\$0	
idewalk, Curb and Gutter			 	 							\$0	
treet Lights			 	 						 	30	
triping/Barricades (Bicycle Facilities)											\$0	
ignage			 	 							\$0	
rossing and Traffic Signals											\$0	
oundabouts, median islands or curb extensions	.,		 							-	\$0	
ther traffic calming surface improvements											\$0	
ther Street Improvements (Specify):			<u> </u>								\$0	
otal Complete Streets Improvements Construction	\$0	\$0	\$0 .	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
triping/Barricades (for dedicated bus lanes)											\$0	
dewalk, Curb, and Gutter											\$0	
treet Lights											\$0	
gnage					-						\$0	
gnaling Prioritization Technology				-							\$0	
oarding infrastructure										· · · · · · · · · · · · · · · · · · ·	\$0	
eating/Benches ·											\$0	
us/Transit Shelters											\$0	
ther ITS Technology											.\$0	
ther Transit Station or Stop (Specify):											\$0	
ther Transit Station or Stop (Specify):											\$0	•
otal Transit Station or Stop - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
reet Trees											\$0	
oswales							·····				\$0	
andscaping								·			\$0	
ther Urban Greening (Specify):			 								\$0	
ther Urban Greening (Specify):			 	<u> </u>							\$0	*
otal Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	· \$0	- \$0	\$0	\$0	
reet Furniture			<u> </u>								\$0	
cycle Repair Kiosks			ļ								\$0	
cycle Storage or Parking			<u> </u>								. \$0	
rinking Fountains			ļI							<u> </u>	\$0	
ther Amenities (Specify):											\$0	
1 1 11 15 15			i l	,	. [1		1		\$0	
ther Amenities (Specify):												
ther Amenities (Specify): otal:Amenities ovide Name of Impact Fee	\$0	\$0	\$0 .	\$0	\$0	\$0	\$0	\$0	- \$0	\$0	\$0 \$0	

Transportation Related Amenities (TRA) Sources and Uses Budget PIN

	PROPERTY.	的是对于"自己"			資金的是 ALL	UNDING SOU	RCES: ***			的现在分词		
Cost Category	AHSC TRA Grant	0	0	0	. 0	0	0	0	0	0	Sources Total	Comments
otal/ImpactiFees	\$0	\$0	\$0	\$D	\$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	\$50	\$0	\$0	\$O [.]	\$0	
mployee Reporting											\$0	
ehicles											\$0	
ther Capital Costs (Specify):											\$0	
ther Capital Costs (Specify):										-	\$0	
otal Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$D ·	\$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.

 				TDA	BUDGET#2							
Environmental review/studies	<u></u>			I KA	DUDGE1 #2		·	1		1	***	
Environmental review/studies Plan Specification and Estimates			 	ļ			ļ			 	\$0 .	4
	ļ	 	 		ļ	 	 	ļ		 	\$0	
Right of way support costs	ł	ļ		•			<u> </u>			ļ	\$0	
Site or right of way acquisition for Cap. Improvement Project		<u> </u>	ļ			ļ	<u> </u>		ļ	-	\$0	
Other Soft Costs (Specify):		.	ļ	ļ	ļ	- }		ļ	ļ <u></u>	ļ	\$0	
Other Soft Costs (Specify):				· · · · · · · · · · · · · · · · · · ·				ļ		ļ	\$0	
Other Soft Costs (Specify):		 	 	ļ			 	ļ	<u> </u>	<u> </u>	\$0	
Other Soft Costs (Specify):		<u> </u>						ļ			\$0	1
Total Soft Costs	\$0	\$0	\$0	\$0 .	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Clearing and Grubbing		<u> </u>	J				1				\$0	Į
Demolition .						<u> </u>		<u> </u>			\$0	
Grading ·	<u> </u>	1		1		<u> </u>					\$0	
Soil Stabilization (Lime, etc.)											\$0	
Erosion/Weed Control											\$0] '
Dewatering			-								\$0	
Other Site Preparation (Specify):											\$0]
Total Site Preparation	\$0	\$0	\$0	\$0	\$0 ·	- \$0	\$0	\$0	\$0	\$0	\$0	
Sanitary Sewer										1	\$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	
Aggregate Base											\$0	
Asphalt Pavement		1					1			 	\$0	·
Sidewalk, Curb and Gutter	_			1			 				\$0 .	
Street Lights		1		 				·			\$0	
Striping/Barricades (Blcycle Facilities)		 				1				 	. \$0	
Signage			 			 	 	 		 	. \$0	
Crossing and Traffic Signals		 	 			 	 	 		 	- \$0	
Roundabouts, median islands or curb extensions		 	-			· .	 	+			\$0	
Other traffic calming surface improvements			 	 		 	+	 		 	\$0	
Other Street Improvements (Specify):		-		<u> </u>		 	 	 		 	\$0	
Total Complete Streets Improvements Construction	\$0	so	\$0	\$0	\$D	\$0	\$0	\$0	\$0	\$0	\$0	
Striping/Barricades (for dedicated bus lanes)	- 90	- PU	- 30	30	ąυ	1 1	1 30	***************************************	- PU	- 3 0	\$0	
Sidewalk, Curb, and Gutter		 		·		 	1	 		 	\$0	
Street Lights		 	 			 	 			ļ	\$0	
Signage		 	 	 	·	 	 			 		
Signaling Prioritization Technology		 	 	ļ		 	 		<u> </u>	 	\$0	
Boarding infrastructure		 	<u> </u>	·			-	· · · · · · · · · · · · · · · · · · ·			\$0	
		1	 				-				\$0	•
Seating/Benches		<u> </u>					 		<u> </u>		\$0	
Bus/Transit Shelters		<u> </u>	ļ		•		ļ				\$0	
Other ITS Technology		ļ	<u> </u>			<u> </u>	ļ			1	\$0	
Other Transit Station or Stop (Specify):						1	1				\$0	
Other Transit Station or Stop (Specify):		<u> </u>				<u> </u>					\$0	.
Total Transit Station or Stop Construction	\$0	\$0	\$0	\$ D	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Street Trees											\$0	
Bigswales		1									\$0	

Transportation Related Amenities (TRA) Sources and Uses Budget PIN

	在等的形型指列	密度的原理的			The Park ALL	FUNDING SOU	RCES	能控制的性性的关系	性權的公司的與	是是自己的主义的	7年時期,1年5月1	
Cost Category	AHSC TRA Grant	0 -	.0	D	0	0	0	. 0	0	oʻ	Sources Total	Comments
Landscaping									2014,04		\$0	
Other Urban Greening (Specify):											\$0	
Other Urban Greening (Specify):					1						\$0	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	. 30	\$0	\$0	\$0	\$0	
Street Furniture											\$0	
Bicycle Repair Kiosks											\$0	
Bicycle Storage or Parking								•			\$0	
Drinking Fountains											\$0	
Other Amenities (Specify):											\$0	
Other Amenities (Specify):											\$0	•
Total Amenities	- \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
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):				1							\$0	
Other Activity Costs (Specify):											\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	.\$0.	\$0	\$0	\$0	\$0	
Employee Reporting											\$0	
Vehicles					1						\$0	
Other Capital Costs (Specify):											\$0	
Other Capital Costs (Specify):											\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 -	\$0	\$0	\$0	_
Total TRA #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.

***				TRA	BUDGET#3 -							
Environmental review/studies :		T	T	1 .			T	[T	Τ	\$0	T
Plan Specification and Estimates					· ·						\$0	1
Right of way support costs											\$0	1
Site or right of way acquisition for Cap. Improvement Project										T	\$0	1
Other Soft Costs (Specify):											\$0	1
Other Soft Costs (Specify):									-		\$0	
Other Soft Costs (Specify):				1						1,	\$0	1
Other Soft Costs (Specify):							1				\$0	1
Total Soft Costs	\$0	\$0	\$0	\$0	\$0.	\$0	\$0	\$0	\$0	\$0	\$0	1
Clearing and Grubbing		1	T						1.		\$0	
Demolition		1	1)	1	<u> </u>	\$0	1
Grading .											\$0	
Soil Stabilization (Lime, etc.)					1		· · · · · · · · · · · · · · · · · · ·				\$0	1
Erosion/Weed Control									1		\$0	1
Dewatering			T		1	1		1	T		\$0	
Other Site Preparation (Specify):						· ·					\$0	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1
Sanitary Sewer							1				\$0	
Irrigation										1	\$0	1
Storm Drain											-\$0	
Detention Basin/Culverts											\$0	
Other Site Utilities (Specify):				1							\$0	1
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0 .	\$0	\$0	\$0	\$0	1
Aggregate Base			ļ						 		\$0	
Asphalt Pavement						T		1			\$0	1
Sidewalk, Curb and Gutter			1	 			1				\$0	1 .
Street Lights				 					T .		\$0	1
Striping/Barricades (Bicycle Facilities)			†	·	· · · · · · · · · · · · · · · · · · ·				 	 	\$0	1
Signage		 									\$0	1
Crossing and Traffic Signals									<u> </u>	<u> </u>	\$0	
Roundabouts, median Islands or curb extensions			T				 		 	 	\$0	1
Other traffic calming surface improvements		 	1	1			 	<u> </u>		 	\$0	1
Other Street Improvements (Specify):		†	T	1			· · · · · · · · · · · · · · · · · · ·	-	 		\$0	1
Total Complete Streets Improvements Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	50	
Striping/Barricades (for dedicated bus lanes)		 		1	· · · · · · · · · · · · · · · · · · ·		1		T . **	† 	50	

Transportation Related Amenities (TRA) Sources and Uses Budget PIN

If proposing multiple distinct TRA Capital Projects, prov	ide detail for ea	ch Project in s	eparate budgets	below. Amour	nts from each bu	dget will autosu	ım at the botton	ı. The sum wiil	be used to deter	rmine the total	TRA funds reques	ted and cost cap.
	APPLICATION	阿拉拉斯 斯			ALL SALL	FUNDING SOUP	RCES OF THE		PERMITTED	2005 T.	的新发展的特别的	
Cost Category	AHSC TRA Grant	0	0	0 .	0	0	Ð	0	. 0	0	Sources Total	Comments
Sidewalk, Curb, and Gutter											\$0	
Street Lights									1	_	. \$0	
Signage							1				\$0	
Signaling Prioritization Technology				 	 					 	\$0	
Boarding infrastructure			 	 							50	
Seating/Benches			-	 					 		\$0	
Bus/Transit Shellers			 		 				 		50	
Other ITS Technology			 	 	<u> </u>		<u> </u>		 		\$0	
Other Transit Station or Stop (Specify):			 	 			 		 	 	\$0	
Other Transit Station or Stop (Specify):									 	 	\$0	
		\$0	\$0	\$0	\$0	. \$0	\$0	\$0	\$0	\$0	· \$0	
Total Transit Station or Stop - Construction	\$0	ąυ		30	30			30	+	30		
Street Trees			_						 	 	\$0	
Bioswales			 		-				 	 	\$0	
Landscaping			 								\$0	
Other Urban Greening (Specify):			<u> </u>							<u> </u>	\$0	
Other Urban Greening (Specify):			ļ		ļ			ļ	 	 	\$0	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	- \$0	\$0	\$0	\$0	\$0	<u></u>
Street Furniture			<u></u>								\$0	
Bicycle Repair Kiosks			<u> </u>							<u> </u>	\$0	
Bicycle Storage or Parking			}		}			}		<u> </u>	- \$0	
Drinking Fountains											\$0	
Other Amenities (Specify):											. \$0	•
Other Amenities (Specify):											\$0 .	•
Total Amenities	\$0	\$0	* \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee			T .								\$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);			1	 	(· · · ·						\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0 .	. \$0	30	\$0	\$0	\$0	\$0	
Employee Reporting			 		7-	7-	<u></u>			1	\$0	
Vehicles		· · · · ·			1						so	
Other Capital Costs (Specify):					·				<u> </u>		\$0	
Other Capital Costs (Specify):	-, -,		 	 	ļ				 		\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total TRA #3 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Provide Urban Greening Details and explain unusual or extraordina										j şu	1 \$0 1	
						•				•		
		·			RELATED AMEN				·			
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 Station or Stop - Construction	\$0	\$0	\$0	\$0	\$0 .	\$0	\$0	\$0	\$0	\$0	\$0	
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Urban Greening .						\$0	. \$0	\$0	\$0	\$0		
	\$0	\$0	(50	Į 50	1 50 1						J 50 1	
Total Urban Greening Total Amerilties Total Impact Fees	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0						\$0 \$0	
Total Amenities Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Amenities												

			Programs	<u> </u>	PIN							
Programs inc	lude educatio	on, outreach and training programs fo	PGM Project Sur or Active Transport	the Walter Carlot	A AND A SHARE THE REAL PROPERTY.	p; air polli	ıtion exposur	e reducti	on; workfo	rce developm	ent	
Answer all 3 areas		partnerships; and outreach, e							· T	·		_
each program, se		Program Des	scription			Add	ress .	City	Zip	County	Ę	Log.
cell comments				,					 			
PGM##1					•							
<u>ව</u>		•										
2000 E	<u> </u>		1						ا			-
M #2						٠.	.					
PGM	_ .	•										
PGM#3												
n.					4.5							
		3(b) and Ineligible Costs §103(c)-	eligible costs ma	ıy include	operational	.costs.fo	r programs f	or the te	rm of the	ı grant (3 year	s) 🔻	
(1) Program Costs in Please briefly descrit		le: ogram Operator will sustain the Program	beyond the term of	the AHSC	standard agre	ement an	d funds.		-		• •	
				410711100					· · · · · · · · · · · · · · · · · · ·			
<u> </u>						—т	Budgeted	Cos	t Cap	Overage	1	<u> </u>
(2) Total grant amou Project up to \$500,00		Costs within a Project Area cannot exc	eed 30% of the fund	ling reques	st for the overa		\$0		\$0	. \$0		Ok
		funded costs do not include any of the	following ineligible o	osts;			<u> </u>	<u> </u>		L		
		another feasible, available source of cor ions of transportation infrastructure inclu								AHSC award;		
(3) In Ileu fees for loc	cal inclusionary							•				·
		ile or motorcycle parking (excluding elec	ctric vehicle charging	j infrastruc								
(7) PGM Enforceable	e Funding Cort	nmitments (EFC) See AHSC Guidelines	PGM Thres			of Enforce:	hle Funding C	ommilme	nts (EEC)		WER.	W.F.
# Committed	Commitment	Source Name		Lien		Linoroot	Interest Rate		Term (#	Required	Ball	oon
by Full App Deadline?	Date	(listed in order of lien priority)	Source Type	No.	Amount	Rate	Туре			Debt Service		?
1 Yes		AHSC PGM Grant	State-HCD			Trans	t Passes will i	not contr	ibute to \$8	iook AHSC PG 1	И са	p,
3												
5						 		•	 		-	
6 7												
8									<u> </u>			
9 10												
		Von-AHSC PGM Funds TOTA r extraordinary circumstances that have	AL (must equal PGI resulted in higher th		\$0 ad project cost	s and prov	ide a justification	on as to w	vhy these c	osts are reason	nable.	-
							, , , , , , , , , , , , , , , , , , , ,			7		
FAAST File:		EFC PGM2, EFC PGM3 Supporting do								iles Uploaded?		
(12) Demonstrate pr	ior experience	by providing evidence of two prior PGM PGM Past Project #1	l projects similar to t	he proposi	ed AHSC Proje	ect in scop		ch have b ist Proje		leted by the ap	olican	<u> </u>
Project Name · Operating Entity											_:	
operating Elliny										-		
Brief Description		•	•		-							
		·			·.							
Describe the prior experience of the												
Program Operator with operating		• *								•		
similar successful programs.												
	PGM is infeasib	ole without AHSC Program funds, and o	ther committed fund Program Need			supplanted	by AHSC Prog	gram fund	s.	ALSO SAVAGOSAN	Pholida	er gave
Please briefly descri	be the propose	ed Program(s) Activity	AND LOGICALITY	anu rea	rine99	aranasn	ac:::9580/1911/98	og forfolik	:7000,746			ANI
		(a,)) (2					,					
								•				
Who are the targete	d users for the	Program(s)?							•	***************************************		

		•										
AHSC R5			Page	33 01 46								PGM

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.	
	Ì
PGM Milestones 2	
Please provide the actual or anticipated completion date for the following performance milestones for each. If a milestone is not applicable, select "N/A"	
Program Milestone Schedule	Date
Program designed.	
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	

			rces and Us					
If proposing multiple distinct Programs, provide detail for			sheet and in sep nine the total PG			its from each b	udget will autosum	at the bottom. The
			ALL			中国的	ETERAL PROPERTY.	
Cost Category	AHSC PGM Grant	0	0 -	0	0	0	Sources Total	Comments
	I	PGM	BUDGET #1 -			L		
Direct Staff Cost 1 (Specify)							\$0	
Direct Staff Cost 2 (Specify) Direct Staff Cost 3 (Specify)						 	\$0 \$0	
Direct Staff Cost 4 (Specify)		·				<u> </u>	\$0	
Direct Staff Cost 5 (Specify)						 	\$0	
Total Direct Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Indirect Staff Cost (Specify)	·					 	\$0	
Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify)						 	\$0 \$0	
Total indirect Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Travel							\$0	
Equipment Transit Passes (see cell comment)	· .						\$0	
Supplies (Specify)							\$0 \$0	
Supplies (Specify)							\$0	
Other Capital Costs (Specify)							\$0	
Other Capital Costs (Specify)							\$0	
Other Capital Costs (Specify)							\$0	
Other Capital Costs (Specify) Other Capital Costs (Specify)	 						\$0 \$0	•
Other Capital Costs (Specify)	l .		<u> </u>				\$0	
Total Other Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total PGM #1 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
N. 120 V.		PGM	BUDGET #2 -			T		
Direct Staff Cost 1 (Specify) Direct Staff Cost 2 (Specify)						 	\$0 \$0	
Direct Staff Cost 3 (Specify)						<u> </u>	\$0	
Direct Staff Cost 4 (Specify)							\$0	
Direct Staff Cost 5 (Specify)							\$0	
Total Direct Staff Costs	\$0	\$0	\$0	\$0	· \$0 ·	\$0	\$0	
Other Indirect Staff Cost (Specify)							\$0	
Other Indirect Staff Cost (Specify)	ļ						\$0	
Other Indirect Staff Cost (Specify) Total Indirect Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$0	
Total Staff Costs	\$0	- \$0	\$0	. \$0	\$0	\$0	\$0	
Travel	1		7.			1	\$0	
Equipment							\$0	
Transit Passes (see cell comment)							\$0	
Supplies (Specify) Supplies (Specify)	-					 	\$0 \$0	
Other Capital Costs (Specify)	 					1 :	\$0	
Other Capital Costs (Specify)							\$0	
Other Capital Costs (Specify)							\$0	
Other Capital Costs (Specify)						<u> </u>	\$0	
Other Capital Costs (Specify)							\$0	
Other Capital Costs (Specify) Total Other Capital Costs	\$0	\$0	. \$0	\$0	\$0	\$0	\$0 \$0	
Total PGM #2 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Om #2 Daugeted Toject oosts	1 40		BUDGET #3 -	1	1	1 40	1 40 1	
Direct Staff Cost 1 (Specify)							\$0	
Direct Staff Cost 2 (Specify)							\$0	
Direct Staff Cost 3 (Specify)				· · · · · ·			\$0	
Direct Staff Cost 4 (Specify) Direct Staff Cost 5 (Specify)		<u> </u>	-	ļ		1.	\$0 \$0	
Total Direct Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Indirect Staff Cost (Specify)							\$0	
Other Indirect Staff Cost (Specify)							\$0	
Other Indirect Staff Cost (Specify)			1		1	1	\$0	
Total Indirect Staff Costs Total Staff Costs	\$0.	\$0	\$0	\$0	\$0	\$0	\$0	•
Travel -	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$0	· · · · · · · · · · · · · · · · · · ·
Equipment			<u> </u>	l		 	\$0	
Transit Passes (see cell comment)							\$0	
Supplies (Specify)							\$0	
Supplies (Specify)	-			ļ	ļ		\$0	
Other Capital Costs (Specify) Other Capital Costs (Specify)	 		 		 		\$0 \$0	
Other Capital Costs (Specify) Other Capital Costs (Specify)	 		 	 	 	+	\$0	
Other Capital Costs (Specify)	1	<u> </u>	<u> </u>			T	\$0	
Other Capital Costs (Specify)						1	\$0	
Other Capital Costs (Specify)						1	\$0	
Total Other Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<u></u>
Total PGM #3 Budgeted Project Costs	\$0	\$0	CRAM (BCM) B	\$0	\$0	\$0	\$0	
T-1-1 Div. 1 Cl. 15 O - 1-	60		GRAM (PGM) BI	UDGET \$0	\$0		\$0	·
	\$0	\$0				\$0	\$0	*
Total Direct Staff Costs Total Indirect Staff Costs	\$0	l so	0.2	50	1 50	1 50		
Total Indirect Staff Costs Total Other Capital Costs	\$0 \$0	\$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0	

		Quantitative Policy Scoring §107 PIN	
		55 Points Max (points in blue shaded cells) Total Quantitative Self Score	0,0
March Colons		Active Transportation Improvements §107(b) -10 Points Max	0
	xt Sensitive Bikeways (PAM) -		
		Sensifive Bikeways (from STI Worksheet): 0,00 .	0
		tation or Stop to an existing bloycle network or a bloycle network identified in an official public planning	
		nust be directly linked by a new AHSC funded Context Sensitive Bikeway that has an entry point within one quarter mile of the existing or planned bicycle network does not have to be comprised of Context Sensitive Bikeways 1 point	0
Cidnet title Vi ID of Co	langing Hansi Station of Stop. I	Identify the Project component that links the AHD or Qualifying Transit Station or Stop to a bicycle	
FAAST File:	Bicycle Network Connectivity		
1		document including map showing connectivity.	
	access of bicycle routes - 2 po		•
Select how Project v	vill address safe access of routes		0
1		Provide one of the following: Traffic and safety studies that detail existing problems, existing traffic	1
FAAST File:	' Safe Bicycle Routes	conditions and traffic projections from a Public Agency; photos of existing conditions that demonstrate File Uploaded?	·
	_	existing problems with the bikeway; or a letter from a Public Agency that explains the current problems with the bikeway, and how the proposed improvement will fix it.	[
(A) Length of Safe :	l and Accessible Walkways (PAM		1
		ewalks and TRA sidewalks improved (from STI & TRA Worksheets):	0
		o pedestrian networks - 1 point	
		directly links two pedestrian networks that are unlinked for one quarter mile:	0
FAAST File:	Pedestrian Network	PAM - Identify a pedestrian crossing point that directly links two pedestrian networks that are unlinked File Uploaded?	,
	Connectivity	for one quarter mile along a walkable route.	<u> </u>
		points max (one point for each)	
Select flow Project v	vill address safe access of routes	Provide one of the following: Traffic and safety studies that detail existing problems, existing traffic	
İ		conditions and traffic projections from a Public Agency, photos of existing conditions that demonstrate	
FAAST File:	Safe Pedestrian Routes	existing problems with the walkway; or a letter from a Public Agency that explains the current problems	'l
		with the walkway, and how the proposed improvement will fix it.	
7.5		Green Buildings and Renewable Energy §107(c) - 8 Points Max	0
	Status - 3 points max	Construction Type (select type that gives max pts):	- 0
		ng requirements as verified by a HERS rater:	
FAAST File:	Green Building Status	Provide signed letter from a HERS rater stating the green building status. File Uploaded?	1
	e Reductions as verified by a H		т
	uction level, measured as total on verified by a certified design prof		0
FAAST, File:	Energy Grid Reductions	Provide signed letter from a HERS rater stating the energy grid reductions. File Uploaded?	,
6公司法律公司的对于第1		lousing and Transportation Collaboration \$107(d) - 9 Points Max	0
(1) STI Funds Regu	ested as percentage of Total A		1
AHD & HRI Requester			· 0
(2) TRA Funds Req	uested (at or not at Transit Stat	ion or Stop) as percentage of Total AHSC Requested - 2 points max	
TRA Reg: \$0	TRA (Transit	Total AHSC Funds \$0 TRA (Transit Station/Stop) Funds 0% TRA Funds Requested as % 0%	0
	Station or Stop)	Requested: Req as % of Total AHSC Req: of Total AHSC Requested:	
	other Greenhouse Gas Reducti ject has received funding from:	on Fund (GGRF) Program, which directly benefit or contribute to Project's development - 1 point max or see (3b) below Funding Amount.	1 0
GOIN Flogram Flo		e proof of funding: Notice of Final award (must include amount of program funding awarded and date of	
FAAST File:		, or documentation detailing how the funds received from said Program will contribute to the development of File Uploaded?	2
		SC Project,	
		all Station Planning Area - 1 point max	
	ironmentally cleared High Speed		0
FAAST File:		ent Project's location within environmentally cleared High Speed Rail Station Planning Area. File Uploaded?	
		ation Efficiency and Access to Destinations \$107(e) 5 Points Max	0.0
Project address or o		Enter Project address (or Project's center most point if no specific address exists) on <u>US EPA Walkability Index</u> to determine Walkability Index:	o nability.
		- ,333 points each; 3 points max (for each item below, answer Yes or No as to If these Key Destinations are within the	L
Project Area)		1900 Forme and a bottom that flot and the mental minute 100 of the go to a mess (re) meaning of Milling me	
	s CalFresh requirements:	Licensed child care facility: Public library: Bank or Post Office:]
Medical clinic-accep	ots Medi-Cal payments:	Pharmacy: Office park: Place of Worship:	0.0
Public elementary, r	niddle or high school:	Park-accessible to general public: University or junior college:	
即指定的情報		Funds Leveraged §107(f) =4 Points Max	0
Non-AHSC Enforceab	le Funding Commitments (EFC):	\$0 AHSC Funds Requested: \$0 Non-AHSC EFCs as a % of AHSC Requested: 0%	
KALUFE THE SECOND		Anti-Displacement Strategies §107(g) =5 Points Max	D
		ograms, or are located in jurisdictions with policies, strategies or programs that currently exist # of Strategies 0	0
		esidents from the area surrounding the Project - 1 point per strategy - 3 points max Implemented ct "Yes" for each strategy implemented	1
		ct "Yes" for each strategy implemented) I no net loss of units on site according to affordability	T
	eturn policies that include moving		
		nts or other pertinent organization to address indirect or direct displacement in neighborhoods near the proposed project (e.g.,	T
	ommunity land trust, multi-lingual		
		ing nearby nelghborhoods, a Disadvantaged Community or a Low-Income Community	
		"Yes" for each strategy implemented)	
		areas such as transit stations, transit corridors, job and housing rich areas, downtowns and revitalization areas or policies on	
	d pursuant to Gov. Code §65583.	2(g)(3) julred by California Civil Code 1946,2	
		pured by California Civil Code 1946.2 enant stability beyond what is required by California Civil Code 1946.2	
		on in cumulative allocations, affirmative marketing strategies and policies dedicated to the conservation and improvement of	+
		holds (e.g., acquisition/rehabilitation, community land trusts, land banking, mobilehome park overlay zones, single room	1
		housing or commercial linkage fees). Different strategies captured within this bullet point are each eligible for points.	
	s ordinances that expand on state		
Funding programs of			
	ns (enter program name		
and type of progran			
I A 561	ng strategies and policies		
dedicated to the co			

				Quantitative Policy	Scoring 81	07 PIN					
	f housing for lower and										
	ne households - e.g., abilitation, community l	and	· · · · · ·			· · · · · · · · · · · · · · · · · · ·					
trusts, land ban	iking, mobile home par	k	<u> </u>								
	single room occupancy dinances, affordable he										
	linkage fees, (enter ge	neral					· · · · · · · · · · · · · · · · · · ·				
description of s	trategy/policy)		, IDogu	ment who is responsible for e	ach etrotogy r	olicy or program cl	Imad and include oit	nora T			
FAAST File:	Anti-Displa	cement Resident	brief	explanation or a web link to the trategy, policy, or program.					File Upi	loaded?	
				at either currently exist or v			Number of	Nu	ımber of		
				ses from the area surroundi r is newly implemented throu			Existing 0	Imple	Newly emented	0	0 '
	olicies, strategies, or pa lemented through this			itly existing and one newly im y - 2 points max	plemented thro	ugh this Project, or	Strategies:		ategies;		
	Implementation of an	overlay zone to pro	otect and a	ssist small businesses		Establishment of a for every small bus	small business advo- iness owner	cate office	and single	point of c	contact
	Creation and mainten	ance of a small bus	siness alli	ance		Increased visibility	of the jurisdiction's sr	nali busine	ss assistar	nce progr	ams
	Formal program to er goods and services c			urisdiction's purchases of		Prioritization of Mil	nority and Women Bu	siness Ente	erprises (M	WBE) for	r public
FAAST File:	Anti-Displa	cement Business	brief	ment who is responsible for e explanation or a web link to the					File Up	loaded?	
and and an	77.5.11.200	Wingston Water		trategy, policy, or program. nousing Local Policies §	107/h) = 2 Po	nts Max		Arratis a Sea	State Wheel		. 0
	ifies that the Project		dictions t	nat meet the following Proh	the state of the said of the state of the			ow #	of Strateg	ies 0	
lmplemen not limited	ted programs over the I to, a local housing tru	last five years that st fund or fee waive	finance in ers.	frastructure with accompanyin				:			
				ential and mixed-use develop ng sustainability districts, as d			mily housing, establis	hed workfo	orce housin	ıg	
7,77				at higher densities than is rec			e minimum regional h	ousing nee	ds allocation	on for	
	come allocation in the										
	accessory dwelling unit ode §65852,2 as follow		er mechani ·	sms that reduce barriers for p	roperty owner	s to create accessor	y dwelling units beyor	nd the requi	irements o	utlined	
- Parking	reductions to 0.75 or le	ess spaces per acce		elling unit in areas not alread	exempt from	parking pursuant to	Gov, Code §65852.2;]	
	ee walvers or reductior al approval in less that										
d Reductio	on or modifications of d	evelopment standa		e yard setbacks to five feet o	r less;		•				
	on or modifications of d on or modifications of d										
- No minir	num lot size requireme		atus to out	i lot coverage, .			•				
- No minir - Provisio	num lot size requiremens ns for affordability; or	ent;		i for coverage, .			•				
- No minir - Provisio - Offering	num lot size requiremens ns for affordability; or support programs suc	nt; n as a user-friendly	website	l development or adopt fee to					,		
- No minir - Provision - Offering e: Only use	num lot size requiremens for affordability; or support programs sucl	ent; n as a user-friendly ards for multifamily	website	l development or adopt fee to Enter link to source docur	nent Estimat	ed Outcomes - Des	cribe numerically in	terms of i			
- No minir - Provision - Offering e. Only use Select Strategy Type	num lot size requiremens for affordability; or support programs such objective design standing Strateg	nt; n as a user-friendly	website	I development or adopt fee to	nent the Estimat	ed Outcomes - Des s), timing (reduced	cribe numerically in number of days), de ining (reduced num	terms of i velopmen ber of app	t costs (re	duced co	osts per
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							Policy Sc										
Partnerships with pre	-apprenticeship	orograms, sta	ate cer	tifiéd comm	unity co	onservatior	corps progra	ms, "eam-v	vhile-y	ou-learn'	programs	, YouthBui	ld program	s, and/o	r registe	red	
apprenticeship progra	ams that lead to i	ndustry reco	gnized	credentials	, certific	cations and	i/or reference:	s for long te	erm en	ploymer	t and that I	nave a trad	ck record o	f succes	ss in serv	ing low	
income residents						•											
Partnerships with loc	al Workforce Inve	estment Boar	d prog	rams servin	g disac	dvantaged	populations or	Individuals	s with I	arriers t	employm	ent					
Projects that have de	veloped project l	abor, commu	ınity w	orkforce, or	high-ro	oad agreen	ents with targ	eted local l	ilre sp	eclficatio	ns OR that	are locate	ed in jurisdi	ictions v	vith local	hire	
ordinances that direc	tly apply to the p	roposed proje	ect												٠.	i	
				Document w	hich A	pplicant is:	responsible fo	r the workf	orce de	evelopme	nt or hiring	practice :	and include	е			
FAAST File:	Workforce I	Developmen	t [1	he name of	the org	ganization(s	s) they are par	tnering with	n, the d	lemogra _l	hlc data o	n the popu	lation they	.	File Uplo	oaded?	
	•		1 2				nt that details				policy und	ertaken.		.			
	94457#4K	游游的祖親	74.16	Ho	using	Affordab	lity-§107(j)	5 Points	Max				能达特		例分类	2248	0
Total AHD Units Res		ely Low Incor	me (EL	.l) Househol	lds:	0	Total AHD	Units:	0		tricted AHI	D Units as	a % of Tot	al AHD	Units:	0%	
2019 Marie					Pro	grams §	107(k) - 2 Po	ints Max		Maria i	AND SO	讲题等		des desar Maria		建物器	0
(1) AHSC Funded E	ligible Program	- 1 point															-
Proposed Eligible Proposed	ogram;																0
(2) Applicant Provid	ed Program Do	cumentation	- 1 pc	int (if Yes a	atlach F	AAST doc	umentation)										
Program Operator wi	Il sustain the pro-	gram beyond	the te	rm of the Al	HSC Pr	rogram gra	nt (three years	3)?								T	0
FAAST File:	Program C	ontinuation		Document s Program gra			rogram Opera	tor will sus	tain th	e progra	n beyond l	he term of	the AHSC		File Upl	oaded?	
Carrier Section		Highligh		という	Urban	Greening	§107(I) = 2	Points M	ax -	的例			到1999年	Only 1	素體級		0
Urban Greening cost	s: AHD:	\$0	1	IRI: \$	0	STI:	\$0	TRA:		\$0	Total U	rban Gree	n Costs:		\$0		

	Į.	larrative-Based Scoring §107(m)(n)(o)(p) - 15 Points Max PIN		
For this section, app	olicants must include a PDF attach	ment of a write-up that addresses the following questions and prompts below and in the Guidelines. Pleasi	e include the bolded	headers
		lons should not be re-stated in the write-up. The total write-up may not exceed six pages, not including req		
point font minimum.	Ensure that all relevant informatio	η for each section is included either in the response for that section, or the required documentation for that	section.	
·		Provide a response to each prompt listed below. Each prompt is designated by *Narrative. The		
FAAST File:	Narrative	responses must be uploaded as a PDF and must not exceed 6 pages. See Narrative Scoring Rubric	File Uploaded?	
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	document for guidance in completing Narratives.		
Erenary Mineral	STEEL STREET,	Collaboration & Planning - §107(m) - 4 Points	高的名字形式 在10000	
(1) Local Planning	Efforts *Narralive	Service contact and a service	parental a cristora, se en 1	
		ents, and if applicable, describe what particular components of the project are derived from a local plan. Ex	plain how local gove	mment
		project. Refer to Section 107(m)(1) of the Guidelines for further guidance.	man non room govo	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
FAAST File:	Local Planning Efforts	Indicate the applicable section or elements of the local planning document Project will implement.	File Uploaded?	
(2) Housing and T	ransportation Collaboration *Nar	ralive		
Describe the relation	nship between the joint-applicants	or partners that worked together to create the proposed AHSC project. Explain the process involved in co	ming together to crea	ate a
larger version for th	e Project Area (PAM). Describe the	e integration of housing, transportation, and urban greening infrastructure components in creating a cohes	ve Project.	
EAACT FIL.	City Diag R Dugland Man	Provide a site plan and project area map (or context plan) detailing housing and transportation	File Uploaded?	
FAAST File:	Site Plan & Project Map	collaboration.	File Oploaded?	
翻訳的" 说话		Community Benefits & Engagement (§107(n) - 6 Points	是国际高级的	
(1) Community En	gagement and Leadership *Narra	ative		
Describe how comr	nunity-based organizations and loc	cal residents have been meaningfully involved in the visioning and development of this project. Explain in v	vhich stage(s) of the	process
community membe	rs and CBOs have been and will be	e engaged. Describe efforts to involve Disadvantaged and/or Low-Income Community residents, including	how meetings were	
advertised and mad	le accessible.		·	
FAAST File:	Community Tracker	Provide a completed AHSC Round 5 Community Engagement Tracker	File Uploaded?	
(2) Addressing Co	mmunity Needs *Narralive	•		
Demonstrate how the	ne proposed AHSC project meets	one or more identified community needs, articulating how these needs were identified (e.g. through the co	nmunity engagemer	nt
process, a local nee	eds assessment, as part of a local	health department plan or other city/county plan, etc.). Address community needs beyond the provisions o	f housing and transp	ortation.
For projects located	l in a Disadvantaged Community	or Low-Income Community, applicants are also encouraged to cite top burdens from their CalEnviroScr	een 3.0 score as cor	nmunity
needs that their pro	jects will address.			
FAAST File:	Community Needs	Letter of support from local community-based, grassroots organization describing the community	File Uploaded?	
raasi file;	Community Needs	engagement process and how feedback from local residents was incorporated into the project,	rite optoaded?	
		Community Climate Resiliency = §107(o) = 3 Points	多数是對海南部	
	tion Assessment Matrix			
FIII out the Climate	Adaptation Assessment Matrix (finl	k below) with climate projections for the listed impacts and with technical descriptions of adaptive measure	s to be employed. If	the
project is considerir	ng climate projections from data so	urces besides those listed below, state where the data are from and if they use different assumptions (e.g	, time horizon).	_
FAAST File:	Climate Matrix	AHSC Round 5 Climate Adaptation Assessment Matrix	File Uploaded?	
(2) Climate Adapta	tion *Narrative			
Describe how the ri	sk posed from changing climate co	onditions will be reduced by strategies listed in the Climate Adaptation Assessment Matrix. Consider the life	time of Project elem	ents,
risks posed by char	nging climate conditions, and cons	equences of those risks (impacts to occupant health and safety, structural integrity, heating and cooling sy	stems, etc.). If your I	ocal city
or county has adde	d adaptation measures to the Gen	eral Plan or other local planning documents, describe how the Project conforms to the implementation of t	nat plan (Governmer	nt Code
		corporate climate considerations in the Safety Element of the General Plan or other local plan or documer	it by January 1, 2022	2).
Separate response	s according to climate impacts.			
智慧的影响 代码	in Confidence of a published of the control of the Particle and Confidence of the Control of the	nmunity Air Pollution Exposure Mitigation \$107(p)-2 Points Max		
	xposure Mitigation Strategies *N			
		ollutants of concern and/or known sources of pollution affecting the Project Area. Report the PM2.5, Diese		
		riroScreen 3.0 for the census tract in which the project will be sited.* Describe how air pollution mitigation s	trategles are utilized	in the
idesian of the Prolei	ct, how they were selected, and ho	w they address poliution sources.		

Pleas	Application Development Team (ADT) Support Form Please complete the "yellow" cells in the form below and email a copy to: AppSupport@hcd.ca.gov. A member of the Application Development Team will									
		,	ге	spond to	your request within ASAP.	plication				
Full Nam	ie:	•			Date Requested: Apr Version	n Date:				
Organiza				Email:	Contact Phone:					
Justificat	ion:		•		•					
:lssue-;	Program	In noncontraction		manifel/s		ADT Status				
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AHSC Round 5 Document Checklist								
AHSC - Supplemental Application Workbook								
Overview TAB FAAST File:		Submitted	Comments					
AB 1550								
Project Area Map		,						
Transit Service Map								
Transit Service Schedule								
MPO Support Doc		٠,						
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								
			on a commence of the contract of the state of					
1. Entity Name (identity of the contracting party or borrower) a	and Entity Type (corporation,	non-profit, f	or-profit, LLC, etc.).					
2. Name & Title of Signatory(ies)****	d in instances nortaining to	municia alifica	andicuried attangue transit argumine Auben title in					
NOTE: Name and title of authorized signatory(ies) is preferre acceptable), supporting documentation evidencing the indivice								
3. NOFA Date.								
4. Language authorizing Signatory(ies) to sign Standard Agre	eement.							
Amendment Provision included. Aggregate dollar amount (should be equal to or greater that	on the requested/award amo	unt) Loop A	mount, and Grant amount, each to be listed ind					
7. Person attesting validity of resolution (must be someone of								
8. The meeting date authorizing resolution.								
9. All votes taken at meeting authorizing resolution (ayes, no	's, absent, vacant).	·····						
10. Project name as it appears on AHSC application. * The General Partner and Limited Partner who are members	s of the Limited Partnership v	will also need	to submit applicable organizational					
documents based on the type of entity they are.								
** Organizational documents for the manager of the LLC if ar *** These are minimum requirements for a resolution. Update			moletad					
**** Ensure when identifying the Signatory(ies), if more than of								
App1 OrgDoc1								
App2 OrgDoc1								
Applicant Organizational Documents (submit documenta	ntion 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	Gustiliteu	Continents					
LP-2 (IF Applicable)	App1 OrgDoc2							
Loan Authorization	App1 OrgDoc3							
Certificate of Limited Partnership	App1 OrgDoc4							

AHSC

AHSC R	ound 5 Document C	hecklist	
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	-	
Certifficate 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		

AHSCR	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			
Cap Improvements Req			
SFH Lease Addendum			
AHD Environmental			
AHD Auth to Use Grant Funds	<u> </u>		
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	•		
Inki No Ag			

AHSC Round 5 Documen	t Checklist	
HRI Ag Infill		
HRI Local Approvals		
Article XXXIV Attorney Opinion		;
Article XXXIV Authority		
Tax Credit Reservation		
AHD-HRI Dev Sources TAB FAAST File:	Submitted	Comments
EFC AHD HRI1 (submit documentation for each as HRI1, HRI2, etc)		
AHD Units & Max Funds TAB		
FAAST File:	Submitted	Comments
Utility Allowance (substantiate amount used per local housing authority) STI TAB		
FAAST File:	Submitted	Comments
STI Cap Project Cost	,	•
EFC STI1 (submit documentation for each as STI1, STI2, etc)		
STI Environmental		
STI Auth to Use Grant Funds		
STI Site Control		
Past Exp STI1 (submit documentation for each as STI1, STI2, etc)		
STI No Ag		
STI Ag Infill		
STI Local Approvals		
TRA TAB FAAST File:	Submitted	Comments
TRA Cap Project Cost	Oublinted	Commence
EFC TRA1 (submit documentation for each as TRA1, TRA2, etc)		
TRA Environmental		
TRA Auth to Use Grant Funds		
TRA Site Control		
Past Exp TRA1 (submit documentation for each as TRA1, TRA2, etc)		
TRA No Ag		
TRA Ag Infill		
TRA Local Approvais		·
PGM TAB		C
FAAST File: EFC PGM1 (submit documentation for each as PGM1, PGM2, etc)	Submitted	Comments
Quantitative Policy TAB		
FAAST File:	Submitted	Comments

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				
Pedestrian Network Connectivity Safe Pedestrian Routes Green Building Status Energy Grid reductions GGRF Fund Evidence	utes			
Safe Pedestrian Routes Green Building Status Energy Grid reductions GGRF Fund Evidence	·	·		
Green Building Status Energy Grid reductions GGRF Fund Evidence	ork Connectivity			
Green Building Status Energy Grid reductions GGRF Fund Evidence	Routes	<u></u>		
GGRF Fund Evidence	Status			
	uctions			
High Speed Rail Area	dence			
	Area			
Anti-Displacement Resident	ent Resident			
Anti-Displacement Business	ent Business	<u>,</u>		
Workforce Development	lopment			
Program Continuation	uation		·	
Narrative-Based Policy TAB FAAST File: Submitted Comments			Submitted	Comments
Narrative Sommence	TAKOTTIO		- Cubilificad	Commente
Local Planning Efforts	Efforts		 •	
Site Plan & Project Map	ect Map			
Community Tracker	cker .			
Community Needs	eds			
Climate Matrix			<u> </u>	
GHG & Co-Benefits Quantification	efits Quantification			
Description FAAST File: Submitted Comments		FAAST File:	Submitted	Comments
Completed AHSC Benefits Calculator Tool, with worksheets applicable to the project and all fields in the GHG Benefits Calculator	licable to the project and all fields in	ne GHG Benefits Calculator	r	
GHG Summary and Co-benefits Summary tabs Tool populated. Click here for instructional video.		Tool		
Documentation of affordable housing development inputs, including the following:	of affordable housing development			
- Number and type of dwelling units;	pe of dwelling units;	GHG Affordable Housing	1	
- Number of affordable unit (per Guidelines definition);				
- Number of stories; and	ries; and			
- Net density Map documenting distance to central business district,	ng distance to control business dist	<u>, </u>	-	,
determined using the CARR tool available at:				
www.arb.ca.gov/cc/capandtrade/auctionproceeds/kml/jobce GHG Distance to CBD		GHG Distance to CBD	***************************************	
ntermap.htm				
Documentation of mixed-use development inputs, CNC Mixed Used		CHG Miyod Ucod		
including proposed uses and total areas of each type of space Development		nf!		
Documentation of parking inputs, including the	of parking inputs, including the			
following:	Parking inpate; molecuring the			
- Number of residential parking spaces; and GHG Parking	idential parking spaces; and	GHG Parking		
- Calculations of unbundled monthly parking cost and].	•
on-street parking price increase	ng price increase		<u> </u>	

AHSC R	ound 5 Document Ch	recklist	
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

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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:
 - 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: Al	ISC 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	 <u>MUST</u> include Qualifying Transit Qualifying Transit includes variou Service. All Project Areas <u>MUST</u> also includ Transit line departing two or more Service). 	e a Transit Station/Stop, serve	d by at least one Qualifying		
	Note: ICP/RIPA projects that propose additi	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	 CANNOT be served by High Quality Transit MUST 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 on MUST be used for Affordation Affordable Housing Development 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 eture AND Affordable Affordable Housing		
Eligible Capital Projects or Program Costs §103	 Affordable Housing Developme Housing Related Infrastructure Sustainable Transportation Infr Transportation-Related Amenit Programs (PGM) 	(HRI) astructure (STI)			
Affordable Housing Development Requirements §103	Affordable Housing Developments may New construction Acquisition and Substantial Reh: Conversion of one or more nonre	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 Recognized Indian Tribe, an eligible entity having co-ownership wit a Federally Recognized Indian Tribe, or an eligible entity established by a Federally Recognized Indian Tribe to undertake Tribal housing projects				
Project Awards §104	All Project Area Types are subject to the following minimum and maximum award amounts: Maximum: \$30 Million Minimum: \$1 Million				
Statutory Funding Set-asides §108	 50 percent of the AHSC Program Code § 39719(a)(1)(C)) 50 percent of AHSC Program exp Communities (Public Resources 0) 	enditures shall be for projects be	•		
	Note: A single project can addr	ess both set-asides above, and are i	not mutually exclusive.		

- 6 -

Section 102. Eligible Projects

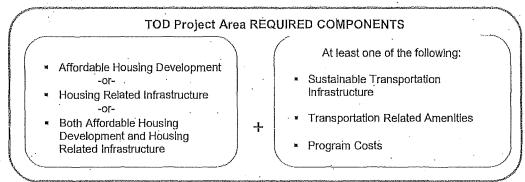
The AHSC Program is designed to implement GHG emissions reductions through a reduction of vehicle miles travelled (VMT), or fewer and shorter auto-trips. The AHSC Program will fund integrated land use and transportation projects supporting low-carbon transportation options. Promoting mode shift to low-carbon 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).

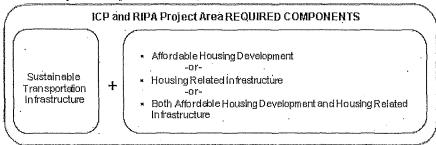
All projects regardless of **Project Area** type must demonstrate VMT reduction through fewer or shorter vehicle trips or incentivize mode shift to transit use, bicycling or walking within transit areas, with an emphasis on integration of or development of affordable housing, and with an emphasis on 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 ALL 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 Progra	m Costs
Eligible Capital Projects	
Affordable Housing Development (AHD)	
Housing-Related Infrastructure (HRI)	
Sustainable Transportation Infrastructure (STI)	
Transportation-Related Amenities (TRA)	•
Eligible Program Costs (PGM	1)
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		X	-	
Installation of new or improved pedestrian crossings or over-crossings		Χ		,
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	TRÁ	PGM
Street furniture (e.g. benches, shade structures, etc.)			X	
Bicycle repair kiosks			X	
Publicly accessible bicycle parking			Χ.	
Bike sharing infrastructure and fleet		Χ		
Bicycle carrying structures on public transit	ľ		Х	
Development of a dedicated bus lanes as part of a BRT project		X		
Development and/or improvement of transit facilities or stations		X	Х	
Transit related equipment to increase service or reliability		Χ		
Transit Signal Priority technology systems		X		
Real-time arrival/departure information systems			X	
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			X	
Transit passenger amenities - e.g. Wi-Fi access			Х	
Transit Vehicle Procurement for service expansion		Х		
Transit Operations for service expansion		X.		
Station area signage		* · ·	X	
Energy Efficiency and Renewable Energy	X	Χ	Х	
Open Network or transit vehicle only ZEV Charging Infrastructure	X	Х	Х	
Water Efficiency	Х	Х	· X	
Urban Greening	Х	Х	Х	
Pedestrian and bicycle safety education programs				X
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	,			Х
School crossing guard training programs				X
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				Х
Transit subsidy programs				Х
Education and marketing of transit subsidy programs				X
Transportation Demand Management (TDM) programs				X
Air pollution exposure reduction program				X
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.
 - 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 Densi	ty 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	٠.

- 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 Crite	ria
Criteria	Points
GHG Reductions Scoring	토 (* * * * * * * * * * * * * * * * * * *
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) <u>Estimated GHG Emissions Reductions – 30 Points Maximum</u>

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.

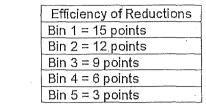
Note: For phased projects, only the current phase (the phase seeking AHSC funding) of a project will be quantified.

- (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:

Total Project GHG 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) 1 point 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) Up to 2 points 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) Up to 6 points 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) <u>2 points</u> 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) Up to 3 points 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(g)(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) Up to 2 points (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</u> for **Projects** that implement at least one workforce development strategy. Examples of workforce development strategies include:
 - 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 high-road 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) <u>Urban Greening – 2 Points Maximum</u>

- (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.

(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, "Strategies to Reduce Air Pollution Exposure near High Volume Roadways: Technical Advisory"

- U.S. Environmental Protection Agency, "Best Practices for Reducing Near-Road Air Pollution Exposure at Schools"
- California Governor's Office of Planning and Research, "General Plan Guidelines". 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 CalEnviroScreen 3.0 results.

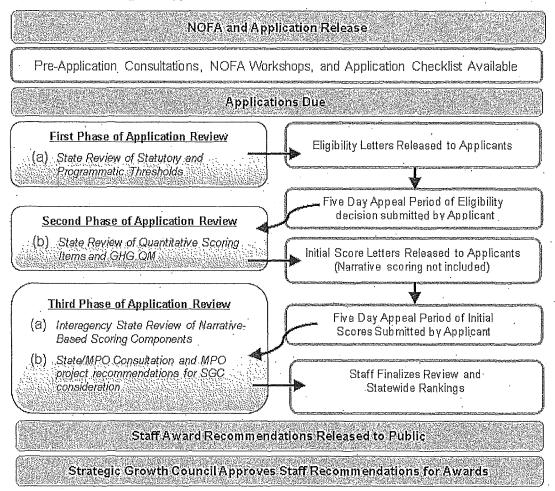
Section 108. Application Process

- (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:
 - 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.
- (qq) "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.
- (ooo) "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 mediarelated 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 <u>California Climate Investments</u>, 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

2020 W. El Camino Avenue, Suite 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/grants-funding/ahsc.shtml. Application materials will be posted to http://www.hcd.ca.gov/grants-funding/active-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 <u>ahsc@sgc.ca.gov</u>.

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

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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://sgc.ca.gov/programs/ahsc.shtml. Application materials will be posted to http://www.hcd.ca.gov/grants-funding/active-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 V.

RE:

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

Development Affordable Housing and Sustainable Communities Program

- Sunnydale Block 3A

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 3A Housing Partners, L.P., a California limited partnership, for the 100% affordable housing project as identified as Sunnydale Block 3A in Sunnydale HOPE SF Development Agreement; authorizing the City to assume any joint and several liability for completion of the projects required by the terms of any grant awarded under the AHSC Program; and adopting findings under the California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and Administrative Code, Chapter 31.

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

BOARD OF SUPERVISORS
SAN FRANCISCO
2019 DEC 17 PM 2:52

1 Dr. Carlton B. Goodlett Place, Room 200 San Francisco, California 94102-4681 Telephone: (415) 554-6141