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•	OMMITTEE/BOARD AGENDA PACKET			RS
Committee:	Budget & Finance Committee	<u>.</u>	Date Janu	ary 8, 2070
Board of Su	pervisors Meeting	•	Date Janua Date Junua	14,2020
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	Motion Resolution Ordinance Legislative Digest Budget and Legislative Ar Youth Commission Repor Introduction Form Department/Agency Cove MOU Grant Information Form Grant Budget Subcontract Budget Contract/Agreement Form 126 – Ethics Commi Award Letter Application Public Correspondence	t r Letter and/	•	
OTHER	(Use back side if addition	al space is n	ieeded)	
	Program Guidelina: Planning Memo 12/5/19 Notice of Funding Bra:	lability		
•	by: Linda Wong	Date _	January	3,2020

File No. __

Committee Item No.

[Apply for Grant - 4th and Folsom Associates, L.P. - Assumption of Liability - Department of Housing and Community Development Affordable Housing and Sustainable Communities Program - 266-4th Street]

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 4th and Folsom Associates, L.P., a California limited partnership, for the 100% affordable housing project at 266-4th Street; authorizing the City to assume any joint and several liability for completion of the projects required by the terms of any grant awarded under the AHSC Program; and adopting findings under the California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and Administrative Code, Chapter 31.

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

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

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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, 4th and Folsom Associates, 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 its project located at 266-4th Street (the "266-4th Street"); and

WHEREAS, On December 5, 2019, by Notice of Final Approval of an SB 35 Project, the Planning Department by case No.2019-014414PRJ, determined that the development of the mixed-use, 100% affordable housing project consisting of a 70-unit residential rental building at 266-4th Street (Assessor's Parcel Block No. 3733 / Lot No. 093) (the "Project"), met all the standards of the Planning Code and would be eligible for ministerial approval under California Government Code, Section 65913.4 (Senate Bills 35 and 765), California Public Resources Code, Section 21080, and the CEQA Guidelines, Sections 15002(i)(1), 15268 and 15369, and would therefore not be subject to the California Environmental Quality Act (CEQA); and

WHEREAS, The Department of Public Works("DPW") plans to perform bicycle, and pedestrian improvements in the vicinity of the Project (the "DPW Work"); and

WHEREAS, In order to be highly competitive for the AHSC funds, the Developer and MOHCD will also apply for AHSC grant funds to purchase a BART car in order to further reduce greenhouse gas emissions; and

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

WHEREAS, DPW, MOHCD and Developer will enter into a Memorandum of Understanding to make commitments related to completion of the work on the 266-4th Street project as included in the Application Package; and

WHEREAS, BART and the Developer will enter into a Memorandum of Understanding regarding the purchase of the BART car, and the City, as joint applicant for the Balboa Park Upper Yard AHSC application, will execute the Memorandum of Understanding for acknowledgement and consent purposes; now, therefore, be it

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 \$20,113,667 of which \$13,579,567 will be provided as a loan for an Affordable Housing Development ("AHD") ("AHSC Loan") and \$6,534,100 will be provided as a grant for Housing-Related Infrastructure ("HRI"), Sustainable Transportation Infrastructure ("STI"), Transit-Related Amenities ("TRA") or Program ('PGM") activities ("AHSC Grant") as defined the AHSC Program Guidelines and sign AHSC Program documents; and, be it

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

FURTHER RESOLVED, That the Board of Supervisors acknowledges that if the Application is successful, the City, through MOHCD, shall seek Board of Supervisors approval of the Standard Agreement, with terms and conditions that AHSC Program funds are to be used for allowable capital asset project expenditures to be identified in Exhibit A of the

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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.

Mayor Breed BOARD OF SUPERVISORS RECOMMENDED:

DWMAN

Daniel Adams, Acting Director,

Mayor's Office of Housing and Community Development

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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

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AHD Information: Land Area	Area acres	Unit C Units//		Building C	Count:	Eleva	ator Count:	Proje	ect Design:		De	nsity Proje	ct Type	
Residential Rental	sq. ft.	# of L # of L		# of Bldgs		# of Elev								Res
Homeownership Commercial	sq. ft.	# of Units/Spa	ces	# of Bldgs		# of Elev					Reside	ential Only F	roject	
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of car share parking	spaces:		# of elec	tric vehicle charg	ging parkir							uest parking		
f of car parking spaces is the AHD a scattered	s: P I sile project? §103(a)(1	arking Ratio; ca	r spaces/total	units;	Total #	of bicycle	parking spaces:	L	Parkin	g Ratio:	bicyc	le spaces/to	lal units:	:
为例的特殊的	建筑的物理产生运	May Made		AHD Capita	al Projec	ls <u>'</u> §103(a	i)(1) 流线为人/维	15/20	4.78.74.90%		P.	d HAMPAS	West.	in the
	fropdown menu one or O development types re													No
Project:												* · · ·		
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(A)/il) The AHD must b	ocated within a half mil	e from a Transi	t Station/Sto	n that meels Pro	iect Area	transit rec	nuirements ner	· 				<u>1</u>		
§102(c) or (d).									HD distance fr	om Trar	sit St	ation/Stop:		Miles No
	least 20% of the total re verall average affordab									Units &	Max	Funds" wo	rksheet	No Yes
Total Extremely Low Inc	ome (ELI) 15-30% AMI n	ental units D	Total Very Lo	w Income (VLI) 31								g. Affordab		0%
(A)(IV)(a) Must meet m Total Sites Area in So	ninimum Net Density re quare Feet	quirements upo		or the AHD. tal Buildings Flo	oor Area i	n Sq. Fee	et 0		· (īv)	Calcula	ted FI	oor Area:	N/A	⊬Ņo
	quare Feet Deductions)	:	$\exists \vdash$	(Less Excluded		Square Fe	et):					t Density:		C
Dedicated streets Sidewalks				Mechanical Spa Cellar space	100				NOTE: The following the follow					setbacks,
Parks Open Space			_ -	Floor space in o Enclosed parkin		nies			private drives a and Facilities, D					non Areas
Other				Elevator or stair		s			levelopment) a					d for
Net Site Area- acres	0.00 Net Site Square Feet	0	Ne	t Building Squa	re Feet .		0	d	levelopment.					
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. M. Wally Selection of the Control	licable to Acquisition:			cape architect) c	oruirming	the flet de	If cell a		"Yes" meanin					
Prior to Rehab - existi	to the decrease below.	0.20	ect Units:	,	In Rebah	- percenta	affordabilitings of total afford		e reductions to			code requi		4
(A)(v) Must supply one	e Secure Overnight Bio	ycle Parking Sp	ots per every	two units (descr	ibe below,	Secure C	Overnight	$\overline{}$	f Secure Over					1
Bicycle Parking propo	sed including a descrip	tion of how bicy	cles are secu	red (i.e., bike loc	ker, bike b	oullding, el	lc,)	L."-		ingrit Die				: No
				•										
	apital Project include m						es, this constitued in the constitue of the constituence of the co							
	edits, and another rece				a)(1)(C) a									
6103/aV1VCVii) The	total amount of eligible	AHD soft costs	cannol eycee	d 10% of the lots	ALAHSC F	rooram av	Ward	E	3udgeted \$0	Co	st Ca \$0	Р	Overag \$0	B OF
§103(c) We certify the	e AHSC AHD funded co	ost do not includ	e any of the f	ollowing ineligible	e costs:									
(1) Costs are not eligi award;	ble if there is another fe	asible, availabl	e source of co	mmitted funding	tor the Si	ri portion i	thereof to be tun	ded by	AHSC or if the	cost is	incur	ed prior to ti	ne AHSC	;
(2) Routine maintenar	nce or operations of tra al inclusionary housing		ıstructure (inc	luding transit flee	et, not incl	uding AHS	SC funded transi	t servic	e expansion);					
(4) Ongoing operation	nal costs beyond the ter	m of the grant (
	ed with automobile or m							03(6)	এক মানুহার করে করে ল	কে ক্রান্তর	aut.	giran kalikila	by at School	4.173200006
	ements in the HRI budg								improvements					
FAAST FILE:	Cap Improvement	s Req Doc	umentation fr	om a Locality, tra	ensit agen	cy, or spe	clai district that	apital l	mprovements	are requ	ired	File Upl	oaded?	
								E	Budgeted	Co	st Ca	p	Overag	
	igible HRI soft costs ca digible environmental re					HRI grant	funds.	-	\$0 \$0		\$0 \$0		\$0 \$0	Oi Oi
(v) Total amount of el	ligible real property acq							1	\$0		\$0		\$0	OI
AHSC Program awar (vi) Total amount of e	d. Iligible impact fees can	not exceed 15%	of the total A	HSC Program av	ward un to	\$300.000).	+-	\$0		\$0		\$0	01
§103(c) We certify the	e AHSC HRI funded co	st do not includ	any of the fo	lowing ineligible	costs;			· · ·						
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(2) Routine maintena	nce or operations of tra		astructure (inc	duding transit flee	et, nol incl	uding AHS	SC funded trans	t servic	ce expansion);					
(4) Ongoing operation	al inclusionary housing nal costs beyond the te	rm of the grant (],
(5) All costs associate	ed with automobile or n	notorcycle parki	ng (excluding	electric vehicle o	charging in	frastructu	re).		······································					!_

	RI grant does not result in a pr		s the commercia		ther impro				
exceed the AHSC P	e that HRI grant funds will be o Program award of funds. e if the HRI Project includes m		, -	• • •	•				
disbursement.	dge conditions precedent to the			•					
for the AHD support	led by the HRI.			· · · · · · · · · · · · · · · · · · ·					
W. 1 11211	HD provides free transit passe								
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	or cards that will be provided: es the proposed AHD will be sr			st one pass per restricted un optiance prior to construction			l passes provided:	·	
FAAST File:	SFH Lease Addendum n you provide documentation			lousing Lease Addendum					e Uploaded?
applicable, NEPA, a	and all applicable time periods	for filing appeal	s or lawsuits ha			cation due date	with lawsults or appe	als filed?	
	I funding proposed that will trigopproved "by-right"?		ifrements? orically Exempt?	Negative Declarat	ion Date:		Yes, enter date of "At Final EIR Date:	thority to Use G	Grant Funds"
Discuss below any	special NEPA and/or CEQA S	pecial Circumst	lances or exemp	otions and provide estimate	ed/actual c	ompletion dates	of all necessary env	ronmental clear	ances.
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FAAST File:				es (e.g. Environmental Imp				File	e Uploaded?
FAAST File:		NEPA only, cop uance of the HU		015.16 "Authority To Use (- rant Fund	is" of clarity the	current status of the	File	e Uploaded?
	ovide a listing and status of all applied for to the appropriate to					ign review, requ	ired to complete the	NHD Project tha	l have been granted,
·	Agency / Issuer		Use Approval	Approval Type			Com	ments	
	· -	<u> </u>	Date						
			:						
(10) Does the Mark	et study demonstrate the AHE	Project is finar	ncially feasible?	 A study that meets require	ments spe	ecified in TCAC I	Regs §10322(h)(10) v	vill be accepted	by HCD.
FAAST File:	AHD Market Study. t or Developer of Project have	Provide :	a completed ma	rket study prepared within	one year	of the application	due date.	Fil	le Uploaded?
Form of site control	l (See Site Control in Appendi:	x A):],					Most recent docume	ent execution da	ite:
If leasehold estate (a) Funding amount	e: Rent base It based on the Present Value	ed on restricted I		(b) Lender requesting Res					If so answer (a-c)
payments?				.,	permiss		(c) Has loan amour	t been entered :	as a finance cost?
Describe any speci	ial site-control circumstances,	·							
FAAST File:	. AHD Site Contro	I IAni	arondolo docum				···		
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		AH	D and HRI Overvie	w PIN		
	and the second second					
	you provide documentation of com and all applicable time periods for fili					
	I funding proposed that will trigger N		re rapada maini de daje t	or the application due	If Yes, enter date of "Authority	
		ct Categorically Exempt?			Final EIR Date:	
Discuss below any	special NEPA and/or CEQA Special	Circumstances or exemp	tions and provide estimat	ed/actual completion	dates of all necessary environme	ntal clearances,
	· ·		•			
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FAAST File:	HRI Environmental Copy of a HRI Auth to Use Grant For NEPA	Il environmental reports ar				File Uploaded?
FAAST File:		of the HUD form,	TOTAL TRANSPORT	· ·	y mo out one states of the	File Uploaded?
	ovide a listing and status of all discre				, required to complete the HRI Pro	ject that have been granted,
	applied for to the appropriate local ac	lencies, or consistent with Land Use Approval				
-	Agency / Issuer	Date	Approval Type	•	Comments	
		·		-,		
(10) Doos the Made	et study demonstrate Project is final	polelly for alb) - (UD) consider	no a market abote a shi If		(= fo= ALID) 0 A === d= d = d = d = d = d = d	
	Regs §10322(h)(10) will be accepted		es a market study only it	not using ArtSC lund	s ioi AnD) ? A market study that i	rieets the requirements
FAAST File:	HRI Market Study -	Completed market study				File Uploaded?
	or Developer of Project have Site C	control for HRI Project? If	yes, enter site control for	m and the most rece		
Form of site control If leasehold estate	(See Site Control in Appendix A): Rent based on re	estricted land value?	Is acquisition cos	\$0 in Dev, Budget?	Most recent document exe	culion date: n used? If so answer (a-c)
(a) Funding amount	based on the Present Value of leas		b) Lender requesting Res	s. Receipts (not	(c) Has loan amount been	
payments?	al site control circumstances.		· · · · · ·	permissible)	(a) the local district peets	-motor as a littatics cost?
provinc ally speci	al one conflot cacollistances.				· · · · · · · · · · · · · · · · · · ·	
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FAAST File;	HRI Site Control	Appropriate decumen	entation to demonstrate the	ne form of eite contact	Indicated above	Files Uploaded?
	st demonstrate prior experience by p					
	ten years preceding the application	due date.				
	HE HE	RI Past Project #1			HRI Past Project #2	
Project Name)		•
Development						•
Entity				· · · · · · · · · · · · · · · · · · ·		F
Completion Date				•		
Project Tenure			·•			
# of units .					•	
# Of utility .	<u> </u>					
Units per Acre	1	•				. ,
Commercial (sq.						
ft.)			<u> </u>			
Brief Description		•			•	,
(e.g. number of						
units, population served, etc.)		•				
serveu, etc.,		•				
FAAST File:	'Past Exp HRI1, Past Exp HRI2					: File Uploaded?
	of the application date, the applicant t construction of the HRI Project has				tion in the state or federal courts.	
	ct will not result in the loss or conve				other uses according the Dept. of	Conservation's Farmland
Mapping and Moni	toring Program (FMMP) website?					
	ocumentation the HRI Project site is				and per ENNAD incl	FI-11-1-4-49
FAAST File: If "No" demonstrat	HRI No Ag le that the HRI Project site qualifies	Demonstrate the HRI site		nated as agricultural i	and per HMMP tool,	File Uploaded?
FAAST File:	. HRI Ag Infill	Demonstrate that HRI Pr		Infill Site (as defined	in Appendix A)	File Uploaded?
	the HRI is infeasible without AHSC I					
	Project involves involving new cons at least equal to the number of bedre					
	the same Project meeting the requir					
	volve demolition of existing affordate			· ·		
· .						
(20)(D) We certify	the proposed AHD is consistent with	State & Federal Fair Hou	ısıng requirements includ	ing duties to affirmati	vely further fair housing (explain b	elow).
	•					
	by a local public works department,				cument below. I certify that the HF	RI improvements are .
	applicable local rules, regulations, c				ent with all applicable local rules;	-r
FAAST File:	. HRI Local Approvals		ity indicating the HRI.Cap policies and plans enforc			Files Uploaded?
Alart Control		n en engelskep	Article XXXIV Auth	ority (1997)		
	ion letters submitted to HCD must d					facis of the project (e.g., the
	enders, the number of low income re ific facts and a specific legal theory					
Applicant must de	liver to HCD satisfactory evidence to	hat the requirements of Art	ticle XXXIV of the Californ	ia Constitution have	been satisfied or are inapplicable.	
FAAST File:	Article XXXIV Attorney Opinion	Démonstrate legal requi	rements of Article XXXIV	and relevant Project	facts have been considered	: File Uploaded?

AHD and HRI Overview PIN									
Does,the locality have sufficient Article XXXIV Authority to accommodate the	If yes, document Article XXXIV authority for Project. May be done by providing Info from appropriate								
project? (If Project doesn't have Arlicle 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 A	uthority File Uploaded?								

AHD and HRI Overview PIN												
	LEAST PLANTERS	Tax Credits	14 中国的ATT 2 阿特斯 人名安斯加拉特特		45.7							
Select appropriate entry for each item:		· · · · · · · · · · · · · · · · · · ·		<u></u>								
Project Tax Credit Type: Federal:	Proposed E	quity Investor Contribution (\$):	Anticipated Tax Credit Factor	or App Rate	·····							
State:	Proposed E	quity Investor Contribution (\$):	Anticipated Tax Credit Factor	or App Rate								
Timeframe for Applying for 4%Tax Credits Proposed Mo	onth:	Proposed Year:		<u> </u>								
Timeframe for Applying for 9%Tax Credits Proposed Ro	und:	Proposed Year:										
If already awarded, date of the Tax Credit Reserva					- 1							
FAAST File: Tax Credit Reservation If this	project has already rece	ived a tax credit reservation, u	pload documentation to FAAST	File Uploaded?								
Does or will the senior debt and loan agreement comply with	HCD's Multifamily Housis	ng Program Regulations §7308	, including the priority order of payments from	n cash flow?								
Does or will the junior debt and loan agreement comply with HCD's Multifamily Housing Program Regulations §7308, including the priority order of payments from cash flow?												
Are there any cost sharing If there is commercial space not eligible to be funded by AHSC, is cost allocation based on total development If no, on												
agreements? cost? what?												
What covenants or regulatory agreements are already on title	? .											
What covenants or regulatory agreements are anticipated?												
Mark Market Control of the Control o		AHD Milestones		在2018年2018年2月								
Provide the actual or anticipated completion date for the folio "N/A"					enter							
Note: It is acknowledged that some of the following mileston	es may have already hee	n achieved. For those mileston	nes which have previously been met 'please	enter the month and year	ir -							
completed. For those milestones not yet completed, please												
please Indicate "NA" below.	,	,	11.		. 1							
Capital Project Milestone Schedule					Date							
Executed binding agreement between the Sponsor and deve	loper of the proposed Aff	ordable Housing Development	detailing the terms and conditions of the Pro									
Site Control of Affordable Housing Development site(s) by pr	oposed housing develop	er.										
Completion of all necessary environmental clearances, Inclu												
Obtaining all necessary and discretionary public land use ap-												
Obtaining all enforceable funding commitments for at least tr		ing Development supported by	the infrastructure Project.									
Obtaining all enforceable funding commitments for all constr												
Obtaining enforceable commitments for all construction/perm		d In the Sources and Uses Incl	uding substantially final construction and per	manent loan								
documents, and Tax Credit syndication documents for remain	ning phases of Project,											
Submission of Final Construction Drawings and Specification	s to the appropriate local	building department or permitt	ing authority.									
Commencement of construction.			,									
Construction complete and the filing of the Notice of Comple	tion,		•									
Program funds fully disbursed,												
·			Haye all milestone dates I									
的复数形式的现在分词形式的现在分词形式	展的中央直接直接的	HRI Milestones	Notice and the second second	国际公司的公司的复数 的	MARKET .							
Provide the actual or anticipated completion date for the folio												
"N/A"												
Note: It is acknowledged that some of the following milestor												
completed. For those milestones not yet completed, please	provide a projected comp	oletion date (MM/YY) for each o	of the applicable items below, If not applicabl	e to the specific Capital P	Project,							
please Indicate "NA" below.			·									
Capital Project Milestone Schedule	 				Date							
Executed binding agreement between the Recipient and dev		ousing Development detailing I	he terms and conditions of the Project deve	opment. ,								
Site Control of Housing Development site(s) by proposed ho												
Completion of all necessary environmental clearances, inclu		r CEQA and NEPA.										
Obtaining all necessary and discretionary public land use ap												
Obtaining all enforceable funding commitments for at least the			the HRI.									
Obtaining all enforceable funding commitments for all constr												
Obtaining enforceable commitments for all construction/perr		ed in the Sources and Uses inc	luding substantially final construction and pe	rmanent loan								
documents, and tax credit syndication documents for remain		13 - 27 15 1 1	than authority									
Submission of Final Construction Drawings and Specification	ns to the appropriate loca	i building department or permit	ting authority.									
Commencement of construction of the HRI.												
Completion of HRI construction.												
Program funds fully disbursed,			Harrist all mills as 3 - 3 days									
			Have all milestone dates	neeri elitered above?								

HRI and AHD Sources of Development Funds PIN

	ng . including Committed by	AHD vs HRI	Source Name	Source Type	Lien	Amount.	Interest	Required	Loan Term	Residential	Commercial		*Detai	ls of Deferred Costs
Ì	' Application Due Date?	Source	(listed in order of lien priority)	Source Type	No.	Amount.	Rate	Payment	(months)	Amount	Amount		Amount	Description
1	Yes	HRI .	AHSC HRI Grant	State-HCD.]		•
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12														
13		CHA	*Deferred Costs (ent	er details at right)		\$0								
14	Yes	AHD	Equity Investor						T		00	}	1 1	• •
_				TO	TALS	\$0	1.		1		0 \$0	1.	- \$0	

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#	Committed by Application	AHD vs HRI	Source Name See cell comments for Deferred	Source Type	Lien	Amount	ls	nterest Rate	Amortization	Repayment Ter	ms	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	Debt Service	Amoun1	Amount	
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																
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16	Yes	AHD	Equity Investor:					<u></u>	<u> </u>	l				\$0		
			Total Permanent Fu			\$0					TOTALS	\$0	\$0	\$0	\$0	·
			Total Committed Non-A	HSC AHD & HRI I	unds	\$0										

See Appendix A (I) - for an explanation of Enforceable Funding Commitments (EFC). (3) <u>A land donation</u> in fee for no other consideration that is supported by an appraisal or purchase/sale agreement ("Land Donation") or a local fee waiver resulting in quantifiable cost savings for the Project where those fees are not otherwise required by federal or state law ("Local Fee Waiver") may be considered a funding commitment. The value of the Land Donation will be the greater of either the original purch ase 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 HRI1; EFC AHD HRI2; EFC AHD HRI3; etc.	Documentation for the 0 non-TCAC & non-AHSC AHD	& HRI funding commitments.	Files Uploaded
Applicant Comm	ents: Include a description of unusual or extraordinary circumstances that have resulted in higher than ex	pected project costs and provide a justification as to wh	y these costs are reasonable.	

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AHD DEVELOPMENT BUDGET

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DEVELOPMENT COST	Total Project Costs	Residential Costs	Commercial Costs	30% PVC for New Const/Rehab	30% PVC for Acquisition	Comments and explanation of basis changes
AND COST/ACQUISITION (1997) (1997)	平安学 联系		FEET 1886	经验证证据	与特殊物质	1967年1月10日月1日中央政治国际基本的政治公
Land Cost or Value	\$0			医精神研究	035000 ACC	3
Demolition	\$0			(\$40,850,870)	377.000.500ES	
Legal	\$0			ASSESSED FOR	Samuel Control	•
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Land Lease Rent Prepayment	\$0				A ZOTA, PARE A PARE AND A	
Total Land Cost or Value	\$0	\$0	\$0		1996年1997年1997年	
Existing Improvements Cost or Value	\$0			「泡沫等更和後		
Off-Site Improvements	\$0			•		
Total Acquisition Cost	\$0	\$0	\$0	指《墨尔斯》	\$0	
Total Land Cost / Acquisition Cost	\$0	\$0	\$0	Secretarian Contract of the Co	35,50354470	
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	\$0					
· Assumed, Accrued Interest on Existing Debt	\$0		•	•		
. (Rehab/Acq)						·
* Excess Purchase Price Over Appraisal	\$0		·	的機計制的數數	是拍動。但都在於	
REHABILITATION	。認知時後數	温度数据的学	学派的特殊	的的数据证法	经验证的	到地區和阿里斯特 1995年 1
Site Work	\$0		-			,
Structures	\$0					
					 	
General Requirements	. \$0			ļ		
Contractor Overhead	\$0			·	· · ·	•
. Contractor Profit	\$0					,
Prevailing Wages	\$0.					
General Liability Insurance						
Urban Greening						i
			 	 		
Other Rehabilitation: (Specify)				·		
Other Rehabilitation: (Specify)	\$0					
Other Rehabilitation: (Specify)	\$0.				j	
Total Rehabilitation Costs	\$0	\$0	\$0	\$0	\$0	
Total Relocation Expenses		i	7	1		
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Design	\$0					· ·
Supervision	n \$0				<u> </u>	
Total Architectural Costs	. \$0	. \$0	\$1	\$(\$0	
Total Survey & Engineering			 		<u> </u>	
CONSTRUCTION INTEREST & FEES	04/9///		12,70%	· 中国	AN INCOME	Charles Service Control Service Service
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AHD DEVELOPMENT BUDGET

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Total Developer Fee (equals Total Developer Costs above): \$0
Total Developer Fee paid from development funding sources: \$0
Deferred Developer Fee payable on a priority basis from available Cash Flow: \$0
Deferred Developer Fee payable from allowable 50% Distribution: \$0
Developer Fee Contributed as Capital: \$0

									AHD an	d HRI Pern	ianent Soul	rces and Us	es run										
AFFORDABLE HOUSING DEVELPMENT	T (AHD)	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	vargoga (a.g. 15%	Sattle & Secret	·想法 · 479.17	PROGRAMME	LACE LACE	AHD Res	idential and	HRI Perma	nent Source	s of Funds:	of Physics	Ja Gerali Age	al region and	8 5 5 M 10	2522 1 100	41.122.		I	., Commer	ial Sources ;	
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and from 51 ways																		20					
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Other Site Preparation (Specify): Other Site Preparation (Specify):																		50 50					
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AFFORDABLE HOUSING DEVELOMENT		20 May 18 18 18	Jan 15 1 1 1	75 Buch	. (1995) T. 1915	1, 12, 15 Av. 1	A . 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	AHD Res	idential and	I.HRI Perm	anent Source	es of Funds	17. 1844 Y	\$36 . 45 T. h	an in the second	1000 1100	1 1. 1. 1. 1. 1. 1. 1.	1000 to 1 1 1 1 1	4		· · · Commerc	BI Sources	+
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Soft coct in tell (total AKSC AHD balov)	AHD Dev Budget	Grant	Loan							<u> </u>	ļ. <u>.</u>		<u></u>				,,	Sources	Costs	Costs	Source Name:	Source Name:	Difference Dev Budg vs. Source
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Ughling Open Space									ļ	 	 	- 			ļ	ļ		50					
Other Landscape and Amenilies (Specify):			 	 	 	 	 	 	 	 		1				<u> </u>	 	20					
TOTAL LANDGCAPE AND AMENITIES .	. 13.	: 20	50	30	5	0 50	50	02	20	5	50	\$0	02	50	10	50	50	\$0					
Weitind Milgelian					-							· · · · · ·						20					
Endangered Spocks		·			I :-													\$0					
Tree Miligation					ļ					ļ		 											
Environmental Remediction Other Env. Militation/Remediction (Specify):							 			 	 							\$0					
TOTAL ENV. MITEATION EREDIA TION 1		50	\$0	50		50	30	- 10	so	-	50	02	50	Sn.	\$0	50	22	50					
Residential Parking Structures					·	1	-			<u> </u>		 					1	50					
Greding																		50	1				
Foundalian Work																		\$0					
Ske Work										-								50					
Other Replacement Parking Code (Specify): . Other Replacement Parking Code (Specify):				 	 	 				 		 					 	50		•			
TOTAL REPLACEMENT PARKING COSTS	27 27	50	50	50		so so	, 50	\$0	50	 	50	10	\$0		\$0	. sn	02	\$0					
Residential Patking Structures		- 30		 	 	1	 3 5	ļ		† -		1				- 10	 	30					
Grading						1	·				1	1						\$0]				
Foundation Work																		\$0]				
Stje Work					ļ	 	ļ			-	 		L					30					
Other Residential Parking Costs (Specify); Other Residential Parking Costs (Specify);					 	 	 				 	 					 	\$0 \$0					
TOTAL RESIDENTIAL PARKING COSTS		30	30	50	. 30	30	10	30	50	31	30	30	50	\$0	\$0	30	50	20					
Access Plazes				T	1	1	1			T	1	1						\$0	1				
Palitways																		\$0	1				
Jus Shellers				<u> </u>	·													\$0					
Fransii Shellars Pedasirjan Facilikas							 	ļ									·	20					
Pedasirjan Facilities					 	 	 			 		 					 	50					
Other Trongs Cooks (Specify):					 	 	 			 	 							\$0					
	1 . 1 . 3	\$0	\$0	50	50	\$0	\$0	30	\$0	\$1	\$0	\$0	\$0	50	\$0	\$0	\$0	\$0					
pralnege																		\$0					
arks & Recreetion																		20					
Site et s/Signals					ļ					ļ							l	50					
rallic Fact Vasle Weler					 	 						 					ļ	\$0					
Valer Facility				·								-						30					
Other Impact Feer (Specify):					 	 					 	 					 	50			•		
Other Impact Foes (non-AHSG elgible)						1					1							20					
OTAL IMPACT FEES.	S	20	\$0	50	\$0	\$0	\$0	\$0	50	. 50	\$0	20	\$0	50	30	\$0	\$0	20					
Englowering												1						\$0	1				

rol	ect Name:	Complete all yellow sha		comments		d'a Propos	d Tay Cradita:
roj	ect Name.		County;	L		D Phase:	origination
	Unit Size	TCAC Threshold Basis Limits (T	BL)	Number		,5 ()1405.	Basis x Number of Units
	SRO/Studio	· · · · · · · · · · · · · · · · · · ·		Ō)		\$0
	1 Bedroom	-) .		\$0
	2 Bedrooms)		\$0
	3 Bedrooms) .		\$0
	4+ Bedrooms			(\$0
un	nber of Manager Units	in Project: TOTA	AL UNITS:	0750 711050		ion (TDI)	60
DI	AD HIGHNESTS SA	0227(a)(5)(A E); (a) (a) balass appro-	TOTAL UNADJUS				\$0
		0327(c)(5)(A-F): (a) - (e) below cannot or part out of public funds subject to a let				Yes/No	·
1	federal prevailing was	ges or financed in part by a labor-affiliate who are paid at least state or federal pre	ed organization requir	ring the emplo			\$0 .
		1) they are subject to a Project labor ag			500(b)(1) of		
t	the Public Contract C	ode, or (2) they will use a skilled and tra de to perform all onsite work within an a	ined workforce as de	fined by §255	536.7 of the		\$0
5	New construction Pro	ject required to provide parking beneath		i "tuck under"	parking) or		\$0
		of an on-site parking structure of two or		•			
-4-		care center is part of the development. (rcent of the units are for Special Needs				 	\$0 \$0 .
		t 95% of the Project's upper floor units a	<u> </u>	evator. (10%)		 	
1	•	•	•				\$0
	(up to 10%)	er §10325 or §10326 of these regulation consite renewable generation estimated to p					. \$0
conservation/indoor air quality frems	Project not availing it renewable generation (2) Project shall have use. If the combined of annual electricity to solar accessible roof roofs, equipment, so Project not availing it	lar thermal hot water and required local or states of the 90% roof area exception may also used to calculate each basis increase does a onsite renewable generation estimated to pay available roof area of the Project structures, use, then the Project shall have onsite renewarea. Available solar accessible area is definar thermal hot water and required local or state of the 90% roof area exception may also nused to calculate each basis increase does	o receive an increase un increase unit overlap. (5%) roduce 75% or more of a including carports, is inc able generation based on ned as roof area less not ate fire department set- to receive an increase un	annual commo sufficient for pr on at least 90% rth facing roof	(2) only if the n area electricity ovision of 75% of the available area for sloped ess routes, A		
//resource conserv	(3) Newly constructe (California Code of F building permit appli buildings shall be fift Code of Regulations	d Project buildings shall be 15% or more ene Regulations, Part 6 of Title 24), except that if cations submitted on or before December 31 een percent (15%) or more energy efficient ti , Part 6 of Title 24). (4%) uildings shall have 80% decrease in estimate	ergy efficient than the 20 the local building depart , 2016 are complete, the han the 2013 Energy Eff	ment has deter en newly constr ficiency Standa	rmined that ructed Project ards (California		
		b as demonstrated using the appropriate per				-	
efficienc	with reclaimed water	reclaimed water, greywater, or rainwater (ex- grey water, or rainwater in an amount that					•
	gallons per unit, whi	chever is less, (1%) lens of at least 60 square feet per unit, Perm	anent site improvement	s that provide	· · ·	 	
energy	space within the Pro	ject including solar access, fencing, watering					-
	pedestrian access. (1%) ork, salvaged or FSC-Certified wood, natural	linoleum natural nibbe	r or ceramic til	le in all kitchene	 	
Proposed		Althrooms (where no VOC adhesives or backing		., or oo, acrise th	car ratorions,		·
Į.	() ,	tained concrete, cork, salvaged or FSC-Cert	ifled wood, ceramic tile,	or natural linole	eum in all		
	common areas. (2%) nents of the U.S. Environmental Protection A	gency Indoor Air Dive to	ronram (204)			
			-				<u></u>
g)		mic upgrading of existing structures, an					\$0
		by the Project architect/ engineer. (les			T	Α΄.	
	If Yes, select type of	mpact fees required to be paid to local g	Enter Certified Cost		mm local	 	60
·	entities assessing fe	es also required, WAIVED IMPACT FE	ES ARE INELIGIBLE	Ξ.			\$0
	Projects within a county within a census tract de	y with an unadjusted 9% threshold basis limit esignated on the TCAC/HCD Opportunity Ma Opportunity Area Map	for a 2-bedroom unit eq	qual or less that	n \$400,000 and	No	\$0
1	County . eligibility:	Tract ID #:	Resource level:				
1			Resource level:		RESHOLD BAS		\$0 \$0

HCD 2019 De	eveloper Fee Calcula	ator - revised 8/7/19 (complete Y	ELLOW shaded	cells)	
Project Phase: Origination	Proposed Project Type:				
Project Name:	•	٠			
Project's Developer Fee Summary (SE	E INSTRUCTIONS ABOV	E)	HCD Limit	Project Amt.	
Max Total Developer Fee - 2d			\$0	\$0	•
Max Developer Fee payable from d	evelopment funding sou	rces - lesser of 1h & 2d	\$0	\$0	÷
Deferred Developer Fee payable or	a priority basis from ava	ailable Cash Flow	\$0 ·	\$0	•
Deferred Developer Fee payable ex	clusively from Sponsor I	Distributions - 2h	\$0	` \$0	
	Actual Developer Fee ontributed as Capital	\$0	Deferred I	Developer Fee	
) C OP/ mut-s)			
Section 1. UMR §8312(c)(1) - for all 4% Pro	Jects (project costs per 107	Number of Affordable Tax	•		
a. Project's type of construction:		Credit Units	0		\$2,000,000
b. Project's Eligible Basis (exclude Develope	r Fee)		. \$0	x 15% =	\$0
c, Basis for Non-Residential Costs (Commer			. \$0 .	x 15% =	\$0
d. Max developer fee that could be includ	ed in project costs under 95	% rules - lesser of 1a or (1b + 1	(c):	• . • •	\$0
High Cost Test Adjustment - New Constru	ction only §10327(c)(2)(A)			\$0	
e, Total Adjusted Threshold Basis Limit - §10		alble Deale maked to settle t ou	alvator - FDC la		\$0
ff. Total Eligible Basis - §10327(c)(2)(A)	\$Ue	gible Basis reduced to reflect ex excess of TCAC cash out thresh	old §10317(i)(6)	11 - 12 + 13	\$0
f2, Developer Fee in Eligible Basis		of DF in EB inc. in high cost test \$2,5M + \$10,000 per affordable			
g1. High Cost Test Factor	0.000% 200.000%		g2. (200.0% +	100%)/2	150.000%
i. Maximum Developer Fee payable from	development funding source	ces - UMR §8312(c)(1)			\$0
Section 2. UMR §8312(c)(2) - Maximum De	veloper Fee allowed in Eligi	ble Basis under TCAC 4% rule	es		
Max Developer Fee allowed in Eligible	• •		٠.		
a. New Construction & Rehab - Unadjusted	•		\$0 ·	x 15% =	\$0
b. Not Applicable			\$D .	- × 15% =	\$0
c1. Not Applicable	•	•		-	
c2, Not Applicable			*		
c3. Not Applicable		•	•		•
c4. Not Applicable	•	·	\$0	X 5% =	\$0
d. Maximum Developer Fee in Eligible Ba	sis under 4% rules 68312(c				\$0
Max Developer Fee per §8312(c)		,			
e. Total Developer Fee Limit including de	ferred fee - Eligible Basis u	nder 4% rules total UMR 8831:	2(c) (2d)	÷ \$0	
h. Total Budgeted or Actual Developer Fee				\$0	
i. Budgeted Developer Fee paid from Deve	Iopment Sources	Sum of Deferred and	\$0	\$0	
j. Deferred Developer Fee payable on a p		Contributed Developer Fee Cash Flow - UMR \$8312(c)(2)		₹ \$0	
Section 3, UMR §8312(a) Instructions: Co			B' or 'C' section	s.	
a. New construction and substantial reha	b projects UMR §8312(a)(1)		•		
a1. Number of units (include manager's unit)		0	• .		
a2, First 30 units at:	\$27,000 each	,	\$ -	•	
a3. Units in excess of 30 at:	\$10,500 each	. ·	\$ -	- .	
a4. Total (a2 + a3)				* \$ -	
b. Acquisition and rehab projects UMR &					•
with construction cost for rehab work (ex	cluding contractor profit and o		,000 per unit		
b1. Number of units (include manager's unit)		0			•
b2. First 30 units at:	\$12,000 each	·	3 -		
b3. Units in excess of 30 at;	\$5,500 each		\$ -	~	
b4. Total (b2 + b3)				\$ -	
c. All other projects UMR §8312(a)(3)		· _		•	
c1. Number of units (include manager's unit)	40	0	_	1	
c2. Total at:	\$2,000 per unit			\$ -	
d. Sponsor capital contribution of funds of		<u>(a)</u> ,		\$0	
e. Maximum allowable Developer Fee (a4	, b4 or c2; plus d)			\$	

Page 20 of 46

Dev Fee 2019

96,725,83 56.0		garanana.	Sustainable							<u> </u>	Web S	THE ATT	
	Project Name		Brief Description		Address	City	. Zip	County	_	Log	Censu		APNs
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4	Bike Facility (BF)	1 Linear Miles	BF1 Type: Bi)	ke Facility 2 Linear	Miles	BF2 Type:	I R	ike Facility 3 I	inear	Miles		BF3 Type:	
fe	and Accessible Wa	ilkways - length (in feet) of new or replaced sidewa	ik:	# of Transil	Routes Improve	ed:	Added o	Impro	oved Tr			L
	r# and Crossv				HSC Funds].	Buses	Undercros AHSC F		HSC F	unds			<u> </u>
ch	. Shi	uttles AHS	C Funds Vans	AHSC Fund	s	Total New \	/ehicles	0 Total A			hicle Fur	nding	\$0
95; A=			ts in the STI budget result in the in								ublic tran	nelt seese	14 (A) (A)
			(Includes public bike-share Infras				a meeting t	ne §102(c) or	(d) tra	nsit req			3, 2)
T	otal amount of eligib	ole STI soft costs	cannot exceed 30% of the total A	HSC Program aura	ard.			geted \$0		t Cap \$0	-	Overage \$0	0
T.(otal amount of Acti	vity Delivery Cos	ts associated with the implementa			ot exceed 10%	of .	\$0.	~	\$0		\$0	0
	osts associated wit		eject. Fe required as a condition of local	approval for the S	TI?	f Yes, upload do						**	
Ã	ST File:	STI Cap Projec	ct Costs Documentation sho	wing Capital Proje	ct costs are n	equired as a co	ndition of loc		r the S	ITI	File	Uploaded?	
			ount for your STI Capital Projects a I cost do not include any of the foll			exceed \$10M?						 :	-10
			er feasible, available source of co			ion thereof to be	funded by	AHSC or if the	cost l	is incun	ed prior	to the AHS	sc
ar			Character at the Common terms the A		121-1	11100 for 1-31							
	outine maintenanc , lieu fees for local i		of transportation infrastructure (incl sing programs:	uding transit fleet,	not including A	AHSC funded to	ansit service	expansion);					
) c	ngoing operational	costs beyond th	e term of the grant (three years) fo	or Program Costs	and								1
•	Il costs associated	with automobile (•					
	President of the Clerks with		or motorcycle parking (excluding e	electric vehicle cha	rging infrastru	-	·	Ne francisco	constant. N	Califold S	5 55 5 5 S	Sec. 3.11.	
		Section of the second		electric vehicle cha	rging infrastru Terms §104	(c) 10 (d) 15					NAMES OF THE	Turkey why to Victor	
۷(le certify the STI gr	ant does not res		electric vehicle cha STI Grant nmercially reasona	rging infrastru Terms §104 ble range for	(c) other improvem	ents of simil	ar size and le	vel of r	isk.			
) V !) V mo	Ve certify the STI gr Ve acknowledge the unt not to exceed th	rant does not res at AHSC Prograr ne AHSC Progra	ult in a profit that exceeds the corn in grant funds will be disbursed as in award of funds. Costs incurred	STI Grant STI Grant nmercially reasona reimbursed progre prior to execution	rging infrastru Terms §104 ble range for ess payments of the Standar	(c) control (c) co	ents of simil s incurred a re not eligibl	ar size and le ter the execu e for reimburs	vel of r tion of ement	isk. the Sta	ndard A	greement	in the
) V) V no) V	Ve certify the STI gr Ve acknowledge the unt not to exceed th	rant does not res at AHSC Prograr ne AHSC Progra	ult in a profit that exceeds the corr n grant funds will be disbursed as	STI Grant STI Grant nmercially reasona reimbursed progre prior to execution	rging infrastru Terms §104 ble range for ess payments of the Standar	(c) control (c) co	ents of simil s incurred a re not eligibl	ar size and le ter the execu e for reimburs	vel of r tion of ement	isk. the Sta	ndard A	greement	in the
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		Sustainable Tr	ansportation Infras	tructure ((STI) PIN			
	or Developer of Project have Site (Control for each STI Proj	ect? If yes, enter site con	trol form and	d the most rea)
Form of site control If leasehold estate	(See Site Control in Appendix A):	stricted land value?	lo negulation past	¢0 in Doy D	2udao12	Most recent document execut Prepaid lease loan u		2 (1)
	t based on the Present Value of lease		Is acquisition cost					
payments?		(b) rend	er requesting Res. Receip	·	nissible)	(c) Has loan amount been en	tered as a finance co	ost?
Describe any speci-	al circumstances, e.g. if there are m	ultiple STI projects provi	de site control information	for each.				
		•.						·.
FAAST File:	STI Site Control		entation to demonstrate t				Files Uploaded?	
	st demonstrate prior experience by p the ten years preceding the applica							
Agency non-applica	ant so long as the applicant can provinch funding is sought.	vide an executed agreen				ency for the completion of the		
	. ST	Past Project#1				STI Past Project #2		
Project Name Development				ļ				
Entity								·
Completion Date								
					•			1
Brief Description	•							
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FAAST File:	Past Exp STI1, Past Exp STI		aking improvements fund public agency certifying th				Files Uploaded?	
(13) We certify as o	of the application date, the applicant		is not party to or the sub	ject of any cl	laim or action	r in the state or federal courts.		$\neg \neg \neg$
	construction of the project has not							
	ct will not result in the loss or conver		ner working lands, or natu	ral resource	lands for other	er uses according the Dept. of	Conservation's	.
	and Monitoring Program (FMMP) w cumentation the STI Project site is a		d as anticultural land nor	the EMMP to	ool			
FAAST File:			e is not within land design			per FMMP tool.	File Uploaded?	
	e that the AHD Project site qualifies	as an Infill Site (as defin	ed in Appendix A):					
FAAST File:	STI Ag Infill	qualifies as an Infill Site	exemption to the FMMP de (as defined in Appendix A	4)			File Uploaded?	
	by a local public works department, applicable local rules, regulations, co					nent below. I certify that the ST	I Improvements are	
FAAST File:	STI Local Approvals	Statement from en regulations, codes	tity indicating the STI Cap , policies and plans enforc	ital Project is ced or implen	s consistent v		Files Uploaded?	
of equal or greater displaced residents residential dwelling demolished within	ot involves demolition of existing un affordability, and equal to or greaters. 5. These no net loss requirements (so units affordable to lower income ho the five year period preceding the ap or rehabilitation of existing affordable	than the number of the §106(a)(20)(C)) apply whuseholds currently exist oplication. Explain below	demolished affordable un here an STI Project is prop or where there have beer how this requirement is s	its located wo loosed on any on dwelling uni	vithin compan y property wh nits restricted	able access to transit and inclu lich includes a parcel or any po to lower-income households wi	de first right of return rtion of a'parcel on w hich have been vaca	to vhich ated or
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1	English and the Company of the Compa	and substitute a stream one	- 12.5" See grown water . "I ""	odnoch America	15.1545 A.144 ·	e na sale vyska araka a akterios – s	SILA SA POPADA	13 00 10 TO
	actual or anticipated completion da							oject,
please enter "N/A"	ledged that some of the following m	Unatange may have also	adu baan achlauad ff4	hose mileste	nne which h-	ava praviously been met place	a antor the month	nd vons
	ose milestones not yet completed, p							
Capital Project M	ilestone Schedule							Date
	agreement between the Recipient a	nd developer of the prop	osed development detaili	ng the terms	and conditio	ns of the Project development		
	(s) by proposed developer. necessary environmental clearances	including those require	d under CEOA and NEDA	<u> </u>				
	ssary and discretionary public land i		- andor or all director	"				
Submission of Fina	al Construction Drawings and Speci		ate local permitting authori	ty.				
Commencement of							~	
	pletion and closeout.	· · · · · · · · · · · · · · · · · · ·				·		
Program funds full	ıy disbutsed,	· · · · · · · · · · · · · · · · · · ·				Have all milestone dates bee	en entered above?	
J								

If proposing multiple distinct STI Capital Projects, provi											-	sted and cost cap.
	3,54,15 Harry	spieratizan ika	night all all all bein	egen (1965-seb se	ALL CONTRACTOR	FUNDING SOU	RCES	COSTA RIMIZONA, CO	<u> Ya Tandiku asi</u>	elab (Adalos)	a <u>a Shaqaa aa qofii bii b</u> e	
Cost Category	AHSC STI Grant	0	0	D	0	0	D.	0	. 0	0	Sources Total	Comments
:				STI	BUDGET #1 -							
Environmental review/studies			1								\$0	
Plan Specification and Estimates											\$0	
Right of way support costs											\$0	•
Sile or right of way acquisition for Cap. Improvement Project											\$0	
Other Soft Costs (Specify):			T								\$0	
Other Soft Costs (Specify):						1					\$0	
Other Soft Costs (Specify):											\$0	
Other Soft Costs (Specify):		•				T .					\$D	•
Total Soft Costs (1995) The part of the State of the Stat	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Clearing and Grubbing				,							\$0	
Demolition:											\$0 ·	
Grading : •											- \$0	
Soil Stabilization (Lime, etc.)			1 .	1					1	T	\$0	•
Frosion/Weed Control				T .		1		1		1	\$0	
Dewatering				1	1			1	1	1	. \$0	
Other Site Preparation (Specify):				1	1	1		 	<u> </u>	1	\$0	
Total Site Preparation	\$0	\$0	\$0	\$D	· \$0	\$0	\$0	\$0	\$0	\$0	. \$0	
Sanitary Sewer			T	1	T	 	1		1	7.	\$0	
rrigation				1		 	1		· · ·	T	\$0	•
Slorm Drain			1	 		 			1		\$0	
Detention Basin/Culverts .				†·					†	1	\$0	
Other Site Utilities (Specify):			1	 			 			 	\$0	•
Total Site Utilities. And the second of the	\$0	\$0	\$0	\$0 .	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Aggregate Base			 *				 	1		+	\$0	
Asphalt Pavement			 	 			<u> </u>	 	 	 	\$D ·	
Sidewalk, Curb and Gutter			 	 	 	 	 		 	 	\$0	*
Street Lights				 	 		 	 	 	 	. \$0	
Iriping/Barricades (Bicycle Facilities)			 	 			 	·	 	 	\$0	•
Signage ,		<u>-</u>	+		<u> </u>				 	 	\$0	
Prossing and Traffic Signals				 			 		 	 	. \$0	•
Roundabouts, median islands or curb extensions				 				ļ		 	\$0	
Other traffic calming surface improvements				 			 			ļ	\$0	
Other Complete Street Improvements (Specify):				 	<u> </u>				 			
Other Complete Street improvements (Specify):			 		<u> </u>				 		\$0	
otal Complete Streets Improvements - Construction - 10-16-16	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	•
Striping/Barricades (for dedicated bus lanes)		\$0	\$0	\$0	\$0	\$U	\$0	\$0		\$U	\$0	
Sidewalk, Curb and Gutter			ļ						<u> </u>	<u> </u>	\$0	
Street Lights				 			<u> </u>		 		\$0	
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Specification and Estimates Spec	ide Urban Greening Details and explain unusual or extraord. : :	inary circumstanc			an expected pro		e a justification a	s to why these c	osts are reasona	ble.			
Specification and Estimates			***************************************		STI	BUDGET #2 -					γ		
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Cost Category	AHSC STI Grant	0	0 .	0	0	.0	٥	. 0 .	0.	0	Sources Total	Comments
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ban Greening (Specify):											\$0	
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otal Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
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otal STI #2 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$ D	\$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.

					BUDGET #3 -							···
	,			511	BUDGE! #3 -	,	,			,		
Environmental review/studies	<u> </u>		ļ <u>. </u>						<u> </u>		\$0	i i
Plan Specification and Estimates					ļ		<u> </u>	<u> </u>	·		\$0	[
Right of way support costs	· · ·				<u> </u>			<u> </u>			\$0	
Site or right of way acquisition for Cap. Improvement Project			1						<u> </u>		\$0	
Other Soft Costs (Specify):	<u> </u>										\$0	j
Other Soft Costs (Specify):				<u> </u>	<u> </u>	<u> </u>	1				\$0]
Other Soft Costs (Specify):			}		·						\$0	J j
Other Soft Costs (Specify):											\$0	
Total Soft Costs	\$0	\$0	\$0	\$0.	.\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Clearing and Grubbing										Ţ	\$0	
Demolition:		T				·	,				\$0	1 (
Grading '	_ ·										\$0	
Soil Stabilization (Lime, etc.)											\$0	
Erosion/Weed Control											\$0	
Dewatering .		7	 			1					\$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 :		 		T		1			<u> </u>	-	\$0	
Storm Drain		· ·		· · · · ·		 			 		\$0	.1
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Other Sile Utilities (Specify):		1	1		 		 				* \$0.	. 1
Total Site Utilities	\$0	. \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Aggregate Base	·	1	 	 	1	1	†		·	1	\$0	<u>-</u>
Asphalt Pavement		<u> </u>									\$0	. [
Sidewalk, Curb and Gutter				 		 					\$0	1
Street Lights		ļ:		 					 	 	\$0	1
Striping/Barricades (Bicycle Facilities)		 									\$0	
Signage		 		 						 	\$0	1
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Roundabouts, median islands or curb extensions		 					ļ				\$0	i
Other traffic calming surface improvements				-		ļ					\$0	
Other Complete Street Improvements (Specify):			ļ	 						 	\$0 .	· }
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ther Transit and Station Areas (Specify):		•									\$0	
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ther Capital Asset Costs (Specify):											\$0	
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otal STI #3 Budgeted Project Costs .	\$0	\$0	. \$0	\$0	\$0 ·	\$0	\$0	\$0	\$0	\$0 ·	\$0	

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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
otal Transit and Station Areas - Construction	\$D	\$0	\$0.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
otal Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$D
otal Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	- \$0	\$0	\$0
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Total STI Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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nte	r#& Amt of new	: Bus Shel	lers AHSC Funds	Bicycle Parking	At Transit ,	AHSC Funds		Bus Stop E	enche	s	AHS	C Funds	
			ngth (in feet) of sidewalk directly i				F	edestrian Path	(linea	r feet)	Тур	
	Transit Routes imp		Station Area or Trainsed active transportation com	nsit Access Improven	ed compliance wi	(describe)	Othe	er barriers that m	v have	existe	ed on ro	ute (describe)	(wolse
P	oved sight distance	e/visibility	Elimination of potential co	nflict points Rec	uced vehicular s	peed/volume					···		
			TRAE										
			ments in the TRA budget are put within the defined Project Area n				cyclists, pe	enesinans, and	uansit	nders	(i.e. bi	ke parking, b	us .
_							E	udgeted	Co	st Ca	P	Overag	
			soft costs cannot exceed 10% of very Costs associated with the im			nnot exceed to	10%	\$0		\$0		. \$0	
tt	e costs associated	with the Ca	oltal Project.	,				\$0		\$0		\$0	. [
-			et that are required as a condition			- i dead oo o		upload docum	~~~~			No Delonded	n!
	ST File: Total combined red		Project Costs Documentati t amount for your STI Capital Pro	ion showing Capital P piects and TRA Capita				local approvari	or une	IKA	<u> </u>	ile Uploaded	1
			funded cost do not include any of another feasible, available source										
1 1 1	n lieu fees for local Ongoing operations All costs associated We certify that the We acknowledge the	inclusionary al costs beyon i with autom grant does react AHSC Presserving	ons of transportation infrastructur housing programs; nd the term of the grant (three ye obile or motorcycle parking (exclu- volument), and the profit that exceeds ogram grant funds will be disburd	ears) for Program Cos uding electric vehicle TRA Gr the commercially reas	sts; and charging infrastru ant Terms §10. conable range for	cture). 4(c) (A) (A)	ements of s	imilar size and	evel o	risk,			
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(41) Does applicant	or Developer of Project have Site Contr		portation Relate			ert recent everyfien dete helew /6	ila Costral Appendix	A)
	(See Site Control in Appendix A):	oliol each	IRA Projectr il yes, t	inter site co	muonomi and the mic	Most recent document execu		A)
If leasehold estate:		nd lond volu	20 10 000	delilon oost	\$0 in Dev. Budget?		used? If so answer	· /a a\l
	based on the Present Value of lease	TT				, Flepaid lease loaii	useu! Il so allswell	(a-b)
payments?	<u> </u>		b) Lender requesting		` ' ' 1	(c) Has loan amount been e	ntered as a finance o	ost?
Describe any specia	d circumstances, e.g. if there are multiple	e TRA proje	cts provide site contro	ol informatio	n for each.			
	•		i.	•	•			'
FAAST File:	TRA Site Control	Appropriate	documentation to de	monstrate t	he form of site contro	Indicated above	Files Uploaded?	
	nust demonstrate prior experience by pre							nnleied
	ing the ten years preceding the applicati							"Pioned
	ncy non-applicant so long as the applica							.
	AHSC Project for which funding is sough				, ,		•	
	TRA Pa	st Project#	1			TRA Past Project #2		
Project Name		•						
Development	•		-					
Entity	<u> </u>				<u> </u>			
Completion Date								
			•		,			- (
D. 1. 1 D 1-41	•					•		.
Brief Description								
1			•		}	• • •		.
		Where the	nady making improve	ments fund	ed by AHSC in not a	public entity, an executed	,	
FAAST File:	Past Exp TRA1, Past Exp TRA2					tion of similar infrastructure	Files Uploaded?	
74.077.1101	rase Exp 170 tij t aat Exp 110 a.	Improveme		outury mig in	o caroladion dompic	mon or on made and order	1 ilos opioados.	
(13) We certify as of	f-the application date, the applicants or t			to or the su	blect of any claim or a	action in the state or federal courts		
	construction of the project has not comp							
	ct will not result in the loss or conversion					r other uses according the Dept.	of Conservation's	-+-1
	and Monitoring Program (FMMP) websit					, and a control of the control of th		
If "Yes", provide doo	cumentation the TRA Project site is not	vilhin land d	esignated as agriculti	ral land pe	r the FMMP tool.			
FAAST File;	TRA No Ag Den	onstrate TF	A site is not within lar	d designate	ed as agricultural land	per FMMP tool	File Uploaded?	
If "No", demonstrate	e that the AHD Project site qualifies as a	n Infill Site (as defined in Append	ix A):		· · · · · · · · · · · · · · · · · · ·		
FAAST File:			ing an exemption to the			nonstrate that the TRA site	File Uploaded?	
	y a local public works department, or ot	her respons	ible local agency is re	quired for th	ne Project, provide do	cument below. I certify that the T	I	e ,
consistent with all a	pplicable local rules, regulations, codes,					•	•	
FAAST File:	TRA Local Approvals		from entity indicating , codes, policies and :			tent with all applicable local rules, y that entity.	Files Uploaded?	
(21)(B) If the TRA P	Project involves demolition of existing un						nolished units, comp	arable in
	eater affordability, and equal to or greate							
displaced residents	. These no net loss requirements (§106	(a)(20)(C))	apply where a TRA Pi	oject is pro	posed on any propert	y which includes a parcel or any p	ortion of a parcel on	which
	units affordable to lower income househ		lly exist or where then	e have beer	n dwelling units restric	ted to lower-income households t	vhich have been vac	ated or
demolished within the	he five year period preceding the applica	ation.					•	Ì
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			·					
	中华的特别的 医克里特氏征							
Please provide the please enter "N/A"	actual or anticipated completion date for	r.the followin	ig performance milest	ones for ea	ch applicable Capital	Project. If a milestone is not appl	icable to a Capital Pro	oject,
	edged that some of the following milesto	nes mav ha	ve already been achi	eved. For the	hose milestones which	h have previously been met nlea	se enter the month a	nd vear
	se milestones not yet completed, pleas							
Project, please indi					.,			
Capital Project Mil								Date
Executed binding a	greement between the Recipient and de	eveloper of t	he proposed develop	ment detaill	ng the terms and con	dilions of the Project developmen	t,	
	s) by proposed developer.		· · · · · · · · · · · · · · · · · · ·					
	ecessary environmental clearances, incl	uding those	required under CEQ/	and NEPA	ί.			
	sary and discretionary public land use a							
	l Construction Drawings and Specification	ons to the a	propriale local permi	lling authori	ty.			
Commencement of								
	letion and closeout							
Program funds fully	/ disbursed.							
						Have all milestone dates be	en entered above?	

Transportation Related Amenities (TRA) Sources and Uses Budget PIN

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Cost Category	AHSC TRA Grant	0	0	0	D .	, D	0	0	0	0	Sources Total	Comments
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nvironmental review/stucies			T					·		1	\$0	
an Specification and Estimates							T. C. C. C. C. C. C. C. C. C. C. C. C. C.				\$0	
ght of way support costs .											\$0	
te or right of way acquisition for Cap. Improvement Project											\$0 .	
ther Soft Costs (Specify):											\$0	
lher Soft Costs (Specify):											\$0	
ther Soft Costs (Specify):			<u> </u>							<u> </u>	\$0	•
her Soft Costs (Specify):			<u> </u>						ļ		\$0	
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earing and Grubbing	·				· · · · · · · · · · · · · · · · · · ·		·				\$0	
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rading									<u> </u>		\$0	
oll Stabilization (Lime, etc.)		· · · · · · · · · · · · · · · · · · ·							<u> </u>		\$0	
osion/Weed Control					· · ·				<u> </u>		\$0	
ewatering										ļ	\$0	
her Site Preparation (Specify): otal Site Preparation	\$0	#C	<u> </u>			\$0					\$0	
anilary Sewer	\$0	\$0	\$0	\$0	\$0	\$U	\$0	\$0	\$0	\$0	\$0 \$0	
igation								·	ļ		\$0	
orm Drain											\$0	
etention Basin/Culverts .									<u> </u>		\$0	
her Site Utilities (Specify):											\$0	
otal Site Utilities (Specify).	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
gregate Base						+0	***	- 30	***	40	\$0	
phalt Pavement											\$0	
dewalk, Curb and Gutter											\$0	
reet Lights											\$0	
riping/Barricades (Bicycle Facilities)											\$0	
gnage											\$0	
ossing and Traffic Signals											\$0	
oundabouts, median islands or curb extensions											\$0	
her traffic calming surface improvements											\$0	
her Street Improvements (Specify):											\$0	
tal Complete Streets Improvements - Construction 9866	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
iping/Barricades (for dedicated bus lanes)											\$0	
fewalk, Curb, and Gutter											\$0	
eet Lights											-\$0	
nage			•						· -		\$0	
maling Prioritization Technology											· \$0	
arding infrastructure											\$D	
ating/Benches											\$0	
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nèr ITS Technology											\$0	
ner Transit Station or Stop (Specify):				<u> </u>							\$0	
ner Transit Station or Stop (Specify):											\$0	
tal Transit Station or Stop - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
eel Trees											\$0	
swales											\$0	
ndscaping (Carella)											\$0	
ter Urban Greening (Specify):											\$0	
								40			\$0	
tal Urban Greening (appledits and replacement of the continue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	· \$0	\$0	\$0	\$0	
ycle Repair Kiosks											50	
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nking Fountains											. \$0	
er Amenities (Specify):											\$0	
er Amerities (Specify):											\$0	
al Amenities (Specify):	\$0	\$0	\$0	\$0	\$0	\$0	. \$0 .	\$0			\$0	
				80 1	30	SU !	. 50	so l	\$0	\$0	\$0	
vide Name of Impact Fee											\$0	··

Transportation Related Amenities (TRA) Sources and Uses Budget PIN

Cost Category	AHSC TRA Grant	.0	0	0	0	0	0	o O	0	0.	Sources Total	Comments
Total Impact Fees 1	\$0	\$0	\$0	\$0	. \$0	\$0	\$0	· \$0	\$0	\$0	\$0	
Other Activity Costs (Specify):											\$0	· .
Other Activity Costs (Specify):											\$0	
Total Activity Delivery Costs	\$0.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Employee Reporting											\$0	
/ehicles											\$0	
Other Capital Costs (Specify):											\$0	
Other Capital Cosis (Specify):											\$0	
otal Other Capital Asset Costs ে প্রতিষ্ঠান করিল করিল করিল করিলে ।	\$0	\$0	\$0	\$0	\$0	. \$0	\$0	\$0	\$0	\$0	\$0	
otal TRA #1 Budgeted Project Costs	\$0	\$0	\$D	\$0	\$0	\$0	\$0	. \$0	\$D	\$0	\$0	

				TR	A BUDGET #2	·····						
Environmental review/studies	·	1	T	7 :		T	T	1	1		. \$0	
Plan Specification and Estimates										1	\$0	1 .
Right of way support costs										1	\$0	1
Sile; or right of way acquisition for Cap. Improvement Project											\$0	1
Other Soft Costs (Specify):									T		\$0	1 '
Other Soft Costs (Specify):				-1		1					\$0 '	7
Other Soft Costs (Specify):						·				•	\$0	1
Other Soft Costs (Specify):											\$0	1
Total Soft Costs	\$0	\$0	\$0	\$0 .	. • \$0	\$0	\$0	\$0	\$0	\$0	\$0	
Clearing and Grubbing .							· · · · · · · · · · · · · · · · · · ·			1	\$0 .	1
Demolition				•					T .		\$0	1 .
Grading		1							1		\$0	1
Soil Stabilization (Lime, etc.)											\$0	1 .
Erosion/Weed Control	· ·										\$0	1
Dewatering											\$0]
Other Site Preparation (Specify):											\$0	1 .
Total Site Preparation	\$0	. \$0	\$0	\$0	\$0 ·	\$0	\$0	\$0	\$0	\$0	\$0	1
Sanitary Sewer											\$0]
Irrigation	-		T :			1			1		\$0	1
Storm Drain		1	1					1			\$0	
Detention Basin/Culverts .							1				\$0	
Other Site Utilities (Specify):											\$0	1
Total Site Utilities	\$0 ·	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1 1
Aggregate Base								T .	1	-	\$0	
Asphalt Pavement .								T			\$0	1
Sidewalk, Curb and Gutter		1		1					·		\$0	
Street Lights											\$0	1
Striping/Barricades (Bicycle Facilities)		1									. \$0	
Signage .									1	1	\$0	1 1
Crossing and Traffic Signals ·			1	 						l	· \$0	1
Roundabouts, median islands or curb extensions							 	1			\$0	1
Other traffic calming surface improvements			1								\$0	1
Other Street Improvements (Specify):				<u> </u>			 				\$0	1
Total Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1
Striping/Barricades (for dedicated bus lanes)		1	1	1	1	1	1		T		\$0	
Sidèwalk, Curb, and Gutter							1				\$0	1 1
Street Lights :				· -	,						\$0	1
Signage				1	1	<u> </u>		· ·			\$0	1
Signaling Prioritization Technology	*		 	T	1		1 .		1	· .	\$0	
Boarding infrastructure .				1							\$0	.
Sealing/Benches											\$0	
Bus/Transit Shelters			1	1			1				. \$0	1
Other ITS Technology			1			·	1				\$0	1 j
Other Transit Station or Stop (Specify):	· .			1			{				\$0	[•]
Other Transit Station or Stop (Specify):	V			1							\$0	······································
Total Transit Station or Stop - Construction and response project	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$D	\$0	\$0	\$0	
Street Trees			 	 	· · · · · · · · · · · · · · · · · · ·		1		 -		\$0	
Bloswales			 			· · · · · · · · · · · · · · · · · · ·					\$0	
					-						4-	P

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Transportation Related Amenities (TRA) Sources and Uses Budget PIN

If proposing multiple distinct TRA Capital Projects, pro-	vide detail for ea	ach Project in s	eparate budgets	s below. Amour	its from each bi	idget will autos	um at the botton	n. The sum will	be used to dete	rmine the total	TRA funds reques	ted and cost cap.
1	5.37 Bay.	Taribus 25	rica prelitario	4.54.4.236.	of the SeALL	FUNDING SOU	RCES	(เมืองและมีโรคิกใช้) กรุงเซ	EC असिन्द्र सिन्द्र	notoke-pe	10.00 (Section 19)	
Cost Category	AHSC TRA Grant	0	. 0	0	0	0	0	0	0	0	Sources Total	Comments
andscaping					- Contraction		·			\	'\$0	
Other Urban Greening (Specify):			<u> </u>			1				1	\$0	
Other Urban Greening (Specify):			·			1	· ·				. \$0	
otal Urban Greening	\$0	\$0	30	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Street Furniture					1	1	 	 	1	1	\$0	
licycle Repair Kiosks	 		·			 					\$0	
Bicycle Storage or Parking				·				 	T.	1	\$0	
Drinking Fountains		ļ	 	 		 		 		 	\$0	
Other Amenities (Specify):			 	 				 			30	
Other Amenities (Specify):						 	· ·			 	\$0	•
Total Amenities	. \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee			 	 	1	1	 	ļ		1.	\$0	
Provide Name of Impact Fee						 	 		 	 	50	
otal Impact Fees	02	. \$0	\$0.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	•
Other Activity Costs (Specify):	30	- *0	40.	***	 	- 20	+	 	 - *	+ -	\$0	
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Total Activity Delivery Costs (agree 1 at 18,41 at 1, 22, 22, 24, 46,44)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
mployee Reporting	30	30	1 10	 	10	30	100	40	φυ	- 30	\$0	
rinplayee Reporting /ehicles			 			ļ					\$0,	
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Other Capital Costs (Specify):					 		 	ļ		ļ	\$0	
Other Capital Costs (Specify):			 				 					•
otal Other Capital Asset Costs.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.	\$0	\$0	\$0	
otal TRA #2 Budgeted Project Costs Provide Urban Greening Details and explain unusual or extraordin	\$0	\$0	\$0	\$0	\$0	\$0	. \$0	\$0	\$0	\$0	\$0	
invisormental reviewet trides				TRA	BUDGET#3 -		~		······································	· · · · · · · · · · · · · · · · · · ·		
Environmental review/studies	·			TRA	BUDGET#3 -		Ţ.		· ·	<u> </u>	\$0	
Plan Specification and Estimates	·			TRA	BUDGET#3 -					İ.	\$0	
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lan Specification and Estimates light of way support costs itel or right of way acquisition for Cap. Improvement Project				TRA							\$0 \$0 \$0	
Plan Specification and Estimates Right of way support costs Sitelor right of way acquisition for Cap. Improvement Project Ulhar Soft Costs (Specify):				TRA							\$0 \$0 \$0 \$0	
Plan Specification and Estimates Right of way support costs Sitelor right of way acquisition for Cap. Improvement Project Ulhar Soft Costs (Specify):				TRA							\$0 \$0 \$0	- :
Plan Specification and Estimates Light of way support costs Itelior right of way acquisition for Cap. Improvement Project Diper Soft Costs (Specify): Other Soft Costs (Specify):				TRA							\$0 \$0 \$0 \$0	
environmental reviewstudies l'ala Specification and Estimates kight of way support costs sitelor right of way acquisition for Cap. Improvement Project Diher Soft Costs (Specify): Diher Soft Costs (Specify): Diher Soft Costs (Specify): Diher Soft Costs (Specify):				TRA							\$0 \$0 \$0 \$0 \$0	
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lan Specification and Estimates ight of way support costs iticlor right of way acquisition for Cap. Improvement Project itiner Soft Costs (Specify): ither Soft Costs (Specify): ither Soft Costs (Specify): ither Soft Costs (Specify): otal Soft Costs (Specify): otal Soft Costs (Specify): learing and Grubbing ernolition rading oil Stabilization (Lime, etc.) rosion/Weed Control evatering ther Sile Preparation (Specify): otal Sife Preparation itiner Sile Preparation form Drain etention Basin/Culverts ther Sile Utilities (Specify): otal Sile Utilities giregate Base sphalt Pavement dewalk, Curb and Gutter reet Lights	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	
Plan Specification and Estimates (light of way support costs (light of way support costs (little or right of way acquisition for Cap. Improvement Project (little or right of way acquisition for Cap. Improvement Project (little or right of way acquisition for Cap. Improvement Project (little or right) (little or right	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	

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\$0 \$0 \$0 \$0 \$0 \$0 \$0

Transportation Related Amenities (TRA) Sources and Uses Budget PIN

If proposing multiple distinct TRA Capital Projects, provi	ide detail for ea						um at the bottom		be used to dete	rmine the total 1	TRA funds reques	ted and cost cap.
			1.0				RCES TANDOLE					
Cost Category	AHSC TRA Grant	0	0 .	0	0	.0	0	0	, 0	. 0	Sources Total	Comments .
Sidewalk, Curb, and Gulter									1.	-	\$0	
Street Lights			, ,		1						\$0	
Signage				· · · · · · · · · · · · · · · · · · ·							\$0	
Signaling Prioritization Technology			7		1						\$0	
Boarding infrastructure				ļ							\$0	
Seating/Benches					 		1			•	\$0	
Bus/Transit Shelters											\$0	•
Other ITS Technology											\$0	
Other Transit Station or Stop (Specify):			· · · · · · · · · · · · · · · · · · ·								\$0	
Other Transit Station or Stop (Specify):											\$0	
Total Transit Station or Stop 4 Construction 🤫 🏭 中央の代	\$0	\$0	\$0	\$0	\$0	, \$D	\$0	\$0	\$0	\$0	\$D ·	
Street Trees			<u> </u>						ļ		\$0	•
Bioswaies			<u> </u>		ļ	<u> </u>			 	· · · · · · · · · · · · · · · · · · ·	\$0	
Landscaping			ļ	• •	ļ	ļ	<u> </u>		<u> </u>	 	. \$0	
Other Urban Greening (Specify):			ļ	· · · · · · · · · · · · · · · · · · ·	ļ	ļ	ļ		ļ		\$0	
Other Urban Greening (Specify):										ļ	\$0	
Total Urban Greening。在自然,这个人的企业的特别的企业。如果一	\$0	\$0	\$0	\$0	\$0	\$0	\$D	\$0	\$0	\$0	\$0	
Street Furniture		<u> </u>	<u> </u>		 				ļ	<u> </u>	\$0	
Bicycle Repair Kiosks ·									ļ	ļ	\$D	
Bicycle Storage or Parking					ļ		}			 	\$0 .	
Drinking Fountains		<u> </u>			ļ					ļ	\$0	
Other Amenities (Specify):											\$0	
Other Amenities (Specify):											\$D	
Total Amenities	\$0	\$0	* \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee Provide Name of Impact Fee										 	\$0	
			\$0	\$0		\$0	\$0	***	\$0	\$0	\$0 .	
Total Impact Fees	\$0	<u>\$0</u> .	\$0	\$0	\$0	30	30	\$0 .	\$0	30	\$0 \$D	
Other Activity Costs (Specify): Other Activity Costs (Specify):				ļ	ļ		 			ļ	\$0	
	\$0	\$0	\$0	\$0	\$0	. \$0	\$D	\$0	\$0 .	\$0	.\$0	•
Total Activity Delivery Costs : 19 10 1/2/2019 1940 1940 1940	\$0	\$0	\$0	30	\$0	30	\$0	\$0	\$0 .	\$0 .	\$0	<u> </u>
Employee Reporting Vehicles					 					 	\$0	
Other Capital Costs (Specify):							<u> </u>	<u>.</u>		 	\$0	
Other Capital Costs (Specify): Other Capital Costs (Specify):					[<u> </u>		<u> </u>	l	\$0	
Total Other Capital Asset Costs (1971)	\$0	\$0	\$0	\$0	\$0	\$0	\$.0	\$0	\$0	\$0	\$0	
Total TRA #3 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$D	\$.0	\$0	\$0.	\$0	\$0	
Provide Urban Greening Details and explain unusual or extraordina										1 30	1 30	
r towne of vari Greening Details and explain unusual of extraordinal : : :	y circumstance.	o mar nave resu	nteo ni riignei ura	ii exheciea bioje	ci cosis, provide	a justinoanon as	to mily triese obsi		.	•		
			TOTAL TRAN	ISPORTATION	RELATED AMEN	ITTIES (TRA) BI	UDGET		· · · · · · · · · · · · · · · · · · ·			
Total Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	. \$10	. \$0	\$0	\$0	\$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	.\$10	\$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	\$10	\$0	\$0	\$0	\$0	
Total Urban Greening	\$D	\$0	\$0	\$0	\$0	\$0	\$10	\$0	\$0	\$0	\$0	
Total Amenities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$D	
Total Impact Fees	\$D	\$0	\$0	\$0	\$0	\$0	50	\$0	\$0	\$0	\$0	
	\$0	\$0	\$0	\$0	\$0	\$0	. 50	\$0	\$0	\$0	\$0	
Total Activity Delivery Costs	3U 1											
Total Activity Delivery Costs Total Other Capital Asset Costs	\$0	\$0	\$0	. \$0	\$0	\$0	\$0	\$0	\$0	\$0	:\$0	

			Programs (·					
		and the second second										, I , ^I
Programs inclu-		outreach and training programs for partnerships; and outreach, ed							on; workfo	orce developm	ent	
each program, see cell comments		Program Desc	cription			Addı	ress ,	City	Zip	County	Ľať.	Log.
*	-											
M. B.G.							-					
									<u> </u>			******
PGM #2					,							
								-	<u> </u>			
PGM #3		,										
		•					31.84 501					
(1) Program Costs in P	roject include:	b) and Ineligible Costs §103(c)						is for the te	rm of the	grant (3 year	rs) 🖖	75
Please briefly describe	how the Progra	am Operator will sustain the Program	beyond the term of	the AHSC	standard agre	ement and	d funds.					
		•			•							
		·					Budgeted	Cos	st Cap	Overage		
Project up to \$500,000),	osts withlin a Project Area cannot exce			t for the overal		\$0		\$0	. \$0		Ok
(1) Costs are not eligib	le if there is and ce or operation	nded costs do not include any of the foother feasible, available source of cons of transportation infrastructure includes the programmer.	nmilled funding for S	STI portion						AHSC award;		. •
(4) Ongoing operations (5) Costs associated w	al costs beyond vith automobile	i the term of the grant (three years) for or motorcycle parking (excluding elec	lric vehicle charging	infrastruc			e entre la literari		· · · · · · · · · · · · · · · · · · ·			
(7) PGM Enforceable I	Funding Comm	itments (EFC) See AHSC Guidelines	PGM Threst Appendix A - Defini	hold §100 tions for a	o(a) (a) (a) (a) (b) (b) (b) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c	f Enforcea	ible Fundin	g Commilme	nts (EFC).			TAI!
# Committed Committed Dy Full App Deadline?	ommitment Date	Source Name (listed in order of lien priority)	Source Type	Lien No.	Amount	Rate .	Interest R	ate	Term (#	Required Debt Service		oon
1 Yes		AHSC PGM Grant	State-HCD						ribute to \$	500k AHSC PG	M ca	р.
3											\vdash	
6												
8 9	·											
10	Committed Nor	n-AHSC PGM Funds . TOTA	L (must equal PGI	M Budget	\$0						_	
		xtraordinary circumstances that have				s and prov	ide a justifi	cation as to v	why these	costs are reaso	nable	
FAAST File: E	FC PGM1, EF	C PGM2, EFC PGM3 Supporting do	cumentation for the	0 non-AH	SC PGM fundir	g commit	meņts.		· · ·	Files Uploaded?	7	
	r experience by	providing evidence of two prior PGM PGM Past Project #1	projects similar to t	he propos	ed AHSC Proje	ct in scop		which have I VI Past Proje		leted by the ap	plicar	1
Project Name Operating Entity			····									
Brief Description	•	•					• .					
		•										
Describe the prior experience of the Program Operator		•		•		٠.						
with operating similar successful				•								
(22) We certify the PG		without AHSC Program funds, and ot								कर हिन्द्यसम्बद्धाः ४५००		Ļ,
Please briefly describ				and Nec	,u.11033			An interest Colors		Contract of	,,,	
	•											
Who are the territor	neare fasth a D	trogram(s\2		·								
Who are the targeted	users for the P	rogram(s) r	· · · · · · · · · · · · · · · · · · ·									
		•										
I												

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.	
N. A. C. C. C. C. C. C. C. C. C. C. C. C. C.	1. 011 -110 - D
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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	
Have all milestons at the boom and and above 0	

Programs (PGM) Sources and Uses Budget PIN

if proposing multiple distinct Programs, provide detail for	each Program in sum will be i	the PGM works used to determ	ine the total PGI	arate budgets i Vi funds reques	pelow. Amount			at the bottom. The
Cost Category	AHSC PGM Grant	0	o ALL F	O DNIDNU SOUR	CES (A (**1)): 0	Q 1/41 (m 15); 0	Sources Total	Comments
· · · · · · · · · · · · · · · · · · ·	Grant	PGM	BUDGET #1 -		l		L	
pirect Staff Cost 1 (Specify)							\$0	
Direct Staff Cost 2 (Specify)							\$0	
Direct Staff Cost 3 (Specify) Direct Staff Cost 4 (Specify)	 						\$0 \$0	
Direct Staff Cost 5 (Specify)							\$0	
Total Direct Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify)			~		·		\$0	
Other Indirect Staff Cost (Specify)	1						\$0	
otal indirect Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
otal Staff Costs ravel	\$0	\$0	\$0	· \$0	\$0	\$0	\$0	
quipment .							\$0	
ransit Passes (see cell comment)							\$0	
supplies (Specify) supplies (Specify)	1						\$0 \$0	
Nher Capital Costs (Specify)	 		·				\$0	
other Capital Costs (Specify)							\$0	•
other Capital Costs (Specify) Other Capital Costs (Specify)	 						\$0	
other Capital Costs (Specify) Other Capital Costs (Specify)	 -					 	\$0 \$0	
Other Capital Costs (Specify)							\$0	
Otal Other Capital Costs (Fig. 1884)	\$0	\$0	\$0	\$0	\$0	\$0	\$0.	
otal PGM #1 Budgeted Project Costs	\$0	\$0 PGM	\$0 · BUDGET #2 -	\$0	\$0	\$0	\$0	
Direct Staff Cost 1 (Specify)	T	r GW	-30001 #4-			ļ.	\$0	
Firect Staff Cost 2 (Specify)							\$0	•
Pirect Staff Cost 3 (Specify) Pirect Staff Cost 4 (Specify)							\$0	
Direct Staff Cost 4 (Specify)						 	\$0 \$0	
otal Direct Staff Costs 15 To 12 To 15 To	\$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	•
Fotal Indirect Staff Costs (Specify)		\$0	\$0	\$0	\$0	\$0	\$0	
Total Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Travel Equipment							\$0	*
Fransit Passes (see cell comment)							\$0	
Supplies (Specify)							\$0	
Supplies (Specify) Other Capital Costs (Specify)	-	· · · · · · · · · · · · · · · · · · ·					\$0	
Other Capital Costs (Specify) Other Capital Costs (Specify)	1				<u> </u>	 	\$0 \$0	
Other Capital Costs (Specify)							\$0	
Other Capital Costs (Specify)							\$0	
Other Capital Costs (Specify) Other Capital Costs (Specify)	+				· · · · · · · · · · · · · · · · · · ·	<u> </u>	\$0 \$0	
Total Other Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total PGM #2 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Direct Staff Cost 1 (Specify)	·	PGM	BUDGET #3 -					
Direct Staff Cost 2 (Specify)	+						\$0 \$0	
Direct Staff Cost 3 (Specify)							\$0	
Direct Staff Cost 4 (Specify)	L					-	. \$0	
Direct Staff Cost 5 (Specify) Transport Staff Costs Transport	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$0	
Other Indirect Staff Cost (Specify)							\$0	
Other Indirect Staff Cost (Specify)							\$0	
Other Indirect Staff Cost (Specify) Total Indirect Staff Cost (Specify)	\$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	
Transit Passes (see cell comment) Supplies (Specify)	+					 	\$0	
Supplies (Specify)							\$0	
Other Capital Costs (Specify)						-	\$0,	•
Other Capital Costs (Specify)	+				 	1	\$0 \$D	
	+	<u> </u>					\$0	
Other Capital Costs (Specify)							\$0	
Other Capital Costs (Specify) Other Capital Costs (Specify)					1	i	\$0	
Other Capital Costs (Specify) Other Capital Costs (Specify) Other Capital Costs (Specify)	1	+n	<u> </u>	60	**	**	4.5	
Other Capital Costs (Specify) Other Capital Costs (Specify) Other Capital Costs (Specify) Testillottier Capital Costs		\$0 \$0	\$0 \$0	\$0 \$0	\$0	\$0 \$0	\$0 \$0	
Other Capital Costs (Specify) Other Capital Costs (Specify) Other Capital Costs (Specify)	\$0.	\$0	\$0 \$0 GRAM (PGM) BL	\$0	\$0 \$0	\$0	\$0	
Other Capital Costs (Specify) Other Capital Costs (Specify) Other Capital Costs (Specify) Total Costs (Specify) Total PGM #3 Budgeted Project Costs Total Direct Staff Costs	\$0 \$0	\$0 TOTAL PRO \$0	\$0 GRAM (PGM) BL \$0	\$0 JDGET: · \$0	\$0	\$0 \$0	\$0	
Total PGM #3 Budgeted Project Costs	\$0	\$0 TOTAL PRO	\$0 GRAM (PGM) BL	\$0 JDGET:	\$0	\$0	\$0	

			Quantitative Policy Scoring §107 PIN	·
			55 Points Max (points in blue shaded cells) Total Quantitative Self Score	0.0
23/00/10/10/10/10	, , , , , , , , , , , , , , , , , , , 		tive Transportation Improvements §107(b) -10 Points Max	0
	ext Sensitive Bikeways (P.		oints max nsilive Bikeways (from STI Worksheet); 0.00	0
			on or Stop to an existing bicycle network or a bicycle network identified in an official public planning	
			t be directly linked by a new AHSC funded Context Sensitive Bikeway that has an entry point within one quarter mile of	0
either the AHD or Q	ualifying Transit Stallon or S		existing or planned bicycle network does not have to be comprised of Context Sensitive Bikeways 1 point	
F OH	L		dentify the Project component that links the AHD or Qualifying Transit Station or Stop to a bicycle	
FAAST File:	Bicycle Network Conne		letwork on the Transit Service Map (from Overview worksheet), Upload the official public planning File Uploaded? locument including map showing connectivity.	
(3) Barriers to safe	access of bicycle routes			
	will address sale access of			0
FAAST File:	Safe Bicycle Route	es e	Provide one of the following: Traffic and safety studies that detail existing problems, existing traffic conditions and traffic projections from a Public Agency; photos of existing conditions that demonstrate xisting 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.	
(4) Length of Safe	I and Accessible Walkways			
			iks and TRA sidewalks improved (from STI & TRA Worksheets):	0
			edestrian networks - 1 point ictly links two pedestrian networks that are unlinked for one quarter mile:	0
	Pedestrian Netwo		2AM - Identific a nedectrian crossing point that directly links two nedectrian networks that are unlinked	
FAAST File:	Connectivity		file Uploaded?	
			ints max (one point for each)	
Select how Project	will address safe access of			0
FAAST File:	Safe Pedestrian Rou	utes .	Provide one of the following: Traffic and safety studies that detail existing problems, existing traffic conditions and traffic projections from a Public Agency; photos of existing conditions that demonstrate systing problems with the walkway; or a letter from a Public Agency that explains the current problems with the walkway, and how the proposed improvement will fix it.	
		Gre	eeri Buildings and Renewable Energy §107(c) -8 Points Max	0
	Status - 3 points max		Construction Type (select type that gives max pts):	. 0
FAAST File:	us beyond mandatory green Green Building Sta		equirements as verified by a HERS rater: Provide signed letter from a HERS rater stating the green building status, File Uploaded?	
	se Reductions as verified I			
	luction level, measured as t			
	s verified by a certified design			0
FAAST File:	Energy Grid Reducti		Provide signed letter from a HERS rater stating the energy grid reductions. File Uploaded?	
			sing and Transportation Collaboration, §107(d) - 9 Points Max	0
AHD & HRI Requeste		STI Reques	C Requested - 6 points max ted: \$0 Total AHSC Funds Requested: \$0 STIT unus Requested as a for Total AHSC Funds Requested in the state of the state	· 0
			or Stop) as percentage of Total AHSC Requested - 2 points max	- 0
TRA Reg: \$0	TPA /Trancit	\$0	Total AHSC Funds 50 TRA (Transit Station/Stop) Funds 09/ TRA Funds Requested as % 09/	0
L	Station or Stop)		Requested: Req as % of Total AHSC Req: of Total AHSC Requested:	U
	other Greenhouse Gas R oject has received funding fi		Fund (GGRF) Program, which directly benefit or contribute to Project's development - 1 point max or see (3b) below	0
FAAST File:	GGRF Fund Evidence	Provide pr	Funding Amount: Funding Amount: Funding Amount: Funding Amount: Funding Amount: Funding Amount: Funding Amount: Funding Amount: File Uploaded? Project.	
(3b) Within enviro	nmentally cleared High Sp	peed Rail	Station Planning Area - 1 point max	.
	vironmentally cleared High			0
FAAST File:			Project's location within environmentally cleared High Speed Rail Station Planning Area. File Uploaded?	
			on Efficiency and Access to Destinations §107(e) 6. Points Max er Project address (or Project's center most point if no specific address exists) on US EPA Walkability Index to determine Wall	0.0
Project address or		is iii cine	Walkability Index to determine wall	kability. D
		(PAM)3	33 points each; 3 points max (for each flem below, answer Yes or No as to if these Key Destinations are within the	
Project Area)	,		· · · · · · · · · · · · · · · · · · ·	
	ts CalFresh requirements:		Licensed child care facility: Public library: Bank or Post Office:	
	epts Medi-Cal payments:		Pharmacy: Office park: Place of Worship:	0.0
	middle or high school:	2 2 2 2 2 2	Park-accessible to general public: University or junior college: Funds Leveraged §107(f) 4 Points Max	0
	ble Funding Commitments (EF		\$0 AHSC Funds Requested: \$0 Non-AHSC EFCs as a % of AHSC Requested: 0%	
			Anti-Displacement Strategies §107(g): 5 Points Max	0
			ams, or are located in jurisdictions with policies, strategies or programs that currently exist # of Strategies	
			dents from the area surrounding the Project - 1 point per strategy - 3 points max Implemented 0	O
			"Yes" for each strategy implemented)	
			o net loss of units on site according to affordability	
	retum policies that include			
	n coordination with local gov community land trust, multi-		or other pertinent organization to address indirect or direct displacement in neighborhoods near the proposed project (e.g.,	ł
			nearby neighborhoods, a Disadvantaged Community or a Low-Income Community	
			es" for each strategy implemented)	
,		~	as such as transit stations, transit comdors, job and housing rich areas, downtowns and revitalization areas or policies on	
	ied pursuant to Gov. Code §			
			ed by California Civil Code 1946.2	ļ <u> </u>
			int stability beyond what is required by California Civil Code 1946.2 in cumulative allocations, affirmative marketing strategies and policies dedicated to the conservation and improvement of	<u> </u>
			ds (e.g., acquisition/rehabilitation, community land trusts, land banking, mobilehome park overlay zones, single room	
оссиралсу	preservation ordinances, aff	ordable ho	ousing or commercial linkage fees). Different strategies captured within this bullet point are each eligible for points.	_ `
	nus ordinances that expand o	on state re		
	of at least \$1M in	ļ		
cumulative allocat and type of progra	ions (enler program name ami		and the commence of the commen	
	ting strategies and policies	 		
dedicated to the c				į

AHSC R5

Jacobi biomore invaser André - o get invaser André - o get invaser de la production de la production de la production de la production de la production de la production de la production de la production de la production de la production de la production or average de la production	Improvement of housing for lower and moderate income business. e.g., acquisition/rebabilitation, community land trusts, and backing, mobile home park overlay zones, single room occupancy preservation ordinances, affordable housing or commercial linkage fees, center general description of strategy/policy) FAAST File: Anti-Displacement Resident Care Projects demonstrating policies, strategies or programs that either currently exist or will be implemented through this project, one point will be project on programs. He will be strategy, policy, or programs. He will be strategy and project on programs, either and or a very link to the Applicant/Local Jurisdiction's implementation or requirement of policy in programs, either and or control or policy, or programs that either currently exist or will be implemented through this Project. One point will be project or policy, or programs that either currently exists or in the area surrounding the Project. One point will be project or policy, or programs that either currently exists or in the area surrounding the Project. One point will be project or policy, or programs that either currently exists or will be implemented through this Project. The point will be project or policy or programs that either currently exists or in the area surrounding the Project. One point will be project or programs, either and one or certainty exists or in the area surrounding the Project. One point will be project or programs, either and one or certainty exists or will be implemented through this Project. I point project or programs that either currently exists or in the area surrounding the Project. One point will be project, one point will be project, one point will be project, one point will be project, one point will be project, one point will be project, one point will be project, one point will be implemented through this Project. I point project, one or point will be implemented through this project, one point will be project, one point will be project, one point will be project the	ingle point of cont sistance program es (MWBE) for put le Uploaded? Trategies 0 cluding, but sousing ocation for ints outlined	land rik your programs designed and include either a before the strategy, policy, or program claimed and include either a before explanation or a web link to the Applicant/Local Jurisdiction's implementation or requirement of the strategy, policy, or program. s, strategies or programs that either currently exist or will be implemented through this in the following programs, either so one currently exists or is newly implemented through this Project. Two points will be programs, either so one currently existing and one newly implemented through this Project, or Strategies: Strategies: Number of Normber of Implemented Strategies: Project - 1 point per strategy - 2 points max In overlay zone to protect and assist small businesses In overlay zone to protect and assist small businesses In overlay zone to protect and assist small businesses In overlay zone to protect and assist small businesses In overlay zone to protect and assist small businesses In overlay zone to protect and assist small businesses In overlay zone to protect and assist small businesses In overlay zone to protect and assist small businesses In overlay zone to protect and assist small businesses In overlay zone to protect and assist small businesses In overlay zone to protect and assist small businesses In overlay zone to protect and assist small businesses In overlay zone to protect and assist small businesses In overlay zone to protect and assist small businesses and single point of contacting come from local businesses In overlay to the further development of the further development of the further development of the further development of the further development of the further development of the further development of the further development of the further development of the further development of the further development of the further development of the further development of the further development of the further development of the further development of the further development of the further development of the further devel
Jessels income histories of the common in the displacement of the common in the part of th	receptation for shill addition, community land rusts, land banking, mobile home park equalitation features are consistent or distances, affordable housing occurrence little discapling from occupancy preservation ordinances, affordable housing occurrence little discapling from the common and an additional properties of the properties o	ingle point of cont sistance program es (MWBE) for put le Uploaded? Trategies 0 cluding, but sousing ocation for ints outlined	land mix y housing enterers. Document who is responsible for each strategy, policy, or program claimed and include either a brief explanation or a web link to the Applicant/Local Jurisdiction's implementation or requirement of the strategy, policy, or program. s, strategies or programs that either currently exists or is newly implemented through this material enterers with the strategy, policy, or program. s, strategies or programs that either currently exists or is newly implemented through this project. Two points will be maken the strategy of the programs, either as one currently existing and one newly implemented through this Project, or program strategy - 2 points max. Freloct - 1 point per strategy - 2 points max Establishment of a small business advocate office and single point of contact for every small business advocate office and single point of contact for every small business advocate office and single point of contact for every small business advocate office and single point of contact for every small business advocate office and single point of contact for every small business advocate office and single point of contact for every small business advocate office and single point of contact for every small business advocate office and single point of contact for every small business advocate office and single point of contact for every small business advocate office and single point of contact for every small business advocate office and single point of contact for every small business advocate office and single point of contact for every small business advocate office and single point of contact for every small business advocate office and single point of contact for every small business advocate office and single point of contact for every small business advocate office and single point of contact for every small business advocate office and single point of contact for every small business advocate office and single point of contact for every small business. Document who is responsible
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Contractive things been, cover general copy of an improvision of management of the property of an improvision of an improvision of an improvision of an improvision of an improvision of a management of a man	AAST File: Anti-Displacement Resident Anti-Displacement Resident Document who is responsible for each strategy, policy, or program claimed and include either a brief explanation or a web link to the Applicant/Local Jurisdiction's implementation or requirement of the strategy policy, or program. Project to prevent the displacement of locally worsed businesses from the area surrounding the Project. One point will be will be made and include either a project to prevent the displacement of locally worsed businesses from the area surrounding the Project. One point will be will be project, or programs, either a son ecurrently exists or will be implemented through this Project, or programs, either as one currently existing and one newly implemented through this Project, or programs, either as one currently existing and one newly implemented through this Project, or programs, either as one currently existing and one newly implemented through this Project, or programs, either as one currently existing and one newly implemented through this Project, or programs, either as one currently existing and one newly implemented through this Project. One point will be will be project, or programs, either as one currently existing and one newly implemented through this Project, or programs all business assists and business assists. Implementation of an overlay zone to protect and assist small business sees. Formal program to ensure that some fraction of a jurisdiction's purchases of goods and services come from local businesses. AAST File: Anti-Displacement Business Document who is responsible for each strategy policy, or program antient and include either a brief explanation or a web link to the Applicant/Local Jurisdiction's minimater and include either a brief explanation or a web link to the Applicant/Local Jurisdiction's minimater and include either a programs. AAST File: Anti-Displacement Business AAST File: Anti-Displacement Business Document who is responsible for each strategy, policy, or programs claimed an	ingle point of cont sistance program es (MWBE) for put le Uploaded? Trategies 0 cluding, but sousing ocation for ints outlined	Document who is responsible for each strategy, policy, or program claimed and include either a brief explanation or a web link to the Applicant/Local Jurisdictions implementation or requirement of the strategy, policy, or program. s, strategies or programs that either currently exist or will be implemented through this he strategy policy, or programs. He seems from the area surrounding the Project. One point will be immediately existed by the project of the politic will be immediately existed by the project of the politic will be immediately existed by the project of the politic will be immediately existed by the project of the politic will be immediately existed by the project of the politic will be immediately existed by the project of the politic will be immediately existed by the project of the politic will be project of the politic will be project of the pro
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Partnerships with pre-a	pprenticeship i	orograms, stat	e certified c	ommunity co	nservation	corps program	s, "eam-w	hile-you-le	am" programs, YouthBuil	d programs, a	nd/or registered	
apprenticeship program	ns that lead to	industry recog	nized creder	ntials, certific	cations and	Vor references	for long te	m employ	ment and that have a trac	k record of suc	ccess in serving low	
income residents			•								j	
Partnerships with local	Workforce Inv	estment Board	programs s	erving disad	lvantaged (opulations or	ndíviduals	with barrie	ers to employment			
Projects that have deve	eloped project l	abor, commun	ity workforc	e, or high-ro	ad agreem	ents with targe	ted local h	ire specific	cations OR that are locate	d In jurisdiction	ns with local hire	
ordinances that directly	apply to the p	roposed proje	ct ·									
	•		Docum	ent which Ap	oplicant is	esponsible for	the workfo	rce develo	pment or hiring practice a	and include		
FAAST File:	Workforce	Development							ographic data on the popu	lation they	File Uploaded?	
									y or policy undertaken.	· _ :		
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(1) AHSC Funded Elig	ible Program	-1 point										
Proposed Eligible Prog	gram:									•	•	0.
(2) Applicant Provided	d Program Do	cumentation	- 1 point (if	Yes attach F	AAST doc	umentation)	· · · · · · · · · · · · · · · · · · ·	• •				_
Program Operator will	sustain the pro	gram beyond	the term of t	he AHSC Pr	ogram gra	nt (three years)	?		1			0
FAAST File:	Program (Continuation		ent showing m grant (thre		rogram Operat	or will sust	ain the pro	ogram beyond the term of	the AHŞC	File Uploaded?	:
26.5.85 5.16845.3405	CHANGE HE	OMEST OF	数据规律	Urban	Greening	§107(l) - 2 l	oints Ma	X History	路科科列建的原始	是於對學科	多数外外的	0
Urban Greening costs:	AHD:	\$0	HRI:	\$0	STI:	\$0	TRA:	\$0	Total Urban Gree	n Costs:	\$0	

		Narrative-Based Scoring §107(m)(n)(o)(p) - 15 Points Max PIN	
		ment of a write-up that addresses the following questions and prompts below and in the Guidelines. Please	
		tions should not be re-stated in the write-up. The total write-up may not exceed six pages, not including requ	
point font minimum.	Ensure that all relevant information	on 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 <u>Narrative Scoring Rubnic</u> document for guidance in completing Narratives.	File Uploaded?
图1435年15日本		Collaboration & Planning - §107(m) - 4 Points	8.6. 经工程的支撑。
(1) Local Planning			
		ents, and if applicable, describe what particular components of the project are derived from a local plan. Ex	plain how local government
		project, Refer to Section 107(m)(1) of the Guidelines for further guidance.	
FAAST File:	Local Planning Efforts	Indicate the applicable section or elements of the local planning document Project will implement.	File Uploaded?
	ransportation Collaboration *Na		
		or partners that worked together to create the proposed AHSC project. Explain the process involved in co	
larger version for th	e Project Area (PAM). Describe th	e integration of housing, transportation, and urban greening infrastructure components in creating a cohes	ve Project.
FAAST File:	Site Plan & Project Map	Provide a site plan and project area map (or context plan) detailing housing and transportation collaboration.	File Uploaded?
新疆的经济域		Community Benefits & Engagement - §107(n) - 6 Points	0-9-05-6-7-05-6-7-05-8-7-05-8-7-05-8-7-05-8-7-05-8-7-05-8-7-05-8-7-05-8-7-05-8-7-05-8-7-05-8-7-05-8-7-05-8-7-0
	gagement and Leadership *Nam		
Describe how comr	nunity-based organizations and lo	cal residents have been meaningfully involved in the visioning and development of this project. Explain in v	which stage(s) of the process
community membe	rs and CBOs have been and will b	be engaged. Describe efforts to Involve Disadvantaged and/or Low-Income Community residents, including	how meetings were
advertised and mad	de accessible.		
FAAST File:	Community Tracker	Provide a completed AHSC Round 5 Community Engagement Tracker	File Uploaded?
(2) Addressing Co	mmunity Needs *Narrative		
Demonstrate how to	he proposed AHSC project meets	one or more identified community needs, articulating how these needs were identified (e.g. through the co	nmunity engagement
		l health department plan or other city/county plan, etc.). Address community needs beyond the provisions c	
		y or Low-Income Community, applicants are also encouraged to cile top burdens from their CalEnviroScr	een 3.0 score as community
needs that their pro	ejects will address.	· '	
FAAST File:	Community Needs	Letter of support from local community-based, grassroots organization describing the community engagement process and how feedback from local residents was incorporated into the project.	File Uploaded?
		Community Climate Resiliency - §107(o) - 3 Points	DESCRIPTION OF THE PROPERTY OF
	ation Assessment Matrix		
Fill out the Climate	Adaptation Assessment Matrix (lin	nk below) with climate projections for the listed impacts and with technical descriptions of adaptive measure	s to be employed. If the
project is consideri	ng climate projections from data s	ources besides those listed below, state where the data are from and if they use different assumptions (e.g	. tlme hortzon),
FAAST File:	Climate Matrix	AHSC Round 5 Climate Adaptation Assessment Matrix	File Uploaded?
(2) Climate Adapta	ation *Narrative		
		conditions will be reduced by strategies listed in the Climate Adaptation Assessment Matrix. Consider the life	time of Project elements.
		sequences of those risks (impacts to occupant health and safety, structural integrity, heating and cooling sy	
or county has adde	ed adaptation measures to the Ge	neral Plan or other local planning documents, describe how the Project conforms to the implementation of t	hat plan (Government Code
section 65302(g)(4)), requires cities and counties to i	ncorporate climate considerations in the Safety Element of the General Plan or other local plan or documer	it by January 1, 2022).
Separate response	es according to climate impacts.	• .	
自然實施公司基礎	Co	mmunity Air Pollution Exposure Mitigation §107(p) - 2 Points Max	WARE REPORTED
	xposure Mitigation Strategies *1		
		pollutants of concern and/or known sources of pollution affecting the Project Area. Report the PM2.5, Diese	
		viroScreen 3.0 for the census tract in which the project will be sited.* Describe how air pollution mitigation s	trategies are utilized In the
design of the Proje	cl, how they were selected, and h	ow they address pollution sources.	

Page 39 of 46

Pleas	se complete	the "yellow" cells	s in the form below and en	nail a co	pment Team (ADT) Support Form py to: AppSupport@hcd.ca.gov. A member of	the Application D	evelopment	Team will
		-	re	spond to	o your request within ASAP.			
Full Nam	ne:				Date Requested:	Vers	plication ion Date:	·
Organiza			· <u>·</u>	Email:		Contact Phone:		
Justificat	ion:							•
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	ound 5 Document Ch	ecklist	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Overview TAB FAAST File:	· · · · · · · · · · · · · · · · · · ·	Submitted	Comments
		Jupinited	·
AB 1550			
Project Area Map			
Transit Service Map			
Transit Service Schedule			
MPO Support Doc			
SCS or Equiv Regional Plan			
Reloc Plan			
Hsng Element Letter			
Indian Tribe			
STI TRA Agrmnt			
Applicant Documents (if more than two applicants contin	ue attachements as App3,	App4, and	App5)
App1 Cert & Legal			
App2 Cert & Legal			
App1 Reso			
App2 Reso Resolutions***	!		
Entity Name (identity of the contracting party or borrower) a Name & Title of Signatory(ies)**** NOTE: Name and title of authorized signatory(ies) is preferred acceptable), supporting documentation evidencing the individual. NOFA Date.	d. In instances pertaining to	municipalitie	s/jurisdictions/transit agencies (when title is
4. Language authorizing Signatory(ies) to sign Standard Agre	eement.		
 5. Amendment Provision included. 6. Aggregate dollar amount (should be equal to or greater than 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).		
Project name as it appears on AHSC application. The General Partner and Limited Partner who are members	s of the Limited Partnership	will also need	d to submit applicable organizational
documents based on the type of entity they are. ** Organizational documents for the manager of the LLC if ar	a ontity other than an individ	uol	
*** These are minimum requirements for a resolution. Update *** Ensure when identifying the Signatory(les), if more than or	es can be requested once a	review is cor	
App1 OrgDoc1	one is listed, that and or o	is defined	
App2 OrgDoc1			
Applicant Organizational Documents (submit documenta	ation for each as App1, Ap	p2, etc)	
Limited Partnership (L.P.)*	FAAST File:	Submitted	Comments
Certificate of Limited Partnership (LP-1)	App1 OrgDoc1		
LP-2 (IF Applicable)	App1 OrgDoc2		
Loan Authorization	App1 OrgDoc3		
Certificate of Limited Partnership	App1 OrgDoc4		

· AHSC 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		
Certiificate of Status from Secretary of State	App1 OrgDoc3		
Evidence of tax-exempt status from FTB	App1 OrgDoc4		,
Evidence of tax-exempt status from IRS	App1 OrgDoc5	•	
Limited Liability Company (LLC)	FAAST File:	Submitted	Comments
LLG-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	Öwner 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		
<u> </u>			

AHSC Round 5 Document Checklist				
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** Certification & Legal Disclosure (wet signature	FAAST File:	Submitted	Comments	
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				
AHD Market Study				
AHD Site Control	·			
AHD Preliminary Title Report				
Past Exp AHD1 (submit documentation for each as AHI	D1, AHD2, etc)			
ÁHD 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				

AHSC Round 5 Document	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)	July	
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)		ı
STI No Ag		
STI Ag Infill		
STI Local Approvals	·	
TRA TAB FAAST File:	Submitted	Comments
TRA Cap Project Cost		
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 Approvals		
PGM TAB FAAST File:	Submitted	Comments
ÉFC PGM1 (submit documentation for each as PGM1, PGM2, etc)		,
Quantitative Policy TAB FAAST File:	Sübmitted	Comments
k		

AHSC Round 5 Document Checklist				
		•		
Safe Bicycle Routes				
Pedestrian Network Connectivity				
	Submitted	Comments		
		·		
Community Tracker				
· · · · · · · · · · · · · · · · · · ·				
FAAST File:	Submitted	Comments		
GHG Benefits Calculator				
Tool				
GHG Affordable Housing				
, or to your day to product of				
Map documenting distance to central business district, determined using the CARB tool available at: www.arb.ca.gov/cc/capandtrade/auctionproceeds/kml/iobce GHG Distance to CBD				
GHG Mixed-Used Development				
 				
GHG Parking		·.		
	FAAST File: GHG Benefits Calculator Tool GHG Affordable Housing GHG Distance to CBD GHG Mixed-Used Development	FAAST File: Submitted GHG Benefits Calculator Tool GHG Affordable Housing GHG Distance to CBD GHG Mixed-Used Development		

AHSC R	ound 5 Document Ch	ecklist	
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	1	
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:
 - (1) reducing air pollution;
 - (2) improving conditions in disadvantaged communities;
 - (3) supporting or improving public health and other co-benefits as defined in Section 39712 of the Health and Safety Code;
 - (4) improving connectivity and accessibility to jobs, housing, and services;
 - (5) increasing options for mobility, including the implementation of the Active Transportation Program established pursuant to Section 2380 of the Streets and Highway Code;
 - (6) increasing transit ridership;
 - (7) preserving and developing affordable housing for lower income households, as defined in Section 50079.5 of the Health and Safety Code; and
 - (8) protecting agricultural lands to support infill development.

Section 101. AHSC Program Overview

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

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

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

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

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

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

Disadvantaged Community Benefits

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

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

Article II. Program Requirements and Procedures

Figure 1: AHSC Program Summary

Figure 1: Af	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	 MUST include Qualifying Transit Qualifying Transit includes variou Service. All Project Areas <u>MUST</u> also include Transit line departing two or more Service). 	le a Transit Station/Stop, serve times during Peak Hours (unles	d by at least one Qualifying s it is Flexible Transit
	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	 <u>CANNOT</u> be served by High Quality Transit <u>MUST</u> be located within a Rural Area
Required AHSC Funded Components §102 & §103	 At least fifty (50) percent of AHSC Program funds <u>MUST</u> be used for Affordable Housing (which <u>includes</u> Affordable Housing Developments or Housing Related Infrastructure) <u>AND</u> At least one other type of Eligible Capital Project or Program Cost 	 At least fifty (50) percent of MUST be used for Affordated Housing Development (1997). AHSC Program funds MUTransportation Infrastructure Housing (which includes ADEvelopments or Housing). 	able Housing (which includes elopments or Housing IST be used for Sustainable sture AND Affordable Affordable Housing
Eligible Capital Projects or Program Costs §103	gible Capital Projects or ogram Costs * Affordable Housing Developments (AHD) * Housing Related Infrastructure (HRI) * Sustainable Transportation Infrastructure (STI) * Transportation-Related Amenities (TRA)		
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 with 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 expenditures shall be for Affordable Housing (Health & Safety Code § 39719(a)(1)(C)) ■ 50 percent of AHSC Program expenditures shall be for projects benefitting Disadvantaged Communities (Public Resources Code § 75214) Note: A single project can address both set-asides above, and are not mutually exclusive.		
<u>L'</u>	J Note, A single project can addr	ess non ser-asides above, and are i	ioi matually exclusive.

Section 102. Eligible Projects

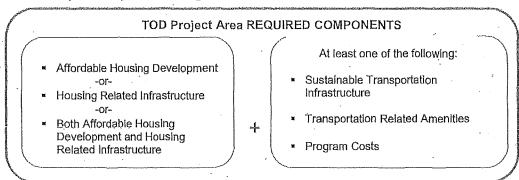
The AHSC Program is designed to implement GHG emissions reductions through a reduction of vehicle miles travelled (VMT), or fewer and shorter auto-trips. The AHSC Program will fund integrated land use and transportation projects supporting low-carbon transportation options. Promoting mode shift to low-carbon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

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

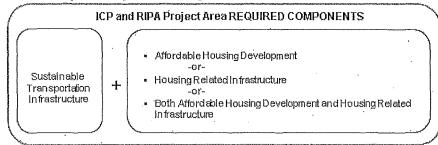
All projects regardless of **Project Area** type must demonstrate VMT reduction through fewer or shorter vehicle trips or incentivize mode shift to transit use, bicycling or walking within transit areas, with an emphasis on integration of or development of affordable housing, and with an emphasis on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

(c) TOD Project Areas must demonstrate 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 F	rogram Costs
Eligible Capital Proje	cts
Affordable Housing Development (AHD)	
* Housing-Related Infrastructure (HRI)	Francis
 Sustainable Transportation Infrastructure (511)
 Transportation-Related Amenities (TRA) 	
Eligible Program Costs	(PGM) The state of the Total
 Active Transportation Programs 	
 Transit Ridership Programs 	
 Criteria Air Pollutant Programs 	
 Workforce DevelopmentPrograms 	
 Car Share Programs 	

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

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

Figure 3: Eligible Cost Examples	AHD/ HRI	STI	TRA	PGM
Construction or Substantial Rehabilitation of affordable housing	Х			
Installation of new or improved walkways that improve mobility and access of pedestrians		Х		
Installation of new or improved bikeways that improve mobility and access of cyclists		Х		
Installation of new or improved pedestrian crossings or over-crossings		Х		·
Non-capacity increasing streetscape improvements, including, but not limited to the installation of lighting, signage, or other related amenities for pedestrians, cyclists and transit riders			Х	·
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		Χ		
Signage and way-finding markers			·X	
Installation of traffic control devices to improve safety of pedestrians and bicyclists		Х		

Figure 3 (continued): Eligible Cost Examples	AHD/ HRI	STI	TRA	PGM
Street furniture (e.g. benches, shade structures, etc.)			Χ.	
Bicycle repair kiosks			Х	'
Publicly accessible bicycle parking			X	
Bike sharing infrastructure and fleet	ļ	X	<u>.</u>	,
Bicycle carrying structures on public transit			X.	
Development of a dedicated bus lanes as part of a BRT project		X		
Development and/or improvement of transit facilities or stations		Х	X	
Transit related equipment to increase service or reliability		Χ		
Transit Signal Priority technology systems		X		
Real-time arrival/departure information systems			Х	
Installation of at-grade boarding infrastructure		Χ		
Development or improvement of shelters or waiting areas at transit station/stops			Х	
Transit ticket machine purchase or improvements			Х	
Transit passenger amenities - e.g. Wi-Fi access			Χ	
Transit Vehicle Procurement for service expansion	, .	Χ		
Transit Operations for service expansion		Χ		
Station area signage			X	
Energy Efficiency and Renewable Energy	. X	Х	X	
Open Network or transit vehicle only ZEV Charging Infrastructure	. X	Х	Х	
Water Efficiency	Х	X	Х	
Urban Greening	Χ.	Х	Х	
Pedestrian and bicycle safety education programs				Х
Development and publishing of community walking and biking maps, including school route/travel plans				X.
Development and implementation of "walking school bus" or "bike train", programs				Х
School crossing guard training programs				Х
Bicycle clinics				Х
Public outreach efforts to increase awareness and understand the needs of active transportation users				Х
Bike sharing program operations				X
Ride and/or car share programs				X
Transit subsidy programs			1	Х
Education and marketing of transit subsidy programs	1 .			X
Transportation Demand Management (TDM) programs			<u> </u>	X
Air pollution exposure reduction program			1	X
Workforce development partnerships	1	· ·	1	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 Density Requirements			
Project Area Type	Residential only	Mixed-Use Projects	
	Projects	(Floor Area Ratio)	
TOD	30 units per acre	>2.0	
ICP	20 units per acre	>1.5	
RIPA	15 units per acre	>0.75	

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

- (ii) Consist of scattered sites constituting a single, integrated **Affordable Housing Development** that meets the requirements set forth by
 Section 8303(b) of the Uniform Multifamily Regulations (UMRs); or
- (iii) Include nonresidential uses that are compatible under local zoning.
- (C) Eligible costs for Affordable Housing Development Capital Projects are limited to:
 - (i) Costs for a Housing Development, as specified in Section 7304(a) and (b) of the MHP Guidelines dated June 19, 2019 (MHP Guidelines). Section 7304(b)(10) the reasonable developer fee subject to the provisions of Section 7305, must be calculated as applicable using the TCAC Regulations dated February 27, 2019.
 - (ii) Soft costs such as those incidentally but directly related to construction or other pre-development components including, but not limited to, planning, engineering, construction management, architectural, and other design work, required mitigation expenses, appraisals, legal expenses, and necessary easements. Soft costs shall not exceed 10 percent of total AHSC Program award.
 - (iii) Each AHSC application may budget up to 2 percent of their total funding request for Employment Benefits and Outcomes Reporting. This amount will scale with the size of the Applicant's funding request. Applicants should consider the size of their loan and grant funded project components when allocating this item into capital cost budgets. Employment Benefits and Outcomes Reporting costs are not included within the soft costs cap.
- (D) Affordable Housing Development and Housing Related Infrastructure Capital Projects must comprise <u>at least</u> fifty (50) percent of total AHSC funds requested.
- (E) A single Affordable Housing Development Capital Project may not include more than one Affordable Housing Development, nor may it include an Affordable Housing Development that contains multiple development sites when one development site is receiving four percent low-income housing tax credits, and another is receiving nine percent low-income housing tax credits. An application proposing an Affordable Housing Development with both four percent low-income housing tax credits and nine percent low-income housing tax credits will be disqualified on the grounds that it is not proposing a Project within the meaning and design of the AHSC Program. To the extent such tax credit scenarios are contemplated, they shall constitute two separate and independent Projects, each of which must submit an entirely separate application and qualify independently of the other.
- (2) Housing-Related Infrastructure Capital Projects

- (A) Eligible costs for Housing-Related Infrastructure Capital Projects are limited to:
 - (i) Capital improvements required by a Locality, transit agency, or special district as a condition to the approval of the Affordable Housing Development.
 - (ii) Soft costs such as those incidentally but directly related to construction or other pre-development components including, but not limited to, planning, engineering, construction management, architectural, and other design work, required mitigation expenses, appraisals, legal expenses, and necessary easements. Soft costs shall not exceed 10 percent of total AHSC Program award.
 - (iii) Each AHSC application may budget up to 2 percent of their total funding request for Employment Benefits and Outcomes Reporting. This amount will scale with the size of the Applicant's funding request. Applicants should consider the size of their loan and grant funded project components when allocating this item into capital cost budgets. Employment Benefits and Outcomes Reporting costs are not included within the soft costs cap.
 - (iv) Required environmental remediation necessary for the Capital **Project** where the cost of the remediation does not exceed 50 percent of AHSC Program grant funds.
 - (v) Real property acquisition of the **Housing-Related Infrastructure** project site and associated fees and costs (not to exceed 10 percent of the total **AHSC Program** award). Real estate commissions for purchase or acquisition are not an eligible expenditure.
 - (vi) Impact fees required by local ordinance are eligible for funding only if used for the identified eligible Capital Project not to exceed 15 percent of the AHSC Program award up to \$300,000.
- (B) Affordable Housing Development and Housing Related Infrastructure Capital Projects must comprise <u>at least</u> fifty (50) percent of total AHSC funds requested.
- (3) Sustainable Transportation Infrastructure Capital Projects (including Active Transportation and transit infrastructure)
 - (A) Eligible costs for **Sustainable Transportation Infrastructure Capital Projects** are limited to:
 - (i) Capital improvements that result in the improvement or addition of infrastructure that encourages mode-shift by enhancing: 1) public transit access; 2) pedestrian network; or 3) bicycle network (includes public bike-share infrastructure and fleet) within the defined **Project**

Area meeting the transit requirements detailed in Section 102 (c) or (d).

- (ii) Soft costs such as those incidentally but directly related to construction or project plans, specifications and estimates including, but not limited to, planning, engineering, construction management, architectural, and other design work, environmental impact reports and assessments, appraisals, legal expenses, and necessary easements. Soft costs shall not exceed 30 percent of total AHSC Program award.
- (iii) Each AHSC application may budget up to 2 percent of their total funding request for Employment Benefits and Outcomes Reporting. This amount will scale with the size of the Applicant's funding request. Applicants should consider the size of their loan and grant funded project components when allocating this item into capital cost budgets. Employment Benefits and Outcomes Reporting are not included within the soft costs cap.
- (iv) Activity Delivery Costs that are associated with the implementation of the Capital Project not to exceed 10 percent of the costs associated with the Capital Project.
- (v) Operations expenditures for up to 2 years that directly expand transit service by supporting new or expanded routes and may include wages, fueling, maintenance, and other costs to operate those services.
- (vi) Other Capital Project costs required as a condition of local approval for the Capital Project, as approved by the Department.
- (B) The total combined grant amount for Sustainable Transportation Infrastructure Capital Projects and Transportation-Related Amenities Capital Projects within a Project Area shall not exceed \$10,000,000.
- (4) Transportation-Related Amenities Capital Projects
 - (A) Transportation-Related Amenities must be publicly accessible.
 - (B) Eligible costs for Transportation-Related Amenities Capital Projects are limited to:
 - (i) Capital improvements that are publicly accessible and provide supportive amenities to cyclists, pedestrians, and transit riders (i.e. bike parking, bus shelter, benches, street trees, etc.) within the defined **Project Area** meeting the transit requirements detailed in Section 102 (c) or (d).
 - (ii) Soft costs such as those incidentally but directly related to construction project plans, specifications and estimates including,

but not limited to, planning, engineering, construction management, architectural, and other design work, environmental impact reports and assessments, appraisals, legal expenses, and necessary easements. Soft costs shall not exceed 10 percent of total AHSC Program award.

- (iii) Each AHSC application may budget up to 2 percent of their total funding request for Employment Benefits and Outcomes

 Reporting. This amount will scale with the size of the Applicant's funding request. Applicants should consider the size of their loan and grant funded project components when allocating this item into capital cost budgets. Employment Benefits and Outcomes

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

(b) Program Costs

- (1) Program Costs include those costs typically associated with 1) program creation, or 2) expansion of existing programs to serve new populations or offer new program service and implementation. Eligible costs may include operational costs for programs for the term of the grant (3 years). Programs include education, outreach and training programs for Active Transportation or transit ridership; air pollution exposure reduction; workforce development partnerships; and outreach, education, and subsidy to low-income residents for ZEV car sharing.
- (2) The total grant amount for **Program Costs** within a **Project Area** shall not exceed 30 percent of the funding request for the overall **Project** up to \$500,000. Costs incurred for required transit passes or cards described in Section 106 (4) will not contribute to this cap.
- (c) Ineligible costs include all of the following:
 - (1) Costs are not eligible for funding if there is another feasible, available source of committed funding for the Project portion thereof to be funded by the AHSC Program or if the cost is incurred prior to AHSC Program award;
 - (2) Routine maintenance or operations of transportation infrastructure including the general transit fleet, not including AHSC funded transit service expansion;

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

Section 104. Assistance Terms and Limits

- (a) The maximum AHSC Program loan or grant award, or combination thereof, for a TOD, ICP and RIPA Project Area is \$30 million with a minimum award of \$1 million.
- (b) Loans for rental **Affordable Housing Developments**, or the rental portions of an **Affordable Housing Development**, are subject to the following terms:
 - (1) AHSC Program funds will be provided as a loan for permanent financing by the Department to the owner of the Affordable Housing Development, with the same terms as the Department's MHP Program financing as set forth in Section 7308 of the MHP Guidelines.
 - 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:

<u>AHSC funds requested + Enforceable Funding Commitments (EFCs) – Deferred Costs</u>

Total Development Cost – Deferred Costs

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

- (8) Completion and approval or adoption of all necessary environmental clearances including those required under the California Environmental Quality Act (CEQA) and if applicable, the National Environmental Policy Act. All applicable time periods for filing appeals or lawsuits have lapsed within 30 days of the application due date with lawsuits or appeals filed.
 - (A) STI or TRA components of a Project are not required to certify completion and demonstration of approval of environmental clearances (NEPA or CEQA) as stated in (8) above until prior to the initial disbursement of grant funds
- (9) Applications must demonstrate that all necessary discretionary local land use approvals, excluding design review, have been granted.
- (10) The application must be sufficiently complete to assess the feasibility of the proposed project and its compliance with AHSC Program and application requirements. For example, the applicant must demonstrate that the Project is financially feasible as evidenced by documentation including, but not limited to, a market study, project pro-forma, sources and uses statement, proposed operating budget, multi-year pro-forma, or other feasibility documentation that is standard industry practice for the type of proposed Affordable Housing Development. A market study that meets the requirements specified in the TCAC Regulations Section 10322(h)(10) will be accepted by the Department.
- (11) The applicant or **Developer** of the **Project** must demonstrate **Site Control** sufficient to ensure the timely commencement of the **Project** as determined by the **Department**.
- (12) Applicants must demonstrate experience by providing evidence of at least two projects that are similar to the proposed AHSC **Project** in scope and size, which have been completed by the applicant, or joint applicant, during the ten years preceding the application due date.
 - (A) For STI or TRA components only, an applicant may demonstrate the requisite experience (as detailed above) by using the past experience of work completed of a Locality or Transportation Agency non-applicant so long as the applicant can provide an executed agreement with that specific Locality or transportation agency non-applicant for the

- completion of the **STI** or **TRA** components of the AHSC Project for which funding is sought.
- (13) As of the date of application, the applicant(s), the **Project**, or the real property on which the **Project** is proposed may not be party to or the subject of any claim or action in the state or federal courts that affects or potentially affects the feasibility of the project. Further, the applicant(s) shall disclose and describe any claim or action undertaken by or against the applicant(s), the **Project** or the Property which affects or potentially affects the feasibility of the **Project**.
- (14) Construction of the **Project** has not commenced as of the application deadline set forth in the **NOFA**.
- (15) Qualifying Transit must be completed and offering service to the Transit Station/Stop of the Project Area by the time set forth in the Standard Agreement, but in no case later than the issuance of the certificate of occupancy for the Affordable Housing Development.
- (16) Demonstrate consistency with State Relocation Assistance Law (CA Gov Code Sec. 7260-7277).
- (17) The Housing Element for the jurisdiction in which the **Project** is located must be in substantial compliance by the date of award recommendation. Housing Element in substantial compliance means the local public entity's adopted housing element is in substantial compliance as demonstrated by a letter from the Department which sets forth findings that the housing element adopted within the time frames required by Section 65588 of the Government Code includes that substance essential to every requirement of Article 10.6, commencing with Section 65580, of Chapter 3 of Division I of Title VII of the Government Code. A jurisdiction's current housing element compliance status can be obtained by referencing the **Department's** website at www.hcd.ca.gov\. **Projects** located on Trust Land, as defined in Appendix B(a)(1), (2), are exempt from this requirement.
- (18) Applications must integrate applicable climate adaptation measures as described in Section 107(o).
- (19) The applicant must demonstrate that costs for any **Project** or component thereof will not result in loss or conversion of agricultural or other working lands or natural resource lands for other uses. The **Project** site must not be designated as agricultural land according to the State Department of Conservation's Farmland Mapping and Monitoring Program (FMMP) Tool. An exemption to the FMMP designation may be allowed for applications that submit documentation that substantiates a description of an **Infill Site**.
- (20) Applications requesting AHSC Program funding for Affordable Housing Developments and Housing-Related Infrastructure Capital Projects must also demonstrate to the satisfaction of the Department all the following:

- (A) Rental **Affordable Housing Developments** must meet the underwriting standards in the UMRs and MHP Guidelines Section 7312.
- (B) The Affordable Housing Development and/or Housing-Related Infrastructure Capital Project(s) are infeasible without AHSC Program funds, and other committed funds are not and will not be supplanted by AHSC Program funds.
- (C) Proposed **Projects** involving new construction or **Substantial Rehabilitation** and requiring the demolition of existing residential units are eligible only if the number of bedrooms in the new **Project** is at least equal to the number of bedrooms in the demolished structures, with equal or greater affordability. The new affordable units may exist on separate parcels provided all parcels are part of the same **Project** meeting the requirements of the **UMRs** Section 8303 (b).
 - (i) The Department may approve Projects involving new construction or Substantial Rehabilitation and requiring the demolition of existing residential units that result in a number of bedrooms less than the number in the demolished structures where it determines that such approvals will substantially improve the livability of the remaining units, or serve some other compelling public policy objective, as long as the reduction does not result in more than 25 percent fewer units upon Project completion.
- (D) Applicants must demonstrate the proposed **Affordable Housing Development** is consistent with State and Federal Fair Housing requirements including duties to affirmatively further fair housing.
- (E) Where approval by a local public works department, or other responsible local agency, is required for the Housing-Related Infrastructure Capital Project, the application must include a statement from that department indicating that the Housing-Related Infrastructure Capital Project is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that Department.
- (21) Applications requesting AHSC Program funding for **Sustainable Transportation Infrastructure** and/or **Transportation-Related Amenities Capital Projects** must satisfy all the following:
 - (A) Where approval by a local public works department, or other responsible local agency, is required for the **Project**, the application must include a statement from that entity indicating that the **Sustainable Transportation**Infrastructure and/or Transportation-Related Amenities Capital

 Project(s) is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.
 - (B) If the Sustainable Transportation Infrastructure and/or Transportation-Related Amenities Capital Project(s) involves the

demolition of existing units that are affordable to lower-income households, the application must demonstrate the replacement of demolished units, comparable in size, of equal or greater affordability and equal to or greater than the number of the demolished affordable units located within comparable access to transit and include first right of return to displaced residents.

- (i) The no net loss requirements contained in section 106(a)(20)(C) of these Guidelines apply to Sustainable Transportation Infrastructure or Transportation-Related Amenities Capital Projects occurring on a property which includes a parcel, or any portion of a parcel, on which (1) residential dwelling units affordable to lower income households currently exist, or (2) there have been dwelling units restricted to lower-income households that have been vacated or demolished within the five year period preceding the application.
- (22) Applications requesting AHSC Program funding for **Program Costs** must also demonstrate to the satisfaction of the Department all the following:
 - (A) The **Program Costs** are infeasible without AHSC Program funds, and other committed funds are not being supplanted by AHSC Program funds
- (23) All proposed AHSC Project components are subject to all applicable codes, including the California Building Standards Code (CCR, Title 24). The 2019 edition of this code, effective January 1, 2020, requires mechanical ventilation systems with high efficiency filtration of Minimum Efficiency Rating Value (MERV) 13.
- (24) Outreach and education on reducing potential health impacts of air pollution must be provided to residents of **Affordable Housing Developments**. Local health departments, air districts, and nonprofits may provide useful resources for this requirement.
- (25) **Projects** must meet the accessibility requirements specified in the **TCAC** regulations, as may be amended and renumbered from time to time. Exemption requests, as provided for in the **TCAC** regulations, must be approved in writing by the **Department** prior to the start of construction. Projects must also provide a preference for accessible units to persons with disabilities requiring the features of the accessible units in accordance with **TCAC** regulations. The applicant or **Developer** of the **Project** must ensure that any other applicable federal, state, and local accessibility requirements are met.

Section 107. Scoring Criteria

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

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

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

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

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

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

(a) Estimated GHG Emissions Reductions – 30 Points Maximum

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

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

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

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

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

Total Project GHG Reductions AHSC \$ Request

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

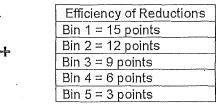
Note: For phased projects, only the current phase (the phase seeking AHSC funding) of a project will be quantified.

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

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

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

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) Up to 2 points 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) <u>Up to 2 points</u> 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 Reques	t 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) 1 point 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**.

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

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

(1) <u>Up to 3 points</u> will be given for the Location Efficiency of the **Project** site as determined by <u>the US EPA Walkability Index</u> 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. <u>Click here for the methodology for the Walkability Index</u>.

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) Up to 3 points 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, multi-lingual 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) <u>Up to 2 points</u> (1 point per strategy) will be awarded for **Projects** that are located in jurisdictions that meet the following criteria:
 - Implemented programs over the last five years that finance infrastructure with accompanying increased housing capacity or local financial incentives for housing, including, but not limited to, a local housing trust fund or fee waivers.
 - Adopted a Nondiscretionary Local Approval Process for residential and mixed-use development in all zones permitting multifamily housing, established workforce housing opportunity zones, as defined in Gov. Code Section 65620, or housing sustainability districts, as defined in Gov. Code Section 66200.
 - Zoning more sites for residential development or zoning sites at higher densities than is required to accommodate 150 percent of the minimum

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

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

- (1) <u>Up to 2 points</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 highroad agreements with targeted local hire specifications OR that are located in jurisdictions with local hire ordinances that directly apply to the proposed project.

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

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

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

(i) Housing Affordability - 5 Points Maximum

(1) Up to 5 points 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 re	stricted to ELI households	Points	
5% to 10%		2 points	
11% to 15%	,	3 points	
16% to 20%		4 points	
>20%		5 points	

(k) Programs – 2 Points Maximum

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

(I) Urban Greening – 2 Points Maximum

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

Narrative-Based Policy Scoring- 16 Points

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

(m) Collaboration & Planning - 4 Points Maximum

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

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

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

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

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

(n) Community Benefits & Engagement - 6 Points Maximum

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

- (1) Community Engagement and Leadership: Describe how community-based organizations and local residents have been meaningfully involved in the visioning and development of this project. Explain in which stage(s) of the process community members and CBOs have been and will be engaged. Describe efforts to involve Disadvantaged and/or Low-Income Community residents, including how meetings were advertised and made accessible.
- 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.
- 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, <u>"Best Practices for Reducing Near-Road Air Pollution Exposure at Schools"</u>
- 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 <u>CalEnviroScreen 3.0</u> results.

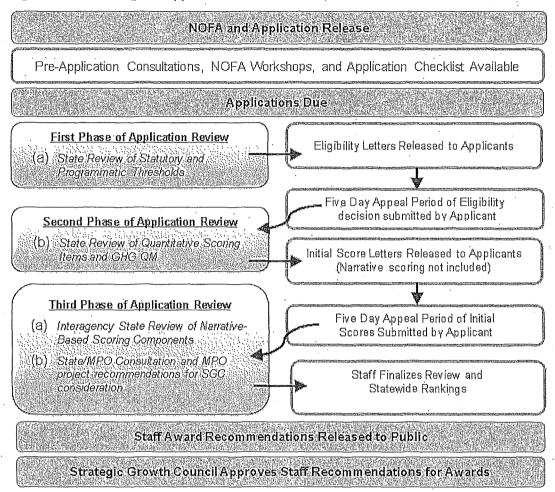
Section 108. Application Process

- (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 set-asides for Affordable Housing and Disadvantaged Communities are met.
- (5) Regardless of Project Area type, the Council will seek to fund one project, in the tribal funding target, per funding cycle to a Federally Recognized Indian Tribe, an eligible entity having co-ownership with a Federally Recognized Indian Tribe, or an eligible entity established by a Federally Recognized Indian Tribe to undertake Tribal housing projects. The Project must meet the requirements laid out in Appendix B in order to qualify for the Tribal funding target. Unless stated otherwise, the Project must meet all AHS Program requirements. The Project will contribute to the relevant Project Area type target. If multiple Federally Recognized Indian Tribes apply for Projects, the Council will apply the scoring criteria from these Guidelines to rank the Projects such that the top-ranked Project will be awarded under the Council's Tribal target and the remaining Project(s) will compete in their respective Project Area types.
- (6) Though there are no statutory requirements or specific targets for regional allocation of awards, the **Council** is committed to striving for an equitable distribution of resources. Since it is in the interest of the State to fund a variety of project types and scales in a variety of locations to demonstrate the many ways GHG emissions may be reduced, adjustments may be made in the recommendation and award of funds.

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

Figure 6: AHSC Program Application Review Process



Article III. Legal and Reporting Requirements

Section 109. Legal Documents

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

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

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

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

Section 110. Reporting Requirements

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

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

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

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

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

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

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

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

Section 111. Performance Requirements

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

Section 112. Defaults and Cancellations

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

Section 113. Prevailing Wages

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

Appendix A. Definitions

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

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

- speed, and which prioritize bicycle through trips for bicycles over vehicles. Some example traffic control devices include bicycle right of ways, chicanes, traffic diverters, and mini roundabouts.
- (4) For streets with a speed limit greater than 25MPH, install a Class IV bicycle facility (Protected Bike Lanes, or also known as Cycletracks).
- (m) "Council" means the California Strategic Growth Council, established pursuant to Public Resources Code Section 75121.
- (n) "Currently Developed" means that the land in question is altered by paving, construction, and/or land use that would typically have required regulatory permitting to have been initiated.
- (o) "Deferred Costs" means costs deferred at construction loan closing, including but not limited to: capitalized reserves, loan fees, syndication costs, legal, accounting, audit, consultant fees, and developer fees paid from operating cashflow.
- (p) "Department" means the Department of Housing and Community Development of the State of California.
- (q) "Developer" means the entity that the Department and the Council rely upon for experience, site control, and capacity, and which controls either (1) the Affordable Housing Development during development and through occupancy, (2) the Housing-Related Infrastructure during development and through completion, or (3) the Sustainable Transportation Infrastructure and Transit-Related Amenities during development and through operation.
- (r) "Disadvantaged Community" means a census tract with a score in the top 25 percent or one of the 22 additional census tracts that score in the highest 5 percent of Pollution Burden as identified in California Environmental Protection Agency's CalEnviroScreen 3.0 tool.
- (s) "Employment Benefit and Outcome Reporting" means submission of data about the jobs and related benefits created by the AHSC Investment as required by the <u>Funding Guidelines for Agencies Administering California Climate Investments.</u>
- (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:
 - 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 <u>Priority Population maps</u> for more information.
- (uu) "Program Cost" means the cost(s) associated with 1) program creation, or 2) expansion of existing programs to serve new populations or offer new program service and implementation.
- (vv) "Program Operator" means the entity that administers the day-to-day operational responsibilities for the program for which the AHSC Program funding is sought.
- (ww) "Project" means the proposed use of funds representing a combination of Capital Projects or Program Costs which are proposed by the applicant to be funded the AHSC Program.
- (xx) "Project Area" means the area encompassing the Transit Station/Stop, housing and Key Destinations.
- (yy) "Public Agency" means a Locality, transit agency, public housing authority or redevelopment successor agency.
- (zz) "Qualifying Transit" means a transit line serving the public that is operated by the following: (1) Directly operated by a public entity; (2) Operated by a public entity via a contract for purchased transportation service with a private or non-profit provider; or (3) Operated by a private or non-profit entity as a grant Recipient or sub-recipient from a public entity. Qualifying Transit for the purpose of the Program includes various forms of fixed transit service (Rail Service and Bus Service) and Flexible Transit Service. A Qualifying Transit line requires service that departs two (2) or

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

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

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

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

Appendix B. Federally Recognized Indian Tribe Eligibility

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

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

AND;

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

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

Appendix C. Awardee Publicity Guidelines

AHSC award **Recipients** are required to acknowledge SGC, HCD, and California Climate Investments (CCI) in all publications, websites, signage, invitations, and other 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.

GAVIN NEWSOM, Governor

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

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



November 1, 2019

MEMORANDUM FOR:

All Potential Applicants

FROM:

Jennifer Seeger, Acting Deputy Director

Division of Financial Assistance

SUBJECT:

Notice of Funding Availability

Affordable Housing and Sustainabl

Communities Program

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

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

The AHSC NOFA, Guidelines, workshop details, and related program information are available at http://sgc.ca.gov/programs/ahsc/ or http://sgc.ca.gov/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 ahsc@sgc.ca.gov.

Attachment

AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM

Notice of Funding Availability Round 5

November 1, 2019







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. Eliqible 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.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/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.

Notice of Final Approval of an SB 35 Project

1650 Mission St Suite 400 San Francisco, CA 94103-2479

Reception: 415.558.6378

Fax: 415.558.6409

Planning Information: 415.558.6377

Date:

December 5, 2019

BPA No.:

2019.0723.6649 2019-014414PRI

Planning Record No.
Project Address:

266 4th Street

Zoning:

MUR (Mixed Use-Residential)

Central SoMa Special Use District

180-CS Height and Bulk District

Block/Lot:

3733/093

Project Sponsor:

Alberto Benejam

Tenderloin Neighborhood Development Corporation (TNDC)

201 Eddy Street

San Francisco, CA 94102

Staff Contact:

Kimberly Durandet - (415) 575-6816

kimberly.durandet@sfgov.org

PROJECT DESCRIPTION

The project proposes the demolition of an existing one- to two-story commercial building and the construction of an eight-story building with 70 dwelling units with a community room, tenant services, rooftop urban agriculture, and micro-retail at the ground floor.

BACKGROUND

California Senate Bill 35 (SB-35) was signed by Governor Jerry Brown on September 29, 2017 and became effective January 1, 2018. SB-35 applies in cities that are not meeting their Regional Housing Need Allocation (RHNA) goal for construction of above-moderate income housing and/or housing for households below 80% area median income (AMI). SB-35 amends Government Code Section 65913.4 to require local entities to streamline the approval of certain housing projects by providing a ministerial approval process, removing the requirement for CEQA analysis, and removing the requirement for Conditional Use Authorization or other similar discretionary entitlements granted by a Planning Commission.

On July 23, 2019, Alberto Benejam submitted an SB 35 Application for the mixed-use project at 266 4th Street. Department staff determined that the SB 35 Application was complete, and that the proposed project was eligible for SB 35 on October 3, 2019.

The Planning Director did not request a Planning Commission Hearing or Historic Preservation Commission Hearing for this project.

www.sfplanning.org

PROJECT APPROVAL

The Project Sponsor seeks to proceed pursuant to Planning Code Section 206.6, Individually Requested State Density Bonus Law, Government Code Section 65915 et seq (the State Law. Under the State Law, a housing development that includes affordable housing is entitled to additional density concessions and incentives, and waivers from development standards that might otherwise preclude the construction o the project. Since the Project Sponsor is providing 70 units of housing affordable to low- and very low-income households, the project is entitled to a density bonus of 35%, unlimited waivers, and up to three concessions/incentives. The project sponsor is requesting a concession/incentive from the development standards for lot coverage (Planning Code Section 249.78(d)(6)), active ground floor uses (Planning Code Section 145.1) and bicycle parking (Planning Code Section 155), and is seeking a waiver from the development standards for residential open space (Planning Code Section 135), and dwelling unit exposure (Planning Code Section 140).

Concessions and Incentives

The Project has requested concessions/incentives from the development standards for lot coverage (Planning Code Section 249.78(d)(6)), active ground floor uses (Planning Code Section 145.1) and bicycle parking (Planning Code Section 155). Pursuant to Planning Code Section 206.6, the Department shall grant the concession or incentive requested by the applicant unless the Department makes a written finding, based upon substantial evidence, of any of the following:

(A) The concession or incentive does not result in identifiable and actual cost reductions, consistent with subdivision (k), to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).

The requested incentives result in actual cost and identifiable cost reductions. The requested incentive from lot coverage allows the project to stay within a mid-rise construction type instead of a high-rise construction type. Moving the massing to upper floors would increase the cost of the project by approximately \$1.5 million. In addition, the incentive allows the project to construct approximately 21 additional units (three additional units per floor), which spreads the fixed costs of construction across more units, reducing the cost-per-unit of development.

Without the requested incentives from active ground floor uses and bicycle parking, the project would be required to relocate supportive services to the second floor, which would result in the loss of four units. The loss of four units would result in the loss of approximately \$2 million in funding. In addition, the loss of units would increase the operating deficit by about \$500,000.

(B) The concession or incentive would have a specific, adverse impact, as defined in paragraph upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households.

The requested concessions/incentives from the development standards for lot coverage, active ground floor uses, and bicycle parking would not result in a specific, adverse impact to public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources.

(C) The concession or incentive would be contrary to state or federal law.

The requested concessions/incentives from the development standards for lot coverage, active ground floor uses, and bicycle parking would not be contrary to state or federal law.

Waivers

In no case may the Department apply any development standard that will have the effect of physically precluding the construction of a development at the densities or with the concessions or incentives permitted by the State Density Bonus Law. The Department is not required to waive or reduce development standards if the waiver or reduction would have a specific, adverse impact upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. The Department is not required to waive or reduce development standards that would have an adverse impact on any real property that is listed in the California Register of Historical Resources, or to grant any waiver or reduction that would be contrary to state or federal law.

The requested waivers from usable open space and dwelling unit exposure are required to accommodate the proposed project with the requested concessions or incentives permitted by the Density Bonus Law. Without a waiver from dwelling unit exposure, the project would be precluded from seeking an incentive from lot coverage, as relief from lot coverage provisions result in 26 units that do not meet open areas which satisfy the dwelling unit exposure requirements.

The project requires a waiver from usable open space, as the roof deck is not open to the sky. The project would be unable to meet both the better roofs requirements and open space requirements of the Central SoMa SUD without additional rooftop area to accommodate these uses. Therefore, denial of the open space waiver could preclude the development with the requested incentive for lot coverage.

The project is not seeking any waivers that would have an adverse impact to real property listed on the California Register of Historical Resources, and is not seeking any waiver that is contrary to state or federal law.

The Department has determined that the project meets all the objective standards of the Planning Code and has completed design review of the project. The project has been approved in accordance with the provisions of SB 35, as recorded in Building Permit Application No. 2019.0723.6649.

OFFICE OF THE MAYOR SAN FRANCISCO



LONDON N. BREED MAYOR

TO:

Angela Calvillo, Clerk of the Board of Supervisors

FROM:

Kanishka Cheng

RE:

Apply for Grant -4th and Folsom Associates, L.P., - Assumption of Liability - Department of Housing and Community Development Affordable Housing and Sustainable Communities Program – 266 4th

Street

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 4th and Folsom Associates, L.P.,, a California limited partnership, for the 100% affordable housing project at 266 4th Street; 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.

1 Dr. Carlton B. Goodlett Place, Room 200 SAN FRANCISCO, CALIFORNIA 94102-4681 TELEPHONE: (415) 554-6141