File No.	191297	Committee It	em No lo.	19
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Committee:	Budget & Finance Commi	<u>ttee</u>	Date Janu	ary 14,2020
Board of Sup	pervisors Meeting		Date <u>Jaw</u>	ary 14,2020
	Motion Resolution Ordinance Legislative Digest Budget and Legislative A Youth Commission Repolation Form Department/Agency Cov MOU Grant Information Form Grant Budget Subcontract Budget Contract/Agreement Form 126 – Ethics Command Letter Application Public Correspondence	ort ver Letter and/		
OTHER	(Use back side if addition	nal space is r	needed)	
	IIth Program Guidelines Notice of Funding Avail			

_Date __ _Date__

Completed by: <u>Linda Wong</u> Completed by: <u>Linda Wong</u>

[Apply for Grant - Treasure Island Development Authority - Assumption of Liability -Department of Housing and Community Development Infill Infrastructure Grant Program -Treasure Island Major Subphase 1]

Resolution authorizing the Treasure Island Development Authority ("Authority"), on behalf of the City and County of San Francisco, to execute a grant application under the Department of Housing and Community Development Infill Infrastructure Program ("IIG Program") as a sole applicant or joint applicant with the San Francisco County Transportation Authority and/or the San Francisco Public Utilities Commission for qualifying infrastructure projects within Treasure Island Major Subphase 1; and, if successful, authorizing the City to assume any joint and several liability for completion of the projects required under the terms of any grant awarded under the IIG Program.

WHEREAS, Former Naval Station Treasure Island is a military base located on Treasure Island and Yerba Buena Island (together, the "Base"); and

WHEREAS, The Base was selected for closure and disposition by the Base Realignment and Closure Commission in 1993, acting under Public Law 101-510, and its subsequent amendments; and

WHEREAS, On May 2, 1997, the Board of Supervisors passed Resolution No. 380-97, authorizing the Mayor's Treasure Island Project Office to establish a nonprofit public benefit corporation known as the Treasure Island Development Authority (the "Authority") to act as a single entity focused on the planning, redevelopment, reconstruction, rehabilitation, reuse and conversion of the Base for the public interest, convenience, welfare and common benefit of the inhabitants of the City and County of San Francisco, which is on file with the Clerk of the Board of Supervisors and is incorporated herein by reference; and

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Page 1

WHEREAS, The Authority, acting by and through its Board of Directors (the "Authority Board"), has the power, subject to applicable laws, to sell, lease, exchange, transfer, convey or otherwise grant interests in or rights to use or occupy all or any portion of the Base; and

WHEREAS, In 2003, Treasure Island Community Development, LLC (the "Master Developer") was selected as master developer for the Base following a competitive process; and

WHEREAS, The Authority, the Authority Board, the Treasure Island Citizens Advisory Board, the City, and the Master Developer worked for more than a decade to plan for the reuse and development of Treasure Island, and as a result of this community-based planning process, Authority and the Developer negotiated the Disposition and Development Agreement ("DDA") to govern the disposition and subsequent development of the proposed development project (the "Project"); and

WHEREAS, The Financing Plan, an exhibit to the DDA, calls for the Authority and Master Developer to work together to seek appropriate grants for the Project; and

WHEREAS, The State of California Department of Housing and Community

Development ("Department") has issued a Notice of Funding Availability ("NOFA") dated

October 30, 2019, under the Infill Infrastructure Program ("IIG Program") established under

Division 31, Part 12.5 of the Health and Safety Code commencing with Section 53559; and

WHEREAS, The Department is authorized to approve funding allocations for the IIG Program, subject to the terms and conditions of the NOFA IIG Program Grant Guidelines adopted by the Department on October 30, 2019 ("Program Guidelines"), an application package released by the Department for the IIG Program ("Application Package"), and an IIG standard agreement with the State of California ("Standard Agreement"), and to administer the approved funding allocations of the IIG Program; and

WHEREAS, The IIG Program provides infrastructure grants for Capital Improvement

Projects in support of Qualifying Infill Projects or Qualifying Infill Areas to applicants identified through a competitive process for the development of projects that, per the Program Guidelines, support higher-density affordable and mixed-income housing and mixed-use infill developments; and

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

WHEREAS, The Authority is consulting with the San Francisco County Transportation Authority ("SFCTA"), the San Francisco Public Utilities Commission ("SFPUC") and the Master Developer to develop the scope of the proposed application which may include roadway widening, bike and pedestrian improvements, open space improvements, and/or water and wastewater infrastructure, pending further analysis to determine the cost and eligibility of scope elements and ensure a competitive application that will benefit residents, workers, and visitors to Treasure Island; and

WHEREAS, If it is determined necessary or desirable to deliver the final scope of proposed improvements, the Authority may desire to include the SFCTA and/or the SFPUC as a joint applicant; and

WHEREAS, The Program Guidelines require applications to be authorized by the governing body having jurisdiction and the Board of Supervisors must approve resolutions delegating authority, on behalf of the City; now, therefore, be it

RESOLVED, That the Board of Supervisors delegates to the Authority, on behalf of the City, the authority to execute an Application Package for the IIG Program as detailed in the NOFA dated October 30, 2019 ("Application"), in a total amount not to exceed \$30,000,000 of which the entire amount will be provided as a grant for Capital Infrastructure Improvements ("IIG Grant") as defined in the IIG Program Guidelines; and, be it

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FURTHER RESOLVED, That the Board of Supervisors specifically agrees that if the Application is successful and the Board of Supervisors accepts the grant and approves the IIG Standard Agreement, the City shall assume any joint and several liability for completion of the project required by the terms of any grant awarded to the Authority, SFCTA and/or SFPUC if joint applicants under the IIG Program; and, be it

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

FURTHER RESOLVED, That the Board of Supervisors authorizes the Authority Director (or his designee) to execute and deliver the Application Package and, if the SFCTA and/or the SFPUC are joint applicants, any documents in the name of the City that are necessary, appropriate or advisable to apply for the IIG Program funds from the Department, and all amendments thereto; and, be it

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

RECOMMENDED:

Rőbert Beck, Director Treasure Island Development Authority

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Infill Infrastructure Grant Program of 2019

2019 Notice of Funding Availability

Qualifying Infill Area and Qualifying Infill Project Supplemental Application



State of California Governor Gavin Newsom

Alexis Podesta, Secretary
Business, Consumer Services and Housing Agency

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

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

> Phone: (916) 263-2771 Email: infill@hcd.ca.gov

NOFA: October 30, 2019

Rev. 12/23/19

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Does Market stud	y demonstrate (QIP is financia	ally feasible? - Must su.	bmit a market st	udy that meets the	requirements	specified in TCAC Regs §10.	322(h)(10)	
FAAST File:	Market Study		Applicants must p due date,	rovide a comple	eted market study	prepared withir	one year of the application	File Uploaded?	
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completed, pleasi	e provide a proje	ected combie	tion date (IVIIVI/YY) for ea	ach of the applic	adie items delow.	ii not applicabl	e to the specific Capital Proje	ect, please indicate "NA" be	low,
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Provide the actua	or anticipated	completion da	ate for the following pen				riot applicable, please enter	IN/A .	na de com
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Local Development Impact Fees					1	+	 	 		 	 			 	 	 -	\$0			
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Furnishings							<u> </u>										20			
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DEVELOPER COSTS				100000-0-00							a proposition			GEARCH GRAIN				or spreadable		
Developer Overhead/Profit		1															\$0			
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Construction Oversight by Developer			- 	 	-		 	 		 				 	 		\$0			<u> </u>
Other Developer Costs: (Specify)			 			1	 						l				50			
Total Developer Costs	\$0					0 \$0						\$0	\$0						\$0	\$0
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Capital Improvement Project(s) (CIP)	}				.,		,			p				, -	,			1		
Sile acquisition of CIP including encoments and right of ways		L	1	l	İ	l		L		l			l	i			\$0	1		
and right of ways Other:					ļ												\$0	l		
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Demolition				 	1	+	1					 		 			50	1		
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Soil Stabilization (Lime, etc.)																	20			
Eracion/Weed Control Downstering	ļ	ļ		 	 	 	 				ļ						02	1		
Olher:			+	 	 	 	 	 			 		 				50	f		
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Total Site Preparation Costs (2017)	\$0	\$1	50	\$0	\$1	50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	50	\$0			
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Diher:		I	· · · · · · · · · · · · · · · · · · ·	T	I									I			50]		
Total Site Utilities Coats [10,005], (10,005), (10)	\$0	\$1	0 \$0	\$0	\$1	50 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			

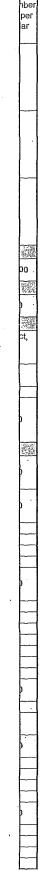
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uses of funds	lig cip grant	D	a	٥	0	•	D	a	0	. 0	0	. с	D	٥	Deferred Costs	Equity investor	Total Residential Sources/Costa	Total Commercial Sources/Costs	Source Name:	Source Name:
Aggregate Base																	50			
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Other: Total Replacement Parking Costs (1)	\$1	ļ		10 \$1		<u> </u>	\$0	\$0	\$1	, si		.——.					\$0	4		
Residential Parking Structures	·	3	50 5	30	\$	30	36		***************************************	31	1	0 5	0 \$	*	30	\$0	\$0 \$0	H		•
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P. TOTAL PROJECT COSTS (1) art) (1)	W 1997 - SO	安全研究的图	0 75 75 75 75	0 20 FC 7 50	WELL THE SHE'S	在2世界(ETT)5.50	WT995, NOVE 5550	STATE OF THE PO	4.70.55 % AD-3:50	Sept. 107 63.67 . \$0	25 ON 10 1 1 1 1 1 1 1	ASSESTED THE PARTY OF THE PARTY	2:5" TH THE "S	4-th-4-2000050	CATTERN ATTERS	25 TOWN 1 1 50	\$1.47675.00 CENTSO	ĺ		
IP TOTAL PROJECT COSTS W/ TW. WF	170 TENEDONE 150	1.2 min 5.5	o Zamana St	D 12 10 10 10 10 10 10 10 10 10 10 10 10 10	W. 72.77 - V. 36	· 在次的第三分和\$0	300	Transfer St.	1001, Tearries 14:50	CAROTTEL MED	(A)图》(中国)2013年44	142 3 3 3 3 3 5 6 5 5 C	5 19 73 1 30	120 1 - 15 THE SQ	1150 Jan 150 150	物:當品海型之间(\$0	CONTROL EXT SO			
OTAL OIF & CIP PROJECT COSTS	19-19-19-19-19-19-19-19-19-19-19-19-19-1	PERSONAL PROPERTY IN	a management of an	0 0556-7300-750	59-50% ASST 250	1 ST SEPHEND - 50	Self-integrations0	CONTRACT STUSO	VERTICAL PROPERTY SO	an. 15.05(0-6-15)	SVICE COLUMN	300 TOTAL OF ST. 50	VINDER FOR THE SC	tada wellandist	Het 2007 25/2 50	Billion Seldment SO	#\$425.799.29. \$0	1		Dev Budge

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			Ver	ification o	of Environmenta	al Re	view & Land Use	Entitlement	s			12/23/19
FAA	ST File:	Auth to Use Gr	rant Funds		A only, provide a co latus of the issuanc		the HUD 7015.16 "Au ne HUD form.	thority To Use	Grant Fun	ds" or clarify the	File Uploa	ded?
FΑΑ	ST File:	Environmental		Provide a	copy of all environ	menta	al clearances or Notice	of Exemption			File Uploa	ded?
than	one Agency o	or Department, it	f necessary. Q	IP applicant	s need only submit	one co	ment responsible for a completed form per located, include the reason	ality. If the NE	EPA Resp	onsible Entity is no		
	llcant					<u> </u>						
	ty Name	~~~~~~		·			A	pplicant Type				
Add	ress						City	·····		State	Zip	
	D/	4 Mana	n.	-t- E D t-			A of divining	Cit.	71	C	Census	ADM
-	, Lolec	t Name	ы	rief Descrip	uon		Address	City	Zip	County	Tracts	APNs
Required QIP				٠								
							named above will sui					
and	Community D	evelopment, req e following quest	iuesting tunding fions:	for the proje	ect named above ui	nder ti	he Infill Infrastructure (3rant Program	(IIG). Pro	jects will be evalu	ated based up	oon readiness.
	ironmental R		3077G,									
	is QIP approv				·							
			s entirety regard	less of the s	answer to the prece	dina a	usestion			····		
		ntal Clearances			Has a Negative			Date(s) EIR (ertified	,		
	QA/NEPA) ne	ecessary to beg ction are:	nin Not Requi	ed for this ject	Declaration bee		Final Date of Public Comment Period	/ Notice Determinati	of	Date Appeal Per Ends		any appeals en filed?
		QA PA*										
In th			items are not re	equired and	include documental	tion if	applicable	L		-		
117 611				rojani od dina	The state of the s		application.					
	Ÿ.											
Sign	nature Block	for Environmer	ntal Review				· · · · · · · · · · · · · · · · · · ·					
I cei	rtify that the i	nformation on	this form is tru	e and corre	ect to the best of n	ny kno	owledge.					
Date		arty completing	form:	Sig	gnature of party con	npletir	ng form;					
	of party comp						. Agency and	i/or Dept.		200000		
	ncy/Dept Add	ress					City	Hame.	·i	State	Zip	
			below the state	is of the follo	owing local approve	3/5)	1001				12.51	·
		d discretionary			1				An Apı	olication has been	submitted.	
app		t building perm			Not Required for t Project	this (QIP is consistent with documents & zoning			ed and deemed co		Date Approved
	eral Plan Ame	endment;										
	Plan Review:											
Zon	ing Approval:						,				*******	
	ditional Use P	ermits:										
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HI U	le nox nelow,	explain willy ally	itellis are not n	equiled and	include documenta	iliOH, II	аррисарів,			· · · · · · · · · · · · · · · · · · ·		
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Sigi	nature Block	for Land Use E	Intitlements									
I ce	rtify that the	information on	this form is tru	e and corr	ect to the best of n	ny kn	owledge.					
Date		<u> </u>		91	gnature of party cor	npletir	na form:					
		arty completing	form:		5 OI party 601							
Title forn	of party com	pleting					Agency an	d/or Dept. name:		• •		
Age	ency/Dept. Add	dress					. City		.]	State	Zip	
HCI	D requires an	original fully	completed form	n with "wet	signatures" Favo	es or	electronically transm	itted versions	of this d	ocument will not	he accented	

	Large Ju	risdiction QIP Scorin	ıg					
		Points Max (points in L				otal QIP Self	Score	0.
	- Commercial Commercia	ness §309(a) - 100 Points		and the same of th	CITIC PART PROPERTY.			深湖
		erification of Environmental I sheet), Identify name of loca				File Upi	oåded?	
(1) Environmental Review Status - 30 points max						04 17		
(A) For the QIP, we have completion and approval or ad applicable, NEPA, and all applicable time periods for filing	g appeals or lawsuits h	ave lapsed. If no, апswer (В) 30 poir	nts				
(B) For the QIP, we have issued of a public notice of the 15 points	availability of a graft er	ivironmental impact report, n	egative de	eciaration, or e	environmenta	al assessment? -		
NEPA: Is Federal funding proposed that will trigge	er NEPA? Describe any	special circumstances:	If Yes	, enter date of	"Authority to	Use Grant Fund	is":	
·				•				
					,	٠		
CEQA: Project approved "by- right"?	oject Categorically Exempt?	Negative Declaration Date:		Final EIR Date:		scribe special ci	rcumsta	nces
ign. r	Exemptr	L	L1	Date.	Inci	içvv.	<u> </u>	
					•			
(2) L'and Use Entitlement Status - 30 points max (A) For the QIP, all necessary discretionary local land us	e approvale evoludina	design review have been a	ranted as	determined by	a local land	use authority (e	<u></u>	1
planning or community development director or zoning a	., .				a jocar ianu		9.,	
(B) The QIP is eligible to receive all necessary local land		nt to a Nondiscretionary Loca	al Approva	l Process and	has submitt	ed all application	าร]
for such necessary approvals? identify in table below - (C) The QIP is consistent with all relevant local planning		dinances & applications for	all necess	ary discretions	ary local land	use approvals.		1
excluding design review, have been submitted, accepted								<u>L_</u>
Provide a listing and status of all discretionary local land to the appropriate local agencies, or consistent with local								
Review and Land Use Entitlements form.	is plainting documents.	THE HITCHMAN PROCESS			· Ormodion			770,710
Agency / Issuer	Land Use Approval D	ate Approval Typ	e .	Site Plan Rev		nd Comments		
		, , , , , , , , , , , , , , , , , , , ,		Conditional U				···
				Zoning Appro	val			
								
(3) Funding Commitments - 20 points max All funding sources on the Dev. Sources worksheet mus.	Include Rental or Own	er relating to the type of OIP	8309(a)(3)(B) and (C)				
Rental: Commitments as a % of TDC less def. of					F	oints: 0		0.
Owner: Commitments as a % of TDC less def. of		<u> </u>				Points; 0	landadi	
FAAST File: Const EFC #1, #2, etc Con (4) Local Support - 12 points max	imitment letter of other	evidence documenting cons	struction in	nancing comin	innents	(riie up	loaded?	1.
All funding sources on the Dev Sources worksheet mus				9(a)(4)(B)				
Total Local Public Agencies Funding Commitment A (5) Following Prohousing Policies - 8 points max	mt: \$0	CIP Grant Amount	\$0		Commitm	nents as % of Gr	ant:	0,009
Projects located in jurisdictions that have implemen						eased housing		†-
capacity or provide local financial incentives for hor projects located in jurisdictions that have adopted a						lizones		-
(ii) permitting multifamily housing, established a Workf defined in Gov. Code §66200 4 points								
Projects located in jurisdictions that zone more site percent of the minimum regional housing need allo						nmodate 150		1.
Projects in jurisdictions that have adopted accesso	ry dwelling unit ordinand	ces or other mechanisms that	at reduce b			s to create		1
accessory dwelling units beyond the requirements - Parking reductions to 0,75 or fewer spaces per ac				a nursuant to	Gov. Code 8	85852 2		
- Processing or impact fee waivers or reductions of		areas not already exempt in	om parkin	g paradant to	Cov. Code S			
- Ministerial approval in fewer than 45 days; (iv) - Reduction or modifications of development standards.	arde for side ward setha	rke of five feet or less:					٠.	
- Reduction or modifications of development stands	ards to two story heights	S _i						
- Reduction or modifications of development stands	ards to allow 60% or mo	ore lot coverage;						
- No minimum lot size requirement; - Provisions for affordability; or								
- Offering support programs such as a user-friendly							·	_
Projects located in jurisdictions that only use objective publicly available fee calculators 4 points	ive design standards fo	r multitamily residential deve	elopment o	or adopt fee tra	insparency r	neasures, inc.		

Select Strategy Type (from above)	Strategy Description	Enter name of source document and the hyperlink to where the document can be accessed.	of units), timing (re	educed number of a streamlining (redu	lays), developmer	increase in supply (nur nt costs (reduced costs provals), or funding (dol
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Points based o	on % of QIP units restricted to occupancy by v	Affordability §309(b) -	When my shows Michigan department in com-	§309(b)(1)	3 1	309(b)(2)
Mix worksheet		anoda mcome groups. Isee wax r	unas una om	. points=	0,00	points= 0.00 0.
Bointo based a	on extent to which the average Net Density of	Density §309(c) - 40	the first territories and the first territories that the	Not	% QIP meets or	ovenodel I
	ensity §303(a)(4). (see Eligibility and Thresho.		Dens		required ne	1 10 10 10 10 1
		Access to Transit §309(d	And the second of the second o	Mine and the factor of the Table and		
	rimity of QIP to a Transit Station or Major Tran tive environmental conditions that deter pede					
arterials or hig	hways without regulated crossings that facilite Transit	ate pedestrian movement; or strete	ches without lighted	streets.	T DI	anned Station
Туре	Name	Contact		Phone		Service Date
FAAST File:	. Transit Access Provide in one-quarter mile of a Transit Station or Ma	scaled map showing Transit Stat				File Uploaded?
QIP? (If yes, s	kip to §309(e)) - 20 points					
	in one half mile of a Transit Station or Major ' skip to §309(e)) - 10 points	Transit Stop per §302(I)(1) or (2) r	measured by a "wall	kable route" from th	e nearest bounda	ry of
#65 S 2 2 2		Proximity to Amenities §30	9(e) - 20 Points N	lax	Several September 1971	
	on the proximity or accessibility of QIP to the f stance to amenities shall be evidenced by a c					ral Area 0
from amenity t	to QIP. Distances are measured "as the crow	flies".				roject?
	within what distance from a public park (not in responsible for the parks/recreational facilities					
and/or facilitie	s)? - 4 or 6 points				·	
Entity Name Site Address			Responsible Ju	risdiction	State	Zip
Contact	Titl		Phone		Date In Service	
FAAST File: (2) The QIP is	Park Access Provide within what distance from a locally recognize	e scaled map showing Transit Stat d employment center with a minim				File Uploaded?
	gnized concentration of employment opportuni c, commercial district, or office area 4 or 7 pc		idents of the propos	sed QIP, such as a	large hospital,	1
Entity Name	commercial district, or office area 4 or 7 pc		Responsible Ju	risdiction		
Site Address Contact	l little		City Phone		State Date In Service	Zip
FAAST File:		scaled map showing distance to			Date in dervice	File Uploaded?
Entity Name Site Address	•		Responsible Ju	risdiction	State	Zip
Contact	Tit	le .	Phone		Date In Service	
	s within what distance from a locally recognize nized neighborhood or regional shopping mall		50 full-time employe	es? A retail center	is a downtown	ľ
FAAST File:	Retail Access Provide	scaled map certifled showing dis	tances to retail cen	ter.		File Uploaded?
(4) Only for Q bedrooms: - 4		of two+ bedrooms in QIP (see N	lax Funds and oits worksheet):	% of two+ bedrooms	0% Below 5	0% skip to (5)
The QIP is wit	thin what distance from a public school or con				0% of the units	
have two or π Entity Name	nore bedrooms?	· · · · · · · · · · · · · · · · · · ·	Responsible Ju	risdiction		<u> </u>
Site Address			City		State	Zip
Contact FAAST File:	Education Provide	le e scaled map showing distances t	Phone school/college		Date In Service	File Uploaded?
(5) For a QIP	that is a special needs or single room occupa	ncy development, per TCAC, or a	special needs or su		roject, as defined	, and oppositions
under MHP, to Entity Name	he QIP is within what distance from a social se	ervice facility that operates to serv	e residents of QIP? Responsible Ju			
Site Address			City		State	Zip -
Contact FAAST File:	SPN or SH Provide	le scaled map showing distances t	Phone o social service faci	lity	Date In Service	File Uploaded?

		rved for qualified senior ci			d 51.4, the QIP is with	in what distanc	e from a sen	iór center			
	ularly offe	ring services specifically d	esigned for seniors'	7 4 or 7 points							
Entity Name				· · · · · · · · · · · · · · · · · · ·	Responsible .	urisdiction		·			
Site Address					City		Stat		Zip		
Contact	L		Title		Phone	-		In Service			
FAAST File:	Qual	ified Seniors	Provide scaled ma		es to senior center or			vices.	File Up	loaded?	
		25% of units have two bed		# of two bedroom			f two	skip to §3	R09/f)		
1		ts are three bedrooms or la			Units worksheet):	bedro	oms	3			
		for seniors or special need			rooms in QIP (see	% of th	1 4 6 0 %	skip to §3	R09(f)		
		highest resource commur			Units worksheet):	bedro	oms	9			
		pplication on the currently a	adopted .		nave restrictions or	No Do	es QIP have				
		Area Map 20 points			e for Senior Units?				ecial Need	s Units?	
		high or highest resource of				oted TCAC/HCI	Opportunity	/ Area Map			
		eley.edu/sites/default/files/			19.html						L
		he Entire TCAC/HCD Op									
FAAST File:	Oppo	ortunity Area	Documentation of	TCAC/HCD Oppor	tunity Area status.				File Up	loaded?	
就是四个			Consistency	with Regional F	Plans §309(f) - 10 P	oints Max 👢				NE VAL	
Points awarde	d for each	of the following									
Does QIP	support th	ne implementation of a sus	tainable communitie	s strategy or altern	native planning strate	y that has beer	determined	by the Cali	fornia		
		d to achieve the region's gr							į		
resolution	executed	by an officer, or an equiva	lent representative	from the metropolit	an planning organiza	ion, regional tra	insportation a	gency, pla	nning, or		Ι΄
local trans	sportation	commission - 5 points	•							•	i i
If a sustai	nable com	munities strategy is not rec	uired for a region b	y law, and if the QI	IP supports a regiona	plan that includ	les policies a	nd program	ns to		
reduce gr	eenhouse	gas emissions. Evidence o	of consistency with a	such plans must be	e demonstrated by a li	etter or resolution	n executed b	y an office	of, or		
(B) an equiva	lent repres	sentative from the metropo	litan planning organ	ization or regional	transportation plannir	g agency or loc	al transporta	tion commi	ssion	100	'
5 points											
Not less t	han 50% c	of the land area is within a	Transit Priority Area	evidenced by a let	tter or resolution exec	uted by an offic	er of, or an e	quivalent.			
represent	ative from	the metropolitan planning	organization, regior	al transportation p	lanning agency, or loc	al transportation	n commissio	n - 5 points			'
FAAST File:	OID.	Consistency	Submit letters or re	esolutions from the	local council of gove	nment, metropo	olitan plannin	g .		loaded?	
FAMOI FILE.	UIF .	20119191611CA	organization or reg	gional transportatio	n planning agency co	nfirming points	above.		riie up	loaded?	
				Tie Breaker §3	07(b)(3); NOFA					SUM	
In the event tw	o or more	applications have the sam	e rating and ranking	scores, HCD will	apply tie breaking crit	eria outlined in	he NOFA.	App	olication d	ue date:	2/1:
(1) 10 bonus p	oints to th	e QIP having the lowest ra	tio between the req	rested grant amou	nt to the total allowab	e maximum gra	nt amount pe	er §305.		Ratio=	0.0
(2) If tie still ex	ists, 3 poli	nts to the QIP for each prio	r awarded QIP deve	loped by the Appli	cant that has received	a Certificate of	Occupancy	by the appl	ication de	adline .	
Development	Name:				IIG prior NOF	\ Date	Cert. of O	ccup Date:		0	
Development	Name:		· · · · · · · · · · · · · · · · · · ·		IIG prior NOF	Date	Cert, of O	ccup Date;		0, `	1
Development	Name:				IIG prior NOF/	\ Date	Cert. of O	ccup Date;		0	'
Development	Name:				IIG prior NOF	\ Date ·	. Cert, of O	ccup Date:		.0	1



Page 18 of 25

Large Jurisdiction QIP Scoring



				Lorgo	lurica	diction QIA Scorin				••••••		
						nts Max (points in b		aded cells)	Total	QIP Self So	core	0.00
			Pro Nickel (17)			§310(a) = 100 Points I				h (a thi a duit i	AND YO	4704K34
FAAST File:	E&L Use	60 (660) (10-12-6-12-5)	P			ation of Environmental R			ments (Env &	File Uploa	4043	
					ksheet). Identify name of localit	ty at begi	nning of docume	ent.	File Opioa	ueur	
(1) Multiple Qual												
				e received all land use o londiscretionary Local A		nents required for constru	uction or	that all applicati	ons required for o	construction		
						red for construction or th	at all apr	lications require	d for construction	n have been	$+ \dashv$	0
				nary Local Approval Pro			at an app	module, ie require	4 101 0011011 401101	111470 20011		
(2) Environmenta	al Review St	atus - 25 p	points max									
						nmental clearances incl		se required und	er the CEQA and	l if applicable,		
						, answer (B) 25 points			111		\vdash	
						report that has been cer al review as such pursua					1 1	
commencing with					rimorna	arreview do odori paroda	III IO OL	ari Guidelliles, i	maple of the	4, 0014		_
(C) For the QIA, w	ve have a dra	ft of a pro	gram, master	or tiered environmental	impact	report has been comple	ted and t	iled with the app	ropriate agency	and the	T	0 .
					ıbject t	o environmental review a	as such p	ursuant to CEQ	A Guidelines, Ch	ıapter 3, Title		
14, CCR, comme											1_1	
(D) For the QIA, n due date 5 poin		50 percent	of the land a	rea is on sites that have	been s	ubject to a Phase 1 Site	Assessr	nent within one	ear prior to the a	application	1 1	
(3) Land Use Ent		ifus - 25 pi	oints max									
				emonstrate that all nece	ssarv lo	ocal land use approvals,	excludin	a design review	for not less than	50% of the	П	
						nined by a local land use					1 1	
director or zoning												•
						ocal land use approvals,						
				QIA have been granted in table below - 20 poir		termined by a local land	use auth	ority (e.g., plann	ing or communit	y		0
						unity plan or similar area	- enecific	nlan adopted t	v the Locality in	which the OIA	\vdash	
						dentify in table below - 1		biati, adopted t	y the Locality in	WHICH THE GIA	1	
						anning or community dev		nt director or zor	ing administrato	r) for the CIP	+	
within the QIA hav							·			·		
						sign review, required to a						
to the appropriate Review and Land				cal planning documents.	i his ii	nformation must match th	ie into pr	ovided on the Vi	erification of the	Status of Envi	ronme	ntal
neview and Land	Agency /		 	Land Use Approval	Date	Approval Type	<u> </u>	·	Type and Co			
	rigericy	135461		Edita Ode Approvat	Duto	Approvariye			Type and or	Millienω		~
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NEDA: Fodorel	funding		uill trimma XII	DAG Departure annuit of			16 1/ -		Authority to Use	Out of Frankli		
NEFA: Federal	runding prop	osed that	WILL EIGGER NE	PA? Describe special ci	rcumsi	ances below:	1f Ye	s, enter date or	Authority to Use	Grant Funds"	1	
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CEQA: Project	approved "by	y-right"?	ls ls	Project Categorically	Neg	gative Declaration Date:		Final EIR		e special circu	mstan	ces
				Exempt?		· · · · · · · · · · · · · · · · · · ·		Dațe;	below:			
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				1					• .			
						····						
(4) Funding Com				lantial units to be develo	nad in	OIA that are in daysland	anda far	ushish onfores-l	lo compelle onto	have been at	. dain a	0
						QIA that are in developm sheet must identify whetl					otainec	i for all
						ferred costs - 10 points r		ing to committee	3010(4)(1)(1)(4)	0.00%		0.0
FAAST File:	Const EF					ence documenting const		nancing commit	ments	· File Uploa		
						on period funding for the						
						nd ranking of the Program			nation supported	by an apprais	sal ma	y be
						ources on Dev Sources	workshee	e)		0.000		
FAAST File;	CIP EFC			of Total CIP Costs - 10 p		ence documenting CIP of	construct	on financing co	nmitmente	0,00% File Uploa		0
						limited to, letters of inten						
				nd the CIP 5 points			., .,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		,,-5(5) 51 4 15		Į	0 .
FAAST File:	Letters of				e-appr	oved term sheets, or a le	etter from	a public agency	expressing	File Uploa	dodo	
				nterest and/or intent to fi					-	Lue Obios	aucu /	
(5) Local Suppor			· Davis	(-b-4								
Total Local Publ					or No	regarding whether funding CIP Grant Amount	ng is from \$0		ents as a % of G	Grant 0.00	10%	0
					Qualifvi	ng Infill Area are located	<u> </u>				70	
				for housing developmen	t consis	stent with application - 3		•				0
116						20 of 25		1 250	A lurisdiction	- 777 TY		

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	Prohousing Policies							r		0
		that have implemented pr						ousing	1	0
	······	al incentives for housing, that have adopted a Nonc			···					
		established a Workforce h							ļ	0
	Gov. Code §66200		rodollig Opportunit	., 20,10, 20 40		,0020, 01 4 1104	onig caotamaznity an		.	Ť
Projects lo	ocated in jurisdictions	that zone more sites for re	esidential developr	nent or zoning	sites at higher densit	ties than is requ	ired to accommodat	te 150		0
(iii) percent of	f the minimum regiona	I housing need allocation	for the Lower Inco	me allocation	in the current housing	element cycle	4 points			U
3-503-4	•	e adopted accessory dwe				barriers for pro	perty owners to crea	ate .		
		d the requirements outline						_		
		ewer spaces per accesso		areas not alrea	idy exempt from parki	ing pursuarit to	Gov. Code §65852.	2;	. [[
	al approval in fewer th	ers or reductions of 50% (or more,		•			İ		
		development standards fo	or side vard setback	ks of five feet	or less;					0
- Reductio	on or modifications of	development standards to	two story heights;		·					
		development standards to	allow 60% or more	e lot coverage	· ·			1	- 1	
25) 25-4:	num lot size requirem	•								
		offering support programs			idential development	t or adopt for tr	PARAMETERS MAGRILLE	on ing		
	vailable fee calculator	that only use objective de	sign standards for	municamily re	sideritiai developmeni	t or adopt lee ii	ansparency measure	es, mc.		0
,	Validatio 100 Calcalatori	о. тропко .	Enter name of	of source	Estimated Outcome	s - Describe nu	merically in terms of	f increase i	n sunniv	(number
Select	011	. Daniel and a	document and the				of days), developme			
Strategy Type (from above)	Strategy	Description	where the docur	ment can be	unit), entitlement s	streamlining (re	duced number of ap	provals), o	r funding	(dollar
(HOH SPOAS)			access	ed.		vali	ue of incentives).			
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			Affordabil	ity §310(b) =	60 Points Max					
		ricted to occupancy by va	rious income group	s. (see Max F	unds and Unit Mix wo		Ps)		6-3-3-3-3-3-3-3-3-3-3-3-3-3-3-3-3-3-3-3	0,00
			rious income group Density	os. <i>(see Max F</i> §310(c) - 40	unds and Unit Mix wo Points Max	orksheet - all Qi	receive the			0.00
Points based o	on extent to which the	average Net Density of Q	rious income group Density IA, adjusted by uni	os. <i>(see Max F</i> §310(c) - 40	unds and Unit Mix wo Points Max s the Minimum N	orksheet - all Qi	% QIA meets o		0.00%	0.00
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Points based of required densi	on extent to which the ity §303(a)(4). (see Eli	average Net Density of Q igibility and Threshold wor	rious income group Density IIA, adjusted by uni rksheet) Access to II	os. <i>(see Max F</i> §310(c) - 40 It size, exceed ansit §310(c	unds and Unit Mix wo Points Max s the Minimum N Densit) = 20 Points Max	orksheet - all Qi Net 0 y = 0	% QIA meets o required no	et density:		0
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Employment Center Name:	Responsible	e Jui	isdiction				
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Provide link to local planning documents;			Specify p	age numbers info	can be found:		
(C) QIA will include how many locally recognized retail centers with a minimum of 50 full-time e	mployees. A re	etail o	enter is a dow	ntown area or reco	ognized		
neighborhood or regional shopping mall? (must identify retail center type(s) below) - 4 points (a	menities servir	ng Ql	As consisting o	of 200 or more res	idential units		0
will yield 2 points each).							
Type of Retail Center: 2003-200-				Date In Ser	vice		
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Site Address	City			State	Zip		
Provide link to local planning documents:				age numbers info	can be found:		
(D) Only for QIAs where 50% of units have 2 or more # of two+ bedrooms in QIA (see M		0	% of tv		Below 50% sk	(ip to (E)	0
	s worksheet):	لب	bedroo	2-3-2-3-0-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1			
The QIA will include how many public schools/community colleges that residents of the QIA ma	ıy attend (must	lider	itify type of sch	ool below)? - 4 po	ints (amenities	serving	
QIAs consisting of 200 or more residential units will yield 2 points each).							
Type of school: William State Control of the Contro				Date In Ser	vice		
Entity Name	Responsibl	e Jui	risdiction	7-0. 1			
Site Address	City			State	Zip		
Provide link to local planning documents:			Specify p	age numbers info			
Type of school;	D"1		t1111 1	Date In Ser	AICE		
Entity Name	Responsibl	e Jui	isalction		· 1 1		
Site Address	City		D' -is	State	Zip		
Provide link to local planning documents:				age numbers info			
(E) The QIA has designated units in the application which qualify for special needs or single root					pecial needs		0
or supportive housing component, as defined under MHP, social service facilities available to s				Y - 4 points	l		L
Entity Name	Responsibl	e Ju	nsalction	7 06-4-1			<u> </u>
Site Address	City			State	Zip		
Contact Title	Phone		016	Date In Ser			
Provide link to local planning documents:	1 2 4 6 2			age numbers info			
(F) The QIA will have designated units reserved for qualified senior citizens under §51.2, 51.3 a		Civil	Code senior	centers or facilities	s regularly		0
offering services designed for seniors and available to the seniors residing in the QIA? - 4 point			4- 0 11 I		l		<u> </u>
Entity Name	Responsibl	e Jui	ristiction	Ctotal	1 7:		
Site Address	City			State	Zip		
Contact Title	Phone		Charles	Date In Ser age numbers info		, , , , , , , , , , , , , , , , , , , ,	
	OIA (non May)		% of				
		0	bedroo	L25/1196 25/18KID	to §310(f)		
additional 25% of the units are three bedrooms or larger with no Funds and Unit restriction or preference for seniors or special needs populations, and # of three+ bedroon		-	% of thr	1110年李清麗寺公園			0
located within the high or highest resource community neighborhoods Max Funds and Uni		0	bedroo	Lasatiwa aad skiin	to §310(f)		
as indicated at time of application on the currently adopted Does QIA have				es QIA have restr	ictions or profe	rongo for	
TCAC/HCD Opportunity Area Map 20 points preference for		N	0	es QIA lidye lesu.	Special Need		No
(a) QIA located within the high or highest resource community neighborhoods as indicated on the		onto	d TCAC/HCD	Opportunity Area I		13 Office 1	
https://haasinstitute.berkeley.edu/sites/default/files/mappings/TCAC/opportunity_map_2019.htm		opie	d toyontob (opportunity Area i	Alah I		
If Yes, enter the entire TCAC/HCD Opportunity Area Map Tract ID #:	14						
FAAST File: Opportunity Area Documentation of TCAC/HCD Opportunity	ν Δrea status			-	File I Ir	oloaded?	·
Gonsistency with Regional Plans		Poi	nte May	AND ENGINEE AND A	GT no GONE OF TANKS NO.	namers)	98669880
である。 大学は、大学は、大学などでは、 100 mm	9510111-510	E C	IIC WAX	energy, devotes a com-	nasmistianus)	(國語)對指数	SPRANCES
Points awarded for each of the following					0 175 . 41 .		0
Does QIA support the implementation of a sustainable communities strategy or alternative							
Resources Board to achieve the region's greenhouse gas emissions target. Consistency v				•	1		0
executed by an officer, or an equivalent representative from the metropolitan planning orginal transportation commission - 5 points	anization, regic	MHI (ransportation a	igency, planning,	or local		
			U 11 to 1				
If a sustainable communities strategy is not required for a region by law, and if the QIA su							
B) reduce greenhouse gas emissions. Evidence of consistency with such plans must be dem equivalent representative from the metropolitan planning organization or regional transpor							0
points	tation planning	aye	ncy of local ha	iisportation contin	11881011, - 3		ĺ
144.07	- Luties avanut	n al ba	· · · · · · · · · · · · · · · · · · ·				
Not less than 50% of land area is within a Transit Priority Area evidenced by a letter or res from the metropolitan planning organization, regional transportation planning agency, or lo					presentative		0
Letters or resolutions from the local council				 	2 2 1		
FAAST File: QIA Consistency regional transportation planning agency c				nning organization	File U	oloaded?	
Tie Breaker \$307(b				45 72345591	Takan da kana da kana da kana da kana da kana da kana da kana da kana da kana da kana da kana da kana da kana d	ana a	i Statistik fors
In the event two or more applications have the same rating and ranking scores, HCD will apply	A COLUMN TO THE OWNER OF THE OWNER OF THE OWNER OF THE OWNER OF THE OWNER OF THE OWNER OWN		Taken Colonial Contract and the sector	NOEA	Application of	luo data:	2/19/20
(1) 10 bonus points to the QIA having the lowest ratio between the requested grant amount to					Application of	Ratio=	
(2) If tie still exists, 3 points to the QIA for each prior awarded QIP developed by the Applicant							0.00%
Development Name:	IIG prior NC			Cert, of Occup I			ī ———
Development Name:	IIG prior NC			Cert. of Occup I		0	
Development Name:	IIG prior NC			Cert. of Occup I		0	0
Development Name:	IIG prior NC			Cert. of Occup I		0	1
In a colopitation trustice	I WO PHOT INC	-111		Join of Goodbi		10	1

Please	complete the	yellow' cells in t	Application the form below and email a	Develo copy to:	pment Team (ADT) Support Form AppSupport@hcd.ca.gov, A member of the App request within ASAP.	lication Develop	ment Team w	ill respond to
Full Nam	ie:			you	Date Requested:	Ver	pplication sion Date:	
Organiza	ation:			Email:		Contact Phone		
Justificat	ion:			L				·
	l D	The States in		. ·			T A57	
Issue#	Program Name &	Tab	Section	Cell#	Update/Comment	Urgency	ADT Status	Status Date
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25								

IIG	Round 6 Document Che	ecklist	
Overview-IVAB			
FAAST File: Applicant Documents (if more than two applicants co	ntinue attachements as Anna	Submitted A	Comments
App1 Certs & Legal (wet signature required)	inima ditamente de reper	, ,	ppc)
App2 Certs & Legal (wet signature required)			
App1 Reso (wet signature required)			
App2 Reso (wet signature required)		,	
Resolutions***	51 N O (1)		
 Entity Name and Entity Type (corporation, non-profit, fo Name & Title of Signatory(ies)**** 	r-profit, LLG, etc.).		
NOTE: Name and title of authorized signatory(les) is prefe acceptable), supporting documentation evidencing the ind			
NOFA Date. Language authorizing Signatory(ies) to sign Standard A	vareement.		
5. Amendment Provision included.			
6. Aggregate dollar amount (should be equal to or greater			
Person attesting validity of resolution (must be someon The meeting date authorizing resolution.	e other than person authorized to	o sign Standa	ard Agreement).
All votes taken at meeting authorizing resolution (ayes,	no's, absent, vacant).		
10. Project name as it appears on IIG application.		***************************************	
** Organizational documents for the manager of the LLC i			Noted
*** These are minimum requirements for a resolution. Upo **** Ensure when identifying the Signatory(ies), if more that			
App1 OrgChart			
App2 OrgChart	:		
App1 Signature			
App2 Signature			
App1 Payee Data or TIN			
App2 Payee Data or TIN		:	
Applicant Organizational Documents (submit docume			
Entity Type: (Overview Tab Continued under Organiza	FAAST File:	Submitted	Comments
Articles of Incorporation, with all amendments	App1 OrgDoc1		
By-Laws, with all amendments	App1 OrgDoc2		
Certifficate of Status from Secretary of State	App1 OrgDoc3		
Evidence of tax-exempt status from FTB	App1 OrgDoc4		
Evidence of tax-exempt status from IRS	App1 OrgDoc5	·	
Limited Liability Company (LLC)**	FAAST File:	Submitted	Comments
Articles of Organization LLC-1, with all amendments	App1 OrgDoc1 .		
Operating Agreement, with all amendments	App1 OrgDoc2		
Certificate of Status from Secretary of State	App1 OrgDoc3		
Max Funds and Unit MixTAB FAAST File:		Submitted	Comments
Rural Status	•	Susuman	Comments
Eligibility and Threshold TAB			
FAAST File:		Submitted	Comments

IIG Round 6 Document Che	ecklist	<u> </u>
CIP Integral to QIP		
Urban Area		·
Relevant Development Plan		
Net Density Verification		
Construction exception		
CIP Site Control		
QIP Relocation Plan		٠.
Market Study		
Tax Credit Reservation		
Env. & Land Use Verification TAB FAAST File:	Submitted	Comments
Auth to Use Grant Funds		
Environmental		
Large Jurisdication QIP Scoring TAB, if applicable FAAST File:	Submitted	Comments
E&L Use		·
Const EFC #1, #2, etc		
Transit Access		,
Park Access		
Employment Access		
Retail Access		
Educatioπ		
SPN or SH		
Qualified Seniors		
Opportunity Area		
QIP Consistency		
Large Jurisdication QIA Scoring TAB, if applicable FAAST File:	Submitted	Comments
E&L Use		
Const EFC #1, #2, etc		
CIP EFC #1, #2, etc		
Letter of Intent		
Transit Access		
Opportunity Area		
QIA Consistency		

AHSC Application

NOFA Round 5

FY 2019-20

Affordable Housing and Sustainable Communities Program (AHSC)





CALIFORNIA STRATEGIC . GROWTH COUNCIL



State of California Governor Gavin Newsom

Alexis Podesta, Secretary
Business, Consumer Services and Housing Agency

Doug McCauley, Acting Director
Department of Housing and Community Development (HCD)

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

November 1, 2019 NOFA

Rev: 12/23/19

AHSC

Page 1 of 46

AHSC Coverpage

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								with Microsoft's		The second secon	C
Project	Aff	organie Honzind	, & Susta	inable Com	munities Pi		C) Project	Information	TOTAL TERMS	ST PIN:	
Name:		•			and the state of t	· Project Area Type:	•		In	Type:	
For ICP or RIPA A	ea Types -	Must include	Afford.	able Housing D	evelopment (Al	HD) - §103(a)(1)	V	Vas Project awarde	d funds in prio	r AHSC round	s?
within the Project			₩ Housi	ng Relaled Infra	structure (HRI)	- §103(a)(2)		If yes, which ro	und of AHSC	was it awarde	d?
Transportation Inf			Ĭ₹ Susla	nable Transpor	lation Infrastruc	lure (STI) - §103	(a)(3) Is	s Project a phase of	a previously a	warded project	t?
Affordable Housai Housing Related I			₩ Trans	oortation-Relate	d Amenīties (TF	RA) - §103(a)(4)	ļ	Select Metropolitan F			
§102(d)(3) & (e) (cl			₩. Progra	am Cosis (PGM)	- §103(b)						
Total Dev. Costs	& AHSC F	unding - limits: §	103(a)(1)	(D), §103(a)(2	2)(B), §103(a))(3)(B), §103(a)(4)(C), §10	3(b)(2), and §104(a)}};	,	
Capital Project/Pro	ogram: To	tal Development	AHSC F	unds Reque		max \$30M;	AHSC /	Non-AHSC Fundi	- i	Legislative D	ata
Housing (AHD)		Costs (TDC) \$0			max \$10M) \$0		Total AHSC 0.00%	Commitments		· Assembly	
Housing (HRI)		\$0	<u> </u>		\$0		0.00%	\$0	Stat	District:	
Housing (AHD & F		\$0			\$0		0.00%	. \$0	Sen	ate District:	
Transportation (ST)		\$0 \$0	ļ		\$0 \$0		0.00%	\$0 \$0		gressional	
Programs (PGM)	źλ.	\$0 .	 		\$0		0.00%	\$0	- 00	District:	
Totals:		\$0			\$0		0.00%	\$0			
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Total amount of elig						· · · · · · · · · · · · · · · · · · ·					
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AHSC Program aw cap.or Active Delive			t costs		Ť				* .		
Project Description		<u> </u>	اــــــا			L					,
major Project con		io				,	1				
not exceed 700 cha # of description		10		•							
	SELVARIES	PEASTER 1/26/25	in a said	AB-1	550 Priority	Population	§101	Alf Wales Albah Nasa	TA VARAN	262706 N.C	
Project 10 digit cen		<u> </u>		aged Commu			come Comm	unity:	Low-Inco	me Househol	
FAAST File:	. F	AB1550				n Benefit Crite		David Transilie - 400 mail - John III	1971 W. W. Markinson	File Uploade	d? *************
Description of	12 - 12 - 12 - 12 - 12 - 12 - 12 - 12 -	Este gatelia (see nage	张启州强烈之 (4)。	CARRAGICE, O	lect Wied'n	efinition §1	<u>(4)</u> (4)	rapiso trate mentione to the	- MANGE-DUNGS	Baskutta) arritar	PRINCESSAR
geographical	1			*							
boundaries (define	d	•	٠.								
by vicinity map, service area, etc.):									•		•
								entified on the Proje			T.
EAACTEU-	Dt.							ctive Transportation of Access to Destina		Eller Meller de	٠.
FAAST File:	Ргоје	ct Area Map						Planning §107(m)(Files Uploade	SQ /
			be identi	fied on the PA	AM. <u>Please re</u>	efer to the Proj	ect Area Mar	oping Guidance for i	nstructions.	<u>.</u>	· .
Required Project			-1 -1in		al au ragiono	l planeten don	umant/s\ as t			·	
(1) Be a configuo (2) Include at leas											
(3) Be of a define	d size consi	stent with one of th	e followin	g:					:		
		ed transit routes, th ffer around all STI			may not exce	ed a one (1) n	nile buffer ard	ound the identified T	ransit Station	Stop	Select one
Interged with a					roject Area m	nust be defined	d based on th	ne identified service	area of the tra	ınsit line.	Select one
TIU 3 I			orridor, bic	ycle network (or both, Proje	ct Area must 1	e identified i	in a plan (i.e. Gener	al, Bicycle Ma	ster or	Select one
Transit Comu		tation). ble): §102(a)(3)(C	VI								
				Transit must	be completed	and offering s	service to the	Transit Station/Sto	p of the Projec	t Area by the	ime set
§106(a)(15)			T			7				Standard Agre	eement.
FAAST File:	Tranci	t Service Map						tative Policy Scoring Identifed on the Tra		Files Uploade	
175.07	i i i i i i i i i i i i i i i i i i i	·						for instructions.		· nes opioda	24.
FAAST File:	Transit S	ervice Schedule	1				-	sit service area. All		Files Uploade	ed?
2003/25/24/3	1988 - 2 88 188	ryansa vala						nedule" as one docu		,	
								pursuant to the CAI			
								S) or similar sustain			
				onsistent with	activities or	strategies ider	ntified in the i	regional SCS, or sin	nilar planning o	ocument that	
demonstrate a per	capita redu	ction in VMT and (d document fi	rom MPO ide	ntified in cell Y	'9 above con	firming consistency	with SCS or		
FAAST File:	MPO	Support Doc	similar s	ustainable pla				anning Organization		Files Uploade	ed?
		<u> </u>	Section		n poetion or a	lomanta of th	606 22 22	hulant roglandi -t	dotollaa		
FAAST File:	SCS or Eq	uiv Regional Plai		the applicable government		enents of the	: JUS DI EQU	ivalent regional plar	ı detanınğ	File Upload	∍d?
(3) We certify the	Project is co	nsistent with the S				ursuant to §65	041.1 of the	Government Code.			

AHSC R5

			Overview					$\neg \neg$
(6)(A) We certify th	ne Project will incorporate at leas	st two Urban Greenin	Overview ng feature as defined in Guidelines Appendix A	with dedicat	ed maintenance	for at les	ast two	
			ederal design standards and requirements for a					ı
including active tra	insportation route and transit sta	itions or stops. (selec	ct two features below and include costs in budg	get(s))	·			
,				•				1
(6)(B) We certify the	ne Project will include adequate	lighting in accordance	e with local, state, and federal design standard	ds and require	ments for all put	olicly acc	cessible	\dashv
	Project including active transpo			so and roquire	arionto for all par		30001210	ı
` '	ate a level of committed funding		that is >= 0.90 §106(a)(7) calculation res	sults= 0.00	If No, Proje		nsufficient	No
(must complete a	pplicable project/program wo	rksheets)	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		funding	Commit	tments	No
	lincluding the OA) sufficiently co oital Project trigger State Reloc.		asibility of application and its compliance with A Gov Code §7260-7277)? AHD	HRI HRI	n and application	n require	TRA	
	narrative discussion on the numb		GOV Gode 3/200-/2//)! / WID	1 1101			1100	
	lds and provided relocation assi-							.
	ons have or will be taken to com	nply with	. •	•				
	Assistance Law? If No , provide oporting relocation is not require	ed l	•				•	
FAAST File:			vide a Relocation Plan or documentation supp	orting no reloc	cation.	File Ur	ploaded?	·
J			ated be in substantial compliance by the date					
			element is in substantial compliance as demo					
			red by Gov Code §65588 includes that substants leaded on Trust Land, as defined in Appen					
FAAST File:			cts located on Trust Land, as defined in Appen ont housing element compliance status is obtain				ploaded?	
			ne "Community Climate Resillency" scoring in					
			California Building Standards Code (CCR, Title	24); which ef	fective January	1, 2020,	requires	
			n Efficiency Rating Value (MERV) 13.		/r / 1°			
(25) Project will me	eet the accessibility requirement	ts specified in the TC	AC regulations, as may be amended and renu ICD prior to the start of construction. Projects in	imbered from	time to time. Exe	emption i	requests, as	
			ic D.phor to the start of construction, Projects in accordance with TCAC regulations. The ap					
that any other app	licable federal, state, and local a							
		A decided an additional and a second a second and a second and a second and a second and a second and a second and a second and a second and a second and a second and a second and a second and a second and a second and a second and a second and a second and a second and a second and a secon	Applicant Information §105	果的機能	SEPPORTS:		NEW WAR)(in
FAAST File:	Indian Tribe		Federally recognized Indian Tribe Applican		Copy Attached?	Fi	ile Uploaded?	
		l	ipport requirements as described in Appendix	<u> </u>				
			ect §105(a)(3)? (if yes, your application must				OYes O)No
☐II. Application v	will include the Public Agency as a joint appli		plication includes a commitment to enter into a contractual agr		the Project, if it is awa	arded.	·	
FAAST File:	STI TRA Agrmnt		olicant may provide an executed agreement with ransportation agency non-applicant for the cor	1	Copy Attached?	E1	ile Uploaded?	
TAOT TIC.	9 11 HOLAGIIIIIC		nents for which funding is sought.	inplication of	John Milacinoa:	' '	ile opioaded!	
	L							
Applicant #1					,			
Entity Name		Eligible Ap	·	Organization		L		
Entity Name Address			City	Organization	n Type State	Zip		
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File Name:	Owner OrgChart		Chart (see Organizational Documents section above) (Upload in Microsoft Word Document)			Files Uploaded? File Uploaded?				
File Name:	Owner Signature Block		cord STD-204 or Taxpayer Identification Number (TIN)							
File Name:	Owner Payee Data or TIN	(see section abo		Copy Ati	tached?	File Uploaded?				
Managing Go	noral Partner	Macc acction and				<u> </u>				
Managing General Partner Legal Name Organization Type										
Address			City	State		Zip				
Auth Rep		Title	Authorized Rep. Email			Phone				
Contact		Title	Contact Email		Ph	one				
Address			City	State		Zip				
File Name:	MGP Cert & Legal	Certs & Legal D	isclosure (See Certifications & Legal Disclosure below)	Copy At	tached?	File Uploaded?				
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AHSC R5

			Overview .	•						
Administrativ	ve General Partner #1	•								
Legal Name			Organization Type							
Address			Clty	State	Zip					
Auth Rep		Title	Authorized Rep. Email		Phone					
Contact	<u> </u>	Title	Contact Email		one					
Address			·. City	· State	Zip					
File Name:	AGP Cert & Legal		(See Certifications & Legal Disclosure		File Uploaded?					
File Name:	AGP Reso	Resolutions (see Resoluti		Copy Attached?	File Uploaded?					
File Name:	AGP OrgDoc		s (see Organizational Documents sec		Files Uploaded?					
File Name:	AGP OrgChart	Organizational Chart (see Organizational Documents section above) Files Uploaded								
File Name:	AGP Signature Block	Signature Block (Upload in Microsoft Word Document) File Uploaded?								
File Name:	AGP Payee Data or TIN	Payee Data Record STD-204 or Taxpayer Identification Number (TIN) Copy Attached? File Up (see section above)								
Administrative General Partner #2 Legal Name Organization Type										
Address			City	State	Zip					
Auth Rep		Title	Authorized Rep. Email		Phone .					
Contact	· · · · · · · · · · · · · · · · · · ·	Title	Contact Email	· Ph	one					
Address			City	State	Zip					
File Name:	AGP2 Cert & Legal	Certs & Legal Disclosure	(See Certifications & Legal Disclosure	below) Copy Attached?	. File Uploaded?					
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File Name:	AGP2 Payee Data or TIN	Payee Data Record STD (see section above)	-204 or Taxpayer Identification Number	r (TIN) Copy Attached?	File Uploaded?					
Property Mai	nagement Agent									
Legal Name			ontact	Contact Email						
Phone	Address		City	State	Zip					
Financial Co	nsultant									
Legal Name		. · . C	ontact	Contact Email						
Phone	Address		City	State	Zip					
	vice Provider .									
Legal Name	1		ontact	Contact Email						
Phone	Address		. City	State	Zip					
	gal Counsel									
Legal Name	<u> </u>	· C	ontact	Contact Email						
Phone	Address		City	State	Zip .					
General Con	tractor									
Legal Name	Address	<u> </u>	ontact	Contact Email						
Phone	. Address		City	State	Zip Zip					
Architect Legal Name	1		ontact	Contact Email	· · · · · · · · · · · · · · · · · · ·					
Phone	· Address		City .	State	Zip					
	nt Funding Source			State	[ZIP]					
Legal Name	it i unung source	T C	ontact ·	Contact Email						
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	nt Funding Source		11	1 3443						
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	nt Funding So									
Legal Name		T C	ontact	Contact Email						
Phone	Address		City	State	Zip					
Developmen	nt Funding Source									
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Phone	. Address	<u> </u>	City	State .	Zip .					
Rent/Operat	ting Subsidy Source									
Legal Name			ontact	Contact Email						
Phone	Address		City	State	Zip					
	ting Subsidy Source									
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Phone	Address		City	State	Zip					

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Project Name	Affor	Brief Descriptio		eur (AHD) aiid	Address	•	City		T			Census	-	
	<u> </u>	Bilei Descriptio			Adures	,	City	Zip	County	Lat	Log	Tracts	· APN	15
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(%)		· Unit Coun		·	L					_	<u> </u>		<u></u>	
AHD Information: _and Area	Area	Units/Acre	0	Building C	Count:	Elevato	or Count:	Projec	t Design:		De	nsity Project T	уре	
Residential Rental	sq. ft.	# of Units	0	# of Bldgs		of Elevate								Res
Homeownership	sq. ft.	# of Units # of Units/Spaces	0	# of Bldgs # of Bldgs		of Elevate of Elevate				D	acide	otiol Only Brain	no!	
Commercial Residntl Non-Rental	sq. ft.	# of Units/Spaces		# of Bldgs # of Bldgs		N Elevaio				, r	eside	ential Only Proje	ECI	
Other (Mixed Use)	sq. fl.	# of Units/Spaces		# of Bldgs										
of car share parking of car parking space		arking Ratio; car spa		tric vehicle charg			rking spaces:					uest parking sp le spaces/total		
	site project? §103(a)(III-0-1	j journ word	-Joie ba	treith ohanes.		I, rainily	rado, l	- ioyo	ic apaccanutai	MIND.	
特殊機能(20)(20	10年10月中央10年10日	ELEMENT THOSE	(typis#Y	AHD Capita	al Projects §	103(a)(1) Eliparitation	William William	MARKET !	可以他	94.18	(ADMATIKA)	ati rjem,	Met.
	dropdown menu one or												•	Ņo
ollowing qualitied AHL Project:	O development types re	stated to your												発達 /85
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		}											•	
A)(ii) The AHD must I	located within a half mi	le from a Transit Sta	tion/Stop	that meets Pro	oject Area tran	nsit requi	rements per	A11	Ò distance from		-11.04	-UnitClass	Latte	
102(c) or (d).									D distance from	n Han	SII St	ation/Stop:	Mile	S No
	least 20% of the total overall average affordate									Inits &	May	Funds" works	heeti	No.
	ome (ELI) 15-30% AMI											g. Affordability		1.0
	ninimum Net Density re					-								⊵No
Total Sites Area in S	quare Feet quare Feet Deductions)· 0		tal Buildings Flo (Less Excluded			. 0					oor Area: N/A t Density: No		T
Dedicated streets	quare i cet beddellons	Ï		Mechanical Spa			,. 	*N				OT qualified as		
Sidewalks				Cellar space								, Off-street per		
Parks Open Space		<u> </u>		Floor space in o Enclosed parking								Landscaping, (ities (exclusive		Areas
Other				Elevator or stair						d Other	milio	jation space re	quired for	r
Net Site Area- acres	0.00 Net Site Square Feet	0	Ne	t Building Squa	are Feet		О	de	velopment.					
		Letter an	d'sealed:	site map certified	d by a Californ	ia State-	licensed profe	ssional (e.g., an engine	eer,		File Uplo	-4-40	
FAAST File:	. Net Density Verifi	surveyor	or lands	cape architect) c	confirming the	net dens		11:41.15		LUD				·
(A)(iv)(b) - Only app	licable to Acquisition	and Substantial Re	habilitati	on Projects		N/A	affordabilit	.%. are	res" meaning , reductions to n	AHD re	sults Ildina	in less units or code requiren	jower nents?	NV
Prior to Rehab - existi		AHD Project			to Rehab - pe	rcentage	e of total afford	able:	HA ::) perce	entag	e of total afford	ability;	0%
	e Secure Overnight Bi							# of S	ecure Overnig	ht Bicy	de P	arking spots at	AHD:	No
bicycle Parking propo	osed including a descrip	Dilon of now bicycles	ale secui	red (i.e., blike loc	Kei, Dike Duliu	ing, etc.,	<u></u>	L						(54)
. •														
(E) Does your AHD C	apital Project include r	nultipje AHDs with ar	AHD red	ceiving 4% low-								rojects, each o		
income housing tax c	redits, and another rec				(-)(4)(0)1					n and	qualif	y independent		
Representative Confession		AHI) Eildipi	e Costs §103((a)(1)(C) and	ineligii	ble Costs 91		dgeted	Cos	st Ca	7	(A) (A) erage	0,248
	total amount of eligible					ram awa	ırd.		\$0		\$0	P	\$0	O
	e AHSC AHD funded c					. at tt								
(1) Costs are not eligi	ible if there is another f	easible, available so	TLCG OF CC	minuea tunaing	jiorine Sirpi	aruon une	ereor to be ton	леа бу А	HSC of IF the C	OSI IS I	neuff	ea phor to the 2	AHSU	
(2) Routine maintena	nce or operations of tra		clure (inc	luding transit flee	et, not includin	g AHSC	funded transi	service	expansion);					
	al inclusionary housing nal costs beyond the te		o veare) fi	or Program Cost	ls, any					•				-1
	ed with automobile or r					tructure)).							
	rativas dinastra					Ineligit	ole Costs §1	03(c) 🖟	中的"林林"。	- 9 19	4.		94600	
(i) Are capital improve	ements in the HRI bud	get required by a loca	lity, trans	sit agency, or spe	ecial district?		lí Ye	s, are in	provements a	condit	ion to	the approval c	of the AHI).
FAAST File:	Cap Improvement	ts Req Docume	ntation fro	om a Locality, tra	ansit agency, o	or specia	il district that o	apital im	provements ar	e requi	red	File Upload	ied?	
		t						Bu	dgeted		st Ca	p 0	/erage	
	ligible HRI soft costs ca							<u> </u>	\$0		\$0		\$0	0
	eligible environmental r digible real property acc							-	\$0		\$0		\$0	- -
AHSC Program awai	rd		٠.						\$0		\$0		\$0	0
(vi) Total amount of e	eligible impact fees can					00,000.		L	\$0		\$0		\$0	0
	ie AHSC, HRI funded or jible if there is another t					ortion the	ereof to be fun	ded bv △	HSC or If the r	ost is i	ncur	ed prior to the	AHSC	1.
award;														-
	ance or operations of the		cture (inc	duding transit fle	et, not Includir	ng AHSC	funded transl	t service	expansion);				• ,	
(4) Ongoing operation	cal inclusionary housing mal costs beyond the to	g programs; erm of the grant (thre	e years) f	or Program Cos	its; and ·									
	ted with automobile or	motorcycle parking (e	xcluding	electric vehicle	charging infras).							
	5 P. P. P. P. P. P. P. P. P. P. P. P. P.			HPIG	rent Terme S	101101	 				-			

AHSC RE

				D and HRI Overvie			
						ents of similar size and level of risk, er the execution of the Standard Ag	recoment in the amount not to
	oge that hist grant lunus w DProgram award of funds,		n as teliubritsed brodtes	ss payments for eligible co	ists inculled all	er the execution of the Standard Ag	Regulatif the athough not to
			hases or developments.	all entillements and cons	truction funding	commitments for the first phase mu	ust be received prior to
disbursement.	· · · · · · · · · · · · · · · · · · ·			•		•	
		nt to the first di	isbursement of HRI fund	ls shall include receipt of a	ili required publ	ic agency entitlements and all cons	Iruction funding commitments
for the AHD supp							
						等于可有的思想的是不是否的。	14. 医腺素素
(4) Describe how	AHD provides free transit	passes, reload	dable transit cards or dis	counted passes priced at	no more than h	alf of retail cost,	·
			•				
Number of passe	s or cards that will be prov	ided I	I Is there at leasi	l one pass per restricted i	nit? Tv	pe of transit passes provided:	
	ifies the proposed AHD wil						· · · · · · · · · · · · · · · · · · ·
FAAST File:	SFH Lease Adde					litted prior to construction close	File Uploaded?
						earances including those required u	
				e lapsed within 30 days o	f the application	due date with lawsuits or appeals	
	eral funding proposed that approved "by-right"?		PA requirements? Categorically Exempt?	Negative Declara	ion Datail	If Yes, enter date of "Author Final EIR Date:	ority to Use Grant Funds"
						ellon dates of all necessary environ	mental clearances
Dispass point of	A phone is the interest of	_a, r opeciai c	production of exemp	dollo allo biovide obalitat	Janabia Compi	Silen dates of all Hoodeshy Stiffings	informational distribution
	•						
FAAST File:	AHD Environmental	Copy of all	environmental clearance	es (e.g. Environmental Im	act Report) or	Notice of Exemption	File Uploaded?
	AHD Auth to Use					clarify the current status of the	
FAAST File:	Grant Funds	issuance of	the HUD form.		<u>.</u>		File Uploaded?
						view, required to complete the AHD	O Project that have been granted,
submitted or to b	e applied for to the approp	riate local age		local planning document	<u>. </u>		
	Agency / Issuer	1	Land Use Approval Date	Approval Type	-	Comme	nts
			Date				
					·		
CON December 14	1.	- AUD D-11	the first of the second	S -du die Chad d- as - da			to consider by HOD
FAAST File:	AHD Market S			ket study prepared within		In TCAC Regs §10322(h)(10) will be application due date	File Uploaded?
						t recent execution date below (See	
	rol (See Site Control in Ap			. ,		Most recent document	
If leasehold esta	ate: Reni	based on res	tricted land value?	' Is acquisition of	ost \$0 in AHD i	Dev. Prepaid lease	loan used? If so answer (a-c)
	unt based on the Present \	Value of lease	. ((b) Lender requesting Res		(c) Has loan amount be	een entered as a finance cost?
payments?		·			permissible)	(O) Flat leaf) all balls at	oot, errored as a milatice cost.
Describe any spe	ecial site-control circumsta	inces,					
			•				•
FAAST File:							
	AHD Site C	ontrol	Appropriate docume	entation to demonstrate th	e form of site co	ontrol indicated above	Files Uploaded?
FAAST File:	AHD Site C			entation to demonstrate the e than 6 months old for th		ontrol indicated above	Files Uploaded? Files Uploaded?
FAAST File: (12) Applicants r	AHD Preliminary nust demonstrate prior exp	Title Report perience by pro	PTR, that is no more oviding evidence of two	e than 6 months old for th	AHD Project	ontrol indicated above	Files Uploaded?
FAAST File: (12) Applicants r	AHD Preliminary	Title Report perience by pro e application o	PTR, that is no more oviding evidence of two plue date.	e than 6 months old for th	AHD Project	d AHSC Project in scope and size, v	Files Uploaded? which have been completed by the
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FAAST File: (12) Applicants r applicant during Project Name Development Entity Completion Dat Project Tenure # of units Units per Acre Commercial (soft)	AHD Preliminary must demonstrate prior exp the ten years preceding the	Title Report perience by pro e application o	PTR, that is no more oviding evidence of two plue date.	e than 6 months old for th	AHD Project	d AHSC Project in scope and size, v	Files Uploaded? which have been completed by the
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FAAST File: (12) Applicants Tapplicant during Project Name Development Entity Completion Dat Project Tenure # of units Units per Acre Commercial (st ft.) Brief Descriptic (e.g. number of units, populatic served, etc.)	AHD Preliminary must demonstrate prior ext the ten years preceding the tel ten years preceding the tel tel ten years preceding the tel tel tel tel tel tel tel tel tel tel	Title Report perience by pri- e application of AHD	PTR, that is no more oviding evidence of two jude date. D Past Project #1	e then 6 months old for th prior AHD projects similar	AHD Project, to the proposed	i AHSC Project in scope and size, v	Files Uploaded? which have been completed by the t #2
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Discuss below any	special NEPA and/or CEC	A Special C	ircumstances o	rexempt	ions and provide estimat	ed/actual completi	tion dates c	f all necessary enviro	nmental c	learances.
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FAAST File:	HRI Environmental				id clearances (e.g. EIR, f					File Uploaded?
FAAST File:			nly, copy of the the HUD form.	HUD 70	15,16 "Authority To Use	Grant Funds" or cl	clarify the cu	irrent status of the	1	File Uploaded?
(9) If applicable, pro	vide a listing and status o			use enlili	lements and permits, exc	luding design revi	riew, require	ed to complete the HF	I Project	that have been granted,
submitted or to be	applied for to the appropris				local planning document	s				
	Agency / Issuer		Land Use App Date	roval	 Approval Type 	•	•	Comm	ents .	•
		. 	Date		·*					
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				\rightarrow	·	—— 				
	et study demonstrate Pro			RI require	es a market sludy only if	not using AHSC fu	unds for Al-	ID)? A market study i	hat meets	the requirements
	Regs §10322(h)(10) will b				. 01.		7			51.11.1.1.10
FAAST File:	HRI Market Stu t or Developer of Project I				prepared within one year was lenter site control for			iling date helow/Soc	Site Cont	File Uploaded?
	(See Site Control in App		morror FIRGIPIC	good II	Aco' citter and colittoi lot	m and the Hitist le		Apst recent document		
f leasehold estate			tricted land valu	e?	Is acquisition cos	\$0 in Dev. Budge				ed? If so answer (a-c)
(a) Funding amour	t based on the Present Va		1		b) Lender requesting Res	. Recelpts (not				red as a finance cost?
payments?	al site control circumstan	rae :				permissible)			SINC	22 - 14 301100 00011
Preserving ally shec	en one corprororecumstan									
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ma s or mi	·	-71		dec		- famm -f "				PH-114 - (-40)
FAAST File:	HRÌ Site Cor st demonstrate prior expe				ntation to demonstrate the				which hav	Files Uploaded?
	e ten years preceding the			, 0, (40 F	onor ritti projecte sirinar.	to the proposed /	# 100 T TOJO		WINOI HAV	c pecificatipleted by the
		. HRI	Past Project #	1			· · · · · · · · · · · · · · · · · · ·	HRI Past Projec	t #2	
Project Name						ĺ				
Development									<u></u> :	
Entity							_			•
Completion Date		•							-	
	·					<u> </u>				
Project Tenure				·						•
# of units								•		
	ļ						· ·			
Units per Acre										. '
Commercial (sq.	†					1				
ft.)						<u> </u>				
Brief Description						1			. •	
(e.g. number of						1				
units, population						1		10 miles		
served, etc.)										
FAAST File:	Pact Evn HRI1 Pact	Eyn HRI2 (Certificates of O	ccupanc	y for two recently comple	ted affordable box	using devel	onments ·		File Uploaded?
	of the application date, th								ırts.	1,100 001000011
	t construction of the HRI									
	ect will not result in the los		ion of agricultur	al or othe	er working lands, or natur	al resource lands	for other u	ses according the De	ot, of Con	servation's Farmland
	itoring Program (FMMP) vocumentation the HRI Pro		ot within land de	signated	as agricultural land per t	he FMMP tool.				
FAAST File:	HRI No Ag				e is not within land design		ral land per	FMMP tool.	T	File Uploaded?
	te that the HRI Project sit									
FAAST File:	HRI Ag Infil				oject site qualifies as an					File Uploaded?
	the HRI is infeasible with Project involves involving									the number of hadrooms
	at least equal to the num									
parcels are part o	the same Project meetin	g the requirer	ments of UMR 8	303(b). I	Explain below how this re					
Project does not i	volve demolition of existi	ng affórdable	units, indicate '	'N/A" bel	low.	····			<u> </u>	<u> </u>
1 .								•		
·	•				•		-			
	·									
(20)(D) We certify	the proposed AHD is cor	nsistent with 8	State & Federal	Fair Hou	ising requirements includ	ing duties to affirm	natively fur	her fair housing (expl	ain below),
	•							•		
(20)(E) If approve	by a local public works d	enadment o	r other responsi	ble local	agency is required for th	e Project provide	document	below. I certify that the	ne HR1 im	provements are
	applicable local rules, reg						ourrell	roomy stat ti		Tomorio are
FAAST File:	HRI Local Ap		Statement	from ent	ity indicating the HRI.Cap	oital Project is con			iles;	Files Uploaded?
	1	·			policies and plans enfor					
4.74.100014					Article XXXIV Auth				- 14 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
	nion letters submitted to H lenders, the number of lov									
supported by spe	cific facts and a specific le	gal theory fo	r exemption tha	itself is	supported by the Constit	ution, statute, and/	l/or case lav	vPrior to the execution	on of the l	
	eliver to HCD satisfactory								able.	
FAAST File:	Article XXXIV Attorn	ey Opinion	Demonstrate le	gal requi	rements of Article XXXIV	and relevant Proje	ject facts ha	eve been considered	<u>:- :- </u>	File Uploaded?

	, AHD and F	IRI Overview PIN .
- Fi	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
H	project? (If Project doesn't have Article XXXIV authority, AHSC may be limited	local government official that voters passed a specific project referendum or a blanket referendum
ļ	to restricting no more than 49% of the total units.)	has been passed and the locality has allocated sufficient Article XXXIV authority to Project.
fi	FAAST File: Article XXXIV Authority Copy of document providing Author	ilv File Uploaded?

ISC R5 Page 9 of 46 AHD-HF

	<u> </u>	AHD a	and HRI Overview P	IN ·		• .	
LANGER CONTRACTOR OF STREET	Self-end beinge		Tax Credits		Committee (All States	te tare thorware	3 - 30.6
Select appropriate entry for each item:			·				
Project Tax Credit Type:	Federal:	Proposed	Equity Investor Contribution ('s\-\	Anticipated Tax Credit F	actor App Rate	1
	State:		Equity Investor Contribution (Anticipated Tax Credit F		
Timeframe for Applying for 4%Tax Credits			Proposed Year:		Tunidipated Tax of Colt 7	17 pp (tale	
Timeframe for Applying for 9%Tax Credits			Proposed Year:	-			Ì
If already awarded, date of the			1 toposed real.				
FAAST File: Tax Credit Res			ceived a tax credit reservation	. Unload dooring ook	offen to CAACT	File Uploaded?	
Does or will the senior debt and loan agre							
Does or will the junior debt and loan agree							- $+$ $+$
Are there any cost sharing	cost?	erciai space not eligible	e to be funded by AHSC, is c	ost allocation pased	on total development	If no, on	1
agreements?						what?	
What covenants or regulatory agreement					· · · · · · · · · · · · · · · · · · ·		
What covenants or regulatory agreement		3901 5 1100 50 100 100		C. s. ar ver 've in	o secon stage rock	175 75 / James Housey S.F. Rott Tall	S -575 / 10 - 57
			AHD Milestones				7-7- Marie 12-2
Provide the actual or anticipated completi	on date for the follow	ing performance miles	tones for each applicable Ca	pital Project. If a m	ilestone is not applicable	to a Capital Project, plea	se enter
"N/A"			•				
Note: It is acknowledged that some of the	e following milestone	s may have already be	en achieved. For those mile	stones which have	previously been met, ple	ase enter the month and	year
completed. For those milestones not yet	completed, please p	rovide a projected com	pletion date (MM/YY) for eac	h of the applicable	tems below. If not applic	able to the specific Capita	al Project,
please indicate "NA" below.			•			•	
Capital Project Milestone Schedule							Date
Executed binding agreement between the	Sponsor and devel	oper of the proposed A	ffordable Housing Developm	ent detailing the ten	ns and conditions of the	Project development.	1.
Site Control of Affordable Housing Development	opment site(s) by pro	posed housing develor	per.		········		
Completion of all necessary environment							
Obtaining all necessary and discretionary							
Obtaining all enforceable funding commit			sing Development supported	by the infrastructur	e Project.		1
Obtaining all enforceable funding commit						·	
Obtaining enforceable commitments for a			ed in the Sources and Uses	including substantia	lly final construction and	permanent loan	\vdash
documents, and Tax Credit syndication d				.	,		
Submission of Final Construction Drawing			al building department or pen	mitting authority.			1
Commencement of construction.	Jo		3-1-1-1	many			
Construction complete and the filing of th	a Notice of Complet	on.					\vdash
Program funds fully disbursed,	- 11411-1-11						+1
					Have all milestone date	es been entered above?	.†
ENERTON KONTONESONO	ALONDARIAN PRA	WHERE AND COMPANY OF S	HRI Milestones Wars				
Provide the actual or anticipated complet "N/A"	iou date for the tollor	ving performance miles	stones for each applicable Ca	apitai Project, ir a m	ilestone is not applicable	to a Capital Project, ples	ise enter
							
Note: It is acknowledged that some of the							
completed. For those milestones not yet please indicate "NA" below.	completed, please p	tovide a biolected cou	ipletion date (MIM/YY) for eac	an of the applicable	ttems below, it not applic	able to the specific Capit	ai Project,
Capital Project Milestone Schedule		,					Date
Executed bloding agreement between the			Housing Development details	ng the terms and co	inditions of the Project de	evelopment.	·
Site Control of Housing Development site							
Completion of all necessary environment			er CEQA and NEPA.				
Obtaining all necessary and discretionary							
Obtaining all enforceable funding commit				i by the HRI.			-
Obtaining all enforceable funding commit							
Obtaining enforceable commitments for a			ed in the Sources and Uses	including substantia	ally final construction and	i permanent loan	
documents, and tax credit syndication do	·	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~					
Submission of Final Construction Drawin		s to the appropriate loc	al building department or per	mitting authority.			
Commencement of construction of the H	RI.						
Completion of HRI construction.							
Program funds fully disbursed.							
					Have all milestone dat	es been entered above?	?

HRI and AHD Sources of Development Funds PIN

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

| Committed by Application | AHD vs HRI | Source Name | Source Type | Application | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Description | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Amount | Am

	Committed by Application	AMU VS HKI	Source Name	Source Type	Lien	Amount	Interest	Required	Loan Term	Residential	Commercial	****	*Detai	ls of Deferred Costs
	Due Date?	Source	(listed in order of lien prior	(ty)	No.	7	Rate	Payment	(months)	Amount	Amount		Amount	Description
1	Yes	HRI	AHSC HRI Grant	State-HCD										
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.3														
4					1									
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13		AHD	*Deferred Costs	(enter details at right)		. \$0								
14	· Yes	AHD	Equity Investor]					\$0				•
				70	TALS	\$0				\$0	\$0	•	\$0	

3t Committed by Source Name						1996.1996年	Pe	rmanent Sourc	es.of/Funds	Silahunga erabagkan katular	richter der	regular outlines	middheasthas, A	tionity, eller bee	Cegariga (a cegarit	
# ()	Committed by Application	AHD vs HRI	Source Name See cell comments for Deferred	Source Type	Lien Amount			terest Rate	Amortization			Required Residential	Required Commercial	Residential	Commercial	Balloon?
1	Due Date?	Source	Dev. Fee; list in lien priority order		No.	Amount	Rate	Туре	Period (yrs.)	Туре	Due in (yrs)	Debt Service	Debt Service	Amount	Amount	Balloon
1	Yes	HRI	AHSC HRI Grant .	State-HCD					L							
2	Yes	AHD	AHSC AHD Loan	State-HCD			3.00%	Fixed for Term	55	MHP-Partial Interest Only	55					
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16	Yes	AHD	Equity Investor:											\$0		
L_			Total Permanent Fu			\$0					TOTALS	\$0	\$0	\$0	\$0	
1			Total Committed Non-A	HSC AHD & HRI F	unds	\$0										

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

FAAST File:	. EFC AHD HF	iii; EFC AHD HRI2; EFC AHD HRI3; etc.	Documentation for the 0 non-TCAC & non-AHSC AHD 8	& HRI funding commitments.	Files Uploaded?
Applicant Comm	ents: Include a description of unusual or extraordi	nary circumstances that have resulted in higher th	an expected project costs and provide a justification as to why	these costs are reasonable.	·

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AMI evel 55% 55% 50% 55% 50% 55% 50% 55% 50%	icted units CC AHD LC T applying B Unnounce CO CO CO CO CO CO CO CO CO C	@ \$35,00 oan Amou for 9% T C Bedroom	or Farmwood PU =	\$0 \$0 (here fo.	using using r 2019 E 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Grant, SB 0 res AHSC Io No E Bedroon	2 Farmworker M stricted units @ An Ilmits - (bed Units Units Units O O O O O O O O O O O O O	Housing, a laximum i \$50,000 P aximum i \$50,000 P aximum i inning on Unre-H 21 Hun ne H 2 laximum i ne H 2 l	and Housin HRI Gran PU = AHD Loa Dipage 21 Stricted M Bedroom	ng for a He t Amoun \$0 In Amoun 10 Annager L J Units 0 0 0 0 0 0 0 0	oan Amount K Amount C C C C C C C C C C C C C	sia. ested: L 3 Bedro	\$0 0 om Uni	M M 8	Max A AHDR N 4 Tunue Be Louit AHDR O 0 0 0 0 0 0 0	IRI Grant; HD Loan: tequested O + Bedroo	P m Units O O O O O O O O O O O O O O O O O O O	0 50 50
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AMI evel 55% 50% 45% 40% 45% 60% 60% 60% 60% 60% 60% 60% 60% 60% 60	icted units GC AHD LC t applying B U HUN Ja A O O O O O O O O O O O O O	O S35,000	or Farmwood PU =	\$0 \$0 (here fo. \$?	7 2019 E 1 1	Grant, SB O res AHSC Io No Bedroom Bedroom Bedroom Online Bedroom Online Onl	2 Farmworker M M Indiced units @ M An Ilmits - (bec G Units 0 0 0 0 0 0 0 0 0 0 0 0 0	Housing, a laximum i storous me simum i storous me	HRI Grar U = AHD Loa AHD Loa An page 21 Stricted M Bedroom Washington Bedroom O	ng for a He ti Amoun so In Amoun Annager L J Units O O O O O O O O O O O O O	oan Amount K ABL Delication Oan Amount K Oan Amount L O O O O O O O O O O O O	Number of Number	so o o o o o o o o o o o o o o o o o o	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Max H MAY A AHD R N 4 LOCATION O O O O O O O O O O O O	RI Grants HD Loan: Lequested Q HBedroo Bedroo HBedroo Joanna HB Loan: HB Lo	m Units p m Units 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	. (O × X)
nrest AH: rojec A MI evel 0% 5% 0% 5% 0% 5% 0% 5% 0%	icted units GC AHD LC t applying B U HUN Ja A O O O O O O O O O O O O O	Wimber of Stricted Mumber of Stricted Mumber of Stricted Mulfs with Mulfs wit	lor Farmwood PU = Ints. Click ax Credit: Dr. Units Units	\$0 \$0 (here fo. \$?	Using	Grant, SB O res AHSC Io No Bedroom Bedroom Bedroom Online Bedroom Online Onl	2 Farmworker M Ifricled units @ M an Illmits - (bec Units Units 0 0 0 0 0 0 0 0 0 0 0 0 0	Housing, a laximum i \$50,000 P aximum i \$50,000 P aximum on Unre-H 2.1 Laximum i Laximum on Unre-H 2.1 Laximum i Laximum i Laximum i Laximum on Unre-H 2.1 Laximum i Laximum	HRI Grar U = AHD Loa AHD Loa An page 21 Stricted M Bedroom Washington Bedroom O	ng for a He t Amoun to Amoun Anager L J Units o o o o o o o o o o o o o	oan Amount K ABL Delication Oan Amount K Oan Amount L O O O O O O O O O O O O	ia. ested: Number of Language Structed Structe	\$0 0 Om Unit	M (S)	Max H Max A AHD R N 4 Lining Lin	RI Grants HD Loan: Lequested Q HBedroo Bedroo HBedroo Joanna HB Loan: HB Lo	P m Units urange of the control of	.(0 × N)
AAMI evel 55% 50% 15% otals	icted units GC AHD LC t applying B 0 ttnneur C 0 0 0 0 0 0 0 0 0 0 0 0	Wimber of Stricted Mumber of Stricted Mumber of Stricted Mulfs with Mulfs wit	lor Farmwood PU = Ints. Click ax Credit: Dr. Units Units	\$0 \$0 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1	Using	Grant, SB O res AHSC Io No Bedroom Bedroom O Bedroom Bedroom Footage	2 Farmworker M M an Ilmits - (bec G Units 0 0 0 0 1 0 Expected Gross Rent	Housing, a laximum i \$50,000 P aximum i \$50,000 P aximum on Untre H 2 1 1 5 0 E A E E E E E E E E E E E E E E E E E	and Housiand Housiand Hall Grar U = AHD Loa on page 21 stricted M Bedroom Structure Wall Be	ng for a He t Amoun to Amoun Anager L J Units o o o o o o o o o o o o o	oan Amount K C JUNE 100 O O O O O O O O O O O O	Number of Number	\$0 0 Om Unit	M (S)	Max H Max A AHD R N 4 Lining Lin	RI Grants HD Loans Lequested O + Bedroo Joanna M Joanna M Joanna M	P m Units urange of the control of	.(O×N)
AAMI evel 55% 50% 15% otals	icted units GC AHD LC t applying B 0 ttnneur C 0 0 0 0 0 0 0 0 0 0 0 0	Wimber of Stricted Mumber of Stricted Mumber of Stricted Mulfs with Mulfs wit	lor Farmwood PU = Ints. Click ax Credit: Dr. Units Units	(here fo. s?) (here fo. s?) (TXR) (TXR) (TTTTTTTTTTTTTTTTTTTTTTTTTTTTTTTTTTT	Using	Grant, SB O res AHSC Io No Bedroom Bedroom O Bedroom Bedroom Footage	2 Farmworker M M an Ilmits - (bec G Units 0 0 0 0 1 0 Expected Gross Rent	Housing, a laximum i \$50,000 P aximum i \$50,000 P aximum on Untre H 2 1 1 5 0 E A E E E E E E E E E E E E E E E E E	HRI Grar U = AHD Loa AHD Loa D page 21 Stricted M Bedroom U = Bedroom W = Bedroom O = Bedroom O = Bedroom O = Bedroom O = Bedroom O = Bedroom O = Bedroom O = Bedroom O = Bedroom O = Bedroom O = Bedroom	ng for a He t Amoun to Amoun Anager L J Units o o o o o o o o o o o o o	oan Amount K Tiun a be well a be be a be a be a be be a be be a be be a be be a be be a be be a	Number of Number	\$0 0 Om Unit	M (S)	Max H Max A AHD R N 4 Lining Lin	RI Grants HD Loans Lequested O + Bedroo Joanna M Joanna M Joanna M	P m Units urange of the control of	.(0 × N)
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AHD DEVELOPMENT BUDGET

			7177	30% PVC for	WENT BUL	
DEVELOPMENT COST	Total Project	Residential	Commercial	New	30% PVC for	Comments and explanation of basis changes
	Costs	Costs	Costs	Const/Rehab	Acquisition	
LAND COST/ACQUISITION	49.1949.15	·金管等等	1949 BU (1559) 15	TOPEN TOTAL	387-1141 (S.M.)	等等等等的现在分词。 第一个人的一个人的一个人的一个人的一个人的一个人的一个人的一个人的一个人的一个人的
Land Cost or Value	\$0			-Original Association	95479VA3557AUD	
Demolition	\$0				W. M. COMP. CO.	
	\$0				ANTECHNIC TOWNS	•
Legal				ABANAN PARAMANNA Markadanan Paramana	COUNTY CONTRACTOR OF STREET	
Land Lease Rent Prepayment	\$0			CHIEF THE CONTROL		
Total Land Cost or Value	\$0	\$0	\$0	11.11.11.11.11.11.11.11.11.11.11.11.11.	學的學術學學學	
Existing Improvements Cost or Value	\$0			可能的例如語		
Off-Site Improvements	\$0	_		•		
. Total Acquisition Cost	\$0	\$0	\$0	松松油的	\$0	
Total Land Cost / Acquisition Cost	\$0	\$0	\$0	DATE WATER	4:30-4:30-4:30	
Predevelopment Interest/Holding Cost	\$0			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	44-14-44-14-14-14-14-14-14-14-14-14-14-1	
Assumed, Accrued Interest on Existing Debt					,	
(Rehab/Acq)	1 801		'	•		
· Excess Purchase Price Over Appraisal				THE SECRET	AND A TOTAL	,
REHABILITATION REHABILITATION	VEC148-7-1050	\$200000-100000		THE PROPERTY OF THE PARTY OF TH	and the state of the	Partial and resolution of the Control of the Contro
		BARTANATA	ne the region of	· 自由於山田県(1779/1975)	Assertations and	国现代的基本的人的。
Site Work						
Structures	\$0					
' General Requirements	\$0					·
Contractor Overhead	\$0	-				
Contractor Profit			· ·			
Prevailing Wages						j
General Liability Insurance						
			 			·
Urban Greening						
Other Rehabilitation: (Specify)						
Other Rehabilitation: (Specify)	\$0					
Other Rehabilitation: (Specify)	\$D					,
Total Rehabilitation Costs	\$0	\$0	\$0	\$0	\$0	
Total Relocation.Expenses						
NEW CONSTRUCTION	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	\$698455°45	. 在野味 校集	2000 XXXX XXX	写程程序表面	THE RESERVE OF THE PROPERTY OF
Site Work					1	A million of decision of the control
			 	ļ		
Structures					ļ	
General Requirements						
Contractor Overhead	\$0	Ĺ				
Contractor Profit	\$0		L			
Prevailing Wages	\$0		1	1		
General Liability Insurance	\$0			·		1
Urban Greening	\$0	1	1			
Other New Construction: (Specify)		 	 		 	1
Other New Construction: (Specify)	+		 		 	
	 	<u> </u>	1.	1	1	-
Other New Construction: (Specify)	·	 				
. Total New Construction Costs						
ARCHITECTURAL FEES	(1) (1) (1) (1) (1)	· 连续监狱代				。 1975年中央中央大学院第四十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二
. Design	\$0	<u> </u>			<u> </u>	
. Supervision	\$0					
Total Architectural Costs	. \$0	\$0	\$0	\$0	\$0	
Total Survey & Engineering			1	T	1 :	
CONSTRUCTION INTEREST & FEES			-2003-0395-	PRESIDE NEED	Ast Market	SAPERISTANCE AND PRINCE
Construction Loan Interes	-		N. 7. N. N. N. N. N. N. N. N. N. N. N. N. N.	1 1 2 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	1 10 10 10	A the second of the control of the c
			 		 	
Origination Fee				 	 	
Credit Enhancement/Application Fee		 		 	 	
Bond Premiun	1 \$0) .	1	ļ.		. ·
Cost of Issuance	e \$(0		l]
Title & Recording	\$(
Taxes		ol				1
Insurance		+	1	 	1	1
Employment Reporting			 	 	1	1
			+	 	 	4
Other Construction Int. & Fees; (Specify			 	 · _ · 	 	
Other Construction Int, & Fees; (Specify	+	+	<u> </u>	ļ	ļ	<u> </u>
Total Construction Interest & Fee						
	12/18/15	等数性的数		化超级铁管		· 医阿拉克氏管 医克克克氏管 医克克氏管
PERMANENT FINANCING		- 	1	-\$85X-457m3	NATE OF	
PERMANENT FINANCING Loan Origination Fer	e \$6)	1	1 2 2 4 4 7 13 3 3 15 4 4		
Loan Origination Fe	+	 	<u> </u>	The State of the S	1.49 may - 13 m 1.42	
Loan Origination Fe Credit Enhancement/Application Fe	e\$(-	The state of the state of	1 1.49 Cov = 13 th 1.22 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	
Loan Origination Fe	e\$1 g \$0	0	-		1 1.49 Cov = 13 th 1.22 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	

AHD DEVELOPMENT BUDGET

DEVELOPMENT COST	Total Project Costs	. Residential Costs	Commercial Costs	30% PVC for New Const/Rehab	30% PVC for Acquisition	Comments and explanation of basis changes
Insurance	\$0	e malepel_ppyree.		Asia da de la composición.	AAMMAHAHA	
Other Perm, Financing Costs: (Specify)				Principal Series	AND THE PROPERTY OF THE PARTY O	
Other Perm. Financing Costs: (Specify)				A.Shipmin	NATES AND A	
Total Permanent Financing Costs	 	\$0	\$0	激烈的美洲公司		•
Subtotals Forward	\$0	\$0	\$0	\$0		

EGAL FEES			第50%以解释	44.4 To 4 To 4 10 W	等等等的	[15] 在15] [15] [15] [15] [15] [15] [15] [15] [
Legal Paid by Applican	 					
Other Attorney Costs: (Specify)						·
Other Attorney Costs: (Specify)						
Other Attorney Costs: (Specify	\$0				•	
Total Attorney Costs	\$0	\$D	\$0	, \$C	\$0	
RESERVES	136489333	(1) 1996 1998	共產黨的問題	THE RELEASE	化大型性的	-4456034038958400X65400460
Operating Reserve				Anathi Astinis	ORNAL MENANT	
. Replacement Reserve	 			SOUND TO SERVE	AMERICANIC DE	
Transition Reserve	 	,		155180945.55182945	ACTABLE CONTROL	
	+			Sealth and	THE REPORT OF THE PARTY OF THE	·
. Rent Reserve	 		<u> </u>	Aでは同時代の対象等的に の記述がある。	(2) (1000年) (2) (2) (2) (2) (2) (2) (2) (2) (2) (2	
Other Reserve Costs: (Specify			·	WARRANT STATE	2000年6月2日日本	
Other Reserve Costs: (Specify	·			THE PERSON	建筑线的地方	
Other Reserve Costs: (Specify	\$0			議院指出名計劃	SEED SEUR	· ·
Total Reserve Costs	\$0	\$0	\$0	樂學的時代學的	计算为数据的数据数据	
CONTINGENCY COSTS	经验的现在分词	高智の無法	YEAR FARE	WANTED THE	以下的 提供的	
Construction Hard Cost Contingency	\$0			21.2	1	
Soft Cost Contingence				-		·
Total Contingency Cost			\$C	\$(. \$0	
				PARTICIPATE		
OTHER PROJECT COSTS		Property (1989)	MARKET SE			来了\$P\$中央特别的基础的数据的
TCAC App/Allocation/Monitoring Fee			ļ	application of the second	EMILIFIED TO	
Environmental Audi	t \$0					
Local Development Impact Fee	s \$0					
. Permit Processing Fee	\$0					•
Capital Fee	s \$0					
Marketin				ALPHOVE ARTS	心理的原理性	
. Furnishing	+	 	 	Trees and the	The state of the s	
· Market Stud			f		<u> </u>	·
			1	 		-
Accounting/Reimbursabl					ļ	
Appraisal Cost	-		<u> </u>			
Other Costs; (Specify) \$0)				_
Other Costs: (Specify	() \$(<u>.</u>
Other Costs: (Specify	() \$1		}			·
Other Costs: (Specify	') \$C					7
Other Costs: (Specify						1
Other Costs: (Specify	<u> </u>				 	1
Total Other Cost			\$(\$	\$(
SUBTOTAL PROJECT COS						
DEVELOPER COSTS	S Anglatian		160000000	MANAGE AND AND AND AND AND AND AND AND AND AND	of the state of th	了。 第15章 中國國際中國國際國際國際國際國際國際國際國際國際國際國際國際國際國際國際國際國
Developer Overhead/Prot			<u> </u>	 	ļ	4
Consultant/Processing Age						1
Project Administration	n \$1		1	<u> </u>		· .
Broker Fees Paid to a Related Par	ty \$1	o				
Construction Oversight by Develop		ol				
Other Developer Costs: (Specif			1	1	T	•
Total Developer Cos			\$	5	0) \$1	
						
TOTAL PROJECT COS	T \$	3				
			Eligible Basis			
·	<u> </u>		To	otal Eligible Basis	\$1	υJ
				DF 2019		

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

									AHD an	d HR! Perm	anent Sour	ces and Us	es PIN				-						
AFFORDABLE HOUSING DEVELPMEN	T (AHD)	e" 2015.	#30546.mg	therence.	.47.4 . A.79. 40	Allefolia, essenti	24. 1. 144	AHD Res						(1 pm) (p. 1 1 h)	South Comme	11 7 . T. F. Wales	eler eler,	.57(5.44)	1		- Commen	cial Sources- 1	
USES OF FUNDS	Tale! Cost (rom AHD Dev	AH9C HRI	AHSC AHD		.0							0		D		6	Equity investor:	Total Residential	Residential Costs	Commercial Costs	Source Hama:	Source Name:	Residentia Gost Difference
Soft east in red (lotal AHSC AHD below)	Budget	Grant	Lean		ļ	ļ	ļ		ļ	ļ				ļ	 	ļ	Ļ	Spuices	Yolal	7otal	Senice Waller	Source Karne;	Dev Budge
LAND COST/ACQUISITION	(5N5 GIF		Wed hearth	tietti rassauri	1 22.2 11.23		Same Bear	grany m	150 1 100.00	3520	Jan Yalehi	27 June 1 1 1 1 1	12.72.19.01.42	A. 14 1.40	War winds		5	THE BUT DO	2 Steere Militer o	100 May 11 67	agramatical sections.	· · · · · ·	7 37 77
Land Cost or Volue Demolion				ļ <u>.</u>	 				-:			ļ				 		\$0					1
Legal	50		 		 	ļ			 	 		 		 	 		}	50					
Land Lane Rent Proportion	50		 		 					1	 							30					1-
Total Land Cost or Value	50		\$0	\$0	50	30	\$10	30	sc	S:	50	. 50	\$0	\$0	\$0	30	50	\$0		50	50	50	0 .
Existing improvements Cost of Value					 		ļ	ļ.———	ļ			<u> </u>		 				- 30					-
Oil-Site Improvements Total Acquisition Cost	\$0 \$0		20	30	51	0.00	\$0	50	3	5	0 50	50	30	30	50	Sr.	50	30		so 50			0
Total Land Cost / Acquisition Cost			10	50																30			
Fredowingsment Interestinating Cost.	20				1													\$0	3 30				
Amanes, Peaters Interest on Entiring Dobt (Rohaldhas)	50																	sc	`L				
Evenss Purchase Piles Over Apprelial	\$0		•									I						,\$0				· · · · · · · · · · · · · · · · · · ·	
REHABILITATION She Work	\$0		7.4.147.11	4 7 W	<u> </u>	225,625, 62	Sec., 27, 2 , 11 fg	***** ******	1 1 1 1 1 1 Y	12-21-2-27	12 1,752,01	ختنتنا	S. 71,277	7.59.5	<u> </u>	*********	marial projection	50		\$0	A 2 %		
Sinuclures Sinuclures			 	 	+	 			 	 	 	 	 	 	 	 		50					
General Requirements	\$0				 									<u> </u>				20	3.0	30			. 3
Contractor Overhead	- 20																	\$0	\$1	50			
. Contractor Profit					<u> </u>					-								30			-		
Preveiling Weges Ganeral Liability Insurance	20		 	 	 	 					 	!		 		<u> </u>		\$0			ļ		3
Urban Greening				 	 	 		ļ			 	-			 	<u> </u>		\$0					
Other Rehabitation: (Specify)					1											-		\$0					5
Other Rehabilitation: (Specify)	30																	50					5
Other Reliabiliation: (Specify)	\$0				ļ		. 50			51			50					\$0					31
Total Rehabiliztion Costs Total Rejocution Expanses				20	\$0	50	2.0	20	- 50		\$0	30	30	50	02	30		50					5
NEW CONSTRUCTION				ST 17 10 1	14 1751 4	7 1/0		7.656 (1.64)	77.0000	*** * ** . to v	9a 735a.c	52.42.5	S	4 4000	20 02 60 0	9 247 - 625	2775		1			10.2.7	
Site Work																		30					\$1
Shucknes	\$0																	\$0					SI
General Requirements Controller Overfread	\$0			ļ	ļ	ļ				ļ	 	<u> </u>	-	ļ				\$0					\$0
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UDES OF FUNDS COST FOR		AHSC AND			-					6	۰	۰	•		Total	-	ā		1	-	Residential
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HRITOTAL PROJECT COSTS		05	S	D.	30	20	20	50	20	25	05	OS.	83	B	0\$	gs	20	03	20	25	
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Provide Union Greating Details and esplais unissuel or estraordingry circumstances that have resulted in Agnas from especial profest costs; provide a justi	transfinary circumat	sneas that hoya rasu.	Red in higher inon ex	pocied project cast	c provide a justificati	fication as to why these sasts are recorded	asts are recorned.	jų.													

	High Cost Test for	HCD Limits on D	Developer Fee 2017 U Development Costs 201	7 UMR §8311(a)		•
roject Name:	Complete	aii yellow shade	ed cells; see cell comme		ct's Propos	ed Tax Credits:
1					CD Phase:	Origination
Unit Size	TCAC Threshold	Basis Limits (TBL	Num	ber of Units		Basis x
	TOAG TITESHOLD	Daoio Emino (152	-/			Number of Units
SRO/Studio 1 Bedroom				0 .		\$0 \$0
2 Bedrooms				.0 .		\$0 \$0
· 3 Bedrooms		,		0.		\$0
4+ Bedrooms				0		, \$0
umber of Manager Units	in Project:	TOTAL	JNITS:	0		
			TOTAL UNADJUSTED TH		MIT (TBL):	\$0
BL ADJUSTMENTS §	10327(c)(5)(A-F): (a) - ((e) below cannot e	exceed 39% of Unadjuste	d TBL	Yes/No	. •
			al requirement for the paym			
			organization requiring the	employment of .		\$0
	who are paid at least st		ement within the meaning of	of 82500(b)(4) of		
			ed workforce as defined by		-	
Health and Safety Co	ode to perform all onsite		renticeable occupation in t			\$0
construction trades.					ļ	
	oject required to provide of an on-site parking str		esidential units (not "tuck u	nder" parking) or		\$0
	care center is part of the			<u> </u>	+	\$0
<u> </u>	ercent of the units are fo		<u> </u>		+	\$0 .
1		***************************************	serviced by an elevator. (10%)	+	
1				•	ļ	\$0 .
(up to 10%)	er §10325 or §10326 of	these regulations to	hat include one or more of	the features below,	· ·	\$0
solar accessible roo roofs, equipment, so Project not availing renewable generation of annual electricity solar accessible roo roofs, equipment, so for annual electricity solar accessible roo roofs, equipment, so Project not availing renewable generation (3) Newly construct (California Code of building permit application of Regulation (4) Rehab Project he efficiency) post rehability of the project he efficiency) post rehability of the project house of the project hou	f area. Available solar accesolar thermal hot water and ritiself of the 90% roof area each be consite renewable general dividuals available roof area of the luse, then the Project shall for area. Available solar accesolar thermal hot water and ritiself of the 90% roof area of our used to calculate each be deproject buildings shall be Regulations, Part 6 of Title ications submitted on or betteen percent (15%) or more so, Part 6 of Title 24). (4%) suildings shall have 80% detab as demonstrated using the reclaimed water, greywater, grey water, or rainwater inchever is less. (1%) dens of al least 60 square foject including solar access (1%) cork, salvaged or FSC-Cert atthrooms (where no VOC a stained concrete, cork, salvaged	ssible area is defined equired local or state exception may also re asis Increase does no ion estimated to proderoject structures, increase asis increase is defined equired local or state exception may also reasis increase does not asis increase does not asis increase does not asis increase does not asis increase does not asis increase does not asis increase does not asis increase does not asis increase does not asis increase does not asis increase does not asis increase does not asis increase does not asis increase does not asis increase as a fine of the fore December 31, 20 energy efficient that fore appropriate perform, or rainwater (except an armount that annuel the foreing, watering sy iffied wood, natural lindhesives or backing I raged or FSC-Certifier	uce 75% or more of annual or duding carports, is insufficient e generation based on at least as roof area less north facing fire department set-backs and ceive an increase under paraget overlap. (2%) or efficient than the 2016 Energy local building department has 116 are complete, then newly on the 2013 Energy Efficiency STOV energy use (or improvement mance module of CEC approviting water used for Community unally equals or exceeds 20,000 ent site improvements that prosterms, secure storage space to oleum, natural rubber, or cera	roof area for sloped access routes. A graph (2) only if the mmon area electricity for provision of 75% 90% of the available roof area for sloped access routes. A graph (1) only if the y Efficiency Standards determined that constructed Project tandards (California ent in energy ed software. (4%) y Gardens) or irrigate 0 gallons or 300	5	
1 ,,			or requires toxic or other er	•	+	\$0
mitigation as certifie	d by the Project architec	t/ engineer. (lesse	of costs or 15% basis adj	ustment)		1 40
If Yes, select type o			nter Certified Costs of Wo		1.	
			ernment entities. Certificat	ion from local		. \$0
	es also required. WAIV			o than \$400 con 1		
		D Opportunity Map a	a 2-bedroom unit equal or les s Highest or High Resource, (Opportunity Map		No	\$0.
eligibility:	Tract ID #:	. (Resource level:			
				THRESHOLD BA	SIS LIMIT:	\$0
** ** ** ** ** ** **			. Adj. Threshold Bas			\$0
***************************************		HCD HIG	COST TEST RESULT:	0%		· · · · · · · · · · · · · · · · · · ·
(j) Total Eligible Basi	s (AHD Dev Budget F11	9)	D406-15	\$0		
			Page 19 of 46			TGL and

HCD 2010	Davidonar Eng Calquie	tor i logue (ės roug r		
Project Phase: Origination	Developer Fee Calcula Proposed Project Type:	I(O) - revised 8///19 (complete	ELLOW shaded	cells)	
Project Name:				<u> </u>	
Project's Developer Fee Summary	(SEE INSTRUCTIONS ABOV	r)	HCD Limit	Project Amt.	
Max Total Developer Fee - 2d	,	~	\$0	\$0	
Max Developer Fee payable from	n development funding som	rces - lesser of th & 2d	\$0	,*° \$0	
Deferred Developer Fee payable		•	\$0	\$0	,
Deferred Developer Fee payable	· -		\$0 ·	\$0	
	or Actual Developer Fee	\$0	,	Ψ <u>ν.</u>	-
Developer Fe	e Contributed as Capital		Deferred I	Developer Fee	
Section 1, UMR §8312(c)(1) - for all 4%	Projects (project costs per TC/	AC 9% rules)			······································
a. Project's type of construction;		Number of Affordable Tax Credit Units			\$2,000,000
b. Project's Eligible Basis (exclude Deve	loper Fee)	Of oak of the	\$0	x 15% =	\$0
c. Basis for Non-Residential Costs (Com	mercial - exclude Developer Fee	•	\$0 ·	x 15% =	\$0
d. Max developer fee that could be inc	luded in project costs under 9	% rules - lesser of 1a or (1b +	1c):		\$0
High Cost Test Adjustment - New Con	struction only §10327(c)(2)(A)			\$0	
e. Total Adjusted Threshold Basis Limit	- §10327(c)(5)		•		\$0
f1. Total Eligible Basis - §10327(c)(2)(A)		gible Basis reduced to reflect e excess of TCAC cash out threst			\$0
f2. Developer Fee in Eligible Basis	to f3. Amount	of DF in EB inc. in high cost tes	t using 4% rules	¢n.	
g1. High Cost Test Factor	0.000% 200,000%	\$2.5M + \$10,000 per affordabl	9 unit above 100 g2, (200,0% +		150.000%
i. Maximum Developer Fee payable fi	om development funding sour	ces - UMR 68312(c)(1)			\$0
Section 2. UMR §8312(c)(2) - Maximum	• •		es		
Max Developer Fee allowed in Eligi					
a. New Construction & Rehab - Unadjus	ted Eligible Basis (exclude Develo	oper Fee) - §10327(c)(2)(B)(i)	\$0	x 15% =	\$0
b. Not Applicable			\$0	x 15% =	\$0
c1. Not Applicable					
c2, Not Applicable	,				
c3. Not Applicable		•			
c4. Not Applicable			\$0	X 5% =	, \$0
d. Maximum Developer Fee in Eligible	Basis under 4% rules §8312(c) 			\$0
Max Developer Fee per §8312(c)					
e. Total Developer Fee Limit includin	g deferred fee - Eligible Basis (ınder 4% rules total UMR §83	12(c) (2d)	\$0	
h. Total Budgeted or Actual Developer I	ee	Sum of Deferred and	΄. ₹	\$0	
i. Budgeted Developer Fee paid from D	evelopment Sources	Contributed Developer Fee		\$0	
j. Deferred Developer Fee payable o	a priority basis from available	Cash Flow - UMR §8312(c)(2)	<u>∜</u> \$0	
Section 3. UMR §8312(a) Instructions:	Complete the yellow, shaded co	ells - choose only one in the 'A',	'B' or 'C' section	S	
a. New construction and substantial	ehab projects UMR 68312(a)(1)	*	*		
a1. Number of units (include manager's o	anit)	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 UN	IR \$8312(a)(2)				,
with construction cost for rehab work	(excluding contractor profit and o	verhead) between \$10,500 - \$3	7,000 per unit	,	
b1. Number of units (include manager's	•.	0		•	
b2. First 30 units at:	\$12,000 each	•	- \$ -		
b3. Units in excess of 30 at:	\$5,500 each		\$ -		
b4. Total (b2 + b3)	•			- \$ -	
c. All other projects UMR §8312(a)(3)				· ·	
c1. Number of units (include manager's		. 0		•	
c2. Total at:	\$2,000 ' per unit			\$ -	
d. Sponsor capital contribution of fur		(<u>d)</u>		\$0	
e. Maximum allowable Developer Fee				s -	-

211.2	CALTERIAL CONT.	- <u> </u>		Sustainable				ure (STI			· 2.0 ₁₅ . g	424 <u>-</u> 86.1		n waaringii	
	Project Name	T		escription		Addres		City	Zip	Count	1	log C	Census Tracts	APNs	
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£4.				•							l				
STI										,		-	,		
•	Bike Facility (BF	\ 1 inear M	iles; BF1 Ty	/pe: Rii	re Facility 2 L	inear Miles	BF	2 Type:		Bike Facility	3 Linear	Miles:	BF3 1	vne:	
	and Accessible W	ialkways - le	ngth (in feet) of new	or replaced sidewa	lk.	# of Tra	nsit Route	s Improve	ed:	Added	l or lmpr	oved Trans	sit Service:	<u> </u>	
	r# and Cross unt for Rail Car		AHSC Funds	Street Cars	crossings .	AHSC Fun Funds	isj.	Buses	Underch	Funds	AHSC	-unds		<u> </u>	
eacl	7 - 200 - 30 - 11 - 11	114444	AHSC Funds	Vans		Funds		otal New V					le Funding	\$0	Te Ye
(1) A	oplicant certifies ca		ements in the STI bu	STI Eligible) dget result in the in									lic transit ac	cess; 2)	<u> </u>
			etwork (includes publ						a meeting		or (d) tra		ements.	rage	
			costs cannot exceed							\$0		\$0		io	Ok
the o	costs associated w	ith the Capit		·	4.3				<u>.: </u>	\$0		\$0	\$	0	Ok
<u> </u>	Capital Project cost		that are required as a	a condition of local Documentation sho					cumentati ndition of l		for the	т т	File Upload	ded?	
(B) ⁻	otal combined req	uested gran	t amount for your ST	l Capital Projects a	nd TRA Cap	ital Projects ca									Ok
			unded cost do not inc another feasible, ava				portion the	ereof to be	funded by	, AHSC or if	the cost	is incurred	prior to the	AHSC	
awa (2) F		ce or onerati	ons of transportation	infrastructure (incl	udina fransit	fleet, not includ	ina AHSC	: funded tr	ansit servi	ce expansibi	n):				
(3) 1	n lieu fees for local	inclusionary	housing programs;	•	-			, randou a		oc expansion	'/'				i i
			ond the term of the gr obile or motorcycle p				structure)) .	•	•					
物語		THE PARTY		2007年2007年18	YS CSTLG	rant Terms §	104(c)	14.57.68		in the second	HIGHT?	特别不同	300 200 4 m	া, বৃশ্ব	1.2
(2) \	Ve acknowledge th	at AHSC Pr	ot result in a profit the rogram grant funds w	ill be disbursed as	relmbursed p	rogress paym	ents for eli	igible cost	s incurred	after the exe	cution of	the Stand	ard Agreem	ent in the	Γ.
			rogram award of fund ject includes multiple										received n	rior to	
	ursement.	•	· · · ·						_						1700
(7)			nltments (EFC): see								4-3 4- EQ.	e Address de	4110 600	· schwillen	iki jaj
EFC#	Committed by Full App	ommitment Date	1	Name of lien priority)	Source	Type Lier	Am	ount -	b	nterest Rate		Term (#			ioon ?
1	Deadline? Yes	Date	AHSC S		State-H		-		Rate	. Туре)	Of mos.	.) Dent Gei	VICE	
2	1.5										·				
3	<u> </u>							\dashv					-		
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8					1				T				-		
10					<u> </u>							1			
Pro			Von-AHSC STI Fund r extraordinary circum			Budget Amou		\$0 ect costs :	and provid	e a justificali	on as to	why these	costs are n	assonable	
Γ.		. unasual o	· · · · · · · · · · · · · · · · · · ·	no.arraco tribi navo		ianor man exp	Jiou proj	-51 50310 1	PIOVIO	Judunodu	, 43 (0		COSIO EI C II	·	_
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			FC STI2; EFC STI3;								1 ha 54-		Files Uploa		_
gra	nt funds.					nominantial clea	141100510	i danspon		<u> </u>		•			L
	PA: Is Federal fu		osed that will trigger h	NEPA requirements		Negative Dec	aration Da	ate:	If Y	es, enter dat Final EIR		hority to U	se Grant Fo	ınds"	
			and/or CEQA Specia						oletion dat			vironment	al clearance	es.	
		•		•	•	•		•							
FA	AST File:	STI Enviror	nmental · Copy of a	il environmental cle	earances (e.ç	. Environment	al Impact	Report) or	Notice of	Exemption,	• • •		File Uploa	ded?	
FA	AST File: S	TI Auth to L	Ise Grant For NEP	only, copy of the l	HUD 7015.16	"Authority To	Jse Gran	t Funds" o	r clarify the	e current stat	us of the		File Uploa	ded?	
		de a listing a	nd status of all discre	etionary local land u	ise entitleme				eview, rec	uired to com	plete ea	th STI Pro	jecl that ha	ve been	
gra	·		d for to the appropria	te local agencies, o Land Use Appro				nents.							
_	Ag	ency / Issue	er	Ďate		Approval T	ype 			-	Comr	nents			
1				L		D 01 -1 10									

		Sustainable Tr	ansportation Infras	tructure (STI)	PIN		
					·		
(11) Does applicant	or Developer of Project have Site (Control for each STI Proj	ect? If yes, enter site con	trol form and the r	nost recent execution date below (Sit-	e Control Appendix A)	
	(See Site Control in Appendix A):				Most recent document execu		
If leasehold estate		stricted land value?	Is acquisition cost	\$0 in Dev. Budge	Prepaid lease loan	used? If so answer (a-c)	4—1
payments?	t based on the Present Value of lea	(b) Lend	ler requesting Res. Receip		(c) Has loan amount been er	ntered as a finance cost?	
Describe any specia	al circumstances, e.g. if there are m	ultiple STI projects prov	ide site control information	for each.			
	•	. •					
FAAST File:	STI Site Control	Appropriate docum	nentation to demonstrate t	he form of site cor	trol indicated above	Files Uploaded?	
the applicant during Agency non-applica	the ten years preceding the applicant so long as the applicant can province funding is sought.	ation due date. May der vide an executed agreer	nonstrate the requisite exp	perience by using	NHSC Project in scope and size, whic past experience of work completed of tion Agency for the completion of the	f a Locality or Transportati	
	ST	l Past Project #1			STI Past Project #2		
Project Name Development				<u> </u>			
Development Entity	•		•			•	1
Completion Date			*****				
Brief Description						•	
L		1500 d	14 1 1 1 1 1 1 1 1 1	11 411201	11. 0	· · · · · ·	
FAAST File:	Past Exp STM, Past Exp STM				a public entity, an executed pletion of similar infrastructure	Files Uploaded?	
(13) We certify as o	of the application date, the applicant	s or the STI real propert	y is not party to or the sub	ject of any claim o	r action in the state or federal courts.	<u> </u>	T
	construction of the project has not						
	ct will not result in the loss or conve and Monitoring Program (FMMP) w		her working lands, or natu	ral resource lands	for other uses according the Dept, of	f Conservation's	
	ocumentation the STI Project site is	not within land designate					
FAAST File:			te is not within land design	nated as agricultur	al land per FMMP tool.	File Uploaded?	
	te that the AHD Project site qualifies			etermination must	demonstrate that the STI site	T	
FAAST File:	STI Ag Infill	qualifies as an Infill Site	(as defined in Appendix)	4)		File Uploaded?	-
	by a local public works department, applicable local rules, regulations, o				document below. I certify that the S	II improvements are	
FAAST File:	STI Local Approvals	Stalement from er		ital Project is cons	d by that antity	Files Uploaded?	
(21)(B) If STI Proje	oct involves demolition of existing un				onstrate the replacement of demolish	ned units, comparable in s	size
of equal or greater displaced residents residential dwelling demolished within	affordability, and equal to or greate s. These no net loss requirements (or units affordable to lower income ho	r than the number of the §106(a)(20)(C)) apply wi ouseholds currently exist pplication, Explain below	demolished affordable ur here an STI Project is proj or where there have been whow this requirement is s	nits located within o cosed on any prop n dwelling units res	omparable access to transit and incli erty which includes a parcel or any p tricled to lower-income households v acement affordable housing develop	ude first right of return to ortion of a parcel on which which have been vacated	h i or
	· · · · · · · · · · · · · · · · · · ·						
. SEWEATH-03VS-4-A	e provincial de la companya de	on managarasa	Willer STI Milestone	enterell landers british in		es and programmed sometiment by the contract	of Market
Please provide the	actual or anticipated completion da				ital Project. If a milestone is not appl		10444 :t,
please enter "N/A"		illastones may have =!	adu been achieved. Fact	hoes milestones	hich have previously been met, pleas	ea notor the month on I	
completed. For th	ose milestones not yet completed, p				nich nave previously been met, plea: applicable items below. If not applicat		
Project, please inc	ilestone Schedule					1 n	Date
		nd developer of the prot	posed development detail	ng the terms and	conditions of the Project developmen		7 Q 16
Site Control of site	(s) by proposed developer.						
	necessary environmental clearance		ed under CEQA and NEP	<i>\.</i>			
	ssary and discretionary public land		olo logol personalis a suri	56.4			
Submission of Fin Commencement of	al Construction Drawings and Spec	meations to the appropri	are local permitting author	ıty.			
	pletion and closeout.				· · · · · · · · · · · · · · · · · · ·		
	ly disbursed.						
1 Togram lands to							

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If proposing multiple distinct STI Capital Projects, prov							sum at the botto		be used to de	termine the tota	i STI funds reque	sted and cost cap.
	Barrell God Barrier	-traken v.	(Estat	la de abidat ja di	ALL	FUNDING SOU	JRCES	<u>, kar je stadiškalja ar rej</u>	i pilo panggarijan	a temperatur i i i di	Çerkiyatının gelilliri	
Cost Category	AHSC STI Grant	. 0	0	. 0	o	0	ó	0	0	٥	Sources Total	Comments
			·!	STI	BUDGET #1			<u></u>	J		<u></u>	
Environmental review/studies	T		T		T	T.	T	Ţ	T		\$0	
Plan Specification and Estimates							1		T .		\$0	
Right of way support costs		-			-						\$0	
Site or right of way acquisition for Cap. Improvement Project					1 .						\$0 .	
Other Soft Costs (Specify):											\$0	•
Other Soft Costs (Specify):					,						\$0	
Other Soft Costs (Specify):											\$0	
Other Soft Costs (Specify):											\$0	
Total Soft Costs(5), 不成的人。由此所入外的自己的,这种是	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Clearing and Grubbing]	<u> </u>	<u> </u>		ļ	ļ		<u> </u>	\$0	
Demolition '	·				ļ				ļ	<u> </u>	\$0	
Grading			<u> </u>			ļ	· · · · · · · · · · · · · · · · · · ·		<u> </u>	· · · · · · · · · · · · · · · · · · ·	. \$0	
Soil Stabilization (Lime, etc.)			 			ļ	 	ļ		 	\$0	
Erosion/Weed Control Dewatering	-		ļ	 	 	 		ļ	 	 	\$0	
Other Site Preparation (Specify):	ļ		ļ	 	 	 	+	 	 	 	\$0 \$0	
Total Site Preparation (Specify).	\$0	\$0	\$0	\$0	\$0	. \$0	\$0	\$0	\$0	\$0	\$0	
Sanitary Sewer	\$U	- 40	30	30	70	***************************************	- 30	+ +0	, 3 0		\$0	
Irrigation	 		 	 	 	 	 	 	 	 	\$0	
Slorm Drain			 	1	1		 	1	l	<u> </u>	\$0 .	
Detention Basin/Culverts	 		 					 		 	\$0	
Other Site Utilities (Specify):				1				<u> </u>		 	\$0	
Total Site Utilities & San Company of the Company	\$0	\$0	\$0	\$0 .	\$0	\$0	\$0 .	\$0	. \$0	\$0	\$0	•
Aggregate Base			1		1		 				\$0	
Asphalt Pavement		· · ·	1		1		. •				\$0	
Sidewalk, Curb and Gulter]				-		\$0	•
Street Lights .											\$0	
Striping/Barricades (Bicycle Facilities)			·								\$0 ·	
Signage											\$0	
Crossing and Traffic Signals											. \$0	•
Roundabouts, median islands or curb extensions	· · · · ·			1			· ·				\$0	
Other traffic calming surface Improvements			·	<u> </u>							\$D	·
Other Complete Street Improvements (Specify):				 							\$0	
Other Complete Street Improvements (Specify);				 				<u> </u>	<u> </u>	-	\$0	•
Total Complete Streets Improvements -: Construction 19-019	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	· \$0	\$0	\$0	
Striping/Barricades (for dedicated bus lanes) Sidewalk, Curb and Gutter	-						}			<u> </u>	\$0	
Street Lights				-			ļ			ļ	\$0 \$0	-
Signage Signage	 		ļ	 	 		 	<u></u>	ļ		\$0	
Signaling Prioritization Technology				 			 			 	\$0	·
Boarding infrastructure							 			 	\$0	
Sealing/Benches				 		·	 			ļ	\$0	
Bus/Transit Shellers				 	 		 			 	\$0	
Vehicles ·				 						 	\$0	
Other ITS Technology				T				<u> </u>		T	\$0	
Other Transit and Station Areas (Specify):		*****		1						T .	\$0	•
Other Transit and Station Areas (Specify):		·		T							\$0	
Total Transit and Station Areas Construction (2005) 27. 20.	\$0	- \$0	\$0	\$0	\$D	\$0	\$0	\$0	\$D	\$0	\$0 ·	
Jrban Greening (Specify):											\$0	
Jrban Greening (Specify):											\$0	
Jrban Greening (Specify):									•		\$0	
Fotal Urban Greening (大声) 经总额股份的价格的总统中央影響的原	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee				·						1	\$0	
Provide Name of Impact Fee								•			\$0	•
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	•
Other Activity Costs (Specify):											\$0	
Other Activity Costs (Specify):											\$0	
otal Activity Delivery Costs中央人工工作的企业企业的企业。	\$0	\$0	\$0	\$0	\$0 .	\$0	\$0	\$0	\$0	\$0 .	. \$0	

•	WAR STANKE	ut Bulpiled († 17.	<u>્રા,-નવ-વૈદ્યવસ્થાનો સંસ્</u>	COV. CHARGASIA	Signal gradALL	FUNDING SOU	RCES	CARTER PROPERTY	<u>in a throughten da</u>	Ominist Cor	\$20 g a a a a a	:
Cost Category	AHSC STI Grant	0	0	0	0	D	0	. 0	0	0	Sources Total	Comments
Transit Operations for service expansion §103(a)(3)(A)(v)											\$0	
Employee Reporting											\$0	
Other Capital Asset Costs (Specify):											\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total STI #1 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

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

				7.7	I BUDGET #2 -							
	·			31	I BUDGET #2 -					r	1 40	Ţ
Environmental review/studies	<u></u>		-			·					\$0	
Plan Specification and Estimates						<u> </u>	-	ļ			\$0	(')
Right of way support costs					·				ļ		\$0	. 1
Site or right of way acquisition for Cap. Improvement Project		<u> </u>					<u> </u>				\$0	
Other Soft Costs (Specify):			<u> </u>			<u> </u>				1	\$0	
Other Soft Costs (Specify):				<u> </u>	<u> </u>	<u> </u>		<u> </u>		<u> </u>	\$0	4 1
Other Soft Costs (Specify):											\$0	
Other Soft Costs (Specify):											\$0 .]
Total Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Clearing and Grubbing								1	l:_	1 .	\$0	
Demolition		T				l					. \$0	}
Grading								· .		1	\$0	
Soil Stabilization (Lime, etc.)											\$0]
Erosion/Weed Control .		-				1			T	1	\$0	1
Dewalering		·	1	1	1	1		1			\$0	1
Other Site Preparation (Specify);		1		1	1	1		1	T		\$0	1
Total Site Preparation	\$0	\$0	\$0	. \$0	\$0	. \$0	\$0	\$0	\$0	\$0	\$0	1
Sanitary Sewer		- - -	 	1	 	† · · · · · · · · · · · · · · · · · · ·	1	 	 	1	\$0	
Irrigation .		·	-	 	<u> </u>		 				\$0	
Storm Drain			 	 			 			 	. \$0	1
Detention Basin/Culverts		 		 	 			 		 	\$0	
Other Site Utilities (Specify):		 	 		·	 		 	 	 	\$0	l l
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	·
Aggregate Base				40	+	40			40	+ **	\$0	
Asphalt Pavement							 		 		. \$0	[
Sidewalk, Curb and Gutter		 		 	-	 		 			\$0	i
Street Lights .			 	 			 	ļ		 	\$0	1
Striping/Barricades (Bicycle Facilities)				ļ	-		 			 	\$0	
Signage Signage (Bicycle Pacifiles)		 				ļ	 			 		
			<u> </u>							ļ	. \$0	
Crossing and Traffic Signals		ļ		ļ	ļ		<u> </u>	<u> </u>			\$0	
Roundabouts, median islands or curb extensions							<u> </u>				\$0	
Other traffic calming surface improvements		·			ļ	·		ļ		<u> </u>	\$0	l
Other Complete Street Improvements (Specify):		4	<u> </u>		<u> </u>		ļ		<u> </u>	<u> </u>	\$0	. (
Other Complete Street Improvements (Specify):					<u> </u>	·					\$0	
Total Complete Streets Improvements - Construction (1-1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$D	\$0	\$0	\$0	
Striping/Barricades (for dedicated bus lanes)											\$0	
Sidewalk, Curb and Gulter					<u> </u>]		<u> </u>	\$0	
Street Lights		1									\$0	ļ
Signage				l							\$0	
Signaling Prioritization Technology							I				\$0	. [
Boarding infrastructure]		T				\$0 .	
Seating/Benches ·		1			 		1	· · · · · · · · · · · · · · · · · · ·			\$0	l
Bus/Transit Shelters	 -				1						\$0	į
Vehicles											\$0 .	
Other ITS Technology							 				· \$0	
Other Transit and Station Areas (Specify):		ļ —			1-		 				\$0	
Other Transit and Station Areas (Specify):	***************************************	 					<u> </u>				\$0	,
Total Transit and Station Areas - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	.
Urban Greening (Specify):	φυ	***	ΨU	90	+0 -	φυ	70	90	ψu	30	\$0.	
Cross Crocking (openly).		1	•	l ·	1	Į.	1	I		1	\$-U.	1

		and the second of the second	g at the By Collecting for		ALL ALL	FUNDING SOU	(CES @Part Action	Prof. (St.), Profile	<u> 1860 un 1867 (1868)</u>	ياتعلواء والمصادمة الميال مهزافي	Angley Charles C	,
Cost Category	AHSC STI Grant	. 0	. 0 .	0	0	.0	0	0	0	0	Sources Total	Comments '
Jrban Greening (Specify):						· ·					\$0	
Jrban Greening (Specify):	•								-	T	\$0	
Total Urban Greening	\$0	\$0	\$0	\$0	. \$0	\$0	\$0	\$0	\$0	\$0	\$0	•
Provide Name of Impact Fee	· ·									,	\$0	
Provide Name of Impact Fee											- \$0 .	*
Total Impact Fees	.\$0	\$0	\$0	\$0	\$D	\$0	\$0	. \$0	\$0	\$0	\$0	
Other Activity Costs (Specify):											\$0	• .
Other Activity Costs (Specify):			,					• .			\$D	
Fotal Activity Delivery Costs	\$D	\$D	\$0	\$0	\$0	\$0	\$0	\$0.	\$0	\$0	. \$0	
ransit Operations for service expansion §103(a)(3)(A)(v)											\$0	
imployee Reporting .											\$0	
Other Capital Asset Costs (Specify):											\$D	
otal Other Capital Asset Costs (Section 2) 1977 1988 (1985)	\$0	\$D	\$0	\$0	\$0	\$0	\$0	\$D	\$0	\$0	\$0	
Total STI #2 Budgeted Project Costs	\$0	\$0	\$0	\$0 .	\$D	\$0	\$0	\$0	\$0	\$0	\$0	

Provide Urban Greening Defails 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.

				٠. <u>ج</u>	EL BUDGET #6			·····				
<u> </u>				Si	I BUDGET #3 -		<u></u>			7	1	
Environmental review/studies	<u> </u>		<u> </u>			ļ <u>.</u>		<u> </u>			\$0	
Plan Specification and Estimates						ļ				ļ <u> </u>	\$0	
Right of way support costs								<u> </u>			\$0	
Site or right of way acquisition for Cap. Improvement Project											\$0 .	
Other Soft Costs (Specify):								1		1	\$0	
Other Soft Costs (Specify):						<u> </u>					\$0	
Other Soft Costs (Specify):									·		\$0	
Other Soft Costs (Specify):								İ			\$0	
Total Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	. \$0	\$0	
Clearing and Grubbing											\$0	
Demolition:											\$0	
Grading · ·											\$0	
Soll Stabilization (Lime, etc.)							.				\$0	
Erosion/Weed Control											\$0	
Dewatering ·			T	1		1		1	T		\$0.	1
Other Site Preparation (Specify):											\$0	
Total Site Preparation and the second of the	\$0	\$0	\$0	\$0	\$0	\$0	\$0 ·	\$0.	\$0	\$0	\$0	
Sanitary Sewer											\$0	
Irrigation :.			1.		-				<u> </u>	1	\$0	Ì
Storm Drain			1	T .		·					\$0	
Detention Basin/Culverts				 		 		ļ	<u> </u>		\$0	
Other Site Utilities (Specify):			 	1	+		T			<u> </u>	- \$0	•
Total Site Utilities	\$0	\$0	\$0	\$0	. \$0	\$0	\$0	\$0	\$0	\$0	\$0	
Aggregate Base	T			1			T	1			\$0	
Asphalt Pavement	·					·		 	 		\$0	
Sidewalk, Curb and Gutter		 				f	·	 			\$0	
Street Lights		 		 		 			 	 	\$0	
Striping/Barricades (Bicycle Facilities)	 		 	 	·	 	 	 	 	 	\$0	
Signage:				 		 	·			 	\$0	
Crossing and Traffic Signals			 	 	+	 	 		 		\$0	
Roundabouts, median islands or curb extensions				 			 	· · · · · · · · · · · · · · · · · · ·			\$0	
Other traffic calming surface improvements		 	ļ:	 				 	 	ļ		
Other Complete Street Improvements (Specify):		 			<u> </u>	 			 		\$0	
Other Complete Street Improvements (Specify):			 	 		 	 		 	 	\$0	
Total Complete Streets Improvements - Construction		<u> </u>				<u> </u>	+				\$0	,
Striping/Barricades (for dedicated bus lanes)	\$0	\$0.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Sidewalk, Curb and Gutter						 	+		 		\$0	
		ļ <u>.</u>		 		<u> </u>	-	ļ	 		\$0	
Street Lights		<u> </u>		<u> </u>			<u> </u>				\$0	
Signage ·		ļ		<u> </u>		<u> </u>					\$0	
Signaling Prioritization Technology	1	1	1		1	1	1				\$0	

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Cost Category	AHSC STI Grant	0	0	. 0	0 .	0.	0	0	O'	0	Sources Total	Comments
Boarding Infrastructure											\$0	
Seating/Beriches											\$0	
Bus/Transit/Shelters			1								\$0	
/ehicles											\$0	•
Other ITS Technology											\$0	
Other Transit and Station Areas (Specify):	-									-	\$0	
ther Transit and Station Areas (Specify):		•									\$0	
otal Transit and Station Areas - Construction - 🚐 👵 🧳	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
rban Greening (Specify):											\$0	
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otal impact Fees. 1	* \$0	\$0	\$0	\$0·	\$0 .	\$0	\$0	\$0	\$0	\$0	\$0	
ther Activity Costs (Specify):			1	1			1				\$0.	
ther Activity Costs (Specify):											. \$0	
otal Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
ther Activity Costs (Specify):											. \$0	
ther Activity Costs (Specify):											\$0	
otal Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	. \$0	\$0	\$0	\$0	\$0	\$0	
ansit Operations for service expansion §103(a)(3)(A)(v)					·						\$0	
nployee Reporting											\$0	•
ther Capital Asset Costs (Specify):											\$0	
otal Other Capital Asset Costs வரு குடி இருக்க கண்டுக	\$0	, \$ 0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
otal STI #3 Budgeted Project Costs .	\$0	\$D	. \$0	\$0	\$0 .	\$0	\$0	\$D	\$0	\$0	\$0	

ovide 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

		TC	TAL SUSTAINA	BLE TRANSPO	RTATION INFRA	STRUCTURE (STI) BUDGET					····
Total Soft Costs .	* \$0	\$0	\$0	. \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1
Total Site Utilities .	\$0	. \$0	\$0	\$0	\$0	\$0	\$0	\$0	· \$0	\$0	\$0	1
Total Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 ·	\$0	\$D	\$0	1
Total Transit and Station Areas - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$D	\$0	\$0	1
Total Impact Fees	\$ D	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.	1
Total Activity Delivery Costs	. \$0	\$0	\$0	\$D	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1
Total Other Capital Asset Costs	\$0	\$0	. \$0	\$0	\$0	* \$D	\$0	. \$0	. \$0	\$0	\$0	1 '
Total STI Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 .	\$0	\$0	\$0	1

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Imp	oved sight distan			f.potential conflict po		luced vehicular s									
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			ments in the TRA bu					cyclists,	pedestrians, a	nd Iran	sit rid	ers (i.e. l	ike parkir	g, bus	1
she	ter, benches, stre	et trees, etc.)	within the defined Pr	roject Area meeling	the §102(c) or	r (d) transit require	ements,		Dud : 4		· ·	O			
1011	N'Total am	oligible TDA	soft costs cannot exc	and the still - 1 -	-I AURO D	mm ausard			Budgeted		Cost			erage	
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		ble if there is a	another feasible, ava	allable source of cor	nmitted fundin	g for the STI porti	on thereof to	be funded	by AHSC or	if the co	ost is i	ncurred	prior to the	e AHS	C
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		ol for each TRA Project? If yes, enter site cor	ntrol form and the mo			۹)
	Site Control in Appendix A):			Most recent document execu		
If leasehold estate:	Rent based on restrict	ed land value? Is acquisition cost	\$0 in Dev. Budget?	Prepaid lease loan	used? If so answer (a	1-C)
payments?	ed on the Present Value of lease	(b) Lender requesting Res. Receip	ts (not permissible)	(c) Has loan amount been er	tered as a finance cos	st?
Describe any special circ	cumstances, e.g. if there are multipl	e TRA projects provide site control information	for each.			
		, , , , , , , , , , , , , , , , , , , ,				
FAAST File:	TRA Site Control	Appropriate documentation to demonstrate the	o form of all a name	I indicated about	Files Uploaded?	
		pylding evidence of two prior TRA projects sin				
by the applicant during the Transportation Agency n	ne ten years preceding the applicati	on due date. May demonstrate the requisite on can provide an executed agreement with the	experience by using	past experience of work completed	of a Locality or	picted
components of the Arras		st Project#1	 	TRA Past Project #2		
Project Name	TIVAT G			TTO Fast Floject#2		
Development		·····				
Entity						- [
Completion Date					, , , , , , , , , , , , , , , , , , , ,	
Date (December)				•		
Brief Description			9		,	
·		•		•		
	ast Exp TRA1, Past Exp TRA2	Where the party making improvements funde agreement from a public agency certifying th improvements.	e satisfactory comple	etion of similar infrastructure	Files Uploaded?	
		he TRA real property is not party to or the sub		action in the state or federal courts		
		nenced as of the application deadline set forti				
		of agricultural or other working lands, or natu	ral resource lands fo	or other uses according the Dept. o	of Conservation's	
	Monitoring Program (FMMP) websi					
		within land designated as agricultural land per		· ·		
FAAST File:		nonstrate TRA site is not within land designate	o as agricultural land	per FMMP tool	File Uploaded?	
i ivo , demonstrate dia		n Infill Site (as defined in Appendix A): licants seeking an exemption to the FMMP de	tomiantino must da	manatosta that the TDA alla		
FAAST File:	I RA Ag Intili	ifies as an Infill Site (as defined in Appendix A)	•	File Uploaded?	
		her responsible local agency is required for the policies and plans enforced or implemented		ocument below. I certify that the Ti	RA improvements are	· . '
FAAST File:	TRA Local Approvals	Statement from entity indicating the TRA Car regulations, codes, policies and plans enforce			Files Uploaded?	
(21)(B) If the TRA Project	ct involves demolition of existing un	its affordable to lower income households, the			nolished units, compar	rable in
displaced residents. The residential dwelling units	ese no net loss requirements (§106	r than the number of the demolished affordab (a)(20)(C)) apply where a TRA Project is propolds ourrently exist or where there have been	osed on any proper	ly which includes a parcel or any p	ortion of a parcel on w	vhich
	- 1 - at better bisseamily the debute				······································	
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		•				.1
Programme and the second		TRA Milestones	G plosteries reco	7.004000 N. 1875 (A. 1806)	athranceathas	MARKE T
Please provide the actural please enter "N/A"	al or anticipated completion date fo	the following performance milestones for each	ch applicable Capital	Project. If a milestone is not appli	cable to a Capital Proj	ject,
Note: It is acknowledge		ones may have already been achieved. For the				
Project, please indicate	"NA" below.	e provide a projected completion date (MM/Y	/) for each of the app	olicable items below, If not applicat	ole to the specific Capl	Ital
Capital Project Milesto						Date
Executed binding agree Site Control of site(s) by		eveloper of the proposed development detailing	ig the terms and con	ditions of the Project development		
		uding those required under CEQA and NEPA				
	and discretionary public land use a		<u>-</u>			
		ons to the appropriate local permitting authorit	y.			
Commencement of con						
Construction completion	and closeout					
Program funds fully dist	oursed, ·					
				Have all milestone dates be		

Transportation Related Amenities (TRA) Sources and Uses Budget PIN

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Cost Category	AHSC TRA Grant	0	o o	D	0	0	0	0	0 .	0	Sources Total	Comments
	h		L	TRA	BUDGET#1 -		<u> </u>	<u> </u>	·			
Environmental review/studies						· · · · · · · · · · · · · · · · · · ·		J			\$0	·
Plan Specification and Estimates .		-							 	1	\$0	
Right of way support costs									 		\$0.	
Site or right of way acquisition for Cap. Improvement Project									 		\$0	
Other Soft Costs (Specify):									 		\$0	
Other Soft Costs (Specify):								1		 	\$0	
Other Soft Costs (Specify):								· · · · · · · · · · · · · · · · · · ·		· ·	\$0	
Other Soft Costs (Specify):											\$0	
Total Soft Costs . Day 1, in 1996 1997 1997 1994 Permit Sec. 1	\$0	. \$0	\$0	\$0	\$0 .	\$0	. \$0	\$0	\$0	\$0	\$0	
Clearing and Grubbing											\$0	,
Demolition			,								\$0	
Grading											\$0	
Soil Stabilization (Lime, etc.)											\$0	
Erośion/Weed Control											\$0	
Dewatering										L	\$0	
Other Site Preparation (Specify):	•										\$0	
Total Site Preparation (Architecture)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Sanilary Sewer			·								. \$0	
rrigátion							<u> </u>		<u> </u>		\$0	
Storm Drain							<u> </u>				\$0	
Detention Basin/Culverts							ļ		ļ		\$0	
Other Site Utilities (Specify):										<u> </u>	\$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	50	. \$0	\$0	- \$0	\$0	\$0	
Aggregate Base Asphalt Pavement										<u> </u>	\$0	
Asphait Pavement									<u> </u>		. \$0	
Street Lights							<u> </u>			ļ	\$0	
											\$0	
Striping/Berricades (Bicycle Facilities) Signage											\$0	
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Crossing and Traffic Signals Roundabouts, median islands or curb extensions							<u> </u>				\$0	•
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Other traffic calming surface improvements Other Street improvements (Specify):											\$0	
Diner Street Improvements (Specify): Fotal Complete Streets Improvements - Construction (1997):	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Striping/Barricades (for dedicated bus lanes)	\$0	30	30		- 30	\$0	30	şu.	\$0	\$0	\$0 \$0	
Sidewalk, Curb, and Gutter											\$0	·
Street Lights											-50	
Signage											\$0	
Signaling Prioritization Technology											\$0 .	
Boarding infrastructure											\$0.	
Seating/Benches								<u> </u>			\$0	
Bus/Transit Shelters											\$0	:
Other ITS Technology											\$0	•
Other Transit Station or Stop (Specify):											\$0	
Other Transit Station or Stop (Specify);											\$0	
otal Transit Station of Stop - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Street Trees			7.7								\$0	
lioswales									,		\$0	
andscaping						-:-		•			\$0	•
Other Urban Greening (Specify):											\$0	
Other Urban Greening (Specify):											\$0	
otal Urban Greening ে কাইবৰ্ণ কৰে ব্যৱস্থান কৰিবকাৰ	\$0	. \$0	\$0	\$0	\$0	\$0	\$0	· \$0	\$0	\$0	\$0	
treet Furniture										***************************************	\$0	
icycle Repair Kiosks											\$0	
icycle Storage or Parking									*		. \$0	
rinking Fountains											\$0	
Other Amenities (Specify):									·		\$0	
Other Amenities (Specify):											\$0	
otal Amenifles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$D	\$0	\$0	
rovide Name of Impact Fee											\$0	
rovide Name of Impact Fee											. \$0	

Transportation Related Amenities (TRA) Sources and Uses Budget PIN

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Cost Category	AHSC TRA Grant	0	0	0	.0	0	0	0	0	0	Sources Total	Comments
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$1)	\$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 Costs (Specify);					1				L		\$0	
otal Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total TRA #1 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$3	\$0	\$0	\$0	\$0	

		 		TRA	BUDGET #2							
Environmental review/studies	1	T		,	DODOL! #Z	 	T		1	·	\$0	
Plan Specification and Estimates				 		-	 		 	 	\$0	1
Right of way support costs				 			 			·	\$0	1
Sile or right of way acquisition for Cap. Improvement Project	 			 		 	 	-		 	\$0	1 '
Other Soft Costs (Specify):		 	 	 		 		 -		 	\$0	
Other Soft Costs (Specify):	ļ	 				 		 	 	 	\$0	1
Other Soft Costs (Specify):	ļ	 				 	 		 	 	\$0	4
Other Soft Costs (Specify):	ļ	<u> </u>								 	\$0	· ·
Total Soft Costs (about the first particle of the first particle)	\$0	\$0	\$0	\$0 ·	· \$0	\$0	\$0	\$0	\$0	\$0	\$0	
Clearing and Grubbing	. 90	30	\$0	30	- 40	30		40	+	1 30	\$0	
Demolition	ļ	 						 		:	\$0	1
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Grading	ļ							·	 			1
Soil,Stabilization (Lime, etc.)	· · · · · · · · · · · · · · · · · · ·							·	 		. \$0 .	
Erosion/Weed Control							 	 		 	\$0	{
Dewatering				ļ		 		 		-	\$0	
Olher Sile Preparation (Specify):						 	1	<u> </u>	 	4	\$0	
Total Site Preparation Advances (1) A Section 1999 (1)	\$0	\$0	\$0	\$0	. \$0	\$0	\$0	\$0	\$0	\$0	\$D	
Sanitary Sewer						<u> </u>			ļ	 	\$0	,
Irrigation										 	\$0	
Storm Drain							<u> </u>		ļ. <u></u>		\$0]
Detention Basin/Culverts							•			1	\$0	}
Other Site Utilities (Specify):											\$0	
Total Site Utilities	\$0 -	\$0	\$0	\$0	\$0·	\$0	\$0	\$0	\$0	\$0	\$0	
Aggregate Base			T								\$0	
Asphalt Pavement	-		1								\$0	
Sidewalk, Curb and Gutter						1	1				\$0	
Street Lights			1			1	 	1	1.	1	\$0	
Striping/Barricades (Bicycle Facilities)			1			1		1		1	. \$0	
Signage		····					1	 	 	1	\$0	
Crossing and Traffic Signals			1			T				 	\$0	
Roundabouts, median islands or curb extensions							 				\$0	'
Other traffic calming surface improvements								1	 		\$0	
Other Street Improvements (Specify):			 					 	 		\$0	
Total Complete Streets Improvements - Construction 44:41	\$0	\$0	\$0	\$0	\$0	. \$0	3.0	so	. \$0	\$0	\$0	
Striping/Barricades (for dedicated bus lanes)			1		42		1	 "	1	 	\$0	
Sidewalk, Curb, and Gutter			 				 	 	 	 	\$0	,
Street Lights			 				 	 	 	 	\$0	
Signage			 				 	 	 	 	\$0	
Signaling Prioritization Technology			 				 	 	 	 	\$0 \$0	
Boarding Infrastructure	<u> </u>		 			 	 			 	\$0	
Sealing/Benches			1				 	 	 	 	\$0	
Bus/Transit Shelters			 			ļ	 	ļ		 		
Other ITS Technology			 			ļ	 	<u> </u>	ļ	 	\$0	
			 								\$0	
Other Transit Station or Stop (Specify):			 				<u> </u>				\$0	· · · · · · · · · · · · · · · · · · ·
Other Transit Station or Stop (Specify):			 			<u> </u>					\$0	•
Total Transit Station.or Stop A. Construction ステンジャンジャン	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Street Trees			<u> </u>			<u> </u>	ļ		ļ		. \$0	
Reswales				i				l			\$0	

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				TRA	BUDGET #3 -							
Environmental review/studies :			T	T I NA	DODGET H3 -		T.: ::-	T		T	\$0	r
Plan Specification and Estimates							 	 				-
Right of way support costs		 		 		 	 	 	 		\$0	
Site or right of way acquisition for Cap, Improvement Project	<u> </u>			<u> </u>		 		<u> </u>	 		\$0	Į
			ļ	ļ	 	ļ		 		<u> </u>	\$0	
Other Soft Costs (Specify):			ļ	 	ļ	 	<u> </u>	ļ			\$0	
Other Soft Costs (Specify):						ļ		 		<u> </u>	\$0	
Other Soft Costs (Specify):			ļ				<u> </u>	ļ	<u> </u>	<u> </u>	\$0 .	
Other Soft Costs (Specify):		1	· · · · ·	•					<u> </u>		\$0	
Total Soft Costs (2007) and the control of the costs (2007) and the costs (2007) are control of the costs (2007) and (2007) are costs (2007) and (2007) are costs (2007) are costs (2007) and (2007) are costs (20	\$0	:\$0	\$0	\$0	. \$0	\$0	\$i0	\$0	\$0	\$0	\$0	
Clearing and Grubbing							L		ļ		\$0	
Demolition .											\$0	
Grading						<u> </u>	L				\$0	
Soil Stabilization (Lime, etc.)		1					·	1			\$0	_
Erosian/Weed Control		1	Ĺ						·		\$0	
Dewatering											\$0	
Other Site Preparation (Specify):											\$0	
Total Site Preparation of the state of the s	\$0	\$0	. \$0	\$0	\$0	\$D	50	\$0	\$0	\$0	\$0	
Sanitary Sewer										·	\$0	
Irrigation					· .						\$0	
Storm Drain						l					`\$0	
Detention Basin/Culverts				1							\$0	
Other Site Utilities (Specify):											\$0	
Total Site Utilities	\$0	\$0	\$0	\$0 .	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Aggregate Base	,				·			· -			\$0	
Asphalt Pavement .		· -									\$0	
Sidewalk, Curb and Gutter				· ·							\$0	
Street Lights											\$0	
Striping/Barricades (Bicycle Facilities)											\$0	
Signage			· ·								\$0	
Crossing and Traffic Signals		<u> </u>		·							\$0	
Roundabouts, median islands or curb extensions											\$0	
Other traffic calming surface improvements											\$0	
Other Street Improvements (Specify):								·			\$0	
Total Complete Streets Improvements - Construction - 11 164	\$0	\$0	\$0	\$0 ·	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Skiping/Barricades (for dedicated bus lanes)	· · · · · · · · · · · · · · · · · · ·							T				

Transportation Related Amenities (TRA) Sources and Uses Budget PIN

### Urban Greening (Speedy):	If proposing multiple dietings TDA Conital Projects pro	dda datail for a						um at the hoffor		he used to deter	rmine the total	TRA fignile recurse	ted and cost on
Count Cuts, and Gutter Cuts,	a proposing mumple distinct TRA Capital Projects, prov												ieu and cost cap.
View Lights	Cost Category	AHSC TRA			T:							1	Comments :
View Lights	Sidewalk, Curb, and Gutter					 				-	·	\$0	
Separate Separate				 		T		 					
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The Transis Station or Stop (Searchy): ### Tr				ļ	ļ					 	 		
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rotal Transf Station or Stop - Construction							ļ				<u> </u>		
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Interview		\$0	\$0	\$0	\$0	\$0	, \$D	\$0	\$0	\$0	\$0		· · · · · · · · · · · · · · · · · · ·
and septing miles Urban Greening (Specify): ### Urban Greenin					<u> </u>	 				<u> </u>	L		•
### Urban Greening (Speedy):				<u> </u>	<u> </u>	<u> </u>					<u> </u>		
### Company Community (Speedy): Figure Figu	Landscaping				<u> </u>								
See See	Other Urban Greening (Specify):			<u> </u>			1						
Test Furniture	Other Urban Greening (Specify):]								
Topics Repair Kooks		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Incide Storage or Parking	Street Furniture						· ·		-		l	\$0 .	
Infining Fouriellins 50 50 50 50 50 50 50 5	Bicycle Repair Kiosks											\$0	
The Amerilies (Specify):	Bicycle Storage or Parking											\$0	
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The Amerilles (Specify):	Other Amenities (Specify):										·	\$0	
SO SO SO SO SO SO SO SO	Other Amenities' (Specify):				-							\$0	•
revised Name of Impact Fee		\$0	\$0	. 50	\$0	\$0	50	C:2	\$0	\$0	\$0	\$0	
rovide Name of Impact Fiee Solid Impact Fiee Solid Impact Fie	Provide Name of Impact Fee				 	 				 			
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ther Activity Costs (Specify):				7	T	1							
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So So So So So So So So		ŧn.	ėn.	50	*0	\$0		. 65	50	<u> </u>	to .		
ehicles		- 40		30	- 90	***	30				40 -		
ther Capital Costs (Specify): So								 					•
ther Capital Costs (Specify): S0 S0 S0 S0 S0 S0 S0 S								<u>-</u>	<u>.</u>				
State Content Conten										[<u>-</u>		
Solid TRA #3 Budgeted Project Costs \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$				<u> </u>		 			<u>· </u>		- 60		
TOTAL TRANSPORTATION RELATED AMENITIES (TRA) BUDGET Total Soft Costs							7						
TOTAL TRANSPORTATION RELATED AMENITIES (TRA) BUDGET											\$0	\$0	
otal Soft Costs \$0		ary circumstance	is that have rest						s are reasonabl	е,	-		
obtail Site Preparation \$0									·	·	·		
Detail Site Utilities													
otal Complete Streets Improvements - Construction \$0													
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otal Urban Greening \$0 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>													
otal Amenities \$0													
Stal Impact Fees \$0	Total Urban Greening												
otal Activity Delivery Costs \$0 <	Totál Amenities											\$0	
stal Activity Delivery Costs \$0 <	Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	- \$0	\$0.	\$0	
tal Other Capital Asset Costs \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Total Activity Delivery Costs	\$0		\$0	\$0	\$0		\$0	\$0	\$0 ·		\$0.	
	Total Other Capital Asset Costs	\$0		\$0	. \$0	\$0		\$0 .	\$0	. \$0	\$0	\$0	
	Total TRA Budgeted Project Costs		\$0								\$0		

POWER Eligible Costs \$100(b) and inhighble Costs \$100(c), eligible costs may Jordude beperational costs for programs for the term of this grant (3 years). Very program costs which is project industry. The cost of the cost of the costs of t			erimitali yizilikelikele											
Program Description Address City Zip County 1 Address City Zip County 2	Programs includ	de education,									on; workfo	orce develo	pment	
POW Eligible Costs \$100(b) and ineligible Costs \$100(c), eligible costs may include Operational Costs for programs, for the term of this graft (I years). Through Costs in September (I years) in the Costs of the Co	each program, see	-				ndy to low	-Mconie resid				Zip	County	, ta	Lak
PFORM Eligible Criefs \$103(b) and Irieligible Costs \$103(c) , eligible costs may include beersticipal costs for programs for the term of this grain (3 years). Program Costs in Project Include: Increase bothlight describe how the Program Operator will sustain the Program beyond the term of the AHSC abundant agreement and lands. In East project by the Program Operator will sustain the Program beyond the term of the AHSC abundant agreement and lands. In East project by the AHSC PGM finded costs do not Include any of the blooking Inalgible costs: Costs are not eligible if there is another feesable, whellable source of committed funding to STI profon thereof to be fanded by AHSC or float is incurred prior to AHSC award; Resident instructions of organishood fundance and the another feesable, whellable source of committed funding to STI profon thereof to be funded by AHSC or float is incurred prior to AHSC award; Resident instructions of organishood fundance and the another feesable, whellable source of committed funding to STI profon thereof to be funded by AHSC or float is incurred prior to AHSC award; Resident instructions of organishood fundance in the first of the benefit of the be	50							•					+	\dagger
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Provide a description of unusual or extraordinary circumstances that have resulted in higher than expected project costs and provide a justification as to why these costs are reasonable. AAST File:	9 .											·	\pm	
AAST File: EFC PGM1, EFC PGM2, EFC PGM3 Supporting documentation for the 0 non-AHSC PGM funding commitments. Files Uploaded? 12) Demonstrate prior experience by providing evidence of two prior PGM projects similar to the proposed AHSC Project in scope and size, which have been completed by the applican PGM Past Project #1 PGM Past Project #2 PGM Past Project #2 PGM Past Project #2 Project Name Peroject Name Peroject #3 Program Personance of the prior experience of the proposed Program funds, and other committed funds are not and will not be supplanted by AHSC Program funds. Program Need and Readiness Program Need and Readiness		1									(.		1 "	
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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.	
	,
(Table 1) The Control of the Control	
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.	1
Completion of a business or a work plan.	
Identification of ongoing support for operation costs beyond grant period.	7
Program funds fully disbursed	
II. II II II II II II II II II II II II	at

If proposing multiple distinct Programs, provide detail for	each Program in sum will be	the PGM work used to detern	sheet and in so nine the total P	GM funds reques	selow, Amoun		oudget will autosum	at the bottom. The
. Cost Category	AHSC PGM Grant	0	0	o ·	0	0	Sources Total	Comments
		. PGM	BUDGET #1 -		••	<u> </u>		
Direct Staff Cost 1 (Specify)							\$0	
Direct Staff Cost 2 (Specify) Direct Staff Cost 3 (Specify)				<u> </u>			\$0	
Direct Staff Cost 4 (Specify)	 			1		-	\$0 \$0	
Direct Staff Cost 5 (Specify)	 			1			\$0	•
Total DirectiStaff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Indirect Staff Cost (Specify)	 	•					\$0	
Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify)	 			 			\$0 \$0	
Totallindirect Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Fravel Travel							\$0	
Equipment							\$0	
Transit Passes (see cell comment) Supplies (Specify)				-			\$0 \$0	
Supplies (Specify) .	 			 			\$0	
Other Capital Costs (Specify)							\$0	
Other Capital Costs (Specify)							\$0	
Other Capital Costs (Specify) Other Capital Costs (Specify)	<u> </u>	· · · · · · · · · · · · · · · · · · ·	<u> </u>	1			\$0	
Other Capital Costs (Specify) Other Capital Costs (Specify)	 			1	·		\$0	
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TotaliOther Capital Costs(2011)	\$0	\$0	\$0	\$0	\$0	\$0	. \$0	
Total PGM #1 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Direct Staff Cost 1 (Specify)	Ţ .	PGM	BUDGET.#2 -			r	i én	
Direct Staff Cost 2 (Specify)				-			\$0	•
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Totaliblinet(Staff)Cost(Staff)	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$0	
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Other Indirect Staff Cost (Specify)				1			\$0	
Total indirect Staff Costs		\$0	\$0	\$0	\$0	\$0	\$0	
Total Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
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Other Capital Costs (Specify)	 		 				\$0 \$0	
Other Capital Costs (Specify)			 				\$0	
Other Capital Costs (Specify)							\$0	
Other Capital Costs (Specify)		40				<u> </u>	\$0	
Total PGM #2 Budgeted Project Costs	\$0 \$0	\$0 \$0	\$0 \$0	. \$0	\$0 \$0 ·	\$0 \$0	\$0	
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Direct Staff Cost 1 (Specify)							\$0	
Direct Staff Cost 2 (Specify)							\$0	
Direct Staff Cost 3 (Specify) Direct Staff Cost 4 (Specify)	1	ļ				ļ	\$0	
Direct Staff Cost 5 (Specify)	 	-	 	 		 	\$0 \$0	
potal Direct Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	•
Other Indirect Staff Cost (Specify)							\$0	
Other Indirect Staff Cost (Specify)							\$0	•
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Total Staff Costs	\$0	\$0	\$0	\$0	\$0 \$0	\$0	. \$0	
Travel	1 ,	<u> </u>	1	1	**	† ***	\$0	
Equipment							\$0	•
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Other Capital Costs (Specify) Other Capital Costs (Specify) Other Capital Costs (Specify) Other Capital Costs (Specify) Total PGM #3 Budgeted Project Costs Total Direct Staff Costs	\$0	\$0 TOTAL PRO	\$0 DGRAM (PGM) I \$0	\$0 BUDGET: '	\$0 \$0	\$0	\$0 \$0 \$0 .:	
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				Quantitative Policy Scoring §107 PIN		
				55 Points Max (points in blue shaded cell	s) Total Quantitative Self Score	0.0
	o. 1944 1943	Salary Bulletin Salary	1 592- 10 1A	tive Transportation Improvements §107(b) - 10 Points I	Markey and the Committee of the Committe	0.0
					nax (i.e., 1) get, that is the same a region of general	
		Sensitive Bikeways (P			0.00	
				nsitive Bikeways (from STI Worksheet):		0
				on or Stop to an existing bicycle network or a bicycle networ I be directly linked by a new AHSC funded Context Sensitive Bike		o
				existing or planned bicycle network does not have to be comprise		٠. ا
etitlet the Al	ID of Quain	ying Hatisit Station of		dentify the Project component that links the AHD or Qualifying Tra		
FAAST File:	. В	icycle Network Conn		network on the Transit Service Map (from Overview worksheet), t		
	. "	rejoic rection Com		ocument including map showing connectivity.	Sproad the official public plaining]
(3) Barriers	to safe acc	ess of hicycle routes		max (one point for each)		
		address safe access of		T :		0
	7		1	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	eviction conditions that demonstrate	
FAAST File:	:	Safe Bicycle Rout		existing problems with the bikeway; or a letter from a Public Agen		
	1			with the bikeway, and how the proposed improvement will fix it.		
(4) Length o	of Safe and	Accessible Walkway				
				ilks and TRA sidewalks improved (from STI & TRA Worksheets);		0
(5) Pedestri	ian Crossin	g point that directly li	inks two	edestrian networks - 1 point		
Pedestrian c	crossing pol	nt within the Project Are	ea that dir	ctly links two pedestrian networks that are unlinked for one quarte	er mile:	0
FAACT CHA	.	Pedestrian Netwo	ork	PAM - identify a pedestrian crossing point that directly links two pe	edestrian networks that are unlinked	
FAAST File:	:	Connectivity		or one quarter mile along a walkable route.	File Uploaded?	
(6) Barriers	to safe acc	ess of pedestrian rou	utes - 2 p	ints max (one point for each)		
Select how F	Project will a	address safe access of	routes:			0
				Provide one of the following: Traffic and safety studies that detail		
FAAST File:	.	Safe Pedestrian Ro		conditions and traffic projections from a Public Agency; photos of		
1751017110.	.	edic i edecirian i to		existing problems with the walkway; or a letter from a Public Agen	cy that explains the current problems	
				with the walkway, and how the proposed improvement will fix it.		
程的可能例	WINGSOM		G	een Buildings and Renewable Energy §107(c) : 8 Points	Max	0
(1) Green B	Building Sta	tus - 3 points max		Construction Type (select type that gives max pts):		0
Green buildi	ing status be	eyond mandatory greer	n building	equirements as verified by a HERS rater:		U
FAAST File:		Gréen Building Sta		Provide signed letter from a HERS rater stating the green building	status. File Uploaded?	
(2) Energy (Grid Use R	eductions as verified	by a HER	3 rater - 5 points max	·	
		on level, measured as				0
		rified by a certified desi				· ·
FAAST File:		Energy Grid Reduc		Provide signed letter from a HERS rater stating the energy grid re		
(对型被逐渐的	从此的首件	期影響用當四十四十四十四	Ho	sing and Transportation Collaboration §107(d) - 9 Point	s Max	0
(1) STI Fund	ds Request	ted as percentage of	Total AHS	C Requested - 6 points max		
AHD & HRI R	Requested:	\$0	STI Reque	sted: \$0 Total AHSC Funds Requested; \$0	Off runos requested as 10 of rotal Milos 0%	· 0
(2) TRA Fur	nds Reques	sted (at or not at Tran	sit Statio	or Stop) as percentage of Total AHSC Requested - 2 points (
TRA Reg:	\$0	TRA (Transit	. \$0	Total AHSC Funds \$0 TRA (Transit Station/Sto		0
1	· .	Station or Stop)	•	Requested: Req as % of 1 otal Al-	ISC Req: of Total AHSC Requested:	-
				Fund (GGRF) Program, which directly benefit or contribute to		
GGRF Prog	ram Project	has received funding t			Funding Amount:	0
				oof of funding: Notice of Final award (must include amount of pro		
FAAST File	2: 6			documentation detailing how the funds received from said Progra	im will contribute to the development of File Uploaded?	
(2h) Mithin			the AHSO	Station Planning Area - 1 point max		
				il Station Planning Area?		0
FAAST File				Project's location within environmentally cleared High Speed Rai	I Station Planning Area. File Uploaded?	
	1			ion Efficiency and Access to Destinations §107(e) -6.Po		0.0
(4) Location	n Efficience	u - Malleability - 3 poir	nte of En	er Project address (or Project's center most point if no specific ad	draga cyleta) on US EDA Welkehilik laday to determine Melk	
	ress or corr		ILS HI CH	er Project address (or Project's defiter most point it no specific ad	Walkability Index;	
			(DAM)			
Project Area		y to Key Destinations	(PAIVI)		or the an in it these New Destinations are within the	ability.
				333 points each; 3 points max (for each item below, answer Yes	or No as to if these Key Destinations are within the	
		alFrech requirementer		. •	•	
	nic-accents	alFresh requirements:		Licensed child care facility:	Public library: Bank or Post Office:	0
Dublic elem		Medi-Cal payments:		Licensed child care facility: Pharmacy:	Public library: Bank or Post Office: Office park: Place of Worship:	
	nentary, mid	Medi-Cal payments: dle or high school:		Licensed child care facility: Pharmacy: Park-accessible to general public: Univers	Public library: Bank or Post Office: Office park: Place of Worship: tly or junior college:	0.0
	nentary, mid	Medi-Cal payments: dle or high school:	Vision S	Licensed child care facility: Pharmacy: Park-accessible to general public: Univers Univers Univers Univers	Public library: Bank or Post Office: Office park: Place of Worship: Ity or junior college:	0
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	ccessory dwelling unit ordinar ode §65852,2 as follows:	nces or other me	chanisms that reduce barriers for	r property	owners to create	accessory	dwelling units	beyond th	e require	ments o	putlined	
- Parking	reductions to 0.75 or less space		y dwelling unit in areas not airea	idy exemp	ot from parking pur	suant to G	ov. Code §658	352.2;				
	ee waivers or reductions of 50 al approval in less than 60 da											
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Partnerships with one	-apprenticeship pr	ograms state	certified co						programs. YouthBuild programs, a	nd/or registered	.
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 loc	al Workforce Inves	tment Board	programs s	erving disad	vantaged	populations or	ndividuals wi	th barriers t	o employment		
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									policy undertaken.		
TORING TANK		網路接給	NYTH	Housing /	Affordab	ility §107(j) -	5 Points M	X	TERMENTAL PROPERTY OF THE	SMS PERSONAL.	0
Total AHD Units Res	tricted to Extrernel	y Low Incom	e (ELI) Hous	seholds:	0	Total AHD U	Inits: 0	ELIRes	tricted AHD Units as a % of Total A	AHD Units: 0%	
基础的数据的	WANTED		对数数数	Pro	grams §	107(k) - 2 Poi	nts Max	的原则是其		多数的关系的	0
(1) AHSC Funded E						*					
Proposed Eligible Pr	ogram:										0
(2) Applicant Provid	ied Program Doc	umentation .	1 point (if	Yes attach F	AAST doc	cumentalion)					
Program Operator w	ill sustain the pròg	ram beyond t	he term of th	ne AHSC Pri	ogram gra	nt (three years)	?		•		0
FAAST File: Program Continuation Document showing how the Program Operator will sustain the program beyond the term of the AHSC Program grant (three years).											
JOHN BOTH NO	HYSELEKTRA	關稅資料以		Urban	Greening	g §107(l) - 2 l	oints Max	HARTINE		PARTY 5.00 F.S.	0
Urban Greening cos		\$0	HRI:	\$0	STI:		TRA:	\$0	Total Urban Green 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							
listed below for each section of the write-up; the questions should not be re-stated in the write-up. The total write-up may not exceed six pages, not including required documentation, 11									
point font minimum. Ensure that all relevant information for each section is included either in the response for that section, or the required documentation for that section.									
		Provide a response to each prompt listed below, Each prompt is designated by *Narrative. The							
FAAST File:	Narrative	responses must be uploaded as a PDF and must not exceed 6 pages. See Narrative Scoring Rubric	File Uploaded?						
	.*	document for guidance in completing Narratives,		,					
Collaboration & Planning - \$107(m) - 4 Points									
(1) Local Planning	Efforts *Narrative								
Identify what local p	lanning efforts the project impleme	ents, and if applicable, describe what particular components of the project are derived from a local plan. Ex	plain how local gove	mment					
agencies were invo	lved in the process of creating the	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?						
(2) Housing and T	ransportation Collaboration *Na	rralive							
Describe the relatio	nship between the joint-applicants	or partners that worked together to create the proposed AHSC project. Explain the process involved in co	ming together to crea	ate a					
larger version for th	e Project Area (PAM). Describe th	e integration of housing, transportation, and urban greening infrastructure components in creating a cohes	ive 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?						
WINDS TELEV	AND CONTRACTOR CONTRACTOR	Community Benefits & Engagement - §107(n) - 6 Points	FER CONTRACTOR OF STREET	1					
	gagement and Leadership *Nam		*14.7 1 2 . F						
		cal residents have been meaningfully involved in the visioning and development of this project. Explain in y	hich stage(s) of the	process					
		be engaged. Describe efforts to involve Disadvantaged and/or Low-Income Community residents, including							
advertised and mad									
FAAST File:	Community Tracker	Provide a completed AHSC Round 5 Community Engagement Tracker	File Uploaded?						
	mmunity Needs *Narrative								
		one or more identified community needs, articulating how these needs were identified (e.g. through the co	nmunity engagemer	nt					
		health department plan or other city/county plan, etc.). Address community needs beyond the provisions of							
		y or Low-Income Community, applicants are also encouraged to cite top burdens from their CalEnviroScr							
needs that their pro									
		Letter of support from local community-based, grassroots organization describing the community							
FAAST File:	Community Needs	engagement process and how feedback from local residents was incorporated into the project.	File Uploaded?						
PRESENTENT AFT	A CONTROL OF THE CONT	Community Climate Resiliency: §107(o):-3 Points	menden filte						
(1) Climate Adapta	tion Assessment Matrix	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	5 . 23 mg. on 1000 ct - 35 c 1						
		k below) with climate projections for the listed impacts and with technical descriptions of adaptive measure	s to be employed. If	the					
priject 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. life horizon).									
FAAST File:	Climate Matrix	AHSC Round 5 Climate Adaptation Assessment Matrix	File Uploaded?						
(2) Climate Adaptation *Narrative									
Describe how the risk posed from changing climate conditions will be reduced by strategies listed in the Climate Adaptation Assessment Matrix. Consider the lifetime of Project elements,									
		sequences of those risks (impacts to occupant health and safety, structural integrity, heating and cooling sy							
		neral Plan or other local planning documents, describe how the Project conforms to the implementation of t							
section 65302(g)(4)), requires cities and counties to it	ncorporate climate considerations in the Safety Element of the General Plan or other local plan or documer	it by January 1, 2027	2).					
Separate response	s according to climate impacts.		•						
[10] 李智·西斯特	Community Air Pollution, Exposure Mitigation \$107(p) -2 Points Max								
(1) Air Pollution Exposure Mitigation Strategies *Narrative									
Air Pollution Exposure Mitigation Strategies: Identify pollutants of concern and/or known sources of pollution affecting the Project Area. Report the PM2.5, 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 fill Day the state of th									

AHSC R5

			·						
			Application	Develo	pment Team (ADT) Support Form				
Please	e complete	the "yellow" cells	in the form below and er	nail a co espond to	pment Team (ADT) Support Form py to: AppSupport@hcd.ca.gov. A memoer of the o your request within ASAP.	e Application D	evelopment ·	Team will	
Full Name					Date Requested:	Application Version Date:			
Organizat	ganization:		Email:		Contact Phone:				
Justification	on:			<u> </u>					
		•							
dssue #	Program Name &	Tab	Section	Cell#	Update/Comment	Urgency	ADT - Status	Status Date	
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AHSC Round 5 Document Checklist							
AHSC Supplemental Application Workbook Overview TAB		DE WAR	PERSON PRINCIPAL SERVICE PROPERTY.				
FAAST File:		Submitted	Comments				
AB 1550							
Project Area Map							
Transit Service Map							
Transit Service Schedule							
MPO Support Doc							
SCS or Equiv Regional Plan	,						
Reloc Plan	٠,						
Hsng Element Letter	,						
Indian Tribe	·	·					
STI TRA Agrmnt							
Applicant Documents (if more than two applicants contin	ue attachements as App3	, App4, and	App5)				
App1 Cert & Legal		. '					
App2 Cert & Legal		·					
App1 Reso							
App2 Reso							
Resolutions***							
1. Entity Name (identity of the contracting party or borrower) a 2. Name & Title of Signatory(ies)****	and Entity Type (corporation	, non-profit, f	or-profit, LLC, etc.).				
NOTE: Name and title of authorized signatory(ies) is preferre							
acceptable), supporting documentation evidencing the individual 3. NOFA Date.	lual who currently holds the	position mus	t be provided.				
4. Language authorizing Signatory(ies) to sign Standard Agre	eement.						
5. Amendment Provision included.							
6. Aggregate dollar amount (should be equal to or greater that 7. Person attesting validity of resolution (must be someone or							
8. The meeting date authorizing resolution.			·				
9. All votes taken at meeting authorizing resolution (ayes, no' 10. Project name as it appears on AHSC application.	s, absent, vacant).						
* The General Partner and Limited Partner who are members	of the Limited Partnership	will also need	to submit applicable organizational				
documents based on the type of entity they are.	and the state of the same is divided	1					
** Organizational documents for the manager of the LLC if ar *** These are minimum requirements for a resolution. Update			npleted.				
**** Ensure when identifying the Signatory(ies), if more than							
App1 OrgDoc1	· · ·						
App2 OrgDoc1							
Applicant Organizational Documents (submit documenta	ntion for each as App1, Ap	p2, etc)					
Entity Type Limited Partnership (L.P.)*	FAAST File:	Submitted	Comments				
Certificate of Limited Partnership (LP-1)	App1 OrgDoc1						
LP-2 (IF Applicable)	App1 OrgDoc2						
Loan Authorization	App1 OrgDoc3						
Certificate of Limited Partnership	App1 OrgDoc4						

AHSC R	ound 5 Document Cl	necklist	
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		
Certilficate of Status from Secretary of State	App1 OrgDoc3		
Evidence of tax-exempt status from FTB	App1 OrgDoc4		
Evidence of tax-exempt status from IRS	App1 OrgDoc5	•	
Limited Liability Company (LLC)**	FAAST File:	Submitted	Comments
LLC-1	App1 OrgDoc1		
Articles of Organization, with all amendments	App1 OrgDoc2		
Operating Agreement, with all amendments	App1 OrgDoc3		
Certificate of Status from Secretary of State	App1 OrgDoc4	·	
FAAST File:		·	
App1 OrgChart			
App2 OrgChart			
App1 Signature Block			
App2 Signature Block	,		
App1 Payee Data or TIN			
App2 Payee Data or TIN			
Development Team Documents			
Owner/Borrower Entity** Certification & Legal Disclosure (wet signature	FAAST File:	Submitted	Comments
required)	Owner Cert & Legal		
Resolutions	Owner Reso		
Organizational Documents (see above)	Owner OrgDoc		
Organizational Chart	Owner OrgChart		
Signature Block	Owner Signature Block		
Payee Data Record (STD 204) (wet signature required)	Owner Payee Data		
Managing General Partner**	FAAST File:	Submitted	Comments
Certification & Legal Disclosure (wet signature required)	MGP Cert & Legal		
Resolutions	MGP Reso		
Organizational Documents (see above)	MGP OrgDoc		
Organizational Charts	MGP OrgChart		
Şignature Block	MGPSignature Block		
<u> </u>			4

. AHSC F	Round 5 Document Cl	necklist	
Payee Data Record (STD 204) (wet signature required)	MGP Payee Data or TIN		•
Administrative General Partner #1**	FAAST File:	Submitted	Comments
Certification & Legal Disclosure (wet signature required)	AGP Cert & Legal		
Resolutions	AGP Reso		
Organizational Documents (see above)	AGP OrgDoc		
Organizational Chart	AGP OrgChart		
Signature Block	AGP Signature Block		
Payee Data Record (STD 204) (wet signature required)	AGP Payee Data or TIN		
Administrative General Partner #2**	FAAST File:	Submitted	Comments
Certification & Legal Disclosure (wet signature required)	AGP2 Cert & Legal		
Resolutions	AGP2 Reso		
Organizational Documents (see above)	AGP2 OrgDoc		
Organizational Chart	AGP2 OrgChart		
Signature Block	AGP2 Signature Block		
Payee Data Record (STD 204) (wet signature required)	AGP2 Payee Data or TIN		
AHD-HRI TAB FAAST File:		Submitted	Comments
Net Density Verification		Cabinition	Odinicita
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)		
AHD No Ag			
AHD Ag Infill			
HRI Environmental			
HRI Auth to Use Grant Funds			
HRI Market Study			,
HRI Site Control			
Past Exp HRI1 (submit documentation for each as HRI1	, HRI2, etc)		
HRI No Ag		* 9* Amer ser	
			1

AHSC Round 5 Document Ch	ecklist	
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)	Subilitieu	Comments
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	. Suplimited	Comments
EFC STI1 (submit documentation for each as STI1, STI2, etc)		
STI Environmental		
STI Auth to Use Grant Funds		
STI Site Control		
Past Exp STI1 (submit documentation for each as STI1, STI2, etc)		
STI No Ag		
STI Ag Infill		
STI Local Approvals		
TRA TAB	0.1	
FAAST File: TRA Cap Project Cost	Submitted	Comments
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	C.,b,-:ut	Comments
FAAST File: EFC PGM1 (submit documentation for each as PGM1, PGM2, etc)	Submitted	Comments
Quantitative Policy TAB	-	
FAAST File:	Submitted	Comments

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

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

Infill Infrastructure Grant Program of 2019 Guidelines



Governor Gavin Newsom State of California

Alexis Podesta, Secretary
Business, Consumer Services, and Housing Agency

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

2020 West El Camino Avenue, Suite 500 Sacramento, CA 95833 IIG Program Email: <u>Infill@hcd.ca.gov</u>

October 30, 2019

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ARTICLE 1. GENERAL

Section 300. Purpose and Scope

The purpose of these Infill Infrastructure Grant Program of 2019 Guidelines (Guidelines) is to implement and interpret Assembly Bill 101 (Chapter 159, Statutes of 2019) and Part 12.5 (commencing with section 53559) of Division 31 of the Health and Safety Code, which establishes the Infill Infrastructure Grant Program of 2019, hereinafter referred to as the Infill Infrastructure Grant Program (IIG or Program).

Section 301. Program Overview

The Program's primary objective is to promote infill housing development. The Program seeks to accomplish this objective by providing financial assistance for infrastructure improvements necessary to facilitate new infill housing development.

Under the program, grants are available as gap funding for infrastructure improvements necessary for specific residential or mixed-use infill development projects or areas. Both infill projects and areas must have either been previously developed or be largely surrounded by development. Eligible improvements include development or reconstruction of Parks or Open Space, water, sewer or other utility service improvements, streets, roads, parking structures, transit linkages, transit shelters, traffic mitigation features, sidewalks, and streetscape improvements.

Section 302. Definitions

The following definitions apply to the capitalized terms used in these Guidelines:

- (a) "Affordable Unit" means a unit that is made available at an affordable rent, as defined in Health and Safety Code section 50053, to a household earning no more than 60 percent of the Area Median Income or at an affordable housing cost, as defined in Health and Safety Code section 50052.5, to a household earning no more than 120 percent of the Area Median Income. Rental units shall be subject to a recorded covenant ensuring affordability for a duration of at least 55 years. Ownership units shall initially be sold to and occupied by a qualified household, and shall be subject to a recorded covenant that includes either a resale restriction for at least 30 years or equity sharing upon resale.
- (b) "Area Median Income" means the most recent applicable county median family income published by the California Tax Credit Allocation Committee (TCAC).
- (c) "Bus Hub" means an intersection of three or more bus routes, where one route or a combination of routes has a minimum scheduled headway of 10 minutes or at least six buses per hour during peak hours. Peak hours means the time between 7 a.m. to 10 a.m., inclusive, and 3 p.m. to 7 p.m., inclusive, Monday through Friday or the alternative peak hours designated for the transportation corridor by the transit

agency.

- (d) "Bus Transfer Station" means an arrival, departure, or transfer point for the area's intercity, intraregional, or interregional bus service having a permanent investment in multiple bus docking facilities, ticketing services, and passenger shelters.
- (e) "Capital Asset" means a tangible physical property with an expected useful life of 15 years or more. "Capital Asset" also means a tangible physical property with an expected useful life of 10 to 15 years for costs not to exceed 10 percent of the Program grant. "Capital Asset" includes major maintenance, reconstruction, demolition for purposes of reconstruction of facilities, and retrofitting work that is ordinarily done no more often than once every 5 to 15 years or expenditures that continue or enhance the useful life of the Capital Asset. "Capital Asset" also includes equipment with an expected useful life of two years or more. Costs allowable under this definition include costs incidentally but directly related to construction or acquisition, including, but not limited to, planning, engineering, construction management, architectural, and other design work, environmental impact reports and assessments, required mitigation expenses, appraisals, legal expenses, site acquisitions, and necessary easements.
- (f) "Capital Improvement Project" or "Project" means the construction, rehabilitation, demolition, relocation, preservation, acquisition, or other physical improvement of a Capital Asset that is an integral part of, or necessary to facilitate the development of, a Qualifying Infill Project or Qualifying Infill Area. Capital Improvement Projects that may be funded under the Program include, but are not limited to, those described in Section 304 (a).
- (g) "CCR" means the California Code of Regulations.
- (h) "Department" means the California Department of Housing and Community Development.
- (i) "Developer" means an Eligible Applicant that the Department may rely upon for Site Control of either the Qualifying Infill Project or the Qualifying Infill Area.
- (j) "Eligible Applicant" means one of the following:
 - (1) A city, county, city and county, or public housing authority that has jurisdiction over a Qualifying Infill Area, or
 - (2) A nonprofit or for-profit Developer of a Qualifying Infill Project applying jointly with a city, county, city and county, or public housing authority that has jurisdiction over a Qualifying Infill Area.
- (k) "Large Jurisdiction" means a county that is not a Small Jurisdiction, or any city within that county.

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- (l) "Local Support" means support of local public agencies.
- (m) "Locality" means a California city, county, or city and county.
- (n) "Lower Income" has the meaning set forth in Health and Safety Code section 50079.5.
- (o) "Major Transit Stop" means an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods (as defined in Public Resources Code section 21064.3).
- (p) "Master Development" means the proposed residential units within the Qualifying Infill Area identified in the Program application.
- (q) "Moderate-Income" has the meaning set forth in Health and Safety Code section 50093.
- (r) "MHP" shall mean the Multifamily Housing Program authorized and governed by Health and Safety Code sections 50675 through 50675.14 and the Multifamily Housing Program Guidelines.
- (s) "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, and 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.
- (t) "NOFA" means a Notice of Funding Availability for the Program issued by the Department.
- (u) "Nondiscretionary Local Approval Process" means a process for development approval involving little or no personal judgment by the public official as to the wisdom or manner of carrying out the project. The public official merely ensures that the proposed development meets all the "objective zoning standards," "objective subdivision standards," and "objective design review standards" in effect at the time that the application is submitted to the local government, but uses no special discretion or judgment in reaching a decision.
- (v) "Open Space" means a parcel or area of land or water that is essentially unimproved and dedicated to one or more of the following purposes: (1) the preservation of

- natural resources; (2) the managed production of resources; (3) public and/or residential outdoor recreation; or (4) public health and safety.
- (w) "Park" means a facility that provides benefits to the community and includes, but is not limited to, places for organized team sports, outdoor recreation, and informal turf play; non-motorized recreational trails; permanent play structures; landscaping; community gardens; places for passive recreation; multipurpose structures designed to meet the special recreational, educational, vocational, and social needs of youth, senior citizens, and other population groups; recreation areas created by the redesign and retrofit of urban freeways; community swim centers; regional recreational trails; and infrastructure and other improvements that support these facilities.
- (x) "Program" means the Infill Infrastructure Grant Program of 2019 as implemented by these Guidelines.
- (y) "Qualifying Infill Area" means an area designated in the Program application that meets the criteria for a Qualifying Infill Area set forth in Section 303.
- (z) "Qualifying Infill Project" means a residential or mixed-use residential development project designated in the Program application that meets the criteria for a Qualifying Infill Project set forth in Section 303.
- (aa) "Recipient" means the city, county, city and county, public housing authority and/or Developer receiving a commitment of Program funds for an approved Capital Improvement Project.
- (bb) "Rural Area" has the meaning set forth in Health and Safety Code section 50199.21.
- (cc) "Site Control" means the Eligible Applicant and/or Developer has sufficient control of the 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 Notice of Funding Availability;
 - (4) an executed disposition and development agreement, or irrevocable offer of dedication to a public agency;

- (5) a right of way or easement, which is either perpetual, or of sufficient duration to meet Program requirements, and which allows the Eligible Applicant and/or Developer to access, improve, occupy, use, maintain, repair, and alter the property underlying the right of way or easement;
- (6) an executed encroachment permit for construction of improvements or facilities within the public right of way or on public land;
- (7) an executed agreement with a public agency that gives the Eligible 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;
- (8) a land sales contract or other enforceable agreement for the acquisition of the property; or
- (9) other forms of Site Control that give the Department equivalent assurance that the Eligible Applicant or and/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.
- (dd) "Small Jurisdiction" means a county with a population of less than 250,000 as of January 1, 2019, or any city within that county.
- (ee) "TCAC" means the California Tax Credit Allocation Committee.
- (ff) "Transit Priority Area" means an area within one-half mile of a major transit stop that is existing or planned, if the planned stop is scheduled to be completed within the planning horizon included in a transportation improvement program adopted pursuant to Title 23 of the Code of Federal Regulations section 450.216 or 450.322.
- (gg) "Transit Station" means a rail or light-rail station, ferry terminal, Bus Hub, or Bus Transfer Station. Included in this definition are planned Transit Stations otherwise meeting this definition whose construction is programmed into a regional or state transportation improvement program to be completed no more than five years from the deadline for submittal of applications set forth in the NOFA.
- (hh) "Urbanized Area" means an incorporated city or an Urbanized Area or urban cluster as defined by the United States Census Bureau. For unincorporated areas outside of an urban area or urban cluster, the area must be within a designated urban service area that is designated in the local general plan for urban development and is served by the public sewer and water.
- (ii) "Urban Uses" means any residential, commercial, industrial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses.

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(jj)	"Very-low Inco	ome" has the	meaning se	t forth in Healtl	h and Safety Code sec	tion
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ARTICLE 2. PROGRAM REQUIREMENTS

Section 303. Eligible Projects

- (a) To be eligible for funding, a Capital Improvement Project must be an integral part of, or necessary for the development of either a Qualifying Infill Project or housing designated within a Qualifying Infill Area.
- (b) To be eligible for funding, all applications must include a Qualifying Infill Project, including those Qualifying Infill Projects used to establish the eligibility of a Qualifying Infill Area.
 - (1) Each Qualifying Infill Project must be a discrete development and all housing development components must have been planned as one development and jointly considered for local land use approval, with common, affiliated or contractually related ownership and financing structures.
- (c) For both Large Jurisdictions and Small Jurisdictions, the Qualifying Infill Project or Qualifying Infill Area must:
 - (1) Be located in an Urbanized Area.
 - (2) Be located in a Locality with an adopted housing element that has been found by the Department to be in substantial compliance with the requirements of Article 10.6 (commencing with section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code, pursuant to Government Code section 65585 at time of application
 - (3) Be located in a Locality that, at the time of application, has submitted its housing element annual progress reports as required by Government Code section 65400 to the State of California for 2017 through the most recently required annual progress report.
 - (4) Include not less than 15 percent of the total residential units to be developed in the Qualifying Infill Project or Qualifying Infill Area as Affordable Units.
 - (A) For developments that contain both rental and ownership units, units of either or both product types may be included in the calculation of the percentage of Affordable Units.
 - (B) To the extent included in a Capital Improvement Project grant application, for the purpose of calculating the percentage of Affordable Units, the Department may consider the entire Master Development in which the development seeking grant funding is included.

- (C) Where applicable, an Eligible Applicant may include a replacement housing plan to ensure that dwelling units housing persons and families of low or Moderate-Income are not removed from the low- and Moderate-Income housing market. Residential units to be replaced shall not be counted toward meeting the affordability threshold required for eligibility for funding under this section.
- (D) A Qualifying Infill Project or Qualifying Infill Area for which a recorded disposition and development agreement or other recorded project or area-specific agreement between the Developer and the local agency having jurisdiction over the project has been executed on or before July 31, 2019, shall be deemed to meet the affordability requirement of this paragraph if the agreement includes affordability restrictions that subject the Qualifying Infill Project, Qualifying Infill Area to the production of affordable units for Very Low, Lower- or Moderate-Income households.
- (E) New housing units that replace demolished units that have been occupied by low or Moderate-Income households within the last five years from the deadline for submittal of applications shall not count toward meeting the requirements of this paragraph.
- (5) Include average residential Net Densities on the parcels to be developed that are equal to or greater than the densities described in subparagraph (B) of paragraph (3) of subdivision (c) of section 65583.2 of the Government Code, except that in a Rural Area the average residential Net Densities on the parcels to be developed shall be at least 10 units per acre. Minimum densities for Localities that are not Rural Areas may be found in Appendix 1 of the housing element law memorandum issued by the Department's Division of Housing Policy Development dated June 20, 2012.
 - (A) A city with a population greater than 100,000 in a standard metropolitan statistical area or a population of less than 2,000,000 may petition the Department for, and the Department may grant, an exception to the density requirements set forth in this subsection, if the city believes it is unable to meet the density requirements described herein. The city shall submit the petition with its application and shall include the reasons why the city believes the exception is warranted. The city shall provide information supporting the need for the exception, including, but not limited to, any limitations that the city may encounter in meeting the density requirements specified in subsection (5). Any exception shall be for the purposes of this section only. This subdivision shall become inoperative on January 1, 2023.
- (6) Be located in an area designated for mixed-use or residential development pursuant to one of the following:

- (A) A general plan, or general plan amendment, adopted pursuant to Government Code section 65300.
- (B) A sustainable communities strategy adopted pursuant to Government Code section 65080.
- (C) A specific plan adopted pursuant to Government Code section 65450
- (D) A workforce housing opportunity zone established pursuant to Government Code section 65620.
- (E) A housing sustainability district established pursuant to Government Code section 66201.
- The Eligible Applicant must identify a mechanism, such as a minimum density ordinance or a recorded, binding covenant, acceptable to the Department to reliably ensure that future development will occur at an overall Net Density equaling or exceeding that set forth in Section 303(c)(5) and the Net Density proposed in the application for the purposes of rating pursuant to Section 309 (c) and section 310 (c), and determining the maximum grant amount pursuant to Section 305. This mechanism must be in effect and legally enforceable prior to the disbursement of Program funds.
 - (8) Eligible Applicants shall designate the proposed residential units in the Qualifying Infill Project, or within the Qualifying Infill Area, that the Eligible Applicant intends to utilize for the purpose of establishing the maximum Program grant amount pursuant to Section 305, and for the purpose of rating applications pursuant to Sections 309 or 310. Any such designated units must be utilized for both purposes in applications from Large Jurisdictions.
 - (9) The application must demonstrate that the percentage of Affordable Units, and units restricted to other income limits and rents as designated for the purpose of determining the maximum Program grant amount in Section 305 and for rating purposes pursuant to Sections 309 or 310, shall be maintained or exceeded through the completion of each residential development proposed in the application. The Department may modify the requirement set forth in the previous sentence to conform to a similar local public agency requirement, provided that it determines that the local requirement will reliably result in completion of the required Affordable Units within a reasonable period of time.
 - (10) Construction shall not have commenced on any units designated in the application prior to the deadline for applications submittal set forth in the NOFA, except for Affordable Units identified in a disposition and development agreement or other project- or area-specific agreement between the

Developer and the local agency having jurisdiction over the Affordable Units executed on or before July 31, 2019 that requires the Affordable Units to be built as a condition of local approval for the other units designated in the application, where the Developer of the other units contributed funds or land to cover costs of developing the Affordable Units, in an amount not less than 25 percent of the total development cost of the Affordable Units.

- (d) For purposes of evaluating applications from Large Jurisdictions:
 - (1) "Qualifying Infill Area" means a contiguous area located within an Urbanized Area (i) that has been previously developed, or where at least 75 percent of the perimeter of the area adjoins parcels that are developed with Urban Uses, and (ii) in which at least one development application has been approved or is pending approval for a residential or mixed-use residential project that meets the definition and criteria in this section for a Qualifying Infill Project.
 - (2) "Qualifying Infill Project" means a residential or mixed-use residential project located within an Urbanized Area on a site that has been previously developed, or on a vacant site where at least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses.
- (e) For purposes of evaluating applications from Small Jurisdictions:
 - (1) "Qualifying Infill Area" means a contiguous area located within an Urbanized Area that meets either of the following criteria:
 - (A) The area contains sites included on the inventory of land suitable and available for residential development in the housing element of the applicable city or county general plan pursuant to paragraph (3) of subdivision (a) of section 65583 of the Government Code, and at least 50 percent of the perimeter of the area shall adjoin parcels that are developed with urban uses.
 - (B) The Capital Improvement Project for which funding is requested is necessary, as documented by an environmental review or some other adopted planning document, to make the area suitable and available for residential development, or to allow the area to accommodate housing for additional income levels, and the area otherwise meets the requirements for inclusion on the inventory of land suitable and available for residential development in the housing element of the applicable city or county general plan pursuant to paragraph (3) of subdivision (a)

of section 65583 of the Government Code. At least 50 percent of the perimeter of the area shall adjoin parcels that are developed with Urban Uses.

- (2) "Qualifying Infill Project" means a residential or mixed-use residential project located within an Urbanized Area on a site that has been previously developed, or on a vacant site where at least 50 percent of the perimeter of the site adjoins parcels that are developed with urban uses.
- (3) Applications from Small Jurisdictions must include a complete description of the Capital Improvement Project and requested grant funding for the Project. The application must describe how the project is necessary to support the development of housing, and how it meets the criteria of this section, including;
 - (A) A financial document that shows the gap financing needed for the project.
 - (i) For a Qualifying Infill Project located in the unincorporated area of the county, the Department shall allow an Eligible Applicant to satisfy the requirement in this paragraph by submitting copies of an application or applications for other sources of state or federal funding for a Qualifying Infill Project.
 - (B) Documentation of all necessary entitlement and permits, and a certification from the Eligible Applicant that the project is shovel-ready.
 - (i) For a Qualifying Infill Project located in the unincorporated area of the county, the department shall allow the Eligible Applicant to meet the requirement described in this paragraph by submitting a letter of intent from a willing affordable housing Developer that has previously completed at least one comparable housing project, certifying that the Developer is willing to submit an application to the county for approval by the county of a Qualifying Infill Project within the area in the event that the funding requested pursuant to this subdivision is awarded.

Section 304. Eligible Costs

(a) Program grant funds must be used for reasonable and necessary costs of a Capital Improvement Project. Costs must be reasonable compared to similar infrastructure projects of modest design in the general area of the Capital Improvement Project. Eligible costs include the construction, rehabilitation, demolition, relocation, preservation, acquisition, or other physical improvements of the following:

- (1) The creation, development, or rehabilitation of Parks or Open Space.
- (2) Water, sewer, or other utility service improvements and relocation.
- (3) Street, road, and bridge construction and improvement.
- (4) Required replacement of Transit Station parking spaces, not to exceed \$50,000 per space.
- (5) Residential parking and mechanical parking lifts. The minimum residential per unit parking spaces in parking structures, as required by local land-use entitlement approval, not to exceed one parking space per residential unit, and not to exceed \$50,000 per permitted space.
- (6) Transit linkages and facilities, including, but not limited to, related access plazas or pathways, or bus and transit shelters.
- (7) Facilities that support pedestrian or bicycle transit.
- (8) Traffic mitigation devices, such as street signals.
- (9) Site clearance, grading, preparation and demolition.
- (10) Sidewalk or streetscape improvements, including, but not limited to, the reconstruction or resurfacing of sidewalks and streets or the installation of lighting, signage, or other related amenities, including shade structures, seating, landscaping, streetscaping, public safety improvements, and public art. Program funding for public art may not exceed 5 percent of the total Program award.
- (11) Storm drains, stormwater detention basins, culverts, and similar drainage features.
- (12) Required environmental remediation necessary for the development of the Capital Improvement Project, where the cost of the remediation does not exceed 50 percent of the Program grant amount.
- (13) Site acquisition or control for the Capital Improvement Project including, but not limited to, easements and rights of way. Such costs must be deemed reasonable and demonstrated by documentation that may include appraisals, purchase contracts, or any other documentation as determined by the Department.
- (14) Other capital asset costs approved by the Department and required as a condition of local approval for the Capital Improvement Project.

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- (15) Impact fees required by local ordinance are eligible for Program funding only if used for the identified Capital Improvement Project. Funded impact fees may not to exceed 5 percent of the Program award.
- (b) The following costs are not eligible:
 - (1) Parking spaces and structures, except as provided in Section 304 (a)(4) and (5).
 - (2) Costs of site acquisition for housing and mixed-use structural improvements.
 - (3) Costs of housing or mixed-use structures.
 - (4) Soft costs related to ineligible costs.
 - (5) In-lieu fees for local inclusionary programs.

Section 305. Grant Terms and Limits

- (a) The total maximum grant amount shall be limited based on the number of units in the Qualifying Infill Project or Qualifying Infill Area, the bedroom count of these units, and the density and affordability of the housing to be developed. Replacement housing units may be included in the calculation of the total maximum grant amount. The Department shall publish a table listing per unit grant limits for each NOFA based on these factors. The total actual grant amount shall be based upon the lesser of the amount necessary to fund the Capital Improvement Project or the maximum amount calculated from the table published by the Department.
- (b) The Program establishes the following minimum and maximum award amounts:
 - (1) For Qualifying Infill Projects, the Program grant amount shall not be less than \$1 million, or \$500,000 for Rural Areas, and shall not exceed \$7.5 million for each NOFA.
 - (2) For Qualifying Infill Areas, the Program grant amount shall not be less than \$2 million, or \$1 million for Rural Areas, and shall not exceed \$30 million for each NOFA.
 - (3) Over the life of the Program, the total of all Program awards, including previous and future awards made under the Infill Infrastructure Grant Program of 2007, shall not exceed \$60 million for any single Qualifying Infill Project or Qualifying Infill Area.
 - (4) The Department will fund only one application for each Capital Improvement Project or portion thereof.

- (5) In each NOFA, the Department will fund only one application for each Qualifying Infill Project and Qualifying Infill Area.
- (c) The Eligible Applicant must demonstrate that the grant does not result in the Developer(s) benefiting from the Qualifying Infill Project, Qualifying Infill Area or the Capital Improvement Project by realizing a profit that is within the limits set forth in California Code of Regulations, Title 4, section 10327.
- (d) The Eligible Applicant must demonstrate that Program funds are reasonably necessary for Project feasibility and no other source of funding is reasonably available
- (e) The Eligible Applicant must demonstrate that the Qualifying Infill Project or the housing to be developed in the Qualifying Infill Area, as proposed in the application, is financially feasible as evidenced by documentation such as, but not limited to, a market study, Project proforma, sources and uses statement, or other feasibility documentation that is standard industry practice for the type of proposed housing development (except as described in Section 303 (e)(3).
- (f) Where the Qualifying Infill Project is receiving low-income housing tax credits, the Recipient may provide Program funds to the Developer of the Qualifying Infill Project in the form of a zero (0) percent, deferred payment loan, with a term of at least 55 years. The loan may be secured by a deed of trust, which may be recorded with the local county recorder's office, provided, however, the beneficiary of the loan shall not under any circumstances exercise any remedy, including, without limitation, foreclosure, under the deed of trust without the prior written consent of the Department, in its sole and absolute discretion. The loan may not be sold, assigned, assumed, conveyed or transferred to any third party without prior written Department approval in its sole and absolute discretion. For Projects assisted by other Department funding programs, repayment of the loan between the Recipient and the Developer shall be limited to (1) no repayments to the Recipient until the maturity date or (2) repayment only from "distributions" from the Project within the meaning of Title 25, California Code of Regulations section 8301(i). The Recipient shall be responsible for all aspects of establishing and servicing the loan. The provisions governing the loan shall be entirely consistent with these Guidelines and all documents required by the Department with respect to the use and disbursement of Program funds. All documents governing the loan between the Recipient and the Developer borrower shall contain all the terms and conditions set forth in this subdivision and shall be subject to the review and approval of the Department prior to making the loan. This subdivision shall apply to any Qualifying Infill Project receiving low-income housing tax credits regardless of the date of the Program award.

- (g) Conditions precedent to the first disbursement of Program funds shall include receipt of all required public agency entitlements and all required funding commitments for the Qualifying Infill Project supported by the Capital Improvement Project.
- (h) Funds will be disbursed as progress payments for approved eligible costs incurred subject to the requirements of these Guidelines.
- (i) Where approval by a local public works department, or an entity with equivalent jurisdiction, is required for the Capital Improvement Project, the Recipient must submit, prior to the disbursement of grant funds, a statement or other documentation acceptable to the Department, indicating that the Capital Improvement Project is consistent with all applicable policies and plans enforced or implemented by that department or entity.
- (j) The Uniform Multifamily Regulations (UMRs) in title 25, division 1, chapter 7, subchapter 19 (commencing with section 8300) of the California Code of Regulations is hereby incorporated by reference into these Guidelines. In the event of a conflict between the UMRs and these Guidelines, the provisions of these Guidelines shall prevail.

Section 306. Performance Requirements

- (a) Recipients shall, within the time set forth in the Standard Agreement, but not more than two (2) years from the date of the Program award, begin construction of the housing units which were used as the basis for calculating the Program award.
- (b) Recipients shall, within the time set forth in the Standard Agreement, but not more than five (5) years from the date of the Program award, complete construction of the housing units which were used as the basis for calculating the Program award. Completion of construction must be evidenced by a certificate of occupancy or equivalent documentation.
- (c) The Standard Agreement and disbursement agreement must be executed in accordance with the following subsections. Failure to meet the requirements of Section 306 (c)(1) and 306 (c)(2) will result in the Department's recapture of the grants awarded.
 - (1) The Standard Agreement must be executed within two (2) years from the date of award.
 - (2) The disbursement agreement must be executed within two (2) years from the date of award.
- (d) Program funds must be disbursed in accordance with the deadlines specified in the Standard Agreement, and in no event later than the following disbursement deadlines.

- (1) Program funds must be disbursed within four (4) years from the date of award.
- (2) The maximum disbursement extension deadline is seven (7) years from the date of award.
 - (A) The Department may approve a disbursement extension deadline request up to the applicable maximum disbursement extension deadline if the Recipient demonstrates, to the satisfaction of the Department, that it has complied with performance milestones identified in the Standard Agreement.
- (e) Recipients will be required to repay disbursed Program grant funds where construction of residential units used as the basis for calculating the grant amount pursuant to Section 305(a) has not received building permits within two years from the date of the Program grant award. The amount to be repaid shall be the same proportion to the total grant amount as the number of residential units where construction has not timely commenced to the total number of designated residential units.
- (f) Where a Locality is participating in the Program pursuant to Section 307, that Locality shall not be held liable for the construction and continued operation of the Qualifying Infill Project or the housing designated in the Qualifying Infill Area.
- (g) Recipients of Qualifying Infill Area awards must have closed construction period financing on a Qualifying Infill Project before a subsequent Program application is submitted within the same project area or adjoining project areas.

ARTICLE 3. APPLICATION PROCEDURES

Section 307. Application Process

- (a) The Department shall offer Program funds through Notices of Funding Availability. Applications shall be made on forms made available by the Department, except as indicated in Section 303 (e)(3). Applications selected for funding shall be approved subject to conditions specified by the Department.
- (b) The Large Jurisdiction Notice of Funding Availability will specify the amount of funds available, application requirements, minimum eligibility point scores, the deadline for submittal of applications, the schedule for rating and ranking applications and awarding funds, a list of counties eligible to apply under this NOFA, and the general terms and conditions of funding commitments.
 - (1) The Department shall accept applications for Projects in Large
 Jurisdictions and evaluate them on a competitive basis. The NOFA for
 Large Jurisdictions may specify a minimum number of ranking points
 for a Project to be eligible for funding.
 - (2) The Department may elect to not evaluate compliance with some or all threshold requirements for applications from Large Jurisdictions that are not within a fundable range, as indicated by a preliminary point scoring.
 - (3) In the event of two or more applications having the same rating and ranking scores, the Department will apply a tie- breaking criterion outlined in the NOFA.
 - (4) The Department shall evaluate applications from Large Jurisdictions for compliance with the threshold requirements listed in Section 308, and score them based on the application selection criteria listed in Sections 309 or 310. The highest scoring Large Jurisdiction applications that meet all threshold requirements shall be selected for funding as specified in the NOFA, except that the Department may make adjustments in this procedure to meet approximately the following geographic distribution objectives of each NOFA:
 - (A) Target 45 percent of total funds to projects located in Southern California (Kern, Los Angeles, Orange, Riverside, Santa Barbara, San Bernardino, San Diego, San Luis Obispo, and Ventura counties);

- (B) Target 10 percent of total funds to projects located in the Central Valley (Fresno, Merced, San Joaquin, Stanislaus and Tulare counties); and
- (C) Target 45 percent of total funds to projects located in Northern California Large Jurisdiction counties (those not located in the Large Jurisdiction counties specified in previous paragraphs).
- (c) The NOFA for Small Jurisdictions will specify the amount of funds available, application requirements, the date the Department will begin accepting applications, a list of counties eligible to apply under this NOFA, and the general terms and conditions of funding commitments.
 - (1) The Department shall accept applications for Projects in Small Jurisdictions on an over the counter basis and evaluate them for compliance with the eligibility requirements listed in Section 303 and threshold requirements listed in Section 308. Small Jurisdiction applications that meet all threshold and eligible Project requirements shall be selected for funding as specified in these Guidelines and the NOFA for Small Jurisdictions.
- (d) All applications shall include a Locality or a public housing authority as an applicant.
 - (1) A Locality or public housing authority identified as an applicant of either a Qualifying Infill Area or Qualifying Infill Project shall only be a party to the Standard Agreement when that Locality or public housing authority has an ongoing ownership interest in the Capital Improvement Project identified in the application.
 - (2) Where a Locality or public housing authority is participating in the Program pursuant to Section 307(d)(2), and has no on-going ownership interest in the Capital Improvement Project, that Locality's responsibility shall be limited to providing an official written certification of support for the Capital Improvement Project, and that Locality shall not be required to be party to the Standard Agreement.

Section 308. Application Threshold Requirements

- (a) The Capital Improvement Project set forth in the application must be eligible pursuant to Section 303, and the Eligible Applicant must be eligible pursuant to Section 307. Additionally, the following requirements apply to all applications:
 - (1) Construction of the Capital Improvement Project has not commenced as of the deadline for submittal of applications set forth in the NOFA

- (2) The Capital Improvement Project is infeasible without Program funds, and other available funds are not being supplanted by Program funds.
- (3) The Eligible Applicant of the Capital Improvement Project must have Site Control sufficient to ensure the timely commencement of the Capital Improvement Project as determined by the Department.
- (4) All proposed uses of Program funds must be eligible pursuant to Section 304.
- (5) Funds awarded pursuant to this section shall supplement, not supplant, other available funding.
- (b) The application must be sufficiently complete to assess the feasibility of the application and its compliance with Program requirements.

Section 309. Selection Criteria for Qualifying Infill Projects in Large Jurisdictions

Applications for Qualifying Infill Projects in Large Jurisdictions shall be rated using the criteria detailed below. Eligible Applicants may elect to exclude from consideration discrete phases or portions of their developments, provided these portions or phases are not included for other purposes under these Guidelines, including rating pursuant to this Section, and determining the maximum grant amount calculated pursuant to Section 305(a). Points are not cumulative within each subparagraph unless otherwise specified.

Criterion: Qualifying Infill Project	Maximum Score
Project Readiness	100
Affordability	60
Density	-40
Access to Transit	20
Proximity to Amenities	. 20
Consistency with Regional Plans	10
Total	250

a) Project Readiness – 100 points maximum

Readiness points will be awarded as follows:

(1) Environmental Review Status - 30 points maximum

Applications will be awarded points based on the extent to which environmental reviews have been completed for the Qualifying Infill Project:

- (A) Documented compliance with the California Environmental Quality Act and the National Environmental Policy Act, if applicable. All applicable time periods for filing appeals or lawsuits must have lapsed, shall receive 30 points.
- (B) Issuance of a public notice of the availability of a draft environmental impact report, negative declaration, or environmental assessment, shall receive 15 points.
- (2) Land Use Entitlement Status 30 points maximum

Applications will be awarded points based on the extent that the Qualifying Infill Project can secure necessary entitlements from the local jurisdiction within a reasonable period of time, as follows:

- (A) Applications which demonstrate that all necessary local land use approvals, excluding design review, have been granted for the Qualifying Infill Project, as determined by a local land use authority (e.g., planning or community development director or zoning administrator) shall receive 30 points.
- (B) Applications which demonstrate that the Qualifying Infill Project is eligible to receive all necessary local land use approvals pursuant to a Nondiscretionary Local Approval Process and has submitted all applications for such necessary approvals shall receive 15 points.
- (C) Applications which demonstrate that the Qualifying Infill Project is consistent with all relevant local planning documents and zoning ordinances and applications for all necessary discretionary local land use approvals, excluding design review, have been submitted, accepted, and deemed complete by the appropriate local agencies shall receive 15 points.
- (3) Funding Commitments 20 points maximum

Applications will be awarded points as follows based on the extent the Eligible Applicant has secured enforceable funding commitments for the combined development cost of the Capital Improvement Project and the Qualifying Infill Project.

(A) Funding Commitment Levels:

Rental housing developments

Construction	Permanent	Points
Financing	Financing	,
At least 90% of the	At least 90% of the	20
total development	total development	
cost, less deferred	cost, less deferred	
costs	costs	

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Construction	Permanent	Points
Financing	Financing	
At least 75% of the	At least 75% of the	10
total development	total development	
cost, less deferred	cost, less deferred	
costs	costs	

Construction	Points
Financing	

At least 50% of the	5
total development	
cost, less deferred	
costs	

Ownership developments

Construction	Permanent	Points
Financing	Financing	
At least 90% of the	At least 90% of the	20
total development	total development	
cost including all	cost including all	
necessary public	necessary public	
agency funds, less	agency funds, less	
deferred costs	private mortgage	
	financing and	
^	deferred costs	

Construction	Permanent	Points
Financing	Financing	
At least 75% of the	At least 75% of the	10
total development	total development	
costs, less deferred	cost, less deferred	
costs	costs	

Construction Financing	Points
At least 50% of the	5
total development	
cost including all	
necessary public	
agency funds, less	·
deferred costs	

Combined rental and ownership developments

Applications designating both rental and ownership units will be awarded points on the funding commitments for the combined development cost of the Capital Improvement Project and the Qualifying Infill Project on a percentage basis in proportion to the number of rental and ownership units. For example, in a 100 unit development consisting of 80 rental units and 20 ownership units, the number of points will be weighted 80 percent for the funding commitments associated with the rental units and 20 percent for the funding commitments associated with the ownership units, then the

- respective scores for each component will be combined, not to exceed 20 points.
- (B) Allowable Program funds and 4 percent low-income housing tax credit equity contributions (without the necessity of a tax credit reservation letter) will be considered committed in this calculation. 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 qualified appraiser who is a Member of the Appraisal Institute (MAI) conducted 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. Funds conditionally reserved under the following programs shall be accepted as funding commitments: the United States Department of Housing and Urban Development's (HUD) Continuum of Care (CoC), Home Investment Partnerships Program (HOME), and the Community Development Block Grant Program (CDBG). Deferred-payment financing, grant funds and subsidies from other Department programs proposed for Project financing must be awarded for Large Jurisdictions prior to final rating and ranking for the IIG application or prior to application submission for a Small Jurisdiction.
- (C) For self-help homeownership developments utilizing United States Department of Agriculture (USDA) 502 Loans, those funds shall be considered committed if the Eligible Applicant is an active 523 grantee that has Site Control of the Capital Improvement Project and a letter of support from USDA.
- (D) Owner equity contributions or Developer funds shall not be substituted later 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 Eligible Applicant to evidence the availability of the proposed amount of owner equity or developer funds.
- (4) Local Support 12 points maximum
 - (A) Points will be awarded for one of the following:

- (i) Obtaining a funding commitment or commitments from a local public agency or agencies for the Qualifying Infill Project or Capital Improvement Project equivalent to at least 25 percent of the Program grant will be awarded 12 points.
- (ii) Obtaining a funding commitment or commitments from a local public agency or agencies for the Qualifying Infill Project or Capital Improvement Project equivalent to at least 15 percent of the Program grant will be awarded 3 points.
- (B) For purposes of awarding points pursuant to this section, the following will also be considered a commitment of Local Support:
 - (i) Conditionally reserved federal or state program funds administered by a local public agency or agencies for the Qualifying Infill Project or Capital Improvement Project shall also be accepted as funding commitments demonstrating Local Support. Such programs include, but are not limited to, the HUD Continuum of Care (CoC), Home Investment Partnerships Program (HOME), and Community Development Block Grant Program (CDBG).
 - (ii) A Land Donation or a Local Fee Waiver may be considered a commitment of Local Support. 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 qualified appraiser who is a Member of the Appraisal Institute (MAI) conducted within one year of the application deadline. A commitment of Local Support in the form of a Local Fee Waiver must be evidenced by written documentation from the local public agency.
- (5) Prohousing Policies 8 points maximum
 - (A) Points will be awarded for each of the following:
 - (i) Four (4) points will be awarded to Projects located in jurisdictions that have implemented programs over the last five years that finance infrastructure with accompanying increased housing capacity or provide local financial incentives for housing, including, but not limited to, a local housing trust fund or fee waivers.

- (ii) Four (4) points will be awarded to Projects located in jurisdictions that have adopted a Nondiscretionary Local Approval Process for residential and mixed-use development in all zones permitting multifamily housing, established a Workforce Housing Opportunity Zone, as defined in Government Code section 65620, or a housing sustainability district, as defined in Government Code section 66200.
- (iii) Four (4) points will be awarded to Projects located in jurisdictions that zone more sites for residential development or zoning sites at higher densities than is required to accommodate 150 percent of the minimum regional housing need allocation for the Lower Income allocation in the current housing element cycle.
- (iv) Four (4) points will be awarded to Projects in jurisdictions that have adopted accessory dwelling unit ordinances or other mechanisms that reduce barriers for property owners to create accessory dwelling units beyond the requirements outlined in Government 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 Government 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 of 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.
- (v) Four (4) points will be awarded to Projects located in jurisdictions that only use objective design standards for

multifamily residential development or adopt fee transparency measures including publicly available fee calculators.

(b) Affordability – 60 points maximum

Applications will be awarded points based on the percentage of units in the Qualifying Infill Project restricted to occupancy by various income groups. Applications designating only rental units in the Qualifying Infill Project may elect to have their applications scored in accordance with any one of the two following scales. Applications designating ownership units, or a combination of rental and ownership units, must utilize the scale set forth in paragraph 2 below.

- (1) The scale used by MHP, as specified in the Multifamily Housing Program Guidelines section 7320(b)(1). Eligible Applicants making this election shall be awarded 60/35 points for every 1 point they would be eligible to receive using MHP's system (applications eligible for the maximum possible 35 points using the MHP scale receive the maximum possible points in this category for the Program).
- (2) The following scale:
 - (A) .30 points will be awarded for each percent of total units that are owner-occupied and restricted to occupancy by households with incomes not exceeding the Moderate-Income limit.
 - (B) .80 points will be awarded for each percent of total units that are owner-occupied and restricted to occupancy by households with incomes not exceeding the Lower Income limit.
 - (C) .40 points will be awarded for each percent of total units that are rental units restricted to occupancy by households with incomes not exceeding 50 percent of Area Median Income.
 - (D) 2.0 points will be awarded for each percent of total units that are rental units restricted to occupancy by households with incomes less than or equal to 30 percent of Area Median Income, or that are or will be covered by a long-term, project-based rental or operating subsidy contract under a program that either has a history of predominately serving households at this income level or that by design will reliably serve this population.
- (3) Owner-occupied units shall be subject to a recorded covenant with a duration of at least 30 years that includes either a resale restriction or a requirement for sharing equity upon resale.

(4) For rental units used as the basis for point scores in the application, rent limits for initial occupancy and for each subsequent occupancy shall be based on unit type, applicable income limit, and area in which the Qualifying Infill Project is located, following the calculation procedures used by TCAC. Rents shall be restricted in accordance with the rent and income limits specified in the application and approved by the Department and set forth in a legally binding agreement recorded against the Qualifying Infill Project with a duration of at least 55 years. Rents shall not exceed 30 percent of the applicable income eligibility level.

(c) Density – 40 points maximum

Applications will be scored based on the extent to which the average Net Density of the Qualifying Infill Project, adjusted by unit size, exceeds the required density specified in Section 303(c)(5). Net Density calculations shall be evidenced by a date stamped map certified by a licensed State of California professional such as an architect, engineer, or surveyor.

(1) Net density will be adjusted by unit size (and commercial space as applicable) as follows:

Example = Mixed-use project, three-quarter (¾) acre, urban site, with twelve 1-bedroom units at 800 sq. ft. each, twelve 2-bedroom units at 1,100 sq. ft. each, and 5,000 sq. ft. of commercial space.

Based on the density factors in the chart below, the equation looks like this:

 12×0.9 (1 bedroom units) = 10.8 12×1.2 (2 bedroom units) = 14.4

To attribute density to the commercial space, utilize the square footage and bedroom count of the largest unit in the project to determine how many whole units would fit into the square footage of the commercial space.

For this example, the largest unit is a 2-bedroom, 1,100 square foot unit. 5,000 square feet (commercial space) would accommodate four (4) of these units. Multiply that result by the appropriate factor:

$$4 \times 1.2$$
 (2-bedroom units) = 4.8

To calculate the percentage at which this project meets or exceeds the required density, add all three resulting calculations above, and divide by the minimum density required for the project site (in this case 30 units/acre for an urban site), then by the number of acres in the project, then multiply by 100 (for percentage):

(10.8+14.4+4.8)/30 = 1/.75=1.3333x100=133.33%

Unit Size	Factor
(Bedrooms)	
0-Bedroom	0.7
1-Bedroom	0.9
2-Bedroom	1.2
3-Bedroom	1.6
4-Bedroom	1.8

(2) Points will be awarded in accordance with the following schedule:

Adjusted Net	Points
Density as a	
Percentage of	
Required Density	
150% or More	40
140% to 149.9%	30
130% to 139.9%	20
120% to 129.9%	15
110% to 119.9%	10
Less than 110%	0

(d) Access to Transit – 20 points maximum

Points will be awarded based on the proximity of the Qualifying Infill Project to a Transit Station or Major Transit Stop as follows. The distance to a Transit Station or Major Transit Stop shall be evidenced by a scaled map. For the purposes of this subdivision (d), "walkable route" shall mean a route which 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; or stretches without lighted streets.

- (1) 20 points will be awarded to a Qualifying Infill Project within one quarter mile of a Transit Station or Major Transit Stop as defined in Section 302 measured by a walkable route from the nearest boundary of the Qualifying Infill Project to the outer boundary of the site of the Transit Station or Major Transit Stop.
- (2) 10 points will be awarded to a Qualifying Infill Project within one half mile of a Transit Station or a Major Transit Stop as defined in Section 302 measured by a walkable route from the nearest boundary of the Qualifying Infill Project to the outer boundary of the site of the Transit Station or Major Transit Stop.
- (e) Proximity to Amenities 20 points maximum

Applications will be awarded points based on the proximity or accessibility of the Qualifying Infill Project to the following existing amenities or amenities that will be in service when the Qualifying Infill Project is completed. The distance to amenities shall be evidenced by a scaled map.

Applications may receive only one award of points from each of the following subcategories:

- (1) The Qualifying Infill Project is within one-quarter mile of a Park (one-half mile for Rural Area projects) (not including school grounds unless there is a bona fide, formal joint use agreement between the jurisdiction responsible for the parks/recreational facilities and the school district providing availability to the general public of the school grounds and/or facilities), 6 points, or within one-half mile (one (1) mile for Rural Area projects), 4 points.
- (2) The Qualifying Infill Project is within one (1) mile of a locally recognized employment center with a minimum of fifty (50) full-time employees (two (2) miles for Rural Area projects), 7 points, or within two (2) miles

(four (4) miles for Rural Area projects), 4 points. An employment center is a locally recognized concentration of employment opportunities practically available to the residents of the proposed Qualifying Infill Project, such as a large hospital, industrial park, commercial district, or office area.

- (3) The Qualifying Infill Project is within one mile of a locally recognized retail center with a minimum of fifty full-time employees (two miles for Rural Area projects), 7 points, or within two miles (four miles for Rural Area projects), 4 points. A retail center is a downtown area or recognized neighborhood or regional shopping mall.
- (4) For Qualifying Infill Projects where at least 50 percent of the units have two or more bedrooms, the Qualifying Infill Project is within onequarter mile of a public school or community college that residents of the Qualifying Infill Project may attend (one-half mile for Rural Area projects), 7 points, or within one-half mile (one mile for Rural Area projects), 4 points.
- (5) For a Qualifying Infill Project that is a special needs or single room occupancy development, as defined by TCAC, or a special needs or supportive housing project, as defined under MHP, the Qualifying Infill Project is located within one-half mile of a social service facility that operates to serve residents of the Qualifying Infill Project, 7 points or within one mile, 4 points.
- (6) For a Qualifying Infill Project that is reserved for qualified senior citizens under Civil Code sections 51.2, 51.3 and 51.4, the Qualifying Infill Project is within one-quarter mile of a senior center or a facility regularly offering services specifically designed for seniors (one-half mile for Rural Area projects), 7 points or within one-half mile (one mile for Rural Area projects), 4 points.
- (7) For a Qualifying Infill Project where at least 25 percent of the units are two bedroom or larger and an additional 25 percent of the units are three bedroom or larger, with no restriction or preference for seniors or special needs populations, and located within the high or highest resource community neighborhoods as indicated at time of application on the currently adopted TCAC/HCD Opportunity Area Map shall receive 20 points.

- (f) Consistency with Regional Plans –10 points maximum
 - (1) Points will be awarded for each of the following:
 - (A) 5 points will be awarded if the Qualifying Infill Project supports the implementation of a sustainable communities strategy or alternative planning strategy that has been determined by the California Air Resources Board to achieve the region's greenhouse gas emissions target. Consistency with such plans must be demonstrated by a letter or resolution executed by an officer, or an equivalent representative from the metropolitan planning organization, regional transportation agency, planning, or local transportation commission.
 - (B) If a sustainable communities strategy is not required for a region by law, 5 points will be awarded if the Qualifying Infill Project supports a regional plan that includes policies and programs to reduce greenhouse gas emissions. Evidence of consistency with such plans must be demonstrated by a letter or resolution executed by an officer of, or an equivalent representative from the metropolitan planning organization or regional transportation planning agency or local transportation commission.
 - (C) A Qualifying Infill Project in which not less than 50 percent of the land area is within a Transit Priority Area shall receive 5 points. Evidence of Qualifying Infill Project location, or partially within (as defined in this section) a Transit Priority Area must be demonstrated by a letter or resolution executed by an officer of, or an equivalent representative from the metropolitan planning organization, regional transportation planning agency, or local transportation commission.

Section 310. Selection Criteria for Qualifying Infill Areas in Large Jurisdictions

Applications for Capital Improvement Projects associated with Qualifying Infill Areas in Large Jurisdictions shall be awarded points using the criteria detailed below. Eligible Applicants may elect to exclude from consideration discrete phases or portions of the developments within the Qualifying Infill Area, provided that these portions or phases are not included for other purposes under these Guidelines, including rating pursuant to this Section 310 and the maximum grant amount calculated pursuant to Section 305.. Points are not cumulative within each subparagraph unless otherwise specified.

Criterion: Qualifying Infill Areas	Maximum Score
Area Readiness	100
Affordability	60
Density	40
Access to Transit	20
Proximity to Amenities	20
Consistency with Regional Plans	10
Total -	250

(a) Area Readiness – 100 points

Readiness points will be awarded as follows:

- (1) Multiple Qualifying Infill Projects 10 points maximum
 - (A) Qualifying Infill Areas with three or more Qualifying Infill Projects that have received all land use entitlements required for construction or that all applications required for construction have been submitted and deemed complete under a Nondiscretionary Local Approval Process will receive 10 points.
 - (B) Qualifying Infill Areas with two Qualifying Infill Projects that have received all land use entitlements required for construction or that all applications required for construction have been submitted and deemed complete under a Nondiscretionary Local Approval Process will receive 5 points.
- (2) Environmental Review Status 25 points maximum
 - (A) Applications with documented compliance with the California Environmental Quality Act and the National Environmental

- Policy Act, if applicable. All applicable time periods for filing appeals or lawsuits must have lapsed will receive 25 points.
- (B) Applications for Qualifying Infill Areas for which a draft of a program, master or tiered environmental impact report has been certified by the appropriate agency and the developments included in the application will constitute subsequent projects subject to environmental review as such pursuant to CEQA Guidelines, Chapter 3, Title 14, CCR, commencing with section 15000 will receive 15 points.
- (C) Applications for Qualifying Infill Areas for which a draft of a program, master or tiered environmental impact report has been completed and filed with the appropriate agency and the developments included in the application will constitute subsequent projects subject to environmental review as such pursuant to CEQA Guidelines, Chapter 3, Title 14, CCR, commencing with section 15000 will receive 5 points.
- (D) Applications for Qualifying Infill Areas in which not less than 50 percent of the land area is on sites that have been subject to a Phase 1 Site Assessment within one year prior to the application due date will receive 5 points.
- (3) Land Use Entitlement Status 25 points maximum

Applications will be awarded points based on the extent that developments within the Qualifying Infill Area can secure necessary entitlements from the local jurisdiction within a reasonable period of time.

- (A) Applications which meet the criteria in Subparagraph (C) and demonstrate that all necessary local land use approvals, excluding design review, for not less than 50 percent of the housing units proposed for development within the Qualifying Infill Area have been granted, as determined by a local land use authority (e.g., planning or community development director or zoning administrator) will receive 25 points.
- (B) Applications which meet the criteria in Subparagraph (C) and demonstrate that all necessary local land use approvals, excluding design review, for not less than one-third of the housing units proposed for development within the Qualifying Infill Area have been granted will receive 20 points.

- (C) Applications which demonstrate that the Qualifying Infill Area is subject to a general plan, specific plan, community plan or similar area-specific plan, adopted by the Locality in which the Qualifying Infill Area is located and the housing proposed in the application is consistent with such plan will receive 10 points.
- (D) Applications which demonstrate that all approvals by a local land use authority (e.g., planning or community development director or zoning administrator) for the Capital Improvement Project within the Qualifying Infill Area have been granted will receive 5 points.
- (4) Funding Commitments 20 points maximum

Applications will be awarded points based on the extent to which the housing in the Qualifying Infill Area and the Capital Improvement Project can secure sufficient funding in a timely manner, as follows (An application may not receive points under both paragraphs (B) and (C)):

- (A) Up to 10 points shall be awarded based on the percentage of total residential units to be developed in the Qualifying Infill Area that are in developments for which enforceable commitments have been obtained for all necessary construction period funding, in accordance with the following schedule, and excluding tax credit equity, tax-exempt bonds, and funding provided by this and other Department funding program(s) provided that the other Department funding is awarded prior to or simultaneously with the final rating and ranking of the Program application.
 - (i) A Land Donation supported by an appraisal may be considered a commitment. For self-help homeownership developments utilizing USDA 502 loans, those funds shall be considered committed if the active 523 grantee has Site Control and a letter of support from USDA.

Percentage of Total Residential Units	Points
In Developments with Committed	
Construction Funding	
75% or more	10.0
50% to 74.9%	7.5
25% to 49.9%	5.0
10% to 24.9%	2.5

- (B) Ten (10) points shall be awarded for obtaining enforceable commitments for all construction period funding for the Capital Improvement Project, excluding funding provided by another Department funding program provided that this funding is awarded prior to or simultaneously with the final rating and ranking of the Program application. A Land Donation supported by an appraisal may be considered an enforceable commitment.
- (C) Five (5) points shall be awarded for obtaining documentation including, but not limited to, letters of intent, executive-approved term sheets, or a letter from a public agency expressing interest and/or intent to fund the Capital Improvement Project.
- (D) Owner equity contributions or developer 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 up to 50 percent of the deferred developer fee. The Department may require the Eligible Applicant to evidence the availability of the proposed amount of owner equity or developer funds.
- (5) Local Support 12 points maximum
 - (A) Obtaining a funding commitment or commitments from a local public agency or agencies for the Qualifying Infill Area or Capital Improvement Project equivalent to at least 25 percent of the Program grant will receive 12 points. A Land Donation supported by an appraisal may be considered an enforceable commitment.
 - (B) Obtaining a funding commitment or commitments from a local public agency or agencies for the Qualifying Infill Area or Capital Improvement Project equivalent to at least 15 percent of the Program grant will be awarded 6 points. A Land Donation supported by an appraisal may be considered an enforceable commitment.
- (C) Three (3) points will be awarded if at least 50 percent of the residential units in the Qualifying Infill Area are located on a site or sites designated or identified in the housing element of the local general plan as suitable for housing development consistent with application

- (6) Prohousing Policies 8 points maximum
 - (A) Points will be awarded for each of the following:
 - (i) Four (4) points will be awarded to Projects located in jurisdictions that have implemented programs over the last five years that finance infrastructure with accompanying increased housing capacity or provide local financial incentives for housing, including, but not limited to, a local housing trust fund or fee waivers.
 - (ii) Four (4) points will be awarded to Projects located in jurisdictions that have adopted a Nondiscretionary Local Approval Process for residential and mixed-use development in all zones permitting multifamily housing, established a Workforce Housing Opportunity Zone, as defined in Government Code section 65620, or a housing sustainability district, as defined in Government Code section 66200.
 - (iii) Four (4) points will be awarded to Projects located in jurisdictions that zone more sites for residential development or zoning sites at higher densities than is required to accommodate 150 percent of the minimum regional housing need allocation for the Lower Income allocation in the current housing element cycle.
 - (iv) Four (4) points will be awarded to Projects in jurisdictions that have adopted accessory dwelling unit ordinances or other mechanisms that reduce barriers for property owners to create accessory dwelling units beyond the requirements outlined in Government Code section 65852.2, as follows;
 - parking reductions to 0.75 or less spaces per accessory dwelling unit in areas not already exempt from parking pursuant to Government Code section 65852.2,
 - processing and impact fee waivers or reductions of 50 percent or more,
 - ministerial approval in less than 45 days,
 - reduction or modifications of development standards of 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.
- (v) Four (4) points will be awarded to Projects located in jurisdictions that only use objective design standards for multifamily residential development or adopt fee transparency measures including publicly available fee calculators.
- (b) Affordability 60 points maximum

Applications will be awarded points based on the percentage of units to be developed in the Qualifying Infill Area that will be restricted to occupancy by various income groups, in accordance with the following schedule.

- (1) 2.0 points will be awarded for each percent of total units that are owner-occupied and restricted to occupancy by households with incomes not exceeding the Moderate-Income limit.
- (2) 2.4 points will be awarded for each percent of total units that are owner-occupied and restricted to occupancy by households with incomes not exceeding the Lower Income limit.
- (3) 2.0 points will be awarded for each percent of total units that are rental units restricted to occupancy by households with incomes less than or equal to 60 percent of Area Median Income.
- (4) 4.0 points will be awarded for each percent of total units that are rental units restricted to occupancy by households with incomes less than or equal to 30 percent of Area Median Income.
- (5) Owner-occupied units proposed for points under this category shall be subject to a recorded covenant with a duration of at least 30 years that includes either a resale restriction or a requirement for sharing equity upon resale.
- (6) For rental units used as the basis for point scores in the application, rent limits for initial occupancy, and for each subsequent occupancy shall be based on unit type, applicable income limit, and area in which the Qualifying Infill Area is located, following the calculation procedures used by TCAC. Rents shall be restricted in accordance with the rent

and income limits specified in the application and approved by the Department and set forth in a legally binding agreement recorded against housing developments in the Qualifying Infill Area with a duration of at least 55 years. Rents shall not exceed 30 percent of the applicable income eligibility level.

(c) Density – 40 points maximum

Applications will be awarded points based on the extent to which the average Net Density of the Qualifying Infill Area, adjusted by unit size, exceeds the required density specified in Section 303(a)(4).

(1) Net Density will be adjusted for unit size by multiplying the factors shown below by the total number of units in each unit size category, then summing the resulting products then dividing by the net area of all projects. Net Density calculations shall be evidenced by a date stamped map certified by a licensed State of California professional such as an architect, engineer, or surveyor. For a suburban three-site Qualifying Infill Area:

Project # 1	7 2-Bedroom Units	5 3-Bedroom Units	.75 Acre
Project # 2	6 2-Bedroom Units	8 3-Bedroom Units	.65 Acre
Project # 3	9 2-Bedroom Units	7 3-Bedroom Units	.50 Acre

The adjusted Net Density would be 22 two-bedroom units times 1.2 plus 20 three-bedroom units times 1.6) or 58.4. Dividing this by 20 (suburban Minimum Density) and 1.9 acres (net area of the 3 sites) and multiplied by 100 results in an adjusted Net Density as a Percentage of Required Density of 153.7 percent which yields 15 points for Density.

Unit Size	Factor
(Bedrooms)	
0-Bedroom	0.7
1-Bedroom	0.9
2-Bedroom	1.2
3-Bedroom	1.6
4-Bedroom	1.8

(2) Points will be awarded in accordance with the following schedule:

Adjusted Net Density as	Points
a Percentage of	
Required Density	
200% or more	·40
175% to 199.9%	30
150% to 174.9%	20
125% to 149.9%	15
110% to 124.9%	10
Less than 110%	0

(d) Access to Transit – 20 points maximum

Points will be awarded based on the percentage of residential units in the Qualifying Infill Area which are in developments which meet the criteria for proximity to a Transit Station or Major Transit Stop set forth in paragraph 309(d) relative to the total number of housing units in the Qualifying Infill Area. Two (2) points will be awarded for each 10 percent of such housing units. Percentages shall be rounded off to the nearest whole tenth.

(e) Proximity to Amenities – 20 points maximum

Applications will be awarded points based on the amenities in the Qualifying Infill Area or within one-half mile of its boundary, including amenities that will be in service when construction of the Qualifying Infill Project for the Qualifying Infill Area is completed.

The one-half mile radius will be measured from the established boundaries of the Qualifying Infill Area, as defined in local planning documents.

Points shall be awarded per amenity as follows:

Amenities serving Qualifying Infill Areas consisting of fewer than 200 residential units will yield 4 points each. Amenities serving Qualifying Infill Areas consisting of 200 or more residential units will yield 2 points each. Each distinct amenity may be counted only once. The Eligible Applicant shall designate the specific subcategory for each amenity identified. No more than 25 percent of a Qualifying Infill Area's amenities may be from any one subcategory. Applications may receive only one award of points from each of the following categories. Total points for this category may not exceed 20 points.

(1) Amenities include:

(A) Parks (not including school grounds unless there is a bona fide, formal joint use agreement between the jurisdiction responsible for

- the parks and recreational facilities and the school district providing availability to the general public of the school grounds and/or facilities), 4 points.
- (B) Locally recognized employment center with a minimum of fifty full-time employees. An employment center is a locally recognized concentration of employment opportunities such as a large hospital, industrial park, commercial district, or office area, 4 points.
- (C) Locally recognized retail center with a minimum of fifty full-time employees. A retail center is a downtown area or recognized neighborhood or regional shopping mall, 4 points.
- (D) Where at least 50 percent of the units designated in this application have two or more bedrooms, public schools or community colleges available for residents of the Qualifying Infill Area to attend, 4 points.
- (E) Where designated units in this application which qualify for special needs or single room occupancy use, as defined by TCAC, or has a special needs or supportive housing component, as defined under MHP, social service facilities available to serve the residents living in the Qualifying Infill Area, 4 points.
- (F) Where designated units in this application are reserved for qualified senior citizens under sections 51.2, 51.3 and 51.4 of the Civil Code, senior centers or facilities regularly offering services designed for seniors and available to the seniors residing in the Qualifying Infill Area, 4 points.
- (G) Where at least 25 percent of the total units are two bedroom or larger and an additional 25 percent of the total units are three bedroom or larger, with no restriction or preference for seniors or special needs populations, and the housing developments including these units are located within the high or highest resource community neighborhoods as indicated at time of application on the currently adopted TCAC/HCD Opportunity Area Map shall receive 20 points.

(f) Consistency with Regional Plans –10 points maximum

- (1) Points will be awarded for each of the following:
 - (A) Five (5) points will be awarded if the Qualifying Infill
 Area supports the implementation of either a sustainable
 communities strategy or alternative planning strategy that has

been determined by the California Air Resources Board to achieve the region's greenhouse gas emissions target. Consistency with such plans must be demonstrated by a letter or resolution executed by an officer of, or an equivalent representative from the metropolitan planning organization, regional transportation planning agency, or local transportation commission.

- (B) If a sustainable communities strategy is not required for a region by law, 5 points will be awarded if the Qualifying Infill Area supports a regional plan that includes policies and programs to reduce greenhouse gas emissions. Consistency with plans must be demonstrated by a letter or resolution executed by an officer, or equivalent representative from the metropolitan planning organization or regional transportation planning agency, or local transportation commission.
- (C) Applications for Qualifying Infill Areas in which not less than 50 percent of the land area is within a Transit Priority Area will receive 5 points. Evidence of a Qualifying Infill Area within, or partially within (as defined in this section) a Transit Priority Area must be demonstrated by a letter or resolution executed by an officer of, or an equivalent representative from the metropolitan planning organization, regional transportation planning agency, or local transportation commission.

ARTICLE 4. PROGRAM OPERATIONS

Section 311. Legal Documents

Upon the award of Program funds, the Department shall enter into a Standard Agreement with the Recipient constituting a conditional commitment of funds. This contract shall require the parties to comply with the requirements and provisions of these Guidelines. The Standard Agreement shall encumber funds in an amount sufficient to fund the approved project, subject to limits established in the NOFA and consistent with the application. The Standard Agreement shall contain, but not be limited to, the following as appropriate for the activity:

- (a) A description of the approved Capital Improvement Project and the approved Qualifying Infill Project, Qualifying Infill Area, or both, and the permitted uses of Program funds;
- (b) Provisions governing the amount, terms and conditions of the Program grant;
- (c) Provisions governing the construction work and, as applicable, the acquisition and preparation of the site of the Capital Improvement Project, and the manner, timing, and conditions of the disbursement of grant funds;
- (d) The Recipient's responsibilities for the development of the approved Capital Improvement Project, including, but not limited to, construction management, maintaining files, accounts, and other records, and reporting requirements;
- (e) Provisions relating to the development, construction, affordability and occupancy of the Qualifying Infill Project supported by the Capital Improvement Project and the development, construction and occupancy of housing designated for development in the application for funding of a Qualifying Infill Area:
- (f) Provisions relating to the placement on, or in the vicinity of, the Project site, a sign indicating that the Department has provided funding for the Capital Improvement Project. The Department may also arrange for publicity of the Department grant in its sole discretion:
- (g) Remedies available to the Department in the event of a violation, breach or default of the Standard Agreement;
- (h) 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 Program grant;
- (i) Special conditions imposed as part of Department approval of the project;
- (i) Terms and conditions required by federal or state law; and

(k) Other provisions necessary to ensure compliance with the requirements of the Program.

Section 312. Reporting Requirements

- (a) During the full term of the Standard Agreement and covenant and according to the deadlines identified in the Standard Agreement and the covenant, the Recipient shall submit, upon request of the Department, an annual performance report regarding the construction of the Capital Improvement Project; and upon receipt of the certificate of occupancy, an annual monitoring report regarding the affordability and occupancy of the housing Project designated in the application.
- (b) At any time during the term of the Standard Agreement and/or covenant, 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.
- (c) The Recipient and owner agree to regular monitoring of the housing development by the Department or such designee the Department may name at any time during the term of the Standard Agreement and/or covenant, to verify compliance with the requirements of the Program. The Recipient and owner, or designee, shall submit annual reports as required by the Department on forms approved or provided by the Department, detailing components of the on-going operations of the housing development, as noted in this subsection. The components of annual operations for which reporting is required, which the Department retains the right to inspect, or cause to be inspected, include, and are not limited to:
 - (1) The Qualifying Infill Project or the housing designated in the Qualifying Infill Area, including interior of units, common areas, and exterior of the development;
 - (2) Tenant files, demonstrating compliance with Program affordability standards;
 - (3) Financial records, including the right to request a certified financial audit of the revenue, expenses, and operations of the housing development; and
 - (4) Insurance records to ensure continuous insurance coverage in accordance with Department and Program requirements.

The Department retains the authority to compel the Recipient and owner to comply with Program requirements as detailed in the IIG restrictive covenant recorded against the property.

Section 313. 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 sponsor 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 Program requirements.
 - (2) The Department may seek such other remedies as may be available under the relevant agreement or any law.
- (b) Funding commitments and Standard Agreements may be canceled by the Department under any of the following conditions:
 - (1) The objectives and requirements of the Program cannot be met by continuing the commitment or Standard Agreement;
 - (2) Construction of the Capital Improvement Project 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 314. Prevailing Wages

For the purposes of California's prevailing wage law (Lab. Code, 1720 et seq.), an IIG Capital Improvement Project (i.e., the construction, rehabilitation, demolition, relocation, preservation, acquisition, or other physical improvement of a Capital Asset) shall be considered a public work that is paid for in whole or in part out of public funds. As such, it is subject to California's prevailing wage law. Program funding of a Capital Improvement Project shall not necessarily, in and of itself, be considered public funding of a Qualifying Infill Project or the Qualifying Infill Area unless such funding is considered public funding under California's prevailing wage law.

It is not the intent of the Department in these Guidelines to subject Qualifying Infill Projects or Qualifying Infill Areas to California's prevailing wage law by reason of Program funding of

the Capital Improvement Project where such public funding would not otherwise make the Qualifying Infill Project or Qualifying Infill Area subject to such law.

Although the use of Program funds does not require compliance with the federal Davis-Bacon Act, other funding sources may require compliance with the federal Davis-Bacon Act.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT DIVISION OF FINANCIAL ASSISTANCE

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



October 30, 2019

MEMORANDUM FOR:

All Potential Applicants

FROM:

Jennifer Seeger, Acting Deputy Director

Division of Financial Assistance

SUBJECT:

Infill Infrastructure Grant Program of 2019

Notice of Funding Availability for Large Jurisdictions

The California Department of Housing and Community Development (Department) is pleased to announce the availability of approximately \$194 million in funding for the Infill Infrastructure Grant Program of 2019 (program). The purpose of the program is to provide grants for Capital Improvement Projects in support of Qualifying Infill Projects or Qualifying Infill Areas. Funding for this NOFA and program requirements are provided under Assembly Bill 101 (Stats. 2019, ch. 159, § 20) and Part 12.5 (commencing with section 53559) of Division 31 of the Health and Safety Code.

A complete original printed application with signatures and one electronic copy on compact disc or flash drive, with all applicable information and documentation, must be submitted to the Department by 5:00 PM Pacific Standard Time on January 29, 2020. Applications must be submitted through a carrier service such as U.S. Postal Service, UPS, FedEx or other carrier services that provide date stamp verification confirming delivery. Personal deliveries will not be accepted.

The Department will hold workshops to review the Notice of Funding Availability (NOFA) and application. The application, a list of workshop dates, and registration instructions will be available in November 2019 on the Department's program webpage at http://www.hcd.ca.gov/grants-funding/active-funding/iigp.shtml. To receive program NOFA FAQs and other program information and updates, please subscribe to the program listserv at http://www.hcd.ca.gov/HCD_SSI/subscribe-form.html.

Please submit questions to infill@hcd.ca.gov.

Attachment

Infill Infrastructure Grant Program of 2019

Notice of Funding Availability For Large Jurisdictions



Gavin Newsom, Governor State of California

Alexis Podesta, Secretary
Business, Consumer Services and Housing Agency

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

2020 W. El Camino Avenue, Suite 500 Sacramento, CA 95833 Telephone: (916) 263-2771

Website: http://www.hcd.ca.gov/grants-funding/active-funding/iigp.shtml Infill Infrastructure Grant Program email: infill@hcd.ca.gov

October 30, 2019

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Overview

A. Notice of Funding Availability

This NOFA announces approximately \$194 million in funding for projects located in Large Jurisdictions. Large Jurisdictions are defined as any county with a population of more than 250,000 as of January 1, 2019, or any city within that county, pursuant to Health and Safety Code section 53559.1 (added by Stats. 2019, ch. 159 (A.B. 101), § 20).

These funds will be used to provide grants for infrastructure improvements in support of higher-density affordable and mixed-income housing, and mixed-use infill development projects. Specific eligible improvements include construction, rehabilitation, or other physical improvement of parks or open space, transit facilities, streets, and sidewalks.

B. Timeline

NOFA Release	October 30, 2019
Application Due Date	January 29, 2020
Award Announcements	April 30, 2020

C. Authorizing Legislation, Regulations and Guidelines

Assembly Bill 101, which was signed by Governor Newsom on July 31, 2019, established the Infill Infrastructure Grant Program of 2019 (program) as set forth in Health and Safety Code sections 53559, 53559.1, and 53599.2 (added by Stats. 2019, ch. 159, § 20).

Applications submitted under this NOFA are subject to the program Guidelines (Guidelines), all applicable statutory requirements, and this NOFA. All section references in this NOFA refer to the Guidelines unless otherwise noted. All capitalized terms in this NOFA are either defined herein or in the Guidelines. The Guidelines and NOFA are available at the Department's IIG webpage.

The Guidelines implement, interpret, or make specific the requirements set forth in Health and Safety Code sections 53559, 53559.1, and 53599.2. The Guidelines include the following significant provisions:

- 1. The establishment of a competitive application process to award grant funding to capital improvement projects located in Large Jurisdictions.
- 2. The establishment of an Over-the-Counter application process to award grant funding to Capital Improvement Projects located in Small Jurisdictions.
- 3. Increase in per-unit grant calculation amounts.

- 4. Increase in the maximum grant amount for a Qualifying Infill Project from \$5 million to \$7.5 million.
- 5. Nonprofit or for-profit Developers must apply jointly with Localities.
- 6. Identifies that Prohousing Policies are one of the selection criteria for Qualifying Infill Projects. Qualifying Applicants will be awarded points as specified.

II. Program Requirements

A. Eligible Applicants

Eligible Applicants shall be one of the following:

- 1. A city, county, city and county, or public housing authority that has jurisdiction over a Qualifying Infill Area.
- 2. A nonprofit or for-profit Developer of a Qualifying Infill Project applying jointly with a city, county, city and county, or public housing authority that has jurisdiction over a Qualifying Infill Area.

B. Eligible Projects/Costs

To be eligible for funding, a Capital Improvement Project must be an integral part of or be necessary to facilitate the development of a Qualifying Infill Project or the housing designated in the application for a Qualifying Infill Area. Eligible projects must meet the requirements set forth in Section 303 of the Guidelines. For details on Eligible Costs, please refer to Section 304 in the Guidelines.

Only applications for projects located in Large Jurisdictions will be accepted in response to this NOFA. The Department of Finance provided provisional population and housing estimates for the state, counties, and cities for January 1, 2019. (State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State – January 1, 2011-2019.* Sacramento, California, May 2019 – available online at http://www.dof.ca.gov/Forecasting/Demographics/Estimates/e-5/.) The report identified the following counties as having 250,000 or more residents. As such, these counties meet the eligibility criteria of a Large Jurisdiction:

Alameda	Monterey	San Francisco	Solano
Contra Costa	Orange	San Joaquin	Sonoma
Fresno	Placer	San Luis Obispo	Stanislaus
Kern	Riverside	San Mateo	Tulare
Los Angeles	Sacramento	Santa Barbara	Ventura
Marin	San Bernardino	Santa Clara	
Merced	San Diego	Santa Cruz	

Counties that are not included in this list may apply under the program Small Jurisdiction NOFA, which is found on the Department's <u>IIG webpage</u>.

C. Funding Limits

For a Qualifying Infill Project, the minimum program grant award is \$1 million in urban areas and \$500,000 in rural areas. The total program grant award to any Qualifying Infill Project is limited to \$7.5 million under this NOFA.

For Qualifying Infill Areas, the minimum program grant award is \$2 million in urban areas and \$1 million in rural areas. The total program grant award to any eligible Qualifying Infill Area is limited to \$30 million under this NOFA.

Over the life of the program (to include the Infill Incentive Grant Program of 2007, the Infill Infrastructure Grant Program of 2019, and any future iterations of the program), the total of all program awards for any single Qualifying Infill Project or Qualifying Infill Area shall not exceed \$60 million.

Pursuant to Section 305 of the Guidelines, the total grant amount shall be determined by the number of units in the Qualifying Infill Project or Qualifying Infill Area, the bedroom count of these units, and the density and affordability of the housing to be developed. (See the Grant Amount Calculation Table below.) Additional requirements are set forth in Section 305 of the Guidelines.

Grant Amount Calculation Table

Income Level & Tenure	0-Bdrm	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm
200%+ FMR ¹ or Exceeds CALHFA Sales Prices ² ³	\$3,700	\$7,400	\$11,100	\$14,800	\$18,500
Program Unrestricted ⁴	\$24,700	\$28,400	\$33,000	\$40,800	\$44,500
Moderate-Income Owner	\$28,400	\$32,100	\$38,300	\$45,700	\$49,400
Low-Income Owner	\$32,100	\$35,800	\$43,200	\$50,600	\$55,600
60% AMI Rental	\$32,100	\$35,800	\$43,200	\$50,600	\$55,600
50% AMI Rental	\$37,100	\$42,000	\$48,200	\$58,000	\$61,800
30% AMI Rental	\$43,200	\$45,700	\$51,900	\$66,700	\$70,400

¹ 200% Fair Market Rent (FMR) Unit: A 200 percent FMR Unit is a rental unit with a proposed monthly rent, which is equal to or greater than 200 percent of its county's FMR as defined by HUD.

² Exceeds CalHFA Maximum Sales Price Unit: A For-Sale Unit with a proposed sales price which exceeds its county's maximum allowable sales price for a new construction unit as published by CalHFA.

³ The current CalHFA sales price chart can be viewed at http://www.calhfa.ca.gov/homeownership/limits/salese/salesprice.pdf.

⁴ IIG Unrestricted: An Unrestricted Unit for the purposes of calculating grant amounts in the IIG program is any unit not restricted at the other levels identified in Section 302(a), but also not meeting any of the above definitions. *Increase based on December CPI per US Bureau of Labor Statistics https://data.bis.gov/pdq/SurveyOutputServlet?data_tool=dropmap&series_id=CUUR0400SA0,CUUS0400SA0

Net Density Adjustment Factor Chart

Grant amounts established by the Grant Amount Calculation Table may be increased based on proposed housing units per acre, as represented in the following Net Density Adjustment Factor Chart.

l	
Net Density	Adjustment
(housing units per acre)	Factor
Less than 30	1
30 – 34.9	1.04
35 – 39.9	. 1.08
40 – 44.9	1.12
45 – 49.9	1.16 ,
50 – 54.9	1.2
55 – 59.9	1.24
60 – 64.9	1.28
65 – 69.9	1.32
70 – 74.9	1.36
75 – 79.9	1.40
80 – 89.9	1.44
90 – 99.9	1.48
100 and	1.52
above	·

D. Program Administrative and Activity Delivery Costs

Not Applicable

E. Threshold

To be considered for program funding, applications for Large Jurisdictions must include a Qualifying Infill Project, including those Qualifying Infill Projects used to establish the eligibility of a Qualifying Infill Area. In addition, all applications must meet all the threshold requirements set forth in Section 308.

F. Rating and Ranking

Qualifying Infill Project applications shall be rated based on the criteria set forth in Section 309 of the Guidelines.

In order to be considered for funding, project applications must receive a minimum score of 210, excluding bonus points. Applications must contain a completed IIG Self-Scoring Worksheet along with documentation acceptable to the Department that adequately supports the Self-Score provided. Applications that do not include a Self-Scoring Worksheet will not be considered for funding. Self-Scoring Worksheets must be included within the application at the time of submittal to the Department. No additional information may be added to an application after it has been submitted.

The highest scoring applications that meet all threshold requirements will be selected for funding in this NOFA. Applications will be funded in descending order. The Department may make adjustments to this procedure to meet the following geographic distribution objectives:

- 1. Target 45 percent of total funds to projects located in Southern California (Kern, Los Angeles, Orange, Riverside, Santa Barbara, San Bernardino, San Diego, San Luis Obispo, or Ventura counties);
- 2. Target 10 percent of total funds to projects located in the Central Valley (Fresno, Merced, San Joaquin, Stanislaus and Tulare counties); and
- 3. Target 45 percent of total funds to projects located in Northern California [those not located in the Large Jurisdiction counties specified in previous paragraphs (1) and (2)].

In the event two or more applications have the same rating and ranking score, the following tiebreaking points will be awarded, in the following order of priority, until there is no longer a tie:

- Ten bonus points will be awarded to the Qualifying Infill Project or Qualifying Infill
 Area having the lowest ratio between the requested grant amount to the total
 allowable maximum grant amount in accordance with the maximum calculated
 through the respective program Guidelines. All such ratios will be rounded to the
 nearest second decimal point.
- 2. An additional three bonus points will be awarded to the Qualifying Infill Project or Qualifying Infill Area for each prior awarded Qualifying Infill Project developed by the Eligible Applicant that has received a certificate of occupancy by the deadline for submittal of applications set forth in this NOFA.

Pursuant to Section 305(e) of the Guidelines, the Eligible Applicant must provide documentary evidence that the Qualifying Infill Project or the housing to be developed in the Qualifying Infill Area, as proposed in the application, is financially feasible.

Pursuant to Section 305(d) of the Guidelines, the Eligible Applicant must demonstrate that program funds are reasonably necessary for project feasibility and that no other source of funding is reasonably available.

The Department administers the competitive application process pursuant to this NOFA and will make the program award determinations.

G. State and Federal Requirements

1. Compliance with California's Housing Element Law

The Qualifying Infill Project or Qualifying Infill Area must be located in a Locality which has an adopted Housing Element that has been found by the Department to be in substantial compliance with the requirements of Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code. Housing Element compliance must be established as of the NOFA application deadline date.

2. Climate Adaptation

Executive Order B-30-15 addressed the need for climate adaptation and ordered that:

- a. All state agencies with jurisdiction over sources of greenhouse gas emissions shall implement measures, pursuant to statutory authority, to achieve reductions of greenhouse gas emissions to meet the 2030 and 2050 greenhouse gas emissions reductions targets.
- b. State agencies shall take climate change into account in their planning and investment decisions and employ full life-cycle cost accounting to evaluate and compare infrastructure investments and alternatives.
- c. State agencies' planning and investment shall be guided by the following principles:
 - (1) Priority should be given to actions that both build climate preparedness and reduce greenhouse gas emissions;
 - (2) Where possible, flexible and adaptive approaches should be taken to prepare for uncertain climate impacts;
 - (3) Actions should protect the state's most vulnerable populations; and
 - (4) Natural infrastructure solutions should be prioritized.

In response to the Governor's Executive Order, the Department strongly encourages Recipients to use the program funds in a manner that responsibly takes climate change into account.

III. Application Submission and Review Procedures

A. Application

Application materials consist of a Microsoft Excel IIG Application workbook and the Universal Application workbook provided by the Department. The Eligible Applicant must also submit supporting documentation, as specified.

Application forms will be available in November 2019 on the Department's website at: http://www.hcd.ca.gov/grants-funding/active-funding/iigp.shtml.

B. Application Submission Process

A complete printed application with original signatures in a three-ring binder, and electronic copies on a flash drive with all applicable information and documentation, must be received by the Department by 5:00 PM Pacific Standard Time on January 29, 2020, in order to be considered for funding. The Department will only accept applications delivered through a postal carrier service such as U.S. Postal Service, UPS, FedEx, or other carrier services that provide date stamp verification confirming delivery to the Department. Please contact the Department if delivery is not completed by fault of the private courier/U.S. Mail. Personal deliveries are not accepted.

INFILL INFRASTRUCTURE GRANT PROGRAM

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

Applications must be on Department forms and may not be altered or modified by the Applicant. Applications must meet all eligibility requirements upon submission. Applications with material internal inconsistencies will not be rated and ranked. It is the Applicant's responsibility to ensure that the application is clear, complete and accurate. Program staff may request clarifying information. No Applicant may appeal the Department's evaluation of another Applicant's application.

C. Application Workshops

The Department will conduct four application workshops. Please go to the program website for the dates, locations, and to register.

IV. Appeals, Award Announcements and Contracts

A. 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 review, 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. Process: To file 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.
- b. Filing Deadline: Appeals must be received by the Department no later than five (5) 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.

Appeals are to be submitted to the Department either via email at Craig.Morrow@hcd.ca.gov or at the following address:

Craig Morrow, Section Chief
IIG Program Appeals
Division of Financial Assistance
California Department of Housing and Community Development
2020 W. El Camino Avenue, Suite 500
Sacramento, California 95833

3. Decision

Any request to appeal the Department's decision regarding an application shall be reviewed for compliance with the Guidelines and this NOFA. All decisions rendered shall be final, binding, and conclusive, and shall constitute the final action of the Department.

B. Internal Loan Committee

Upon ranking and rating of applications, recommended projects will be presented to the Internal Loan Committee for review and approval.

C. Award Announcements

The Department anticipates announcing program awards in April 2020.

D. Contracts

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

V. Program Overlays

A. Federal

Not applicable

B. State

State Prevailing Wages - Program funds awarded under this NOFA are subject to California prevailing wage law (Lab. Code, § 1720 et seq.). Applicants are urged to seek professional legal advice about the law's requirements.

VI. Other Terms and Conditions

A. Right to Modify or Suspend

The Department reserves the right, at is 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 <u>via listserv</u> and will post the revisions to the Department's website. Please be sure to subscribe at the listsery link.

B. Disclosure of Application

Every application is a public record that is subject to disclosure pursuant to a request under the California Public Records Act (Gov. Code, § 6250 et seq.). The Department cautions against providing personal information that is not specifically requested (e.g., 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.

C. Conflicts

In the event of any conflict between the terms of this NOFA and either applicable state or federal law, the terms of the applicable state or federal law shall control.

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 - Treasure Island Development Authority - Assumption of

Liability - Department of Housing and Community Development Infill Infrastructure Grant Program - Treasure Island Major Subphase 1

DATE:

Tuesday, December 17, 2019

Resolution authorizing the Treasure Island Development Authority ("Authority") on behalf of the City and County of San Francisco to execute a grant application under the Department of Housing and Community Development Infill Infrastructure Program ("IIG Program") as a sole applicant or joint applicant with the San Francisco County Transportation Authority and/or the San Francisco Public Utilities Commission for qualifying infrastructure projects within Treasure Island Major Subphase 1; and, if successful, authorizing the City to assume any joint and several liability for completion of the projects required under the terms of any grant awarded under the IIG Program.

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