

# **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](mailto:infill@hcd.ca.gov)**

**NOFA: October 30, 2019**

Rev. 1/14/20

Balboa Park Upper Yard Overview							1/14/20
When opening this file, a yellow banner at the top may appear with a button that says "Enable Editing". It is essential that you click this box so that the macros are enabled. Enabling macros is necessary for full worksheet functionality. Macros do not work with Microsoft's Excel version for Apple Mac.							
Orange shaded areas are documents that must be submitted to HCD and/or uploaded to FFAST. <a href="#">Click here for FFAST upload instructions and user manual.</a>							
Are you applying for funds for a Capital Improvement Project (CIP) within a Qualifying Infill Area (QIA) or for a Qualified Infill Project (QIP)?							QIP
QIP Name:	Balboa Park Upper Yard			County QIP is located:	San Francisco	Geographic Region:	Northern
Project or Area information for Large Jurisdiction (county that is not a Small Jurisdiction, or any city within that county)							
§303(d)(2) For purposes of evaluating applications from Large Jurisdictions: QIP 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% of the perimeter of the site adjoins parcels that are developed with urban uses.							
	QIP Name	QIP Brief Description	QIP Address	QIP City	QIP Zip	Census Tract	APN
QIP	Balboa Park Upper Yard	The Project will be a new 131-unit affordable building for families. All of the units will be targeted to households with incomes from 30% to 80% TCAC area median income. The ground floor will include a child care facility with an outdoor activity area, ground floor retail, and community services space coordinated through	2340 San Jose Avenue	San Francisco	94112	6075026100	6973039
CIP (identify all if more than one)	Name(s) of QIP(s) that CIP will support		Related CIP Description and Scope §304				
Is the QIP a scattered site project?			No	If yes, complete the section below			
Site Address					Homeownership or Rental		
QIP - Total Land Area in Acres:			0.7				
QIP - Commercial Square Feet			10,781				
Eligible Applicant §302(j)							
(a) Applicants certify the proposed CIP(s) or portion thereof, has not previously received an award of Program funds under a previous NOFA.							Yes
<b>Applicant #1</b>							
Entity Name   City and County of San Francisco				Applicant Type   City and County			
Address   1 South Van Ness Ave			City   San Francisco		State   CA	Zip   94103	
Auth Rep   Dan Adams		Title   Director	Authorized Rep. Email   dan.adams@sfgov.org		Phone   (415) 701-5500		
Contact   Sara Amaral		Title   Senior Project Manager	Contact Email   sara.amaral@sfgov.org		Contact Phone   (415) 702-5614		
Address   1 South Van Ness Ave			City   San Francisco		State   CA	Zip   94103	
<b>Applicant #2</b>							
Entity Name   Mission Housing Development Corporation				Applicant Type   Nonprofit Developer applying jointly §302(j)(2)			
Address   474 Valencia Stret #280			City   San Francisco		State   CA	Zip   94103	
Auth Rep   Sam Moss		Title   Executive Director	Authorized Rep. Email   smoss@missionhousing.org		Phone   (415) 350-2024		
Contact   Michael Chao		Title   Director of Housing Development	Contact Email   mchao@missionhousing.org		Contact Phone   (415) 635-3906		
Address   474 Valencia Stret #280			City   San Francisco		State   CA	Zip   94103	
Certifications & Legal Disclosure							
Certifications & Legal Disclosures are required for all Applicants, except where a joint applicant is a governmental entity. Governmental entities are not required to submit Certifications & Legal Disclosure with the application.							
<b>A completed and signed Certification is required for each Applicant.</b>				<a href="#">A copy of the required Certification &amp; Legal Disclosure can be downloaded by clicking here.</a>			
FAAST File:	App1 Cert & Legal	Certification & Legal Disclosure		File Uploaded?		Yes	
FAAST File:	App2 Cert & Legal	Certification & Legal Disclosure		File Uploaded?		Yes	
Resolution							
<a href="#">A resolution is required of each Joint Applicant - both private and public entities. A sample resolution template is available on IIG website.</a>							
The resolution template is intended to be a sample. Applicants may use their own format as long as it contains ALL of the authorizations contained in the template.							
• The person attesting to the signing of the resolution cannot be the same person authorized to execute the documents in the name of the applicant.							
• If more than one authorized signatory is identified in the resolution, specifically state whether both signatories are required (i.e. x and y) or only one signatory (i.e. x or y) is required to submit and execute the IIG Program documents.							
• If the application is being signed by a designee of the authorized signatory, the applicant must also submit a designee letter or other proof of signing authority.							
• Wet signature originals must be submitted at application due date.							
FAAST File:	App1 Reso	Resolution (wet signature required)		Copy submitted	Yes	File Uploaded?	Yes
FAAST File:	App2 Reso	Resolution (wet signature required)		Copy submitted	Yes	File Uploaded?	Yes

**Organizational Documents**

Organization documents are required for all Applicants, except where a joint applicant is a governmental entity. Governmental entities are not required to submit organizational documents with the application.

Submit Organizational Documents supporting the Resolution.

FAAST File:	App1 OrgChart	Organizational Chart	Files Uploaded?	N/A
FAAST File:	App2 OrgChart	Organizational Chart	Files Uploaded?	Yes
FAAST File:	App1 Org1, App1 Org2, etc.	Organizational Documents	Files Uploaded?	N/A
FAAST File:	App2 Org1, App2 Org2, etc.	Organizational Documents	Files Uploaded?	Yes

**Signature Block**

All Applicants must submit a Signature Block in a Microsoft Word Document that will be used in Department legal documents such as a Standard Agreement.

FAAST File:	App1 Signature	Signature Block (Upload in Microsoft Word Document)	File Uploaded?	Yes
FAAST File:	App2 Signature	Signature Block (Upload in Microsoft Word Document)	File Uploaded?	Yes

**Payee Data Record STD-204 or Taxpayer Identification Number (TIN)**

Any Applicant or party that receives HCD funding must submit a Payee Data Record or Taxpayer Identification Number (TIN) form. The TIN must be submitted by all governmental entities. All others must submit the STD-204 Payee Data Record. A wet signature original must be submitted to HCD. [Forms available on IIG website.](#)

FAAST File:	App1 Payee Data or TIN	Payee Data Record STD-204 or Taxpayer Identification Number (TIN)	File Uploaded?	Yes
FAAST File:	App2 Payee Data or TIN	Payee Data Record STD-204 or Taxpayer Identification Number (TIN)	File Uploaded?	Yes

**Balboa Park Upper Yard Project Narrative**

**1. Summarize the scope of work for the CIP(s). Describe the distinct infrastructure improvements relating to utilities, surface improvements, landscape and amenities, environmental mitigation and remediation, replacement transit, residential parking and/or transit, etc.:**

**2. Describe all on-site supportive services that will be provided at the required QIP:**

**3. Explain any specific development issues (relocation, environmental, historical, topography, etc.) at the required QIP and/or CIP(s):**

**4. Explain any required demolition at the required QIP:**

**5. Identify the developer(s) for the required QIP. Describe developer(s) experience with affordable housing:**

**6. Have any of the QIPs previously received a Funding Award from the IIG program or any other HCD program? If yes, describe the funding sources. Indicate the HCD Contract Number, award date and award amount. Indicate whether other HCD funding applications will be submitted for the Project.**

**Balboa Park Upper Yard Max Grant Amount and Unit Mix**

**Maximum Grant Amount**

<b>QIP Units: Base Grant Limit</b>	<b>\$5,843,200</b>	<b>Total Base Grant Limit</b>	<b>\$5,843,200</b>	<b>Housing Units per Acre (Net Density)</b>	<b>267.3</b>	<b>Net Density Adjustment Factor</b>	<b>1.52</b>	<b>Maximum CIP Grant Amount</b>	<b>\$3,500,000</b>
------------------------------------	--------------------	-------------------------------	--------------------	---	--------------	--------------------------------------	-------------	---------------------------------	--------------------

**QIP Units**

# of Bedrms	Unit Type	% of Area Median Income	Total Units	Total Rental Units	Total Homeowner Units	Total Restricted Units	Total Unrestricted Units	Total Restricted Affordable Rental Units	Total Restricted Affordable HO Units	Manager Units	Special Needs Units	Supportive Housing Units	Senior Units
0	Rental	30% AMI	3	3		3		3					
1	Rental	30% AMI	12	12		12		12					
2	Rental	30% AMI	8	8		8		8					
3	Rental	30% AMI	4	4		4		4					
0	Rental	50% AMI	1	1		1		1					
1	Rental	50% AMI	20	20		20		20					
2	Rental	50% AMI	37	37		37		37					
3	Rental	50% AMI	9	9		9		9					
0	Rental	60% AMI	1	1		1		1					
1	Rental	60% AMI	8	8		8		8					
2	Rental	60% AMI	8	8		8		8					
3	Rental	60% AMI	1	1		1		1					
0	Rental	none	2	2			2						
1	Rental	none	7	7			7						
2	Rental	none	8	8			8						
3	Rental	none	1	1			1						
2	Rental	none	1	1			1			1			
							0						
							0						
							0						
			<b>131</b>	<b>131</b>	<b>0</b>	<b>112</b>	<b>19</b>	<b>112</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Grant Amount**

	Income Level	Points \$309(b)(2)	Number of Units						Basic Grant Limit x Units					
			0-Bdrm	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	Total	0-Bdrm	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	Total
<b>Owner Occupied</b>	200%+FMR or > CalHFA		0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0
	Unrestricted		0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0
	<= Moderate Income	0.00	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0
	<= Lower Income	0.00	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0
	<b>Total Owner</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Rental Unit</b>	200%+FMR or > CalHFA		0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0
	Unrestricted		2	7	9	1	0	19	\$49,400	\$198,800	\$297,000	\$40,800	\$0	\$586,000
	<= 60% AMI to >50% AMI		1	8	8	1	0	18	\$32,100	\$286,400	\$345,600	\$50,600	\$0	\$714,700
	<= 50% AMI to >40% AMI	20.46	1	20	37	9	0	67	\$37,100	\$840,000	\$1,783,400	\$522,000	\$0	\$3,182,500
	<= 40% AMI to >30% AMI	0.00	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0
	<= 30% AMI	41.22	3	12	8	4	0	27	\$129,600	\$548,400	\$415,200	\$266,800	\$0	\$1,360,000
<b>Total Rental</b>	<b>61.68</b>	<b>7</b>	<b>47</b>	<b>62</b>	<b>15</b>	<b>0</b>	<b>131</b>	<b>\$248,200</b>	<b>\$1,873,600</b>	<b>\$2,841,200</b>	<b>\$880,200</b>	<b>\$0</b>	<b>\$5,843,200</b>	
<b>Total Rental &amp; Owner</b>	<b>60.00</b>	<b>7</b>	<b>47</b>	<b>62</b>	<b>15</b>	<b>0</b>	<b>131</b>	<b>\$248,200</b>	<b>\$1,873,600</b>	<b>\$2,841,200</b>	<b>\$880,200</b>	<b>\$0</b>	<b>\$5,843,200</b>	

§309(b)(1) QIP Affordability: Points will be awarded based on the "Lowest Income Point Table" below. 60 points max.																	42.86		
Is this Project in a Rural Area as defined by H&S Code §50199.21. Applicant must use the TCAC Method for determining rural status. Reference document on the MHP webpage and include documentation of rural status.																	No		
If Project is in a Rural Area, which methodology is being used to demonstrate that the project area is rural?														N/A					
FAAST File:		Rural Status				TCAC Method for determining rural status.								File Uploaded?		N/A			
Red cells at right Points available to Rural set-aside projects only	% AMI	55%		50%		45%		40%		35%		30%		25%		20% and below		Total Points	
	% of Units	Points Available	Points Awarded	Points Available	Points Awarded	Points Available	Points Awarded	Points Available	Points Awarded	Points Available	Points Awarded	Points Available	Points Awarded	Points Available	Points Awarded	Points Available	Points Awarded		
	50%	5.00		12.50		18.75		17.50		18.75		25.00		25.00		25.00			0.00
	45%	5.00		11.25		16.90		17.50		18.75		25.00		25.00		25.00			0.00
	40%	5.00		10.00	10.00	15.00		17.50		18.75		25.00		25.00		25.00			10.00
	35%	4.40		8.75		13.15		17.50		18.75		25.00		25.00		25.00			0.00
	30%	3.75		7.50		11.25		15.00		18.75		22.50		25.00		25.00			0.00
	25%	3.15		6.25		9.40		12.50		15.65		18.75		21.90		25.00			0.00
	20%	2.50		5.00		7.50		10.00		12.50		15.00	15.00	17.50		20.00			15.00
	15%	1.90		3.75		5.65		7.50		9.40		11.25		13.10		15.00			0.00
10%	1.25		2.50		3.75		5.00		6.25		7.50		8.75		10.00		0.00		

**Balboa Park Upper Yard Eligibility and Threshold**

**Eligible Projects §303**

(a) Is the CIP an integral part of, or necessary for the development of a QIP or housing designated within a QIA?										Yes	
FAAST File:	CIP Integral to QIP	Applicant narrative and documentation evidencing the locality requiring the CIP.					File Uploaded?	Yes			
(b) Does the proposed Project include a QIP that is a discrete development (all housing development components have been planned as one development and jointly considered for local land use approval; have common, affiliated or contractually-related ownership and financing structures)? (QIA must have a QIP)										Yes	
(c)(1) Is QIP located in an Urbanized Area?		Yes - defined by the U.S Census Bureau									
FAAST File:	Urban Area	Provide documentation of location in an urban area.					File Uploaded?	Yes			
(c)(2) Is QIP located in a locality that has an adopted housing element in substantial compliance with Art. 10.6 (§65580) Ch. 3 Div. 1 of Title 7 (Gov. Code §65585)?						A jurisdiction's current housing element compliance status is obtainable thru HCD's website.				Yes	
(c)(3) QIP located in a locality that at time of application has submitted its housing element annual progress reports (required by Gov. Code §65400) for 2017 & 2018										Yes	
(c)(4) Does QIP include not less than 15% of total residential units as Affordable Units (AU) in QIP						Total QIP AUs	112	Total QIP Units	131	Yes	
QIP Residential Units	Total QIP Rental AUs	112	Total QIP Ownership AUs	0	Total QIP AUs	112	Total QIP Units	131			
Other-QIP (QIA) Res. Units	Total non-QIP Rental AUs	0	Total non-QIP Ownership AUs	0	Total non-QIP AUs	0	Total non-QIP Units	0			
(c)(5) Average Residential Net Density (dwelling units per acre)											
Are parcels to be developed within a Rural Area per H&S Code §50199.21? (Refer to the document entitled IIG Program, Rural Area Determination Procedures)						No	If yes (project is rural), parcels to be developed must have a net density of 10 units per acre.			0	
If non-rural, enter minimum net density for parcels to be developed per locality (see Appendix 1, click here):						30	Housing Units per Acre (Net Density)	187.1	Is the QIP density equal to or greater than required §303(c)(5)?		Yes
<b>Total QIP Site Area in Square Feet</b>		30,492		NOT qualified site deductions: utility easements, setbacks, private drives/walkways, landscaping, common areas and facilities, off street parking, drainage facilities exclusive to a development project & other related mitigation space required.			0 Bedroom Density Calculation:		4.9		
Less QIP Qualified Site Deductions* in square feet					1 Bedroom Density Calculation:			42			
Public Streets					2 Bedroom Density Calculation:			74			
Public Sidewalks					3 Bedroom Density Calculation:			24			
Public Open Space					4 Bedroom Density Calculation:			0			
Public Drainage Facilities					Commercial Density Calculation:			0			
<b>Net Site Area in Acres (43,560 square feet per acre)</b>		0.70		# of bedrooms in largest unit:		3		Commercial Square Ft.		10,781	
QIP adjusted net density as a percentage of required density §309(c)(2)						693.33%					
(c)(6) Is QIP located in area designated for mixed-use or residential development pursuant to one of the following plans? If yes, select plan.						(A) A general plan, or general plan amendment, adopted per Gov. Code §65300					
FAAST File:	Relevant Development Plan	Provide, label and attach a copy of the relevant plan showing area designation.					File Uploaded?	Yes			
(c)(7) Can the Applicant identify a mechanism, such as a minimum density ordinance or a recorded, binding covenant, to reliably ensure that future development will occur at an overall Net Density equaling or exceeding that set forth in §303(c)(5) and the Net Density proposed in the application for the purposes of rating pursuant to §309(c) and §310(c), and determining the max grant amount pursuant to §305? This mechanism must be acceptable to HCD and in effect and legally enforceable prior to the disbursement of Program funds.										Yes	
FAAST File:	Net Density Verification	Provide a minimum density ordinance, recorded binding covenant or date stamped map and letter certified by a California State-licensed professional such as an engineer, surveyor or landscape architect confirming the Net Density.					File Uploaded?	Yes			
(c)(8) Will the applicant designate the proposed residential units in the QIP, and/or within the QIA (non-QIP), that the Applicant intends to utilize for the purpose of establishing the max Program grant amount pursuant to §305, and for the purpose of rating applications pursuant to §309 or §310.											
(c)(9) Does this application demonstrate that the percentage of Affordable Units (AUs), and units restricted to other income limits and rents as designated for the purpose of determining the max Program grant amount shall be maintained or exceeded through the completion of each proposed residential development?											
(c)(10) Applicant certifies construction shall not have commenced on any units designated in the application prior to the application submittal deadline set forth in the NOFA, except for AUs 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 AUs executed on or before July 31, 2019 (if exception applies, attach related agreement)?											
FAAST File:	Construction exception	If applicable, label and attach agreement requiring AUs be built as a local approval condition.					File Uploaded?	N/A			
<b>Eligible Costs §304</b>											
(a)(4) Total # of required replacement transit station parking spaces:						0	Are replacement transit parking spaces costs less than \$50,000 per space?				
(a)(5) Minimum residential per unit parking spaces as required by local land-use entitlement approval:						0	Spaces exceed one space per unit?	No	Are costs less than \$50,000 per space?		
(b) Impact fees for the CIP are required by local ordinance?		No		If yes, impact fees do not to exceed 5% of the total Program grant amount? Describe fee(s), the association to CIP and locality:							
We certify the CIP funded costs do not include any of the following ineligible costs:										Yes	
(b)(1) Parking spaces and structures except (a)(4) and (5) above.											
(b)(2) Costs of site acquisition for housing and mixed use structural improvements.											
(b)(3) Costs of housing or mixed use structures.											
(b)(4) Soft costs related to ineligible costs.											
(b)(5) In lieu fees for local inclusionary programs.											
<b>Application Threshold Requirements - §308</b>											
(a)(1) We certify that construction of the CIP has not commenced as of the application deadline set forth in the NOFA?										Yes	
(a)(2) We certify the CIP is infeasible without CIP Program funds, and other available funds are not and will not be supplanted by CIP Program funds?										Yes	
(a)(3) Does applicant or Developer have Site Control for the CIP Project? If yes, enter form of Site Control and the most recent execution date below (see Site Control definition §302(cc))										Yes	
Form of Site Control §302(cc):		Fee Title			Most recent document execution date:			1/29/20			
(a)(4) We certify all proposed uses of Program funds must be eligible pursuant to §304?										Yes	
(a)(5) We certify funds awarded pursuant to this section shall supplement, not supplant, other available funding?										Yes	
(b) Is application including the Universal Application sufficiently complete to assess feasibility of application and its compliance with Program requirements?										Yes	
Describe any special circumstances:											
CIP will be constructed on BART owned site - Applicants have entered into an MOU with BART. BART Improvements will be designed and coordinated by BART - an affiliate of The Related Companies of California, LLC through a contract with Cahill General Contractors (AHD General Contractor) will provide construction services for the BART improvements.											
FAAST File:	CIP Site Control	Attach appropriate documentation to demonstrate the form of Site Control indicated above.					Files Uploaded?	Yes			

Does the required QIP trigger State Relocation Assistance Law (CA Gov Code §7260-7277)?		No	
If <b>Yes</b> , provide a narrative discussion on the number of impacted households and provided relocation assistance including what actions have or will be taken to comply with State Relocation Assistance Law? If <b>No</b> , provide		No projects trigger State Relocation Assistance Law.	
FAAST File:	QIP Relocation Plan	Applicants must provide a Relocation Plan or documentation supporting no relocation.	File Uploaded? Yes
<b>Market Study</b>			
Does Market study demonstrate QIP is financially feasible? - <i>Must submit a market study that meets the requirements specified in TCAC Regs §10322(h)(10)</i>			
FAAST File:	Market Study	Applicants must provide a completed market study prepared within one year of the application due date.	File Uploaded?
<b>Tax Credits (TC)</b>			
Select appropriate entry for each item:			
Type (Select One):	4%	Federal: Yes	Proposed Equity Investor Contribution (\$): \$45,947,622
		State: Yes	Proposed Equity Investor Contribution (\$): \$15,062,802
Timeframe for Applying for 4% TC	Proposed Month: August	Proposed Year: 2020	Anticipated TC Factor: \$1.0100
Timeframe for Applying for 9% TC	Proposed Round:	Proposed Year:	App. Rate: 3.19%
			Anticipated TC Factor: \$0.8000
			App. Rate: 30.00%
If already awarded:	Date TCAC Reservation Award:		
FAAST File:	Tax Credit Reservation	If this project has already received a tax credit reservation, attach documentation.	File Uploaded? N/A
What covenants or regulatory agreements are already on title?		None	
What covenants or regulatory agreements are anticipated?		City of San Francisco, TCAC, CDLAC, HCD	
Note: Some of the following milestones may have already been achieved. For previously met milestones, please enter the month and year completed. For those milestones not yet completed, please provide a projected completion date (MM/YY) for each of the applicable items below. If not applicable to the specific Capital Project, please indicate "NA" below.			
Provide the actual or anticipated completion date for the following performance milestones for the CIP. If a milestone is not applicable, please enter "N/A".			
<b>QIP Milestones</b>			
			Milestone Date
Executed binding agreement between Applicant and developer of the proposed QIP detailing the terms and conditions of the development.			2/1/20
Submission of Final Construction Drawings and Specifications to the appropriate local building department or permitting authority.			1/1/21
Commencement of construction.			11/1/22
Construction complete and the filing of the Notice of Completion.			1/1/23
Program funds fully disbursed.			1/1/23
<b>CIP Milestones</b>			
			Milestone Date
Executed binding agreement between Applicant and developer of the proposed CIP detailing the terms and conditions of the development.			1/1/21
Obtaining all necessary and discretionary public land use approvals.			8/1/20
Obtaining all enforceable funding commitments for all CIP construction period financing.			10/1/20
Submission of Final Construction Drawings and Specifications to the appropriate local building department or permitting authority.			6/1/20
Commencement of construction.			2/1/22
Construction complete and the filing of the Notice of Completion.			11/1/22
Program funds fully disbursed.			11/1/22



Balboa Park Upper Yard QIP and all CIPs Sources of Funds

1/14/20

See §309(a)(3) for an explanation of funding commitments

QIP and all CIPs Construction Period Sources of Funds															
Committed by Application Due Date?	Rental vs Owner	CIP or QIP #1	Source Name (listed in order of lien priority)	Source Type	Local Support §309(a)(4)	Lien No.	Residential Amount	Commercial Amount	Total Amount	Interest Rate	Required Payment	Loan Term (months)	*Details of Deferred Costs		
													Amount	Description	
1	Yes	Rental	CIP	IIG CIP Grant	State-HCD	No	\$3,500,000		\$3,500,000					\$2,400,000	Deferred Developer Fee
2	No	Rental	CIP	AHSC Grant	State-HCD	No	\$5,000,000		\$5,000,000					\$659,384	Deferred Operating Reserve
3	Yes	Rental	QIP #1	Construction Loan	Private	No	\$75,674,498		\$75,674,498	5.25%		36		\$65,500	Capitalized Replacement Reserve
4	Yes	Rental	QIP #1	City of San Francisco	Local	Yes	\$26,761,121	\$3,732,601	\$30,493,722						
5	Yes	Rental	QIP #1	GP Equity	Private	No	\$2,050,000		\$2,050,000						
6									\$0						
7									\$0						
8									\$0						
9									\$0						
10									\$0						
11									\$0						
12									\$0						
13									\$0						
14									\$0						
15									\$0						
16									\$0						
17									\$0						
18									\$0						
19									\$0						
20									\$0						
20				Deferred Costs (detail at right)				\$3,124,884		\$3,124,884					
21	Yes			Equity Investor	US Bank		\$6,101,042		\$6,101,042						
							<b>TOTALS</b>	\$122,211,545	\$3,732,601	\$125,944,146				\$3,124,884	
131	<Rental Units	\$117,819,262	<Total funds committed	95.93%	<% Funds committed										
0	<Owner Units	\$0	<Total Owner funds committed	0.00%	<% Owner funds committed										
		\$3,500,000	<Total CIP funds committed	41.18%	<% Funds committed										

QIP and all CIPs Permanent Sources of Funds																
Committed by Application Due Date?	Rental vs Owner	Source Name (listed in order of lien priority)	Source Type	Local Support §309(a)(4)	Lien No.	Residential Amount	Commercial Amount	Total Amount	Interest Rate		Repayment Terms		Amortization Period (yrs.)	Required Residential Debt Service	Required Commercial Debt Service	Balloon?
									Type	Rate	Type	Due in (yrs)				
1	Yes	Rental	IIG CIP Grant	State-HCD	No	\$3,500,000		\$3,500,000								N/A
2	No	Rental	AHSC Grant	State-HCD	No	\$5,000,000		\$5,000,000								No
3	Yes	Rental	Permanent Loan	Private	No	\$18,540,000		\$18,540,000	Fixed	6.25%	Fully Amortized	15	35		\$0	No
4	Yes	Rental	City of San Francisco	Local	Yes	\$26,761,121	\$3,732,601	\$30,493,722	Fixed	1.00%	Residual Receipts	55				No
5	No	Rental	AHSC Loan	State-HCD	No	\$4,000,000		\$4,000,000	Fixed	3.00%	Residual Receipts	55				No
6	Yes	Rental	GP Equity	Private	No	\$2,050,000		\$2,050,000								
7								\$0								
8								\$0								
9								\$0								
10								\$0								
11								\$0								
12								\$0								
12								\$0								
13								\$0								
14								\$0								
15				Deferred Costs			\$1,350,000		\$1,350,000							
16	Yes	Rental	Equity Investor	US Bank		\$61,010,424		\$61,010,424								
						<b>TOTALS</b>	\$122,211,545	\$3,732,601	\$125,944,146						\$0	\$0
131	<Rental Units	\$115,594,146	<Total Rental funds committed	92.78%	<% Rental funds committed											
0	<Owner units	\$0	<Total Owner funds committed	0.00%	<% Owner funds committed											

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

Balboa Park Upper Yard QIP Residential and all CIP Permanent Sources of Funds																	Commercial Sources			
USES OF FUNDS	IIG CIP Grant	AHSC Grant	Permanent Loan	City of San Francisco	AHSC Loan	GP Equity	0	0	0	0	0	0	0	0	Deferred Costs	Equity Investor	Total Residential Sources/Costs	Total Commercial Sources/Costs	Source Name: City of San Francisco	Source Name:
<b>Qualifying Infill Project (QIP)</b>																				
<b>LAND COST/ACQUISITION</b>																				
Land Cost or Value																		\$0	\$0	
Demolition																		\$0	\$0	
Legal																		\$0	\$0	
Land Lease Rent Prepayment																		\$0	\$0	
<b>Total Land Cost or Value</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Existing Improvements Cost or Value																		\$0	\$0	
Off-Site Improvements																		\$0	\$0	
<b>Total Acquisition Cost</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Land Cost / Acquisition Cost</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Predevelopment Interest/Holding Cost																		\$0	\$0	
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)																		\$0	\$0	
Excess Purchase Price Over Appraisal																		\$0	\$0	
<b>Total Relocation Expenses</b>																		\$0	\$0	
<b>NEW CONSTRUCTION</b>																				
Site Work																		\$0	\$0	
Structures																		\$0	\$3,093,262	\$3,093,262
General Requirements																		\$0	\$75,000	\$75,000
Contractor Overhead																		\$0	\$0	
Contractor Profit																		\$0	\$85,727	\$85,727
Prevailing Wages																		\$0	\$0	
General Liability Insurance																		\$0	\$33,102	\$33,102
Urban Greening																		\$0	\$0	
Other New Construction: (Specify)																		\$0	\$0	
Other New Construction: (Specify)																		\$0	\$0	
Other New Construction: (Specify)																		\$0	\$0	
<b>Total New Construction Costs</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,287,091	\$3,287,091
<b>ARCHITECTURAL FEES</b>																				
Design																		\$0	\$99,557	\$99,557
Supervision																		\$0	\$23,000	\$23,000
<b>Total Architectural Costs</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$122,557	\$122,557
<b>Total Survey &amp; Engineering</b>																		\$0	\$0	\$0
<b>CONSTRUCTION INTEREST &amp; FEES</b>																				
Construction Loan Interest																		\$0	\$0	
Origination Fee																		\$0	\$0	
Credit Enhancement/Application Fee																		\$0	\$0	
Bond Premium																		\$0	\$0	
Cost of Issuance																		\$0	\$0	
Title & Recording																		\$0	\$0	
Taxes																		\$0	\$0	
Insurance																		\$0	\$203,424	\$203,424
Employment Reporting																		\$0	\$0	
Other Construction Int. & Fees: (Specify)																		\$0	\$0	
Other Construction Int. & Fees: (Specify)																		\$0	\$0	
Other Construction Int. & Fees: (Specify)																		\$0	\$0	
Other Construction Int. & Fees: (Specify)																		\$0	\$0	
<b>Total Construction Interest &amp; Fees</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$203,424	\$203,424
<b>PERMANENT FINANCING</b>																				
Loan Origination Fee																		\$0	\$0	
Credit Enhancement/Application Fee																		\$0	\$0	
Title & Recording																		\$0	\$0	
Taxes																		\$0	\$0	
Insurance																		\$0	\$0	
Other Perm. Financing Costs: (Specify)																		\$0	\$0	
Other Perm. Financing Costs: (Specify)																		\$0	\$0	
Other Perm. Financing Costs: (Specify)																		\$0	\$0	
Other Perm. Financing Costs: (Specify)																		\$0	\$0	
<b>Total Permanent Financing Costs</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Subtotals Forward</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,613,072	\$3,613,072
<b>LEGAL FEES</b>																				
Legal Paid by Applicant																		\$0	\$0	\$15,000
Other Attorney Costs: (Specify)																		\$0	\$0	
Other Attorney Costs: (Specify)																		\$0	\$0	
Other Attorney Costs: (Specify)																		\$0	\$0	
<b>Total Attorney Costs</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000	\$0

Balboa Park Upper Yard QIP Residential and all CIP Permanent Sources of Funds																	Commercial Sources			
USES OF FUNDS	IIG CIP Grant	AHSC Grant	Permanent Loan	City of San Francisco	AHSC Loan	GP Equity	0	0	0	0	0	0	0	0	Deferred Costs	Equity Investor	Total Residential Sources/Costs	Total Commercial Sources/Costs	Source Name: City of San Francisco	Source Name:
<b>RESERVES</b>																				
Operating Reserve																	\$0	\$0		
Replacement Reserve																	\$0	\$0		
Transition Reserve																	\$0	\$0		
Rent Reserve																	\$0	\$0		
Other Reserve Costs: (Specify)																	\$0	\$0		
Other Reserve Costs: (Specify)																	\$0	\$0		
Other Reserve Costs: (Specify)																	\$0	\$0		
<b>Total Reserve Costs</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>CONTINGENCY COSTS</b>																				
Construction Hard Cost Contingency																	\$0	\$0		
Soft Cost Contingency																	\$0	\$42,349	\$42,349	
<b>Total Contingency Costs</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,349	\$42,349	\$0
<b>OTHER PROJECT COSTS</b>																				
TCAC App/Allocation/Monitoring Fees																	\$0	\$0		
Environmental Audit																	\$0	\$0		
Local Development Impact Fees																	\$0	\$0		
Permit Processing Fees																	\$0	\$38,450	\$38,450	
Capital Fees																	\$0	\$0		
Marketing																	\$0	\$0		
Furnishings																	\$0	\$0		
Market Study																	\$0	\$0		
Accounting/Reimbursable																	\$0	\$3,000	\$3,000	
Appraisal Costs																	\$0	\$0		
Other Costs: (Specify)																	\$0	\$0		
Other Costs: (Specify)																	\$0	\$0		
Other Costs: (Specify)																	\$0	\$0		
Other Costs: (Specify)																	\$0	\$0		
Other Costs: (Specify)																	\$0	\$0		
Other Costs: (Specify)																	\$0	\$0		
<b>Total Other Costs</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,450	\$41,450	\$0
<b>SUBTOTAL PROJECT COST</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,711,871	\$3,711,871	\$0
<b>DEVELOPER COSTS</b>																				
Developer Overhead/Profit																	\$0	\$0		
Consultant/Processing Agent																	\$0	\$0		
Project Administration																	\$0	\$0		
Broker Fees Paid to a Related Party																	\$0	\$0		
Construction Oversight by Developer																	\$0	\$0		
Other Developer Costs: (Specify)																	\$0	\$0		
<b>Total Developer Costs</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL PROJECT COST</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,711,871	\$3,711,871	\$0
<b>Capital Improvement Project(s) (CIP)</b>																				
Site acquisition of CIP including easements and right of ways																				\$0
Other:																				\$0
<b>Total Site Acquisition (not parking)</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Clearing and Grubbing	\$3,500,000	\$5,000,000																		\$8,500,000
Demolition																				\$0
Excavation																				\$0
Grading																				\$0
Soil Stabilization (Lime, etc.)																				\$0
Erosion/Weed Control																				\$0
Dewatering																				\$0
Other:																				\$0
Other:																				\$0
<b>Total Site Preparation Costs</b>	\$3,500,000	\$5,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,500,000
Sanitary Sewer																				\$0
Potable Water																				\$0
Non-Potable Water																				\$0
Storm Drain																				\$0
Detention Basin/Culverts																				\$0
Joint Trench																				\$0
Other:																				\$0
<b>Total Site Utilities Costs</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Balboa Park Upper Yard QIP Residential and all CIP Permanent Sources of Funds																	Commercial Sources			
USES OF FUNDS	IIG CIP Grant	AHSC Grant	Permanent Loan	City of San Francisco	AHSC Loan	GP Equity	0	0	0	0	0	0	0	0	Deferred Costs	Equity Investor	Total Residential Sources/Costs	Total Commercial Sources/Costs	Source Name:City of San Francisco	Source Name:
Aggregate Base																				
Asphalt Pavement																				
Curb, Gutter, Sidewalk																				
Street Lights																				
Striping/Signage/Barricades																				
Traffic Mitigation																				
Other:																				
<b>Total Surface Improvements Costs</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Irrigation																				
Concrete Work																				
Landscaping																				
Urban Greening																				
Playground Facilities and Tot Lots																				
Walking/Bike Path																				
Drinking Fountains																				
Structures																				
Lighting																				
Open Space																				
Other:																				
<b>Total Parks-Landscape and Amenities</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Wetland Mitigation																				
Endangered Species																				
Tree Mitigation																				
Environmental Remediation																				
Other:																				
<b>Total Env. Mitigation/Remediation</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Replacement Parking																				
Grading																				
Foundation Work																				
Site Work																				
Other:																				
Other:																				
<b>Total Replacement Parking Costs</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Residential Parking Structures																				
Grading																				
Foundation Work																				
Site Work																				
Other:																				
Other:																				
<b>Total Residential Parking Costs</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Access Plazas																				
Pathways																				
Bus Shelters																				
Transit Shelters																				
Pedestrian Facilities																				
Bicycle Facilities																				
Other:																				
<b>Total Transit Costs</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Drainage																				
Parks & Recreation																				
Streets/Signals																				
Traffic Fees																				
Waste Water																				
Water Facility																				
Other:																				
Other:																				
<b>Total Impact Fees</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Engineering																				
Design																				
Other:																				
Other:																				
<b>Total Soft Costs</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Other:																				
Other:																				
<b>Total Other Asset Costs</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
<b>CIP TOTAL PROJECT COSTS</b>	\$3,500,000	\$5,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			\$8,500,000
<b>QIP TOTAL PROJECT COSTS</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			\$0
<b>TOTAL QIP &amp; CIP PROJECT COSTS</b>	\$3,500,000	\$5,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			\$8,500,000

**Balboa Park Upper Yard Verification of Environmental Review & Land Use Entitlements**

1/14/20

FAAST File:	Auth to Use Grant Funds	For NEPA only, provide a copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.	File Uploaded?	Yes
FAAST File:	Environmental	Provide a copy of all environmental clearances or Notice of Exemption.	File Uploaded?	Yes

**TO THE APPLICANT:** Submit this form to the Agency or Department of local government responsible for administration of the items listed. This form may be submitted to more than one Agency or Department, if necessary. QIP applicants need only submit one completed form per locality. If the NEPA Responsible Entity is not a local government, submit a copy of this form to the appropriate NEPA Responsible Entity. If an item is not required, include the reason why in the box provided.

**Applicant**

Entity Name	Mission Housing Development Corporation, Inc.	Applicant Type	Non-profit Developer
Address	474 Valencia Street, Suite 280	City	San Francisco
		State	CA
		Zip	94103

	Project Name	Brief Description	Address	City	Zip	County	Census Tracts	APNs
QIP	Balboa Park Upper Yard	Balboa Park Upper Yard will be a new 131-unit affordable building for families. All of the units will be targeted to households with incomes from 30% to 80% TCAC area median income. The ground floor will include a child care facility with an outdoor activity area, ground floor retail, and community services space coordinated through the Family Wellness Community Resources Center operated by Mission Housing Development Corporation's Resident Services Department.	2340 San Jose Ave	San Francisco	94112	San Francisco	6075026100	6973039

**TO THE LOCAL JURISDICTION OR NEPA RESPONSIBLE ENTITY:** The Applicant named above will submit an application to the State of California, Department of Housing and Community Development, requesting funding for the project named above under the Infill Infrastructure Grant Program (IIG). Projects will be evaluated based upon readiness. Please answer the following questions:

**Environmental Review**

Is this QIP approved "by right"? Yes

This form must be completed in its entirety regardless of the answer to the preceding question.

All Environmental Clearances (CEQA/NEPA) necessary to begin construction are:	Not Required for this Project	Has a Negative Declaration been issued?	Final Date of Public Comment Period	Date(s) EIR Certified / Notice of Determination filed	Date Appeal Period Ends	Have any appeals been filed?
CEQA	Not Required					No
NEPA*	Required					No

In the box below, explain why any items are not required and include documentation, if applicable:

The project was approved pursuant to CA Govt. Code Sections No. 65913.4 and 65915 (SB 35 in conjunction with the State Density Bonus Law) and is not subject to CEQA.

**Signature Block for Environmental Review**

I certify that the information on this form is true and correct to the best of my knowledge.

Date:		Signature of party completing form:	
Printed name of party completing form:			
Title of party completing form:	Senior Planner	Agency and/or Dept. name:	San Francisco Planning Department
Agency/Dept. Address	1650 Mission Street	City	San Francisco
		State	CA
		Zip	94103

**Land Use Entitlements (indicate below the status of the following local approvals)**

All necessary and discretionary public land use approvals except building permits and other ministerial approvals are:	Not Required for this Project	QIP is consistent with local planning documents & zoning ordinances	An Application has been submitted, accepted and deemed complete for processing.	Date Approved
General Plan Amendment:	Not Required			
Site Plan Review:	Required	Yes	Yes	
Zoning Approval:	Not Required			
Conditional Use Permits:	Not Required			
Density Bonus:	Not Required			
Other Variances:				
Other Variances:				
Other Variances:				
Other Variances:				
Other Variances:				

In the box below, explain why any items are not required and include documentation, if applicable:

The project was approved pursuant to CA Govt. Code Sections No. 65913.4 and 65915 (SB 35 in conjunction with the State Density Bonus Law). The project qualifies for ministerial review and approval, and therefore does not require any discretionary local approvals. Although review under SB 35 is not discretionary, the San Francisco Planning Department has reviewed and approved the project.

**Signature Block for Land Use Entitlements**

I certify that the information on this form is true and correct to the best of my knowledge.

Date:		Signature of party completing form:	
Printed name of party completing form:			
Title of party completing form:	Senior Planner	Agency and/or Dept. name:	San Francisco Planning Department
Agency/Dept. Address	1650 Mission Street	City	San Francisco
		State	CA
		Zip	94103

**HCD requires an original, fully completed form with "wet signatures". Faxes or electronically transmitted versions of this document will not be accepted.**

**Balboa Park Upper Yard Large Jurisdiction QIP Scoring**

*250 Points Max (points in blue shaded cells)*

**Total QIP Self Score** **250.00**

**Project Readiness §309(a) - 100 Points Max**

FAAST File:	E&L Use	Provide signed copies of Verification of Environmental Review & Land Use Entitlements (Env & Land Use Verification worksheet). Identify name of locality at beginning of document.	File Uploaded?	Yes
-------------	---------	--	----------------	-----

**(1) Environmental Review Status - 30 points max**

(A) For the QIP, we have completion and approval or adoption of all necessary environmental clearances including those required under the CEQA and if applicable, NEPA, and all applicable time periods for filing appeals or lawsuits have lapsed. If no, answer (B). - 30 points

Yes **30**

(B) For the QIP, we have issued of a public notice of the availability of a draft environmental impact report, negative declaration, or environmental assessment? - 15 points

**NEPA:** Is Federal funding proposed that will trigger NEPA? Describe any special circumstances: Yes If Yes, enter date of "Authority to Use Grant Funds": 4/24/14

Authority to Use Grant Funds approved April 24, 2014. The environmental assessment was re-evaluated and approved on December 11, 2018. The basis for the re-evaluation was the length of time that had passed since the original find of No Significant Impact.

**CEQA:** Project approved "by-right"? Is Project Categorically Exempt? Yes Negative Declaration Date: Final EIR Date: Describe special circumstances below:

**(2) Land Use Entitlement Status - 30 points max**

(A) For the QIP, all necessary discretionary local land use approvals, excluding design review, have been granted as determined by a local land use authority (e.g., planning or community development director or zoning administrator)? *identify in table below* - 30 points. If no, answer (B) below:

Yes **30**

(B) The QIP 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? *identify in table below* - 15 points

Yes

(C) The QIP is consistent with all relevant local planning documents & zoning ordinances & applications for all necessary discretionary local land use approvals, excluding design review, have been submitted, accepted, & deemed complete by the appropriate local agencies? *identify in table below* - 15 points

Provide a listing and status of all discretionary local land use approvals, excluding design review, required to complete QIP that have been granted, submitted or to be applied for to the appropriate local agencies, or consistent with local planning documents. *This information must match the info provided on the Verification of the Status of Environmental Review and Land Use Entitlements form.*

Agency / Issuer	Land Use Approval Date	Approval Type	Type and Comments
SF Planning Department	10/11/19	Other	Site Plan Review
SF Dept. of Building Inspection	1/31/19	Other	Conditional Use Permits
			Zoning Approval

**(3) Funding Commitments - 20 points max**

*All funding sources on the Dev Sources worksheet must include Rental or Owner relating to the type of QIP. §309(a)(3)(B) and (C)*

**Rental:** Commitments as a % of TDC less def. costs: Construction: 90.96% Permanent: 92.78% Points: 20 **20.00**

**Owner:** Commitments as a % of TDC less def. costs: Construction: 0.00% Permanent: 0.00% Points: 0

FAAST File: Const EFC #1, #2, etc Commitment letter or other evidence documenting construction financing commitments File Uploaded? Yes

**(4) Local Support - 12 points max**

*All funding sources on the Dev Sources worksheet must include Yes or No regarding whether it is Local Support. §309(a)(4)(B)*

**Total Local Public Agencies Funding Commitment Amt:** \$30,493,722 CIP Grant Amount \$3,500,000 Commitments as % of Grant: 871.25% **12**

**(5) Following Prohousing Policies - 8 points max**

(i) 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. - 4 points

0

(ii) Projects located in jurisdictions that have adopted a Nondiscretionary Local Approval Process for residential & mixed-use development in all zones permitting multifamily housing, established a Workforce Housing Opportunity Zone, as defined in Gov. Code §65620, or a housing sustainability district as defined in Gov. Code §66200. - 4 points

Yes 4

(iii) 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. - 4 points

0

(iv) 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 Gov. Code §65852.2 as follows: - 4 points  
 - Parking reductions to 0.75 or fewer spaces per accessory dwelling unit in areas not already exempt from parking pursuant to Gov. Code §65852.2;  
 - Processing or impact fee waivers or reductions of 50% 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% or more lot coverage;  
 - No minimum lot size requirement;  
 - Provisions for affordability; or  
 - Offering support programs such as a user-friendly website

Yes 4

(v) Projects located in jurisdictions that only use objective design standards for multifamily residential development or adopt fee transparency measures, inc. publicly available fee calculators. - 4 points

0

Select Strategy Type (from above)	Strategy Description	Enter name of source document and the hyperlink to where the document can be accessed.	Estimated Outcomes - Describe numerically in terms of increase in supply (number of units), timing (reduced number of days), development costs (reduced costs per unit), entitlement streamlining (reduced number of approvals), or funding (dollar value of incentives).						
(ii) Non-discretionary Approval Processes	<b>Initiative Ordinance- Planning Code- Affordable Homes for Educators and Families Now (Prop E)</b>	<a href="https://sfgov.legistar.com/View.aspx?M=F&amp;ID=7977063&amp;GUID=A5C7DE0C-E4A6-4C07-90FE-53F6CE0DE6E0">https://sfgov.legistar.com/View.aspx?M=F&amp;ID=7977063&amp;GUID=A5C7DE0C-E4A6-4C07-90FE-53F6CE0DE6E0</a>	<ul style="list-style-type: none"> <li>Up to 3,000 new units allowed in residential zoning districts and in public zoning districts, except on property used for parks</li> <li>Reducing the total number of days from up to 365 to no more than 180 days for approval from the Planning Department, due to the Planning Department's authority to administratively approve 100% Affordable and Educator Housing projects, without review by the Planning Commission.</li> </ul>						
(iv) Accessory Dwelling Units (ADU)	<b>Planning, Administrative Codes - Construction of Accessory Dwelling Units</b>	<a href="https://sfplanning.org/accessory-dwelling-units#about">https://sfplanning.org/accessory-dwelling-units#about</a> <a href="https://sfdbi.org/adu">https://sfdbi.org/adu</a>	<ul style="list-style-type: none"> <li>Simplify the permit process to expedite the backlog of 900 applications.</li> <li>Legitimize over 340 unwarranted units to allow for rent control protections.</li> </ul>						
<b>Affordability §309(b) - 60 Points Max</b>									
Points based on % of QIP units restricted to occupancy by various income groups. (see <i>Max Funds and Unit Mix worksheet</i> )			§309(b)(1) points=	42.86	§309(b)(2) points=	60.00	<b>60.00</b>		
<b>Density §309(c) - 40 Points Max</b>									
Points based on extent to which the average Net Density of QIP, adjusted by unit size, exceeds the required density §303(a)(4). (see <i>Eligibility and Threshold worksheet</i> )			Minimum Net Density =	30	% QIP meets or exceeds required net density:	#####	<b>40</b>		
<b>Access to Transit §309(d) - 20 Points Max</b>									
Points for proximity of QIP to a Transit Station or Major Transit Stop. Distance must be evidenced by a scaled map; "walkable route" is a route which after completion of Project, is 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.									
Type	Transit Station	Transit Name	Balboa Park BART Station	Contact	Nicole Frannklin	Phone	(510) 464-6159	Planned Station Service Date	N/A
FAAST File:	Transit Access	Provide scaled map showing Transit Stations or Major Transit Stops and walkable routes.				File Uploaded?			
(1) Is QIP within <b>one-quarter mile</b> of a Transit Station or Major Transit Stop per §302(l)(1) or (2) measured by a "walkable route" from nearest boundary of QIP? (If yes, skip to §309(e)) - 20 points						Yes	<b>20</b>		
(2) Is QIP within <b>one half mile</b> of a Transit Station or Major Transit Stop per §302(l)(1) or (2) measured by a "walkable route" from the nearest boundary of QIP? (If yes, skip to §309(e)) - 10 points									
<b>Proximity to Amenities §309(e) - 20 Points Max</b>									
Points based on the proximity or accessibility of QIP to the following existing amenities or amenities that will be in service when the QIP is completed. Distance to amenities shall be evidenced by a certified date stamped map. Also include an aerial photo clearly showing distance from amenity to QIP. Distances are measured "as the crow flies".						Rural Area Project?	No	<b>20</b>	
(1) The QIP is within what distance from a public park (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)? - 4 or 6 points						Within 1/4 mile	<b>6</b>		
Entity Name				Responsible Jurisdiction					
Site Address				City	State	Zip			
Contact	Title	Phone	Date In Service						
FAAST File:	Park Access	Provide scaled map showing Transit Stations or Major Transit Stops and walkable routes.				File Uploaded?	Yes		
(2) The QIP is within what distance from a locally recognized employment center with a minimum of 50 full-time employees? An employment center is a locally recognized concentration of employment opportunities practically available to the residents of the proposed QIP, such as a large hospital, industrial park, commercial district, or office area. - 4 or 7 points						Within 1 mile	<b>7</b>		
Entity Name				Responsible Jurisdiction					
Site Address				City	State	Zip			
Contact	Title	Phone	Date In Service						
FAAST File:	Employment Access	Provide scaled map showing distance to employment center.				File Uploaded?	Yes		
Entity Name				Responsible Jurisdiction					
Site Address				City	State	Zip			
Contact	Title	Phone	Date In Service						
(3) The QIP is within what distance from a locally recognized retail center with a minimum of 50 full-time employees? A retail center is a downtown area or recognized neighborhood or regional shopping mall. - 4 or 7 points						Within 1 mile	<b>7</b>		
FAAST File:	Retail Access	Provide scaled map certified showing distances to retail center.				File Uploaded?	Yes		
(4) Only for QIPs where 50% of units have 2 or more bedrooms: - 4 or 7 points			# of two+ bedrooms in QIP (see <i>Max Funds and Units worksheet</i> ):	77	% of two+ bedrooms	59%	>=50% answer (a) below		
The QIP is within what distance from a public school or community college that residents of the QIP may attend (only for QIPs with 50% of the units have two or more bedrooms)?						Within 1/4 mile	<b>7</b>		
Entity Name				Responsible Jurisdiction					
Site Address				City	State	Zip			
Contact	Title	Phone	Date In Service						
FAAST File:	Education	Provide scaled map showing distances to school/college.				File Uploaded?	Yes		
(5) For a QIP that is a special needs or single room occupancy development, per TCAC, or a special needs or supportive housing project, as defined under MHP, the QIP is within what distance from a social service facility that operates to serve residents of QIP? - 4 or 7 points						N/A	<b>0</b>		
Entity Name				Responsible Jurisdiction					
Site Address				City	State	Zip			
Contact	Title	Phone	Date In Service						
FAAST File:	SPN or SH	Provide scaled map showing distances to social service facility.				File Uploaded?			

(6) For a QIP that is reserved for qualified senior citizens under Civil Code §51.2, 51.3 and 51.4, the QIP is within what distance from a senior center or a facility regularly offering services specifically designed for seniors? 4 or 7 points										N/A	0
Entity Name					Responsible Jurisdiction						
Site Address							City	State	Zip		
Contact			Title	Phone	Date In Service						
FAAST File:	Qualified Seniors	Provide scaled map showing distances to senior center or facility regularly offering services.						File Uploaded?			
(7) Only for QIPs where 25% of units have two bedrooms and an additional 25% of the units are three bedrooms 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. - 20 points				# of two bedrooms in QIP (see Max Funds and Units worksheet):	62	% of two bedrooms	47%	≥25% answer (a) below		0	
				# of three+ bedrooms in QIP (see Max Funds and Units worksheet):	15	% of three+ bedrooms	11%	skip to §309(f)			
				Does QIP have restrictions or preference for Senior Units?	No	Does QIP have restrictions or preference for Special Needs Units?			No		
(a) QIP located within the high or highest resource community neighborhoods as indicated on the currently adopted TCAC/HCD Opportunity Area Map <a href="https://haasinstitute.berkeley.edu/sites/default/files/mappings/TCAC/opportunity_map_2019.html">https://haasinstitute.berkeley.edu/sites/default/files/mappings/TCAC/opportunity_map_2019.html</a>										No	
<b>If Yes, Select or Enter The Entire TCAC/HCD Opportunity Area Map Tract ID #:</b>										N/A	
FAAST File:	Opportunity Area	Documentation of TCAC/HCD Opportunity Area status.						File Uploaded?	N/A		
<b>Consistency with Regional Plans §309(f) - 10 Points Max</b>											
Points awarded for each of the following										10	
(A)	Does QIP support 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 - 5 points								Yes	5	
(B)	If a sustainable communities strategy is not required for a region by law, and if the QIP 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. - 5 points									0	
(C)	Not less than 50% of the land area is within a Transit Priority Area evidenced 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 - 5 points								Yes	5	
FAAST File:	QIP Consistency	Submit letters or resolutions from the local council of government, metropolitan planning organization or regional transportation planning agency confirming points above.						File Uploaded?	Yes		
<b>Tie Breaker §307(b)(3); NOFA</b>											
In the event two or more applications have the same rating and ranking scores, HCD will apply tie breaking criteria outlined in the NOFA.										<i>Application due date:</i> 2/18/20	
(1) 10 bonus points to the QIP having the lowest ratio between the requested grant amount to the total allowable maximum grant amount per §305.								Ratio=	0.00%		
(2) If tie still exists, 3 points to the QIP for each prior awarded QIP developed by the Applicant that has received a Certificate of Occupancy by the application deadline .											
Development Name:		IIG prior NOFA Date		Cert. of Occup Date:				0	0		
Development Name:		IIG prior NOFA Date		Cert. of Occup Date:				0			
Development Name:		IIG prior NOFA Date		Cert. of Occup Date:				0			
Development Name:		IIG prior NOFA Date		Cert. of Occup Date:				0			





## Balboa Park Upper Yard IIG Round 6 Document Checklist

Overview TAB		
	Submitted	Comments
<b>FAAST File:</b>		
<b>Applicant Documents (if more than two applicants continue attachments as App3, App4, and App5)</b>		
App1 Certs & Legal (wet signature required)		
App2 Certs & Legal (wet signature required)		
App1 Reso (wet signature required)		
App2 Reso (wet signature required)		
<b>Resolutions***</b>		
1. Entity Name and Entity Type (corporation, non-profit, for-profit, LLC, etc.).		
2. Name & Title of Signatory(ies)**** NOTE: Name and title of authorized signatory(ies) is preferred. In instances pertaining to municipalities/jurisdictions/transit agencies (when title is acceptable), supporting documentation evidencing the individual who currently holds the position must be provided.		
3. NOFA Date.		
4. Language authorizing Signatory(ies) to sign Standard Agreement.		
5. Amendment Provision included.		
6. Aggregate dollar amount (should be equal to or greater than the requested/award amount).		
7. Person attesting validity of resolution (must be someone other than person authorized to sign Standard Agreement).		
8. The meeting date authorizing resolution.		
9. All votes taken at meeting authorizing resolution (ayes, no's, absent, vacant).		
10. Project name as it appears on IIG application.		
** Organizational documents for the manager of the LLC if an entity other than an individual.		
*** These are minimum requirements for a resolution. Updates can be requested once a review is completed.		
**** Ensure when identifying the Signatory(ies), if more than one is listed, that "and" or "or" is defined for individuals required to sign.		
App1 OrgChart		
App2 OrgChart		
App1 Signature		
App2 Signature		
App1 Payee Data or TIN		
App2 Payee Data or TIN		
<b>Applicant Organizational Documents (submit documentation for each as App1, App2, etc.)</b>		
<b>Entity Type: (Overview Tab Continued under Organizational Documents)</b>		
	<b>Submitted</b>	<b>Comments</b>
<b>Corporations</b>	<b>FAAST File:</b>	
Articles of Incorporation, with all amendments	App1 OrgDoc1	
By-Laws, with all amendments	App1 OrgDoc2	
Certificate 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	
<b>Limited Liability Company (LLC)**</b>	<b>FAAST File:</b>	<b>Submitted</b>
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	
<b>Max Funds and Unit Mix TAB</b>		
<b>FAAST File:</b>	<b>Submitted</b>	<b>Comments</b>
Rural Status		
<b>Eligibility and Threshold TAB</b>		

**Balboa Park Upper Yard IIG Round 6 Document Checklist**

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

**Balboa Park Upper Yard IIG Round 6 Document Checklist**

QIA Consistency		
-----------------	--	--