**AHSC Commitment Letter: [Insert Project Name]**

**Background**

Applicants can receive up to four points for implementing at least one new or expanded Anti-Displacement (AD) activity from the list below. To receive points in this section, the following commitment letter must be filled out completely.

Eligible AD strategies include the following activities:

1. Affordable Housing Development (AHD) nonprofit Developer or Locality applying to AHSC have provided Mortgage Assistance Loans to qualified First-Time Homebuyers for two years within last 10 years.
2. An independent nonprofit and/or Locality developing a Community-Driven, Neighborhood-Scale AD Plan.
3. An independent nonprofit and/or Locality developing or implementing a pipeline or training programs that will build capacity for local affordable housing developers.
4. An independent nonprofit and/or Locality developing or implementing a process for data collection, monitoring, and tracking systems related to the causes of displacement (e.g., rental property registry, inventory of at-risk units, landlord licensing, local eviction tracking, a speculation watchlist, or tracking the loss and formation of culturally-relevant and community-serving small businesses).
5. An independent nonprofit and/or Locality developing or implementing foreclosure or eviction prevention and landlord anti-harassment programs. If proposed program includes tenant legal counseling services, the services cannot be provided by the Developer, building manager, or related entity.
6. An independent nonprofit and/or Locality developing, administering, or implementing rental assistance or voucher programs to residents of the Project Area who are not the residents of the AHD.
7. An independent nonprofit and/or Locality developing or implementing a Small/Family Business Protection Program for community businesses in the Project Area.
8. An independent nonprofit and/or Locality developing or operating a Community Land Trust or Land Banking activities.
9. An independent nonprofit and/or Locality developing or implementing programs that provide subsidized work to weatherize or repair existing Low-Income Households to increase energy efficiency and/or air quality in the Project Area.
10. An independent nonprofit and/or Locality implementing a policy or action identified in a previously published Anti-Displacement Plan that is not listed above. Applicants should reference a specifically outlined goal, strategy, or action from the plan.

**Instructions**

Complete this form for the Anti-Displacement (AD) Strategy for which you are seeking points. Each question is required to be considered. “N/A” is not a complete answer for any question and is subject to disqualification.

1. Please identify the AD strategy you are proposing based on the list above (e.g. Strategy C) and provide a brief description of the proposed program and planned activities as it relates to the selected strategy.
2. Does the nonprofit/AD strategy provider have a recent history in the Project Area? Please provide a brief description of the role they have played and/or currently play in the Project Area. (Minimum 25 words; maximum 200 words)
3. Is this AD strategy a new program or an expansion of a currently existing program to serve new populations or offer new program service and implementation (Section 111(QPS)(d))? Please also provide the current status of work of this AD strategy in the Project Area or in the region more broadly. (Minimum 10 words; maximum 100 words.)

Note: If pursuing selected Strategy (A), you do not need to address whether the AD strategy is a new program or program expansion.

1. In what ways will you measure and track success in the implementation of the AD strategy? Please list at least two calculable/numeric metrics. If the program uses an established tracking system, please give examples of at least two metrics the system tracks. (Minimum 10 words; maximum 100 words)
2. Why was this strategy determined to be the best for this Project Area? What alternatives were considered? In your explanation, use the AHSC AD Tool, the jurisdiction’s housing element, supplemental research, community feedback, or other existing documents. (Minimum 20 words; maximum 200 words)
3. Please fill out the following scope of work. Be detailed. Projects that state “direct costs” and “indirect costs” as their only milestones/deliverables will be disqualified from consideration for anti-displacement points. All fields per deliverable/milestone are required. “N/A” is not a complete answer for any field and is subject to disqualification. Make sure that the scope of work listed here does not contradict the AD Activity budget in the "PGM S&U Budget” tab of the application workbook. See example at the end of this document for guidance (Appendix A, page 4).

Note: If you selected Strategy (A), you do not need to fill out the scope of work template below. Instead, please provide a detailed description of the activities and main deliverables of the implemented first-time homebuyer mortgage assistance program. Please note the other leveraged sources and any milestones attached to those sources, if still in progress. (Minimum 25 words; maximum 200 words)

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| No. | Activity Deliverable/Milestone | Task Details | Estimated Start Date | Estimated Completion Date | Estimated Hours to Complete | Task Budget |
| 1 |  |  |  |  |  |  |
| 2 |  |  |  |  |  |  |
| 3 |  |  |  |  |  |  |
| 4 |  |  |  |  |  |  |
| 5 |  |  |  |  |  |  |
| 6 |  |  |  |  |  |  |
| 7 |  |  |  |  |  |  |
| 8 |  |  |  |  |  |  |
| Total | -- |  | -- | -- |  |  |

Please provide digital signatures for all implementing parties, including the primary developer and AD strategy provider.

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name (Printed): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Name (Printed): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Title: Project Developer Title: AD Representative Signature

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name (Printed): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Name (Printed):\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Title: Additional Implementing Party Title: Additional Implementing Party
(if applicable) (if applicable)

Appendix A. Scope of Work Example

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| No. | Activity Deliverable/Milestone | Task Details | Estimated Start Date | Estimated Completion Date | Estimated Hours to Complete | Task Budget |
| 1 | Monthly Tenant legal counseling sessions | Provide tenant legal counseling to up to 10 tenants per month for three years | 6/01/2027 | 12/31/2030 | 180 | $120,000 |
| 2 | Biannual participation in outreach events | Participate in two outreach events per year for two years in conjunction with community organizations and/or events in the Project Area | 9/15/2027 | 6/31/2030 | 20 | $15,000 |
| 3 | Displacement hotline  | Provide resources and referrals from displacement hotline callers as needed | 1/01/2028 | 10/31/2030 | 20 | $15,000 |
| 4 |  |  |  |  |  |  |
| 5 |  |  |  |  |  |  |
| 6 |  |  |  |  |  |  |
| 7 |  |  |  |  |  |  |
| 8 |  |  |  |  |  |  |
| Total | -- |  | -- | -- |  | $150,000 |