2024 Homekey+ Program

Notice of Funding Availability (NOFA) November 26, 2024

Funding Application



State of California

Gavin Newsom, Governor

Business, Consumer Services and Housing Agency

Tomiquia Moss, Secretary https://www.bcsh.ca.gov/

Department of Housing and Community Development (HCD)

Gustavo Velasquez, Director

651 Bannon Street, Sacramento, CA 95811 Telephone: (916) 263-2771

Homekey@hcd.ca.gov

Homekey+ Program

https://www.hcd.ca.gov

Instructions

When opening this file, a yellow banner at the top may appear with a button that says, "Enable Editing", and/or "Enable Macros". It is essential that you click this box(es) so that the macros are enabled. Enabling macros is necessary for full workbook/application functionality.

WARNING: Partial functionality of this application/workbook WILL BE LOST when using Apple Mac Computers. The Department highly recommends using PC Computers and Microsoft Office 2013 or newer to complete the application



Microsoft has recently added blocking of macros by default, if this happens when you open the application, please follow the instructions in the Word document added as an icon to the right (double-click to open).

When completing this Application, it is required not to skip/jump to other sheets, start entering data from top to bottom and left to right when selecting a new sheet to

Application materials must be submitted electronically via HCD portal system. Requirements for uploading the Application Workbook and required supporting documentation, including naming conventions, are described in the application instructions available at Homekey+ | California Department of Housing and Community

Homekey applications will be accepted as set forth in the NOFA.

Application must be on the Department's forms and cannot be altered or modified by the Applicant. Excel Application must be in Excel format, not a PDF document.

If the Applicant discover any errors within application, use the Application Support sheet and email the entire workbook to AppSupport@hcd.ca.gov

It is recommended that Applicant(s) start from left to right and top to bottom for a better understanding and functionality of this application.

Additional instructions and guidance are given throughout the Application in "red" text and in cell comments. Cell Notes/Comments are very important to read as some of these will provide directions for completing your application.

"Yellow" cells

are for Applicant input. It is very important that you answer ALL yellow cells, failure to provide all information may disqualify your application from consideration or may negatively impact your point score.

"Orange" cells

are required attachments. Failure to provide the required attachments and documentation may disqualify your application from consideration or may negatively impact your point score. Electronically attached files must use the naming convention in the Application.

"Red" cells

indicate the Applicant(s) has failed to meet a requirement of the program, threshold, scoring, upload, or certification.

"Blue" cells are self-score points awarded in the "Scoring" worksheet. These are automated calculations based on the inputs provided by the Applicant.

Disclosure of Application: The application is a public record, which may be available for public review pursuant to the California Public Records Act (CPRA) (Division 10 (commencing with Section 7920.000) of Title 1 of the Government Code). After final Homekey+ Awards have been issued, HCD may disclose any materials provided by the Applicant to any person making a request under the CPRA. HCD cautions Applicants to use discretion in providing information not specifically requested, including but not limited to bank account numbers, personal phone numbers, and home addresses. By providing this information to HCD, the Applicant is waiving any claim of confidentiality and consents to the potential disclosure of submitted material upon request.

V3	4/30/25
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Homekey Sumn	nary (auto	populated from	m "Max	Funds & L	Init Mix A	ward	l", and "Scoring" worksheets)		
Gap Financing Project type? FALSE	New constru	ction cost containr	ment Proj	ect type? FAI	_SE				
Max Capital Baseline Award	#########	Additional Contri	bution		\$8,000,000		Total Requested Capital Award	\$32,800	0,000
Operating Subsidy	50% Relocation	Costs		\$0		Total Requested Operating Subsidy	\$6,244	1,030	
							tal + operating + 50% relocation costs)	\$39,044	4,030
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Number of At-Risk of Homelessness Un	Number of C	hronicall	y Homeless L	Jnits 0		Number of Homele	ss Units	0	
Number of Homeless Youth or Youth at	mber of Homeless Youth or Youth at Risk of Homelessness Unit				er of Units a	access	sible to persons with hearing or vision dis	sabilities	13
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Eligible applicant Entry name City and County of San Francisco	Gibb applicant type	ligible applicar				
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there affiliate or subsidiary entities that provide operational or financial support to the Applicant or Co-Applicants?	A contract to the contract of the contract to the contract of	ministrativa mager of LL ile Name	e General Partner #2 Entity name LC Entity name Swords to Plowsh 10a. MLLC Cert & Legal Disclosure 10b. MLLC OrgDoc1, MLLC OrgDoc2, etc. 10c. MLLC Resolution 10e. MLLC Signature Block 10f. MLLC Cert of Good Standing 10g. MLLC Tax-Exempt Status 10h. MLLC Payee Data Record poplicant(s) documents 11. LLC OA	Authorizing Resolution. Signature Block - upload in Microsoft Word Document. Dated 30 days or less from the application due date. Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only). Completed Payee Data Record.	Uploaded to HCD? Uploaded to HCD?	

Acquisition & Rehabilitation

Project Development Type

Housing Type Permanent Housing Geographic Region Bay Area

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Project Name	1035 Va	n Ness			Pro	ject Addr	ess	103	35 Van Ness A	\ve.	
Project County	San Fra	ncisco	Project City	San Francisco		State:	CA	4	Project Zip	94109	
		(A	APNs):						(Census Tract(s)	
0714-028					01	51.00					

Has the Applicant(s) applied, plan to apply, or been awarded other HCD program funds for this proposed Project?

Utilizing Tax Credits? None

Is Project located in a Rural Area as defined by H&S Code §50199.21? Applicant must use the TCAC Method for determining rural

Documentation of rural status (2025)

No

Yes

Yes

Nο

No

No

No

Nο

No

Yes Yes

Project Description: be as specific as possible and be sure to include eligible uses, relocation needs, Homekey+ operating subsidy and match

1035 Van Ness consists of the acquisition and rehab of an existing assisted living facility located in the Cathedral Hill neighborhood of San Francisco and conversion into 124 units of housing -- 66 studio units and 58 SROs with private baths -- for formerly homeless veterans. The property, built in 2004, is in good condition and is located along a newly completed bus rapid transit line connecting riders from the waterfront to the Market Street transit corridor. The existing assisted living facility has filed for bankruptcy, facilitating an opportunity to purchase the building, built in 2004 and an attractive opportunity to re-purpose as permanent supportive housing (PSH) for veterans with in-unit bathrooms.

The City and County of San Francisco's Dept. of Homelessness and Supportive Housing (HSH) serves as Applicant for this Homekey+ application. HSH selected Swords to Plowshares as the City's partner this opportunity because of its current work at numbers of PSH sites in San Francisco serving veterans. HK+ funds will go towards purchase of 1035 Van Ness for \$27.75 million, and together with City funds will finance a modest renovation that will restore the building to its permitted 124 studio units and facilitate its ability to serve the new intended residents, consisting of formerly homeless veterans with Serious Mental Illness (SMI) or Substance Use Disorder (SUD). City funds will cover all soft costs related to the project. Project operations will benefit from a new 20-year commitment of 66 project-based vouchers through the VASH program and commitments from HSH to fund a Local Operating Subsidy Program operating grant for 15 years, and supportive services for 5 years, with the intent to renew the services contract through Year 20. These funds will leverage a HK+ operating award covering 5 years' operating gap, plus additional funds during Years 6-10 based on the NOFA amendment allowing an additional \$30,000 operating funds per Veteran's unit.

§201. Eligible Uses

Applicants acknowledges the "Eligible Uses" of the Homekey+ funds.

- i. The list of eligible uses are as follows: (Applicants, please select all the items below for which the Homekey+ funds will be utilized for. Select "Yes" or "No") to all below.
 - Acquisition or Rehabilitation, or Acquisition and Rehabilitation, of motels, hotels, hostels, apartments or homes, assisted living residences, manufactured housing, commercial properties, and other buildings with existing uses that could be converted to Permanent Supportive Housing (PSH).
 - $\begin{tabular}{ll} \bf b. & Master leasing of properties for PSH. \end{tabular}$
 - c. Conversion of units from nonresidential to residential PSH. (i.e. adaptive reuse) and conversion of Interim Housing to PSH.
 - d. New construction of dwelling units (see §501).
 - e. Gap financing (Strictly for §502 project types only, please read and understand this section before selecting "Yes").
 - f. The purchase of affordability covenants and restrictions for units.
 - ${\hbox{\bf g.}} \quad \hbox{\bf Relocation costs for individuals who are being displaced because of the Homekey+ Project.}$
 - h. Capitalized operating subsidies for PSH units purchased, converted, constructed, or altered with funds provided pursuant to HSC §50675.1.3.
- ii. Applicant acknowledges that the **Ineligible** uses include all those stated at §201(ii).

§202. Eligible Projects

Homekey+ funds Permanent Supportive Housing (PSH) and will require a 55-year affordability term. HCD welcomes and will consider a variety of innovative housing solutions as eligible Projects, including excess state-owned property developments. The following list of eligible Projects is not exhaustive.

Eligible Project Type

iii. Conversion of buildings with existing residential or interim uses that will be used to create PSH units.

§205. Capital Award and Match

i Additional Contribution Amount – Capital Match

Beyond the baseline amount, the Eligible Applicant may leverage a 1:1 local match to provide up to \$100,000 in additional funds per door/Unit. Capital match may be obtained from any source, including any federal, state, local, private, or philanthropic source.

Will the Applicant(s) be providing local match, up to \$100,000 in additional funds per door?

Yes

§301. Additional Application Materials

In addition to requirements detailed in §300, to be eligible for Homekey+ funding, an application shall demonstrate to HCD the following:

Applicants and Co-Applicants must be in good standing with the State of California and all agencies and departments thereof. By way of example and not limitation, an Applicant and Co-Applicant must be qualified to do business in the State of California and must be in good standing with the California Secretary of State and the

California Franchise Tax Board. Applicants that are delinquent in meeting the material requirements of previous Department awards may, in the Department's reasonable discretion, fail threshold review. Certificate of Good Standing dated within 30 days of application due date must be submitted with the application.

NOTE: A certificate of good standing from the California Secretary of State is requested above and under the Applicant and Co-Applicants entity name.

- ii. Completed Certification and Legal Disclosure Statement
- iii. Signature Block for all Applicants entities in Word Format
- iv. Payee Data Record STD204 (except for Eligible Applicants)
- v. Taxpayer Identification Number (FI\$Cal TIN Form)

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- vi. EIN Verification (IRS form SS-4) (except for Jurisdictions)
- vii. Tax-Exempt State from IRS or FTB (if applicable)

NOTE: These items above (ii-vii) are requested above and under the Applicant and Co-Applicants entity name.

- viii. CEQA Determination (if applicable)
- ix. NEPA Authority to Use Grant Funds (if applicable)

NOTE: These items above (viii-xi) are requested at the "Project Overview" sheet, starting with row 474.

x. Phase 2 Environmental Report if needed as stated in Phase I ESA report (if Applicable)

NOTE: This item above (x) is requested at "Threshold Requirements" sheet at row 123.

A letter from the local county behavioral health department describing the support for the Project (capital, operating or service commitments, referrals, stakeholder collaboration, etc.). If the letter can't be secured, Applicant must describe efforts to obtain the letter.

Will the Applicant secure and provide the Department with letter from the local county behavioral health department describing the support for the Project (capital, operating or service commitments, referrals, stakeholder collaboration, etc.)?

operating or service commitments, referrals, stakeholder collaboration, etc.)? Provide the Department with letter from the local county behavioral health department describing the support for the Project (capital, operating or service commitments, referrals, stakeholder Uploaded to HCD?								
File Name	12. Letter local county BHD	Provide the Department with letter from the local county behavioral health department describing the support for the Project (capital, operating or service commitments, referrals, stakeholder collaboration, etc.)		Yes				

Is the Project a scattered site housing Project? UMR §8303(b)

No

§304. Recording, Income and Underwriting Requirements

Homekey+ may fund all units in a Project or a portion of the units. If seeking Homekey+ funding for a portion of the units in a Project, Applicants must identify committed is sources for the non-Homekey+ units. The non-Homekey+ units are not required to serve the Homekey+ Target Population and may therefore be restricted at higher AMI levels, which may help promote Project feasibility.

Will Homekey+ be funding **all units** in the proposed Project?
At time of acquisition, are there tenants residing at the Project site?

Yes No

Applicant(s) acknowledges and understand that at year 15 from the recordation of the Affordability Covenant, in circumstances where the Grantee has not waived their iii. right and Grantee has exhausted available operating funding and demonstrated to HCD that the Project is no longer feasible, HCD may approve an increase in income levels, to the minimum extent required for fiscal integrity, in five percent increments of Assisted Units up to 50 percent AMI. AND

Yes

- HCD reserves the right to set restrictions on the unit mix, rent levels, and other factors deemed necessary. To the maximum extent possible, these changes shall minimize the impact on the lowest income Project residents and shall be phased in as gradually as possible. If, following any increase in rents and income limits, or
- a. modification of Target Population occupancy requirements, new resources become available, or market demand changes, allowing reversion to the former income and rent limits or Target Population occupancy requirements, HCD may re- impose these income limits and rent limits or Target Population occupancy requirements, in whole or in part, subject to an analysis of Project
- iv. In addition to §300 above, Applicants purchasing Affordability Covenants and restrictions will also be evaluated on the following requirements: Will the Applicants be purchasing Affordability Covenants and restrictions?

No

- As described in §101, the Project shall comply with the UMRs (Cal. Code Regs., tit. 25, § 8300 et seq.), to the extent those regulations are consistent with Homekey+ requirements, and shall meet the following Homekey+ underwriting requirements:
 - Applicants acknowledges and certifies to the following: In analyzing Project feasibility, Projects planning to use Tenant Based Vouchers (TBV) for rental
 - income/subsidy sources shall limit projected TBV revenue sources to no more than 50% of the Project's assisted housing units in the application. Nothing in this NOFA shall be construed to conflict with or limit the operation of state law prohibiting discrimination against tenants based on source of income. Refer to §508 for non-discrimination policy requirements.

Yes

b. Applicants acknowledges that for Projects that do not have debt service, Project cashflow shall not exceed 12 percent of Operating Expenses in the first 15 years of operations.

Yes

Article V - Additional Program Requirements

Homekey+ Projects proposing to serve Veterans may also serve other qualifying members of the Target Population. The Veterans units will be funded from the Veterans allocation, and the remaining units will be funded from the other applicable allocation(s).

Per §500 Veterans Assisted Units, is this Application/Project proposing to serve Veteran Units?

Yes

	Exist	ing Doors	versus propos	ed Units (inclu		Total#	Total#	Total#	Total # Mgr.	Total # of Parking		
	Beds	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 + Bdrm	Doors /Units	Bedrooms	Buildings	Units	Spaces
Existing		106						106	106	1	1	32
Proposed		124	0	0	0	0	0	124	124	1	0	32

Duilding house	New	v Construc	ction	R	tehabilitatio	on	Unit Size	Baths	Layout	Avg. Sq. Ft.	All Doors / Units
Building types	Units	Stories	Bldgs.	Units	Stories	Bldgs.	0 Bdrm.	1	Flat	372	124
Townhouse/Row House							1 Bdrm.				0
One or Two Story Walk-Up							2 Bdrm.				0
Mid-Rise (3-5 stories)							3 Bdrm.				0
High-Rise (6+stories)				124	9	1	4 Bdrm.				0
Detached Single Family							5 Bdrm.				0
Duplex/4-Plex									Т	otal Doors / Units	124
Non-Residential Bldg(s)											

Project Overview Totals 0	0 124	1		V3 4/30/25
Applicant Notes				
Amenities				
Unit Amenities/Features				Di i
	Yes Refrigerator No Walk-In Closet	No Range No Fenced Rear Yard	Yes Microwave No Ceiling Fans	No Disposal Yes Curtains/Blinds
	Yes Emergency Call	No Free Cable TV	No Storage Area	No Lofts
No Balcony	No Patio	(Other)	(Other)	(Other)
Project Amenities				
Elevator(s) Yes 2	Laundry Rms. Yes	Washers Yes	Dryers Yes	12
Yes Community Room	Yes Community Kitc		•	No High Speed Internet
Yes Fitness Room No Tennis Court	No Picnic/BBQ Area No Swimming Pool		, ,	No Sports Court No Bike Parking
10 Termis Court	(Other)	(Oth		(Other)
1				•
Security & Other Yes Gated Entry	Yes Bldg. Card Key	Yes Security Patrol	Yes Security Cameras	
Describe any mandatory charges to tenant	ts beyond allowable Rents.			
None				
List type of furnishings provided in each uni				
Bed, nightstand, dresser, dining table, cha	airs			
Miscellaneous Information				
Residential Space Residential Units 57,660 Com	mon Areas 22,000 Co	ommunity Room 5,000	_easing Office 1,000 Addi	tional Storage Space 0
Subtotal Residential SF 85,660			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Maintenance Shop 2,500	Childcare Center 0	Samilar Area	5,000 Service Of	2.000
Maintenance Shop 2,500 Ground floor storage 2,500	Childcare Center 0 (Other)	Service Area (Other)	5,000 Service Of	ffice 3,600
Total Residential SF 99,260)			
Residential Parking				
Trooldonian arking		Free Residential Parking Spaces		
Uncovered Tenant Parking 0	Covered Tenant Parking	32 Enclosed Tenant F	Parking 0 Tenant 0	Guest Spaces 0
Subtotal Parking Spaces 32				
		Extra Spaces Tenants may Rent		
Extra Parking Spaces Tenants may Rent Grand Total Parking Spaces	32		Total Handicap Pa	arking Spaces 2
Commercial Space		Commercial Square Feet		
Commercial Area 0	Offices C	hildcare Center	Storage Space	(Other)
Total Commercial SF 0]			
	Parl	king Spaces for Commercial Tenants		
Uncovered Parking 0	Covered Par			
Describe other available parking for comme	ercial natrons			
n/a	5. 5.a. pati 0110			
Income from sources other than resider	ntial Rents and subsidies			
Laundry			Other Leased Spaces	
No. of Units Using Central Laundry Weekly Assumed Income Per Unit	\$6.75 Resid		Lease Terms R	Rent//Mo. Annual Gross \$0
Annual Total Laundry Income	\$43,524			\$0

Residential Parking

\$0

Project Overview							V3	4/30/25
Tenant Rental Spaces	0					\$0		
Monthly Income Per Space		Commercial						
Annual Residential Parking Income	\$0	(Existing retail space to be converted for				\$0		
Commercial Parking		services use)				\$0		
Number of Rental Spaces	0					\$0		
Monthly Income Per Space						\$0		
Annual Commercial Parking Income	\$0		Total Inc	ome from Othe	er Leased Spaces	\$0		

Monthly utility allowance

	Type of Utility		Does the owner or		Enter A	Allowances for	Tenant or Hom	eownership Pa	id Utilities by Bo	drm. Size
Utilities	(Select from dropdown)		tenant pay utilities?	Ī	0 bdrm	1 bdrm	2 bdrms	3 bdrms	4 bdrms	≥5 bdrms
Heating	Electric		Owner	Ī	\$0					
Cooking	Electric		Owner	Ī	\$0					
Other Electric	Electric		Owner	Ī	\$0					
Air Conditioning				Ī						
Water Heating	Electric		Owner	Ī	\$0					
Water	Public		Owner	Ī	\$0					
Sewer	Public		Owner	Ī	\$0					
Trash	Public		Owner	Ī	\$0					
Other				Ī						
		Total	Tenant Utility Allowance	•	\$0	\$0	\$0	\$0	\$0	\$0

Source for utility allowances

Local PHA?	Yes	Name:	San Francisco Housing	Authority						Effective date:	1/1.	/25
HUD?		Utility Compan	y (Actual Survey)?	r)? CUAC? Other?								
Applicant Note	s:											
All utilities to be owner-paid. Utility Allowance schedule is included solely for reference purposes.												
Note this is a	Note this is an existing building with gas (not electric) heat and hot water, but the application workbook does not provide this as an option.											
File Name	16. Utili	ty allowance	Schedu	le of utility	allowance	es.		•		Uploaded to	HCD?	Yes

§504 Housing First

The Eligible Applicant shall certify to employ the core components of Housing First, as set forth at Welfare and Institutions Code §8255, subdivision (b), in its property management and tenant selection practices. Projects shall accept tenants regardless of sobriety, participation in services or treatment, history of incarceration, credit history, or history of eviction in accordance with practices permitted pursuant to Housing First practices, including local Coordinated Entry System prioritization protocols, or other federal or state Project funding sources.

Yes

§505 Tenant Referrals

Referrals to Homekey+ Assisted Units shall be made through the local Coordinated Entry System (CES), or another comparable prioritization system based on greatest need for housing and services, to determine the most appropriate referral. Homekey+ units should be reserved for serving the Target Population where households are more appropriately served by PSH, including referrals from persons exiting encampments. Households with lower levels of need may be better served by other housing and less intense service interventions.

Applicants must demonstrate efforts to coordinate with their local county behavioral health department, to ensure the referral process to the Homekey+ units is aligned with the requirements of this NOFA.

If referrals will be made using a prioritization system other than CES, the Applicant must describe the plan for tenant referrals in detail, including which agency is responsible for managing the referral approach and what stakeholders are involved in the prioritization process. Awardees are encouraged to consider an alternative referral system consisting of referrals for persons exiting encampments, incarceration, or treatment facilities. Prioritization for Homekey+ units should be based on greatest need factors and assessments established by the local jurisdiction in collaboration with the Continuum of Care (CoC). CoC collaboration in Project and Supportive Services design is also strongly encouraged to help target and serve those with the greatest need.

Will referrals be made using a prioritization system other than CES?

No

§505 Participation in the Homeless Management Information System (HMIS)

If awarded Homekey+ funds, Applicants hereby certifies to comply with the following:

Yes

Pursuant to Assembly Bill 977 (Statutes of 2021-22), Grantees who have been awarded HCD funding under the Homekey+ program must enter Universal and Common Data Elements as defined by HUD, on the individuals and families served into the Homeless Management Information System (HMIS). For more information about this requirement visit Homelessness Program Data Reporting | California Department of Housing and Community Development

Any health information provided to, or maintained within, the statewide Homeless Management Information System shall not be subject to public inspection or disclosure under the California Public Records Act (Division 10 (commencing with §7920.000) of Title 1 of the Government Code). "Health information" means "protected health information" as defined in Part 160.103 of Title 45 of the Code of Federal Regulations, and "medical information," as defined in subdivision (j) of §56.05 of the Civil Code.

§507 Relocation

In addition to the Relocation Assistance Narrative required in §300 submitted at the time of application, before the Homekey+ Award will be disbursed, Grantee must submit either:

- a. A Department-approved relocation plan; or
- An HCD-issued Certification Regarding Non-Application of Relocation Benefits and Indemnification Agreement (certificate of no-relocation), which has been duly executed and approved by HCD.

Grantee must comply with all applicable federal, state, and local relocation law. Pursuant to relocation law, a Grantee must have a relocation plan prior to proceeding with any phase of a Project or other activity that will result in the displacement of persons, businesses, or farm operations. To ensure that displaced persons and entities do not suffer a disproportionate impact as a result of Projects which benefit the public, all notices to vacate and relocation services must be provided to them in accordance with applicable law.

HCD will identify its form, substance, and submittal requirements for these relocation documents in the Homekey+ application materials. Where the Grantee's activities will or may result in displacement, the Grantee's development budget shall include enough funds to pay all costs of relocation benefits and assistance. Any modifications to the foregoing process requirements must be approved in advance by HCD in writing.

Project Overview

Does the proposed Project trigger State Relocation Assistance Law?

V3 4/30/25 No

§508 Non-Discrimination and Accessibility

Grantees shall adopt a written non-discrimination policy requiring that no person shall, on the grounds of race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, age, medical condition, genetic information, citizenship, primary language, immigration status (except where explicitly prohibited by federal law), arbitrary characteristics, and all other classes of individuals protected from discrimination under federal or state fair housing laws, individuals perceived to be a member of any of the preceding classes, or any individual or person associated with any of the preceding classes be excluded from participation in, be denied the benefits of, or be subjected to discrimination under, any program or activity funded in whole or in part with program funds made available pursuant to this NOFA.

NOTE: A written non-discrimination policy is required at "Threshold Requirements" sheet.

Grantees certifies to comply with the requirements of the Americans with Disabilities Act of 1990 (U.S.C § 12101 et seq.). All developments shall adhere to the accessibility requirements set forth in California Building Code Chapter 11A and 11B and the Americans with Disabilities Act, Title II and Title III. In addition, developments shall adhere to either the Uniform Federal Accessibility Standards (UFAS), 24 C.F.R. Part 8, or HUD's modified version of the 2010 ADA Standards for Accessible Design (Alternative 2010 ADAS), HUD-2014-0042-0001, 79 F.R. 29671 (5/23/14) (commonly referred to as "the Alternative Standards" or "HUD Deeming Notice"). Accessible units shall, to the maximum extent feasible and subject to reasonable health and safety requirements, be distributed throughout the Project and be available in a sufficient range of sizes and amenities consistent with 24 CFR part 8.26.

Yes

Applicants are further advised that while Homekey+ incorporates the MHP guidelines, as explained in §101, as a courtesy and point of emphasis, HCD directs prospective Applicants to §7314 (a) and (b) of the MHP guidelines, which further articulates Fair Housing, Nondiscrimination, and Accessibility requirements. HCD also suggests Applicants review its April 2021 Affirmatively Furthering Fair Housing document at the following link.

Fair Housing

§509 Prevailing Wages

Applicant certifies that the Project will comply with California's prevailing wage law (Lab. Code, §1720 et seq.)?

Yes

Applicant's contemplated use of Homekey+ funds is subject to California's prevailing wage law (Lab. Code, § 1720 et seq.). Applicant is urged to seek professional legal advice about the law's requirements. Prior to disbursing the Homekey+ funds, HCD will require a certification of compliance with California's prevailing wage law, as well as all applicable federal prevailing wage law, or a certification that the development is exempt from prevailing wage as defined in Government Code 65913.4(a)(9). The certification must verify that prevailing wages have been or will be paid, and that labor records will be maintained and made available to any enforcement agency upon request. The certification must be signed by the general contractor(s) and the Grantee. The Department will not disburse funds for Rehabilitation or construction until the certification is signed by the general contractor.

§510 Environmental Clearances

Projects, including phased Projects, that satisfy the requirements HSC 50675.1.5, shall be exempt from the California Environmental Quality Act (CEQA) Projects under this section are considered a "use by right", which are specifically exempt from CEQA (CA Public Resources Code §21000 et seq.). (HSC 50675.1.5(e)(2)(A)). Moreover, HSC 50675.1.5(e) specifically exempts HCD actions taken to "provide financial assistance or insurance for the development and construction of Projects" from CEQA review. HCD encourages Eligible Applicants to fully engage with HCD's technical assistance and to review the CEQA exemption set forth at HSC §50675.1.5 and the provision for land use consistency and conformity set forth at HSC §50675.1.3, subdivision (i).

Applicants should consult with their counsel for legal advice in construing application of the foregoing exemptions to their Project. It is entirely within an Applicant's discretion to determine whether to use the statutory CEQA exemption, whether the exemption applies to the Applicant's proposed activity, or whether some other mechanism applies and could be used to satisfy obligations under CEQA.

Applicants must provide National Environmental Act (NEPA) clearance, as applicable. According to the National Environmental Policy Act (NEPA), Grantees must consider environmental impacts early in the planning process before decisions are made, and actions are taken. The Project must assess environmental impacts if a Project has applied for HUD assistance (HOME, CDBG, PBVs, Choice Neighborhoods Grant, ShelterCare Plus, etc.). HUD's regulations prohibit grant recipients and their partners/contractors from committing or spending HUD or non-HUD funds on an activity that could limit the choice of reasonable alternatives before completing the environmental review process. The prohibition of choice-limiting actions does not apply to commitments of non-federal funds before the Project has applied for HUD funding.

When an application is submitted for a federal grant/loan, all activity must stop until the environmental review process is complete.

There is no flexibility or waiver of NEPA environmental review requirements. The Project must receive an Authority to Use Grant Funds (AUGF) before the Project proceeds with the acquisition or physical activities, including non-HUD-funded activities. A choice-limiting action can result in a violation that jeopardizes HUD funding for the Project.

The prohibition on choice-limiting actions prohibits physical activity, including acquisition, Rehabilitation, and construction, as well as contracting for or committing to any of these actions before completion of the environmental review. Some examples of choice-limiting actions are: see §510

HCD does not determine which Projects will require NEPA clearance. Applicants shall provide HCD a status of any required NEPA review at the time of application. For more information, visit the HUD Exchange, review HCD's Environmental Review Guidance by clicking, or contact HCD's Environmental Services Team at NEPA@hcd.ca.gov.

HUD Exchange HCD's Environmental Review Guidance

File Name	19. CEQA	Copy of CEQA Determination Documents (if applicable).	Uploaded to HCD?	N/A
File Name	20. NEPA	NEPA Authority to Use Grant Funds issued by the Responsible Entity if the project is proposing use of federal funds. Note: Not required at time of application, but required prior to disbursements.	Uploaded to HCD?	N/A

Project milestones

Please provide the actual or anticipated completion date for the following performance milestones for each applicable Capital Project. If a milestone is not applicable to a Capital Project, please enter "N/A"

Note: It is acknowledged that some of the following milestones may have already been achieved. For those milestones which have previously been met, please enter the month and year completed. For those milestones not yet completed, please provide a projected completion date (MM/DD/YY) for each of the applicable items below. If not applicable to the specific Capital Project, please indicate "NA" below.

Homekey+ milestones	Homekey+ Date
Completion of all necessary environmental clearances, including those required under CEQA and NEPA.	9/13/25
Obtaining all necessary and discretionary public land use approvals.	7/1/25
Submission of Final Construction Drawings and Specifications to the appropriate local building department or permitting authority.	7/1/25
Commencement of construction.	10/1/25
Construction completion.	5/1/26
Start lease up	5/15/26
Complete Occupancy	10/15/26
Complete capital expenses	11/15/26
Program funds fully disbursed.	12/31/26
Have all milestone dates been entered above?	Yes

Project Overview V3 4/30/25

Applicant comments:
This application has been revised to reflect the HK+ NOFA amendment allowing applicants to request an additional \$30,000 in HK+ Operating Subsidy per Veteran's unit, to be expended in the first 10 years of operations, and to list as Co-Applicant #2 the managing member of the single-purpose owner LLC.

Development Team Contacts and Legislative Information

Contact Type	Entity Legal Name	Eligible Applicant Type	Organization Type	Address	City	State	Zip Code	Auth Rep Name	Title	Email	Phone #	Contact Name	Title
Eligible Applicant	City and County of San Francisco	City and County	Government Agency	440 Turk Street	San Francisco	CA	94102	Shireen McSpadden	Exec. Dir., Dept. of Homelessness & Supp. Hsg.	shireen.mcspadden@s fgov.org	628-652-7700	Mara Blitzer	Dir. of Special Projects, Mayor's Office of Hsg &
Co-Applicant #1	1035Vets, LLC	Limited Liability Corporation	Non-profit Corporation	1060 Howard Street	San Francisco	CA	94103	Tramecia Garner	Executive Director	tgamer@stp-sf.org	415-252-4787		Dep. Dir., Residential Progs & Housing Dymt
Manager of LLC	Swords to Plowshares: Veterans Rights Organization	Corporation	Non-profit Corporation	1060 Howard Street	San Francisco	CA	94103	Tramecia Garner	Executive Director	tgamer@stp-sf.org	415-252-4787		Chief Financial Officer
Property Management Agent	Swords to Plowshares: Veterans Rights Organization			1060 Howard Street	San Francisco	CA	94103						Dir. of Property Management
Financial Consultant	Mosaic Urban Development			278 17th Street, Ste. 208	Oakland	CA	94612						Development Director
Lead (primary) Service Provider	Swords to Plowshares: Veterans Rights Organization			1060 Howard Street	San Francisco	CA	94103						Dep. Dir., Clinical Programs
Legal Counsel	Lubin Olson & Niewiadomski, LLP			600 Montgomery Street, Suite 14	San Francisco	CA	94111					Michael Muzzy	Partner
General Contractor	D&H Construction			2107 Kearney St	El Cerrito	CA	94530					Jansen Lum	Partner
Architect	Saida + Sullivan			12 Gough St., Ste. 100	San Francisco	CA	94103					Mimi Sullivan	Principal
Other: Co-Applicant #2	Swords to Plowshares: Veterans Rights Organization			1060 Howard Street	San Francisco	CA	94103					Steven Culbertson	Dep. Dir., Residential Progs & Housing Dymt
Other (Specify)													
Other (Specify)													
Other (Specify)													

Phone #				
Priorie #	Contact Address	City	State	Zip Code
	1 So. Van Ness Ave., 5th Floor	San Francisco	CA	94103
415-252-4787	1060 Howard Street	San Francisco	CA	94103
510)325-4718	1060 Howard Street	San Francisco	CA	94103
415)590-5112				
510-808-7952				
415)797-8749				
415)981-0550				
510) 237-7883				
415) 777-0991				
415-252-4787				
				_
4 5 4	28-652-5820 15-252-4787 110)325-4718 115)590-5112 10-808-7952 115)797-8749 115)981-0550 110) 237-7883 15) 777-0991	28-652-5820 5th Floor 15-252-4787 1060 Howard Street 110)325-4718 1060 Howard Street 115)590-5112 10-808-7952 115)797-8749 115)981-0550 110) 237-7883 115) 777-0991	28-652-5820 5th Floor San Francisco 15-252-4787 1060 Howard Street San Francisco 110)325-4718 1060 Howard Street San Francisco 115)590-5112 10-808-7952 115)797-8749 115)981-0550 110) 237-7883	28-652-5820 5th Floor San Francisco CA 15-252-4787 1060 Howard Street San Francisco CA 150)325-4718 1060 Howard Street San Francisco CA 150)590-5112 10-808-7952 115)797-8749 115)981-0550 110) 237-7883 115) 777-0991

Developm	ent S	Sources	Construction 7	Totals	\$40,800,000	\$0 \$40,800,000		\$40,800,000 \$0		Construction Terms Permanent Terms			Pe			
•			Permanent 1	Totals	\$40,800,000	\$0		Const	ruction Terms		Interest Rate		Repayment Terms			\$0
Constructio n	Committed?	Source Name (lien priority order)	Source Type	Lien No.	Residential Amount	Commercial Amount	Total Amount	Interest Rate	Required Payment	Loan Term (months)	Rate	Туре	Amortizing Period (yrs.)	Туре	Due in (yrs.)	Required Residential Debt Service
Construction	No	Homekey+ Grant	State-HCD	1	\$32,800,000	\$0	\$32,800,000	n/a	None	n/a						
Construction	Yes	City & County of SF Loan	Local	2	\$6,945,360		\$6,945,360	0.00%	Deferred	n/a						
		Deferred Developer Fees														
Construction	Yes	Other Deferred Costs		n/a	\$1,054,640		\$1,054,640									
		Developer Fee Contribution														
		GP Equity														
Construction	Yes	Gross Tax Credit Equity														
Permanent																
Permanent	No	,	State-HCD	1	\$32,800,000	\$0					n/a					\$0
Permanent	Yes	City & County of SF Loan	Local	2	\$8,000,000		\$8,000,000				0.00%	Fixed for Term	n/a	RR	55	\$0
									ļ							
									ļ							
		Deferred Developer Fees														
		Developer Fee Contribution														
		GP Equity														
Permanent	Yes	Gross Tax Credit Equity														

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.

Costs are not extraordinary.

Reserves are considered Deferred Costs during construction because they will be funded at the time the building is placed into service.

		De	tails of Deferred Costs
\$0	\$0		tails of Deferred Costs
Required Commercial Debt Service	Tax-Exempt Amount	Deferred Amount	Description
	n/a		
	n/a		
		\$1,054,640	Operating & replacement reserves
	2/2		
	n/a n/a		
	IVa		

Annual Income and Expenses

Employee Information

	,,	Torridion		
No.	FTE	Employee Job Title	Salary/Wages	Value of Free Rent
1	1.00	On-Site Manager(s)	\$76,580	
1	1.00	On-Site Assistant Manager(s)	\$71,100	
1	0.17	Supportive Services Staff Supervisor(s)	\$27,200	
3	0.51	Supportive Services Coordinator, On-Site	\$44,064	
4	4.00	Other Supportive Services Staff (inc. Case Manager)	\$294,166	
2	2.00	On-Site Maintenance Employee(s)	\$112,320	
		On-Site Leasing Agent/Administrative Employee(s)		
8	7.40	On-Site Security Employee(s)	\$450,569	
4	0.73	PM Administrative Staff	\$93,700	
		Total Salaries and Value of Free Rent Units	\$1,169,699	\$0
67	11	Payroll Taxes	\$192,463	Show free rent as an
67	22	Workers Compensation	\$59,219	expense?
67	23	Employee Benefits	\$94,294	No
		Employee(s) Payroll Taxes, Workers Comp. & Benefits	\$345,976	
		Total Employee(s) Expenses	\$1,515,675	

Employee Units

Income Limit	Job Title(s) of Employee(s) Living On-Site	Unit Type (No. of bdrms.)	Square Footage
	Tot	al Square Footage	0

Annual Operating Budget

Acct. No.	Revenue - Income	Residential	Commercial
5120/5140	Rent Revenue - Gross Potential		\$0
	Restricted Unit Rents	\$297,600	
	Unrestricted Unit Rents	\$0	
5121	Tenant Assistance Payments		
	Rental Subsidy Program Name (VASH)	\$2,003,760	
	Rental Subsidy Program Name (Specify)	\$0	
	Rental Subsidy Program Name (Specify)	\$0	
	Rental Subsidy Program Name (Specify)	\$0	
	Operating Subsidies (Services grant - SF HSH)	\$549,289	
	Operating Subsidies (Specify)		
	Operating Subsidies (Specify)		
	Operating Subsidies (LOSP - SF HSH)	\$0	
	Operating Subsidies (Specify)		
5910	Laundry and Vending Revenue	\$43,524	
5170	Parking Spaces	\$0	\$(
5990	Miscellaneous/Other Rent Revenue	\$0	\$0
	Gross Potential Income (GPI)	\$2,894,173	\$0
	Vacancy Rate: Restricted Units	5.0%	
•	Vacancy Rate: Unrestricted Units	5.0%	•
	Vacancy Rate: Tenant Assistance Payments	5.0%	•
	Vacancy Rate: Other (Operating Subsidies)	0.0%	

Annual Income and Expenses

	Vacancy Rate: Laundry & Vending & Other Income	0.0%	
	Vacancy Rate: Commercial Income		50.0%
5220/5240	Vacancy Loss(es)	\$115,068	\$0
	Effective Gross Income (EGI)	\$2,779,105	\$0
Acct. No.	Expenses	Residential	Commercial
	/e Expenses: 6200/6300		
6203	Conventions and Meetings		
6210	Advertising and Marketing	\$1,000	
6250	Other Renting Expenses	\$5,000	
6310	Office/Administrative Salaries from above	\$0	
6311	Office Expenses	\$40,000	
6312	Office or Model Apartment Rent		
6320	Management Fee	\$122,016	
6330	Site/Resident Manager(s) Salaries from above	\$147,680	
6331	Administrative Free Rent Unit from above	\$0	
6340	Legal Expense Project	\$25,000	
6350	Audit Expense	\$5,000	
6351	Bookkeeping Fees/Accounting Services	\$12,500	
6390	Miscellaneous Administrative Expenses	\$28,500	
6263T	Total Administrative Expenses	\$386,696	\$0
Acct. No.	Expenses	Residential	Commercial
Jtilities Expe	enses: 6400		
6450	Electricity	\$111,000	
6451	Water	\$104,000	
6452	Gas	\$54,000	
6453	Sewer	\$104,000	
	Other (Specify)		
6400T	Total Utilities Expenses	\$373,000	\$0
Operating a	nd Maintenance Expenses: 6500		
6510	Payroll from above	\$656,589	
6515	Supplies	\$60,000	
6520	Contracts	\$180,800	
6521	Operating & Maintenance Free Rent Unit from above	\$0	
6525	Garbage and Trash Removal	\$66,100	
6530	Security Contract	•	
6531	Security Free Rent Unit from above	\$0	
6546	Heating/Cooling Repairs and Maintenance	\$5,000	
6548	Snow Removal	. ,	
6570	Vehicle & Maintenance Equipment Operation/Reports		
6590	Miscellaneous Operating and Maintenance Expenses	\$584,798	
6500T	TOTAL Operating & Maintenance Expenses	\$1,553,287	\$0
Taxes and I	nsurance: 6700	+ 1,000,001	**
6710	Real Estate Taxes	\$3,000	
6711	Payroll Taxes (Project's Share) from above	\$192,463	
6720	Property and Liability Insurance (Hazard)	\$350,000	
6729	Other Insurance (e.g. Earthquake)	ψοσο,σσο	
6721	Fidelity Bond Insurance		
6722	Worker's Compensation from above	\$59,219	
6723	Health Insurance/Other Employee Benefitsfrom above	\$94,294	
6790	Miscellaneous Taxes, Licenses, Permits & Insurance	Φ94,∠94	
6700T		\$698,976	\$0
	Total Taxes and Insurance	φ090,976	\$0
	Services Costs: 6900	007.000	
6990	Staff Supervisor(s) Salaries - from above	\$27,200	
6990	Services Coordinator Salaries, On-Site - from above	\$44,064	
6990	Other Supportive Services Staff Salaries - from above	\$294,166	
6990	Supportive Services Admin Overhead	\$65,818	
6990	Tenant Transportation (per SSP)	\$0	
6990	Staff training (per SSP)	\$5,600	

Annual Income and Expenses

Aiiiiuai iii	come and Expenses		
6990	Equipment	\$7,073	
6990	Supplies	\$7,200	
6990	Travel		
6990	Office Rent/Occupancy Costs (don't include rent/leasing costs for SH units)		
6990	Training		
6990	Other Supportive Services Costs (Food Program)	\$0	
6990	Other Supportive Services Costs (specify)		
6900T	Total Supportive Services Costs	\$451,121	\$0
	Total Operating Expenses	\$3,463,080	\$0
Funded Re	eserves: 7200	Residential	Commercial
7210	Required Replacement Reserve Deposits	\$62,000	
7220	Other Reserves (specify)		
7230	Other Reserves (specify)		
7240	Other Reserves (specify)		
	Total Reserves	\$62,000	\$0
	Ground Lease	Residential	Commercial
	Ground Lease		
	Total Ground Lease	\$0	\$0
	Net Operating Income	(\$745,975)	\$0
Financial E	expenses: 6800		
6820	1st Mortgage Debt Service		
6830	2nd Mortgage Debt Service		
6840	3rd Mortgage Debt Service		
6890	Other HCD .42% (Specify)		
6890	Other HCD .42% (Specify)		
6890	Bond Issuer Fee		
6890	Miscellaneous Financial Expenses (specify)		
6890	Miscellaneous Financial Expenses (specify)		
6890	Miscellaneous Financial Expenses (specify)		
6890	Miscellaneous Financial Expenses (specify)		
6800T	Total Financial Expenses	\$0	\$0
	Cash Flow	(\$745,975)	\$0
7190	Asset Management/Similar Fees		
	1		

Total Operating Expenses Per Unit	Per Year	Per Month
Without any Adjustments	\$27,928	\$2,327
With the Value of Rent-Free Units Included	\$27,928	\$2,327
Without RE Taxes, Social Services Coordinator or Social Services/Social Programs and With the Value of Rent Fee Units Included	\$24,266	\$2,022

Comments
Dep Director of Clinical Programs
Asst Dir Res Pgms, Res Admin Coord, Prog Mgr
Mental Health & Peer specialists
Program Monitors incl Lead Program Monitor
Dep Dir; Dir of PM; Asst Dir of PM; Facilities Dir
(All PM admin staff shown above, as values in
E16-17 not reflected in formula below for Acct
6510)
24-hr desk staffing: no resident staff

Comments
Per current SFHA payment standard
Covers services salaries, benefits and expenses
Subsidies begin Yr 6 after use of HK+ COSR
Budget-based subsidies not subject to vacancy

Calculated as net, not gross, so zero vacancy
Comments
Bad Debt
IT Disease Deisting Commentions (Mastings Miss
IT, Phone, Printing, Conventions/Meetings, Misc
\$82/unit/mo
Share of Asset Mgmt Fee in OpEx
Comments
Comments
Office igniterial Litchen and unit cumplies
Office, janitorial, kitchen and unit supplies
Janitorial contract
Necessary recurring operating & maint expenses
у о , и и о и и и примене
Comments
Comments
Indirect costs at approved 12.1% rate
Indirect costs at approved 12.1% rate

In-kind contribution
III-KIIIU COIIII IDUIIOII
Comments
\$500/unit/yr
Comments
301111101110

																																		\$1,529,664	Annual Net Re	estricted Rent
ed				Target	Population	on					ther	папоп	TDC Per Door \$329,884												Rental Subsid	/ Program	Rental Subsic	y Program	Rental Sub	osidy Progra	am	Rental Sub	sidy Program (Specify)		ψ2.51,000	Annual Net Pro
											٥	dod	\$325,004												reamo (,,,,,	realic (c	poony)	- Name	(opcour)		Hanc	(opcony)	1: - : - :		\$0
Baseline Capital Amounts	Homeless	Chronic	Homelessness At Risk of Homelessness	Homeless Youth or Youth at Risk of Homelessness	Veteran Homeless Veteran	Chronic	of Homelessness	Veteran Homeless Youth or Youth at Risk of Homelessness	Other HCD Funding Source	Other HCD Funding Units	Special Needs Units	Senior Units	TDC HK+ Assisted x Units	Local Capital Match Per Door/Unit	Total Local Capital Match Assisted Units	/ Match Assisted Units		Total HK+ Restricted Units	Other Restricted	Total Un- Restricted Units	Restricted Monthly Rents	Unrestricted Monthly Rent	Proposed Monthly Rent	Monthly Utility Allowance	Monthly Rent Subsidy Amount	Monthly Subsidy Amount	Monthly Rent Subsidy Amount	Monthly Subsidy Amount	Monthly Rent Subsidy Amount	Subsidy Units Amo Won	sidy	Monthly Rent Subsidy Amount	TS.	Net Monthly Restricted Rent	Net Monthly Proposed Rent	
\$13,200,000					66								\$317,484	\$64,516	\$4,258,065	\$4,258,065	\$17,458,065	66			\$1,028	\$1,028	\$200		\$2,530 66	\$166,980								\$67,848	\$13,200	
\$11,600,000			include				58						\$317,484	\$64,516	\$3,741,935	\$3,741,935	\$15,341,935	58			\$1,028	\$1,028	\$200											\$59,624	\$11,600	
													\$317,484																							
													\$317,484																						.	
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Gap Calculation	
	\$40,905,699
/Investor Equity	
Partner Equity (Including Deferred Developer Fee)	
eded	\$40,905,699
or Bond Debt Financing	
its.	
	\$40,905,699

	\$24,800,000
ssisted Units	\$8,000,000
idy amount/award	\$6,244,030
	\$40,905,699
plication	\$35,000,000
nt (From "Dev Sources" sheet Cell "G23")	\$32,800,000
	\$32,800,000
reviewed and approved by HCD)	\$324,030

ch perating grant amount per door, pursuant to the conditions of this Section: whire Expenses is requested, the total amount of operating Award per Assisted Unit shall not exceed Juration of the operating Award, is described televi-sating an operating Homekey's subset (award'?

Yes

perating Award is ted to the amount of the Applicant's fully committed matching funds. Sources are only dwhen an EFC meets the standard in Article VII demonstrating that a contract or commitment of funds is application.

lemonstrate a commitment of three years of non- Homekey+ operating funds for Assisted Units, HCD will aling Award sized for up to three years.

lemonstrate a commitment of four years of non-Homekey+ operating funds for Assisted Units, HCD will ating Award sized for up to four years.

lemonstrate a commitment of five or more years of non-Homekey+ operating funds for Assisted Units, an operating Award sized for up to five years.

ental / Operating subsidy urce Name(s)	Commitment	Years	Annual Amount	Annual Per Unit	Monthly per Unit
Program Name (VASH)	\$40,075,200	20	\$2,003,760	\$16,159	\$1,347
Program Name (Specify)					
Program Name (Specify)					
Program Name (Specify)					
dies (Services grant - SF H	\$2,945,544	5	\$589,109	\$4,751	\$396
dies (Specify)					
dies (Specify)					
dies (LOSP - SF HSH)	\$11,048,596	15	\$736,573	\$5,940	\$495
dies (Specify)					
dies (Specify)					
dies (Specify)					
dies (Specify)					

		\$3,329,442	\$26.850	\$2,2	38
	Applicant(s) tot Applica	al operating subsidy comm nt(s) estimated annual sub	nitted amount osidy amount	\$54,069,340 \$3,329,442	
	Applicant(s) estimated me	onthly assisted per unit sub	osidy amount	\$2,238	
Home	ekev+ estimated monthly a	assisted per unit subsidy a	mount/award	\$1,400	
	Homekey+ es	stimated annual subsidy a	mount/award	\$2,083,200	
		 total operating subsidy arrating subsidy amount/awa 		\$10,416,000 \$6,244,030)
Per ca		ey+ total amount/award ba		\$6,244,030	
perating funding were so	ught but were unavailable	ted in subsection (v). The a used on need, the Applicant to support Project operation tance and other operating	ins. The Applica	ant must demoi	nced in (i) showing nstrate tha
sisted Units; and					
ded applications or other value to support operating	written requests to the app the Assisted Units; or	ropriate entity to secure Pr	roject-based re	ntal or other	
er evidence from the appr	opriate entities that rental a	assistance and other opera	ating assistance	is not	
ort operating the Assisted				1	
es to also commit to conti ncouraged to collaborate of by the Behavioral Health	nuing to seek operating fu with their county behaviors Services Act, which becor	nding in future years as fur al health department to sec mes available in July 2026.	nding becomes ure housing inte	available. ervention	Yes
that Awards for Operating CD. Operating Expenses ses such as utilities, main	Expenses may pay for a should be included in the tenance, management fee	Project's necessary, recur Project's submitted budget s, taxes, licenses, and Sup	rring Operating Qualifying exp oportive Service	Expenses in enses can es costs.	Yes
s that Awards for Operation	ng Expenses shall not pay	for the following expenses	: §206(v)(a-g).	1	Yes
and the state of t		or Operating Expenses mu		، آ	
nitial occupancy as per Se e eligible Operating Exper	ection 204, with the Grante nses, as outlined in this NO	or Operating Expenses mu e establishing a capitalized DFA. HCD has the sole rigit erating Expenses into the 0	operating subs	sidy reserve expenditure	Yes
uired to demonstrate a min	nimum three (3)-year com	mitment to provide operatir	ng funds for the	proposed	
udget for up to ten years f	rom occupancy, as descr	in (ii.), additional local mate clude funds from the Home lbed in (vi.). Non-Homekey ource. Applicants are enco	+ sources may	be obtained	Yes
udget for up to ten years f g any federal, state, local, ntial match sources is not	from occupancy, as descr private, or philanthropic so exhaustive. Operating ma	ibed in (vi.). Non-Homekey	r+ sources may uraged to consi	be obtained ider: see	Yes
udget for up to ten years f g any federal, state, local, attal match sources is not during the required pre-a	rom occupancy, as descr private, or philanthropic so exhaustive. Operating ma pplication consultation.	ibed in (vi.). Non-Homekey ource. Applicants are encor tch requirements and the F	r+ sources may uraged to consi Project's potenti	be obtained ider: see	
udget for up to ten years f g any federal, state, local, attal match sources is not during the required pre-a owledges that the following t ensure the laws governi	from occupancy, as descr private, or philanthropic so exhaustive. Operating ma pplication consultation. g requirements apply to op	ibed in (vi.). Non-Homekey ource. Applicants are enco	** sources may uraged to consi Project's potenti	be obtained ider: see al match	Yes Yes
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udget for up to ten years I any federal, state, local, statis match sources is not during the required pre-a, whedges that the following tensure the laws governit homekey+ funds; and used to satisfy the matching requirements of the Hi mits described throughout that is not an Eliabibe Aox	from occupancy, as descri private, or philanthropic sc exhaustive. Operating ma pplication consultation. g requirements apply to op ng any funds to be used a hing requirements of anott omekey+ program. It this NOFA, Homekey+ w lolcant will be limited to a m	ibed in (vi.). Non-Homekey burce. Applicants are encor- tich requirements and the F erating match contributions s matching contributions de	** sources may uraged to consi Project's potenti 3: to not prohibit the from that progra- ding limits as follow + Awards. At	be obtained ider: see al match ose funds one may not lows:	
udget for up to ten years it any federal, state, local, any federal, state, local, tital match sources is not during the required pre-a- windiget that the following tensure the laws governit Homekey funds; and used to satisfy the match in the satisfied of the He mits described throughout that is not an Eligible Ag Director of HCD or the Director (in job und not lived to , Califorties HCD and the price HCD awards. Co-Applicants contemplated and the contemplated in the price HCD awards.	from occupancy, as descri private, or philanthropic sc exhaustive. Operating ma pplication consultation. g requirements apply to op ng any funds to be used a hing requirements of anott omekey+ program. It this NOFA, Homekey+ w lolcant will be limited to a m	bed in (vi.) Non-Homekey bed in (vi.) Non-Homekey bed in (vi.) Non-Homekey bed in the resident are exceed the requirements and the F entire matter of the resident particular of the re	** sources may uraged to consi Project's potenti 3: to not prohibit the from that progra- ding limits as follow + Awards. At	be obtained ider: see al match ose funds one may not lows:	
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updet for up to ten years it any federal, state, local, any federal, state, local, tital match sources is not during the required pre-a- wedge that the following the tensure the laws governi- flomekey funds; and used to satisfy the matic in grequirements of the Hi mits described throughout that is not an Eligible Ap Director of HID or the Director of HID or the Director and the Control of the HI or Applicants contemptating Limit in acknowledges that for \$3.55 million total HID or \$3.55 million total HID or \$4.55	from occupancy, as described private, or philamthopic is exhaustive. Operating ma pipitication consultation. I requirements apply to op any funds to be used a pin gany funds to be used a hinting requirements of anoth makes + program. It this NOFA, Homekey+ w piciant will be limited to a reference of the consultation as application the more than four (4) Home where Projects, exclusive of sources may be used per thomskey+ capital and og the Homekey+ explait and the Homekey+ explait and og the Homekey+ explait and the Homekey+ explait and og the Homekey+ explait and the H	bed in (vi.) Non-Homekey bed in (vi.) Non-Homekey to the requirements and the F erating match contributions is matching contributions of the reprogram, then funding f lill implement additional fund assimum of four (4) Homek is for an exemption to this for the completion of the Co-Applicant capacity sekey* awards? (app financing projects dee Project.	** sources may urraged to consi project's potenti s: o not prohibit th rom that progra- ting limits as fol ey+ Awards. Al init may be app and Co-Applica scribed in Sectic CD sources of for CD sources of CD s	ose funds ose funds ose funds ose funds ows: the sole rowed based int	Yes
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udget for up to ten years it any federal, state, local, any federal, state, local, tital match sources is not during the required pre-a weekings that the following tensure the tiwes governi Homekey's funds; and used to satisfy the match ing requirements of the Hi mits described throughout that is not an Eligible Ap Director of HCD or the Director pip but not limited to. Call prior HCD wards. Occ Applicants contemplating Limited Tensure such as acknowledges that for or \$355 million in total HCD is to conside development costs of tunding limits. et discretion of the Director ording limit requests in execu- tions, may be approved a second of the Director ording limit requests in execu- tions, may be approved a second of the Director ording limit requests in execu- tions, may be approved a second of the Director ording limit requests in execu- tions, may be approved a by Mage - Adopted Janua by Mage - Adopt	rom occupancy, as description occupancy, as description or private, or philamthropic is exhaustive. Operating mapplication consultation. I requirements apply to oping any funds to be used a plant of the program. It this NOFA, Homekey+ program. It this NOFA, Homekey+ and other or exhaustive of the program	bed in (vi.) Non-Homekey bed in (vi.) Non-Homekey to the requirements and the F erating match contributions in matching contributions of ener program, then funding f which is the second of the program, then funding f which is the second of the form of the first of the the first of the first of the the the the the the the the	** sources may uraged to consider the consideration of the consideration	be obtained der: see all match ose funds on son son son son son son son son son	Yes
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udget for up to ten years it any federal, state, local, state match sources is not during the required preserved of the prese	rom occupancy, as description from occupancy, as description from occupancy, as description from the problem of the problem of the problem of the problem of the problem occupancy from	bed in (VL) Non-Homeley bed in (VL) Non-Homeley or true. Application are ercor to the requirements and the F erating match contributions in matching contributions of the representation of the contribution are represented in the contribution of the representation of the contribution assistant of four (4) Homele for an examption to this for an examption to this for an examption to this for an examption to the co-Peptieran capacity (app financing projects des Project. (app financing projects des Projects. (app financing projects. (app fi	resources may urraged to coma urraged to coma to complete the complete	be obtained der: see all match ose funds immay not ose funds immay not ose	Yes No Yes HKs.
udget for up to ten years it any feering state, local, and any sederal, state, local, and any sederal, state, local, staff match sources is not during the required preserved of the search of the sea	rom occupancy, as description from occupancy, as description from occupancy, as description from the problem of the problem of the problem of the problem of the problem occupancy from	bed in (VL) Non-Homeley bed in (VL) Non-Homeley or true. Application are ercord to the requirements and the F erating match contributions in matching contributions of the representation of the second error of the representation of the representation to the soft are exemption to the soft or an exemption to soft or an exemption to soft or an exemption to soft or an exemption to soft or an exemption soft or soft or	resources may urraged to coma urraged to coma to complete the complete	be obtained der: see all match ose funds immay not ose funds immay not ose	Yes No Yes HKs.
udget for up to ten years it any federal, state, local, any federal, state, local, and any federal, state, local, staff match sources is not during the required preserved of the preserved of th	rom occupancy, as description from occupancy, as description from occupancy, as description from the problem of the problem of the problem of the problem of the problem occupancy from	bed in (VL) Non-Homeley bed in (VL) Non-Homeley or true. Application are ercord to requirements and the F erating match contributions in matching contributions of the program, then funding f lill implement additional fund assimum of four (4) Homele for an exemption to this for an exemption to this for an exemption to this for an exemption to the for the properties of projects designed with California for many Scatteria for the proposed for for for form for the proposed for form for for form for form form for form for form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form f	resources may urraged to coma urraged to coma to complete the complete	be obtained der: see all match ose funds immay not owns: the sole provided and of the sole provided and from this licable, per million for all tyances if the per Project in the sole per Project in t	Yes No Yes HK- Webale
udget for up to ten years it any federal, state, local, any federal, state, local, and any federal, state, local, and produced in the control of the control	rom occupancy, as description for comparison, or plant from the protection of the pr	bed in (VL) Non-Homeley bed in (VL) Non-Homeley or true. Application are ercord to requirements and the F erating match contributions in matching contributions of the program, then funding f lill implement additional fund assimum of four (4) Homele for an exemption to this for an exemption to this for an exemption to this for an exemption to the for the properties of projects designed with California for many Scatteria for the proposed for for for form for the proposed for form for for form for form form for form for form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form form f	resources may urraged to coma urraged to coma to complete the complete	be obtained der: see all match ose funds immay not owns: the sole provided and of the sole provided and from this licable, per million for all tyances if the per Project in the sole per Project in t	Yes No Yes HK- Webale

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mit Exemption	Provide justification for the need in excess funding above the funding limits. Applicants asserting the Project is in a high-cost area shall provide data from HUD, the United States Census Bureau, or another authoritative source to validate the assertion.	Uploaded to HCD?	Yes
ated August 20, 2 st ensure that all	el of Stacking Prohibition of Multiple Department Funding Sources memo (Add 2021, is hereby incorporated by this reference as if set forth in full herein, and HCD funding sources in the Project are represented pursuant to the mouton D funding sources in a manner that causes either the per unit or total Project	it shall be lomekey+	Yes
g under gap finar	utilities Department Funding Sources memo. chig Section 502, are excluded from the limits within the memo.		
	End of Document		

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posed Rent

Annual Unrestricted Rent



			Income an	d Rent Calcula	tion Tables									
	TCAC	CDLAC/AHSC	/CalHFA Incor	me Limits Calci	lated from HU	D 50% Income	e Limits							
Income Level	Household Size													
ilicome Level	1	2	3	4	5	6	7	8						
120%	\$164,520	\$188,040	\$211,560	\$234,960	\$253,800	\$272,640	\$291,360	\$310,200						
110%	\$150,810	\$172,370	\$193,930	\$215,380	\$232,650	\$249,920	\$267,080	\$284,350						
100%	\$137,100	\$156,700	\$176,300	\$195,800	\$211,500	\$227,200	\$242,800	\$258,500						
95%	\$130,245	\$148,865	\$167,485	\$186,010	\$200,925	\$215,840	\$230,660	\$245,575						
90%	\$123,390	\$141,030	\$158,670	\$176,220	\$190,350	\$204,480	\$218,520	\$232,650						
85%	\$116,535	\$133,195	\$149,855	\$166,430	\$179,775	\$193,120	\$206,380	\$219,725						
80%	\$109,680	\$125,360	\$141,040	\$156,640	\$169,200	\$181,760	\$194,240	\$206,800						
60%	\$82,260	\$94,020	\$105,780	\$117,480	\$126,900	\$136,320	\$145,680	\$155,100						
40%	\$54,840	\$62,680	\$70,520	\$78,320	\$84,600	\$90,880	\$97,120	\$103,400						
35%	\$47,985	\$54,845	\$61,705	\$68,530	\$74,025	\$79,520	\$84,980	\$90,475						
30%	\$41,130	\$47,010	\$52,890	\$58,740	\$63,450	\$68,160	\$72,840	\$77,550						
25%	\$34,275	\$39,175	\$44,075	\$48,950	\$52,875	\$56,800	\$60,700	\$64,625						
20%	\$27,420	\$31,340	\$35,260	\$39,160	\$42,300	\$45,440	\$48,560	\$51,700						
15%	\$20,565	\$23,505	\$26,445	\$29,370	\$31,725	\$34,080	\$36,420	\$38,775						

CalHFA 50% Rent Limits
(Assumes 1 person in 0-bedroom, 2 people in a 1 bdrm and 1 additional person per additional bedroom)

Level 0 Bdrm. 1 Bdrm. 2 Bdrm. 3 Bdrm. 4 Bdrm. 5 Bdrm.

TCAC/CDLAC/AHSC Rent Limits
(Assumes 1 person in 0-bdrm unit, 1.5 people per bedroom in other units)

Limit	0 Bdrm.	1 Bdrm.	2 Bdrm.	3 Bdrm.	4 Bdrm.	5 Bdrm
San Francisco	\$3,427	\$3,672	\$4,407	\$5,091	\$5,680	\$6,266
San Francisco0.	\$3,256	\$3,488	\$4,187	\$4,836	\$5,396	\$5,952
San Francisco0	\$3,084	\$3,305	\$3,966	\$4,582	\$5,112	\$5,639
San Francisco0.	\$2,913	\$3,121	\$3,746	\$4,327	\$4,828	\$5,326
San Francisco0	\$2,742	\$2,938	\$3,526	\$4,073	\$4,544	\$5,013
San Francisco0.	\$2,570	\$2,754	\$3,305	\$3,818	\$4,260	\$4,699
San Francisco0	\$2,399	\$2,570	\$3,085	\$3,563	\$3,976	\$4,386
San Francisco0.	\$2,227	\$2,387	\$2,864	\$3,309	\$3,692	\$4,073
San Francisco0	\$2,056	\$2,203	\$2,644	\$3,054	\$3,408	\$3,759
San Francisco0.	\$1,885	\$2,019	\$2,424	\$2,800	\$3,124	\$3,446
San Francisco0	\$1,713	\$1,836	\$2,203	\$2,545	\$2,840	\$3,133
San Francisco0.	\$1,542	\$1,652	\$1,983	\$2,291	\$2,556	\$2,819
San Francisco0	\$1,371	\$1,469	\$1,763	\$2,036	\$2,272	\$2,506
San Francisco0.	\$1,199	\$1,285	\$1,542	\$1,781	\$1,988	\$2,193
San Francisco0	\$1,028	\$1,101	\$1,322	\$1,527	\$1,704	\$1,879
San Francisco0.	\$856	\$918	\$1,101	\$1,272	\$1,420	\$1,566
San Francisco0	\$685	\$734	\$881	\$1,018	\$1,136	\$1,253

Alameda Alpine	\$54,500	lim50_21p2	lim50_21p3	lim50_21p4	lim50_21p5	lim50_21p6	lim50_21p7	lim50_21p
Alpine	\$54,500	662 200						<u> </u>
		\$62,300	\$70,100	\$77,850	\$84,100	\$90,350	\$96,550	\$102,800
	\$37,000	\$42,250	\$47,550	\$52,850	\$57,050	\$61,300	\$65,550	\$69,750
Amador	\$35,300	\$40,350	\$45,400	\$50,400	\$54,450	\$58,500	\$62,500	\$66,550
Butte	\$31,750	\$36,300	\$40,850	\$45,350	\$49,000	\$52,600	\$56,250	\$59,850
Calaveras	\$33,150	\$37,850	\$42,600	\$47,300	\$51,100	\$54,900	\$58,700	\$62,450
Colusa	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,050
Contra Costa	\$54,500	\$62,300	\$70,100	\$77,850	\$84,100	\$90,350	\$96,550	\$102,800
Del Norte	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,050
El Dorado	\$41,300	\$47,150	\$53,050	\$58,950	\$63,650	\$68,400	\$73,100	\$77,850
Fresno	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,050
Glenn	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,050
Humboldt	\$30,950	\$35,350	\$39,750	\$44,150	\$47,700	\$51,250	\$54,750	\$58,300
Imperial	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,050
Inyo	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,050
Kern	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,050
Kings	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,050
Lake	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,050
Lassen	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,050
Los Angeles	\$48,550	\$55,450	\$62,400	\$69,350	\$74,900	\$80,450	\$86,000	\$91,550
Madera	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,050
Marin	\$68,550	\$78,350	\$88,150	\$97,900	\$105,750	\$113,600	\$121,400	\$129,250
Mariposa	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,050
Mendocino	\$31,650	\$36,200	\$40,700	\$45,200	\$48,850	\$52,450	\$56,050	\$59,700
Merced	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,050
Modoc	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,050
Mono	\$32,700	\$37,400	\$42,050	\$46,750	\$50,450	\$54,200	\$57,950	\$61,700
Monterey	\$46,350	\$53,000	\$59,600	\$66,200	\$71,500	\$76,800	\$82,100	\$87,400
Napa	\$51,400	\$58,700	\$66,100	\$73,400	\$79,300	\$85,150	\$91,050	\$96,900
Nevada	\$36,500	\$41,700	\$46,900	\$52,100	\$56,300	\$60,450	\$64,650	\$68,800
Orange	\$55,250	\$63,100	\$71,050	\$78,900	\$85,250	\$91,550	\$97,850	\$104,150
Sacramento	\$41,300	\$47,150	\$53,050	\$58,950	\$63,650	\$68,400	\$73,100	\$77,850
San Francisc	\$68,550	\$78,350	\$88,150	\$97,900	\$105,750	\$113,600	\$121,400	\$129.250
San Joaquin	\$33,750	\$38,600	\$43,400	\$48,200	\$52,100	\$55,950	\$59,800	\$63,650
San Luis Ohi	\$44,600	\$50,950	\$57,300	\$63,650	\$68,750	\$73,850	\$78,950	\$84,050
San Mateo	\$68,550	\$78,350	\$88,150	\$97,900	\$105,750	\$113,600	\$121,400	\$129,250
Santa Barba	\$56,950	\$65,050	\$73,200	\$81,300	\$87,850	\$94,350	\$100,850	\$107,350
Santa Clara	\$64,550	\$73,750	\$82,950	\$92,150	\$99,550	\$106,900	\$114,300	\$121,650
Santa Cruz	\$63,400	\$72,450	\$81,500	\$90,550	\$97,800	\$105,050	\$112,300	\$119.550
Shasta	\$31,200	\$35,650	\$40,100	\$44,550	\$48,150	\$51,700	\$55,250	\$58,850
Sierra	\$30,800	\$35,000	\$39,600	\$43,950	\$40,100	\$51,700	\$54,500	\$58,050
Siskiyou	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,050
Solano	\$44.050	\$50,200	\$56,650	\$62,900	\$67,950	\$73,000	\$78,000	\$83,050
Stanislaus	\$31,900	\$36,450	\$41,000	\$45,550	\$49,200	\$52,850	\$56,500	\$60,150
Sutter	\$30,800	\$35,200	\$39,600	\$43,950	\$49,200	\$52,050	\$54,500	
Tehama	\$30,800	\$35,200	\$39,600					\$58,050
Trinity	\$30,800	\$35,200	\$39,600	\$43,950 \$43,950	\$47,500 \$47,500	\$51,000 \$51,000	\$54,500 \$54,500	\$58,050 \$58,050
Tulare								
	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,050
Tuolumne	\$33,900	\$38,750 \$56,300	\$43,600 \$63,350	\$48,450	\$52,350	\$56,200	\$60,100	\$63,950

Development Budget

Development Budget				
DEVELOPMENT COST	Total Project Costs	Residential Costs	Commercial Costs	Comments and explanation of basis changes
LAND COST/ACQUISITION				
Land Cost or Value	\$27,750,000	\$27,750,000		Per PSA
Demolition	\$0			
Legal	\$161,125	\$161,125		
Land Lease Rent Prepayment	\$0			
Total Land Cost or Value	\$27,911,125	\$27,911,125	\$0	
Existing Improvements Cost or Value	\$0			
Off-Site Improvements	\$0			
Total Acquisition Cost	\$0	\$0	\$0	
Total Land Cost / Acquisition Cost	\$27,911,125	\$27,911,125	\$0	
Predevelopment Interest/Holding Cost	\$238,310	\$238,310		Interest on PSA deposit loan; transfer tax
Assumed, Accrued Interest on Existing Debt	0.0			
(Rehab/Acq)	\$0			
Excess Purchase Price Over Appraisal	\$0			
REHABILITATION				
Site Work	\$0			
Structures	\$6,037,818	\$6,037,818		Includes conversion of SROs to studio units
General Requirements	\$196,000	\$196,000		
Contractor Overhead	\$134,334	\$134,334		
Contractor Profit	\$134,334	\$134,334		
Prevailing Wages	\$0			
General Liability Insurance	\$158,758	\$158,758		
Urban Greening	\$0			
Other Rehabilitation (Specify)	\$0			
Other Rehabilitation (Specify)	\$0			
Other Rehabilitation (Specify)	\$0			
Total Rehabilitation Costs	\$6,661,244	\$6,661,244	\$0	
NEW CONSTRUCTION				
Site Work	\$0			
Structures	\$0			
General Requirements	\$0			
Contractor Overhead	\$0			
Contractor Profit	\$0			
Prevailing Wages	\$0			
General Liability Insurance	\$0			
Urban Greening	\$0			
Other New Construction (Specify)	\$0			
Other New Construction (Specify)	\$0			
Other New Construction (Specify)	\$0			
Other New Construction (Specify)	\$0			
Other New Construction (Specify)	\$0			
Other New Construction (Specify)	\$0			
Other New Construction (Specify)	\$0			
Total New Construction Costs	\$0	\$0	\$0	
ARCHITECTURAL FEES	ļ			
Design	\$268,195	\$268,195		
Supervision	\$50,120	\$50,120		
Total Architectural Costs	\$318,315	\$318,315	\$0	
Total Survey & Engineering	\$0			
CONSTRUCTION INTEREST & FEES	<u> </u>			
Construction Loan Interest	\$829,314	\$829,314		Acq/bridge loan prior to HK+ disbursement
Origination Fee	\$194,000	\$194,000		50bp on acq/bridge loan
Credit Enhancement/Application Fee	\$0			
Bond Premium	\$0			
Cost of Issuance	\$0			
Title & Recording	\$25,000	\$25,000		
Taxes	\$0			
Insurance	\$0			
Employment Reporting	\$0			
Other Construction Int. & Fees (Inspection)	\$9,000	\$9,000		HAF lender inspection costs
Other Construction Int. & Fees (Specify)	\$0			
Total Construction Interest & Fees	\$1,057,314	\$1,057,314	\$0	
PERMANENT FINANCING				
PERMANENT FINANCING Loan Origination Fee Credit Enhancement/Application Fee	\$0 \$0			

Development Budget

Development Budget				T
DEVELOPMENT COST	Total Project Costs	Residential Costs	Commercial Costs	Comments and explanation of basis changes
Title & Recording	\$20,000	\$20,000		HK+ recording
Taxes	\$0			-
Insurance	\$0			
Other Perm. Financing Costs (Specify)	\$0			
Other Perm. Financing Costs (Specify)	\$0			
Total Permanent Financing Costs	\$20,000	\$20,000	\$0	
Subtotals Forward	\$36,206,308	\$36,206,308	\$0	
LEGAL FEES	, , , , , , , , , , , , , , , , , , , ,	, , , , , , , , , , , , , , , , , , , ,		
Legal Paid by Applicant	\$25,000	\$25,000		Co-Applicant legal costs
Other Attorney Costs (Acq/bridge lender counsel)	\$40,000	\$40,000		HAF lender counsel
Other Attorney Costs (Perm financing counsel)	\$25,000	\$25,000		Co-Applicant counsel for HK+ closing
Other Attorney Costs (Specify)	\$0	+ ==,===		g
Total Attorney Costs	\$90,000	\$90,000	\$0	
RESERVES	\$00,000	\$00,000	40	
Operating Reserve	\$1,139,672	\$1,139,672		Deferred during construction
Replacement Reserve	\$20,667	\$20,667		Deferred during construction
Debt Service (including all HCD 0.42% Fees and Bond	\$0	\$0		
Transition Reserve Pool Fee	\$0	\$0		
Rent Reserve	\$0	φυ		
Other Reserve Costs (Specify)	\$0			
Other Reserve Costs (Specify)	\$0			
Total Reserve Costs	\$1,160,339	\$1,160,339	\$0	
CONTINGENCY COSTS	ψ1,100,555	ψ1,100,000	ψΟ	
Construction Hard Cost Contingency	\$974,459	\$974,459		Per SF MOHCD requirements
Soft Cost Contingency	\$168,520	\$168,520		To or morros requirements
Total Contingency Costs	\$1,142,979	\$1,142,979	\$0	
OTHER PROJECT COSTS	Ψ1,112,070	ψ1,112,010	40	
TCAC App/Allocation/Monitoring Fees	\$0			
Environmental Audit	\$0			
Local Development Impact Fees	\$0			
Permit Processing Fees	\$75,000	\$75,000		
Capital Fees	\$0	\$10,000		
Marketing	\$0			
Furnishings	\$452,600	\$452,600		\$2,000/unit per SF MOHCD guidelines + common area
Market Study	\$0	\$ 102,000		personality per or intervel galacimies a commission area
Accounting/Reimbursable	\$0			
Appraisal Costs	\$0			
Broadband Readiness	\$0			
Other Costs (Insurance)	\$250,000	\$250,000		General liability & builder's risk
Other Costs (Property taxes)	\$330,873	\$330,873		Taxes during construction
Other Costs (CM)	\$47,600	\$47,600		Construction management consultant
Other Costs (Specify)	\$0			
Other Costs (Specify)	\$0			
Total Other Costs	\$1,156,073	\$1,156,073	\$0	
SUBTOTAL PROJECT COST	\$39,755,699	\$39,755,699	\$0	
DEVELOPER COSTS	, , , , , , , , , , , , , , , , , , ,	, , ,	ΨΟ	
Developer Overhead/Profit	\$1,000,000	\$1,000,000		
Consultant/Processing Agent	\$0	, ,		
Project Administration	\$150,000	\$150,000		3rd-Party development services consultant
Broker Fees Paid to a Related Party	\$0	Ţ.00,000		, 22.2.5,
Construction Oversight by Developer	\$0			
Other Developer Costs (Specify)	\$0			
Total Developer Costs	\$1,150,000	\$1,150,000	\$0	
TOTAL PROJECT COST	\$40,905,699	\$40,905,699	\$0	
	Ç.0,000,000	ψ.0,000,000	Eligible Basis:	
			200101	
				<u> </u>

Residential Sources and Uses Budget																		
	Total	Homekey+	City &											Deferred	Developer		Gross Tax	Total
USES OF FUNDS	Cost from	Grant	County of SF											Developer	Fee	GP Equity	Credit Equity	Residential
	Dev Budget		Loan											Fees	Contribution			Sources
L AND GOOT A COLUMNITION																		
LAND COST/ACQUISITION	607 750 000	\$07.7F0.000																\$27,750,000
Land Cost or Value	\$27,750,000 \$0	\$27,750,000																\$27,750,000
Demolition	**	0404 405																
Legal	\$161,125	\$161,125																\$161,125
Land Lease Rent Prepayment	\$0																	\$0
Total Land Cost or Value	\$27,911,125		\$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
Total Acquisition Cost	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0		
Total Land Cost / Acquisition Cost	\$27,911,125	\$27,911,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,911,125
Predevelopment Interest/Holding Cost	\$238,310	\$238,310																\$238,310
Assumed, Accrued Interest on Existing Debt	60																	60
(Rehab/Acq)	\$0																	\$0
Excess Purchase Price Over Appraisal	\$0																	\$0
REHABILITATION																		
Site Work	\$0																	\$0
Structures	\$6,037,818	\$4,650,565	\$1,387,253															\$6,037,818
General Requirements	\$196,000		\$196,000															\$196,000
Contractor Overhead	\$134,334		\$134,334															\$134,334
Contractor Profit	\$134,334		\$134,334															\$134,334
Prevailing Wages	\$0		\$101,001															\$0
General Liability Insurance	\$158,758		\$158,758															\$158,758
Urban Greening	\$100,750		\$100,700															\$100,750
Other Rehabilitation (Specify)	\$0																	\$0
	\$0																	
Other Rehabilitation (Specify)																		\$0
Other Rehabilitation (Specify)	\$0									-	-	-		-		-		\$0
Total Rehabilitation Costs	\$6,661,244		\$2,010,679	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Relocation Expenses	\$0																	\$0
NEW CONSTRUCTION	_					1	1				1							1
Site Work	\$0																	\$0
Structures	\$0																	\$0
General Requirements	\$0																	\$0
Contractor Overhead	\$0																	\$0
Contractor Profit	\$0																	\$0
Prevailing Wages	\$0																	\$0
General Liability Insurance	\$0																	\$0
Urban Greening	\$0																	\$0
Other New Construction (Specify)	\$0																	\$0
Other New Construction (Specify)	\$0																	\$0
Other New Construction (Specify)	\$0																	\$0
Other New Construction (Specify)	\$0																	\$0
Other New Construction (Specify)	\$0																	\$0
Other New Construction (Specify)	\$0																	\$0
Other New Construction (Specify)	\$0																	\$0
Total New Construction Costs	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total New Constituction Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	φυ	Φ0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ARCHITECTURAL FEES																		
Design	\$268,195		\$268,195															\$268,195
			\$268,195															\$268,195
Supervision	\$50,120												e-					
	\$318,315	\$0	\$318,315	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Architectural Costs	**																	
Total Survey & Engineering	\$0																	\$0
Total Survey & Engineering	\$0																	\$0
	\$829,314		\$829,314															\$829,314

Origination Fee	\$194,000		\$194,000															\$194,000
Credit Enhancement/Application Fee	\$0																	\$0
Bond Premium	\$0																	\$0
Cost of Issuance	\$0																	\$0
Title & Recording	\$25,000		\$25,000															\$25,000
Taxes	\$0																	\$0
Insurance	\$0																	\$0
Employment Reporting	\$0																	\$0
Other Construction Int. & Fees (Inspection)	\$9,000		\$9,000															\$9,000
Other Construction Int. & Fees (Specify)	\$0																	\$0
Total Construction Interest & Fees	\$1,057,314	\$0	\$1,057,314	\$0	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$	\$0	\$0	\$0	\$1,057,314
PERMANENT FINANCING																		
Loan Origination Fee	\$0																	\$0
Credit Enhancement/Application Fee	\$0																	\$0
Title & Recording	\$20,000		\$20,000															\$20,000
Taxes	\$0																	\$0
Insurance	\$0																	\$0
Other Perm. Financing Costs (Specify)	\$0																	\$0
Other Perm. Financing Costs (Specify)	\$0																	\$0
Total Permanent Financing Costs	\$20,000	\$0	\$20,000	\$0	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$	\$0	\$0	\$0	\$20,000
Subtotals Forward	\$36,206,308	\$32,800,000	\$3,406,308	\$0	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$	\$0	\$0	\$0	\$36,206,308
										•		•	•					•
LEGAL FEES																		
Legal Paid by Applicant	\$25,000		\$25,000															\$25,000
Other Attorney Costs (Acq/bridge lender counsel)	\$40,000		\$40,000															\$40,000
Other Attorney Costs (Perm financing counsel)	\$25,000		\$25,000															\$25,000
Other Attorney Costs (Specify)	\$0																	\$0
Total Attorney Costs	\$90,000	\$0	\$90,000	\$0	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$	\$0	\$0	\$0	\$90,000
																		<u>.</u>
RESERVES																		
Operating Reserve	\$1,139,672		\$1,033,973															\$1,033,973
Replacement Reserve	\$20,667		\$20,667															\$20,667
Transition Reserve Pool Fee	\$0																	\$0
Rent Reserve	\$0																	\$0
Debt Service (including all HCD 0.42% Fees and	\$0																	\$0
Other Reserve Costs (Specify)	\$0																	\$0
Other Reserve Costs (Specify)	\$0																	\$0
Total Reserve Costs	\$1,160,339	\$0	\$1,054,640	\$0	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$	\$0	\$0	\$0	\$1,054,640
CONTINGENCY COSTS																		
Construction Hard Cost Contingency	\$974,459		\$974,459															\$974,459
Soft Cost Contingency	\$168,520		\$168,520															\$168,520
Total Contingency Costs	\$1,142,979	\$0	\$1,142,979	\$0	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$	\$0	\$0	\$0	\$1,142,979
OTHER PROJECT COSTS																		
TCAC App/Allocation/Monitoring Fees	\$0																	\$0
Environmental Audit	\$0																	\$0
Local Development Impact Fees	\$0																	\$0
Permit Processing Fees	\$75,000		\$75,000															\$75,000
Capital Fees	\$0																	\$0
Marketing	\$0																	\$0
Furnishings	\$452,600		\$452,600															\$452,600
Market Study	\$0																	\$0
Accounting/Reimbursable	\$0																	\$0
Appraisal Costs	\$0																	\$0
Broadband Readiness	\$0																	\$0
Other Costs (Insurance)	\$250,000		\$250,000															\$250,000
Other Costs (Property taxes)	\$330,873		\$330,873															\$330,873
Other Costs (CM)	\$47,600		\$47,600															\$47,600
Other Costs (Specify)	\$0																	\$0
	\$0																	\$0
Other Costs (Specify)	Ψo		04.450.555			_								_			-	
Total Other Costs	\$1,156,073	\$0	\$1,156,073	\$0	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	
SUBTOTAL PROJECT COST	\$39,755,699	\$32,800,000	\$6,850,000	\$0	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$	\$0	\$0	\$0	\$39,650,000

DEVELOPER COSTS

DEVELOT EN OCCIO																		
Developer Overhead/Profit	\$1,000,000		\$1,000,000															\$1,000,000
Consultant/Processing Agent	\$0																	\$0
Project Administration	\$150,000		\$150,000															\$150,000
Broker Fees Paid to a Related Party	\$0																	\$0
Construction Oversight by Developer	\$0																	\$0
Other Developer Costs (Specify)	\$0																	\$0
Total Developer Costs	\$1,150,000	\$0	\$1,150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,150,000
TOTAL PROJECT COST	\$40,905,699	\$32,800,000	\$8,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,800,000
										•	•					•		
TOTAL PROJECT COSTS	\$40,905,699	\$32,800,000	\$8,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,800,000
TOTAL PROJECT COSTS	\$40,905,699	\$32,800,000	\$8,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$

Explain unusual or extraordinary circumstances that have resulted in higher than expected Project costs; provide a justification as to why these costs are reasonable.

1. Construction loan interest represents interest on a Housing Accelerator Fund acquisition/bridge loan for acquisition that is not shown in the Dev Sources table as it is to be repaid during the construction phase once HK+ funds are available.

2. The red cells are fractional dollar amounts. This worksheet requires data entry to be to the full dollar but the Calculation Worksheet calculates reserve requirements to the cent.

			cial Sources	Residential
Residential	Commercial			Cost
Costs	Costs			Difference
				Dev Budget
Total	Total			vs. Sources
				1
\$27,750,000	\$0			\$0
\$0 \$161,125	\$0 \$0			\$0
\$161,125	\$0			\$0 \$0
\$27,911,125	\$0	\$0	\$0	\$0
\$0	\$0			\$0
\$0	\$0			\$0
\$0	\$0	\$0	\$0	\$0
\$27,911,125	\$0	\$0	\$0	\$0
\$238,310	\$0			\$0
\$0	\$0			\$0
\$0	\$0			\$0
\$0	\$0			\$0
\$6,037,818	\$0			\$0
\$196,000	\$0			\$0
\$134,334	\$0			\$0
\$134,334	\$0			\$0
\$0	\$0			\$0
\$158,758	\$0			\$0
\$0	\$0			\$0
\$0	\$0			\$0
\$0	\$0			\$0
\$0	\$0			\$0
\$6,661,244	\$0	\$0	\$0	\$0
\$0	\$0			\$0
\$0	\$0			\$0
\$0	\$0			\$0
\$0	\$0			\$0
\$0	\$0			\$0
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\$0 \$0	\$0 \$0			\$0
\$0	\$0			\$0 \$0
\$0	\$0			\$0
\$0	\$0			\$0
\$0	\$0	\$0	\$0	\$0
•		•	•	
\$268,195	\$0			\$0
\$50,120	\$0			\$0
\$318,315	\$0	\$0	\$0	\$0
\$0	\$0	\$	40	\$0
\$829,314	\$0			\$0

\$194,000	\$0			\$0
\$0	\$0			\$0
\$0	\$0			\$0
\$0	\$0			\$0
\$25,000	\$0			\$0
\$0	\$0			\$
\$0	\$0			\$
\$0	\$0			\$
\$9,000	\$0			\$
\$0	\$0			\$
\$1,057,314	\$0	\$0	\$0	\$
\$0	\$0			\$
\$0	\$0			\$
\$20,000	\$0			\$
\$0	\$0			\$
\$0	\$0			\$
\$0	\$0			\$
\$0 \$20,000	\$0 \$0	\$0	\$0	\$
\$36,206,308	\$0	\$0	\$0	\$
*				
\$25,000	\$0			\$
\$40,000	\$0			\$
\$25,000	\$0			\$
\$0	\$0			\$
\$90,000	\$0	\$0	\$0	\$
\$1,139,672	\$0			\$105,69
\$1,139,672 \$20,667	\$0 \$0			
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\$20,667 \$0 \$0 \$0 \$0 \$0 \$1,160,339 \$1,160,339 \$168,520 \$1,142,979	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$			\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$
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\$20,667 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$1,160,339 \$188,520 \$1,142,979 \$0 \$0 \$0 \$75,000 \$0 \$0 \$452,600 \$0 \$0 \$0 \$250,000 \$330,873 \$47,600	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$			\$105,699 \$105,699 \$105,699 \$105,699 \$105,699 \$105,699 \$105,699 \$105,699 \$105,699 \$105,699

\$1,000,000	\$0			\$0
\$0	\$0			\$0
\$150,000	\$0			\$0
\$0	\$0			\$0
\$0	\$0			\$0
\$0	\$0			\$0
\$1,150,000	\$0	\$0	\$0	\$0
\$40,905,699	\$0	\$0	\$0	\$105,699

\$40,905,699	\$0	\$0	59





Project Name	1035 Van Ness	Number of Project Units:	124
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HCD Reserve Requirements

Replacement Reserve Calculator UMR §8309

(a)	(0)	0.6% of New construction costs (structures excluding contractor profit, overhead, and general requirements and insurance):	\$0	\$0
	(a)	\$500 per unit: (This is a placeholder for rehab projects and may be subject to higher amount)	\$500	\$62,000
(b)	(h)	Replacement Reserve Amount = New construction: lesser of (a) and (b); Rehab: (b)		\$62,000
	(0)	HCD Required Replacement Reserve Amount - included in "Operating budget" tab		

Operating Reserve Calculator

1	Total Operating Expenses Excluding On-Site Service Cool	TAX CREDIT Project 3 Month Reserve Required	NON-TAX CREDIT Project 4 Month Reserve Required			
	(a) Total Operating Expenses:	\$3,463,080	Amount subject to reserve	\$3,419,016	\$854.754	\$1,139,672
	(b) Minus: On-Site Service Coordinator Salaries:	\$44,064	calculation: (a - b)	\$3,419,010	\$634,734	\$1,139,072
2	Replacement Reserve amount from above: (Cell AJ10)			\$62,000	\$15,500	\$20,667
	Debt Service (including all HCD 0.42% Fees and Bond Iss	uer Fee)				
	Name of Lender Operating Budget cells (D138 to D147)			Annual Debt Service Amount	TAX CREDIT Project 3 Month Reserve Required	NON-TAX CREDIT Project 4 Month Reserve Required
		\$0	\$0	\$0		
		\$0	\$0	\$0		
			3rd Mortgage Debt Service	\$0	\$0	\$0
3			Other HCD .42% (Specify)	\$0	\$0	\$0
3			Other HCD .42% (Specify)	\$0	\$0	\$0
			Bond Issuer Fee	\$0	\$0	\$0
		Miscellane	eous Financial Expenses (specify)	\$0	\$0	\$0
		Miscellane	eous Financial Expenses (specify)	\$0	\$0	\$0
		\$0	\$0	\$0		
		Miscellane	eous Financial Expenses (specify)	\$0	\$0	\$0
			Other (Specify)		\$0	\$0
			Totals	\$0	\$0	\$0
			UMR Required Operating I	Reserve Amount:	\$870,254	\$1,160,339

If Reserve amounts are different than the required amount, enter Reserve amounts and how they are calculated	below:	_	

Construction Hard Cost Contingency Calculator UMR §8310

Article III. Threshold and Scoring Criteria

§300. Threshold Requirements

Applicants acknowledges that to be eligible to receive Homekey+ funding, all applications must meet the threshold requirements of this Section. HCD reserves the right to request clarification of unclear or ambiguous statements made in an application and other supporting documents.

Yes

Applicant(s) acknowledges that Applications may be submitted independently by an Eligible Applicant, as defined in §200 and Article VII. Alternatively, each Eligible Applicant may apply jointly with a Co-Applicant, as specified.

Yes Yes

Applicant(s) acknowledges that no additions of Co-Applicants or special purpose entities will be considered subsequent to the date of application, including after Standard Agreement execution.

§200. Eligible Applicants

- iii. Pursuant to CA HSC § 50237 and 50241, HHAP Homekey+ Supplemental eligible applicants are:
 - a. California's 14 largest cities with a population of 300,000 or more as of January 1, 2022.

Is the Applicant or Co-Applicant one of these 14 largest cities, mentioned below, with a population of 300,000 or more as of January 1, 2022?

Yes

Anaheim Oakland San Diego Irvine Santa Ana Bakersfield Long Beach Riverside San Francisco Stockton Fresno Los Angeles Sacramento San Jose

h California's 58 Counties

County San Francisco

- c. The entities in a. and b. must have:
 - 1 A compliant housing element as defined in Government Code §65589.9, at the time a Homekey+ application is submitted; and Applicant(s) certifies to have a compliant housing element as defined in Government Code §65589.9.
 - 2 An approved HHAP regionally coordinated homelessness action plan.

Applicant(s) certifies to have an approved HHAP regionally coordinated homelessness action plan.

Yes

d. Tribal Entities

ii. Applicant(s) certifies that the proposed Projects must serve persons qualifying or households that include persons qualifying as members of the Target Population?

Yes

iii. Applicant(s) certifies to submit a completed application workbook with all worksheets, documents and supplemental information.

Yes

Applicant(s) certifies to include a Project-specific Supportive Services Plan, that shall be consistent with any representations made in the application, and it shall meet the Homekey+ Program Requirements noted in NOFA §302?

Yes

Make sure to complete the "Supportive Services Plan" sheet

Project Ownership Structure submitted with the application workbook that demonstrates the relationship of the Applicants, Co-applicants and project entities within the ownership structure.

Article VI - Definitions

"Project Ownership Structure" means a Project-specific entity organizational chart that shows the ownership relationship between the Project Applicants and all Project entities (including the special purpose entity). This document is used by HCD to connect the Project Ownership Structure with the provided legal organizational documents (i.e. Operating Agreement, Limited Partnership Agreement, By Laws, etc.) to ensure the Primary Applicant or Co-Applicant has legal control over the Project site. This is NOT a staff organizational chart. The Project Ownership Structure chart must be provided with the application.

File Name 26. Project Ownership Structure Provide a "Project Ownership Structure" chart. Uploaded to HCD? Yes

Yes

- vi. Applicant(s) certifies to submit all required documents from each Eligible Applicant and Co-Applicant as applicable, including but not limited to:
 - A duly executed resolution authorizing the entity to apply for funds and to participate in the Homekey+ Program in connection with each discrete Project; attested
 - to by a person other that the person identified as the authorized signatory. If there is more than one authorized signatory identified, state whether one or all

 a. signatories are required to submit and execute 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. The resolutions should materially comport with the Homekey+ resolution templates that will be available on the Homekey+ website when the application is released.
 - Organizational documents supporting the resolutions submitted with the application. Eligible Applicants are exempted from this requirement. Notwithstanding the b. foregoing, HCD reserves the right to request additional documentation at any point to verify any entity's authority and/or organizational structure. For a complete list of organizational documents, refer to Appendix B.

NOTE: These documents are requested at "Project Overview" sheet under the Applicant and Co-Applicant entity names.

vii. Applicants shall provide a written non-discrimination policy that complies with the requirements in §508 - Accessibility and Non-Discrimination

Yes File Name 27. Non-Discrimination Policy Provide a non-discrimination policy. Uploaded to HCD?

Applications shall provide a statement how the Project will address equity that must answer the following question: What specific actions will the Applicant take to ensure equitable access to housing and services for groups that are overrepresented among residents experiencing homelessness in its jurisdiction and region? viii. Examples of what applicants should consider include race, ethnicity, age (e.g. youth, elderly), disability status, LGBTQ+ status, etc. The response shall reference the

website

latest Continuum of Care (CoC) Homelessness Management Information System (HMIS) demographics data to explain. Please see the Homekey+ website for the template at the time of Application release.

Uploaded to HCD? Yes

Applications shall provide a statement how the Project will engage the Target Population that must answer the following question: How did/will the Applicant engage with ix. the Target Population to inform the design of the Project operations and Supportive Services? Please see Homekey+ website for guidance documents at the time of

Provide Racial & Gender Equity statement by answering the above question.

website

29. Engaging the Target Population File Name Provide a response to the question above. Uploaded to HCD? Yes

The Applicant shall have site control of the property at the time of application, and such control shall not be contingent on the approval of any other party. The status and nature of the Applicant's title and interest in the property shall be subject to HCD's approval. Site control may be evidenced by one of the following

Yes

Site Control UMR §8303 and §8316

File Name 28. Equity Statement

At time of application, does Applicant, or its wholly controlled affiliate have site control pursuant to UMR §8303?						
Type of site control:	Date	Expires	Extensions Available	Purchase Price	Total Land A	rea
Enforceable Option to Lease or Purchase	4/3/25	9/1/25	No	\$27,750,000	0.28	acres
						acres
						acres
						acres

											acr
											acr
											acr
urrent owner		ļ	Current own	er street addre	ss		City		S	tate	Zip code
	co Care Center, L.P.		1035 Van Ne				San Fra	ncisco			94109
	e details for unusual site control special ts, or other complex land transactions,						scattered	sites, lot line	adjustmer	nts, air rights	oarcelin
assigned it to Seller is in ba low, describ	een Seller and San Francisco Housing o its affiliate 1035Vets, LLC, the Co-App ankruptcy. Bankruptcy court approval of the planned and completed property trans al by current owner (Seller) to Co-Appli	olicant. Assignments a of PSA is included with disfers occurring in cor	are included in a site control d	site control do ocumentation.	umentation.	•	res, the M	LLC of Co-Ap	pplicant, w	hich has in tu	rn
une or pure	and the state of t	Carre									
ound Lease	planned?										N
		Documentation of	site control in	accordance wi	th UMR §83	03, including a	summary	explanation			\top
ile Name	30. Site Control	of site control and sites, lot line adjus see Article III, §30	tments, phase						Uploa	ded to HCD?	Ye
facili	0(h). For Applicants proposing sites that tate or expedite those processes, to no s the proposed Project require a use of	ot delay expenditure a	nd occupancy	requirements.	nt housing?				ment and	plan to	Ye
File Name	33. Project Use Change - Lot Split	For Projects that r include a commitm expenditure and o	nent and plan t	o facilitate or e					Uploa	ded to HCD?	Ye
xi. A pre	eliminary title report for each site, date	ed within 90 days of ap	oplication subm	nission.							
File Name	34. Preliminary Title Report	Provide a prelimina developed in India is acceptable in lie	n country, an	attorney's opin					Uploa	ded to HCD?	Ye
xii expe	icant(s) certifies to provide a detailed denditure before all program deadlines, fa ence of strong organizational and finan-	actoring in entitlements	s, permits, pro	curement, pote	ntial constru	uction delays a	nd supply	chain issues	, and den	nonstrates	Ye
File Name	35. Development Plan	Provide a detailed rehabilitation or co factoring in entitler issues, and demoi the Project.	nstruction, occurrents, permits	cupancy, and f , procurement	und expendi potential co	iture before all instruction dela	program only s	deadlines, upply chain	Uploa	ded to HCD?	Ye
viii acqu	icants shall provide an appraisal for ea iisition funds from Homekey+ or if prop lekey+ Appraisal Guidance document,	erty value will be used	d as local mate	h. The apprais							Ye
File Name	36. Appraisal	Applicants shall pr submission date for will be used as loc outlined in the Hon Homekey+ websit	or all Projects s al match. The nekey+ Apprai	seeking acquis appraisal mus	ition funds fr comply with	rom Homekey n the Homekey	or if prop r+ require	nerty value ments	Uploa	ded to HCD?	Ye
d comments	s with regards to Appraisal. Homek	ey+ Appraisal Guidan									
			<u> </u>							· <u> </u>	
xiv. Appl	icant(s) acknowledges that all Projects	seeking funding for R	Renabilitation m	ust submit the	tollowing:						Y

- a. Rehabilitation narrative of current condition of structure(s) and overall scope of work; and
- b. Physical Needs Assessment (PNA) or equivalent prepared by a qualified independent third-party contractor and dated within 12 months prior to application submission.

For Acq/Rehabilitation and Rehabilitation Projects ONLY: Provide a description of the current condition of the structure(s) and a general description of the overall scope of work. Include a discussion of any proposed modification to the unit configurations, unit mix, need for seismic retrofit, or modifications in use (e.g., commercial/tourist hotel to SRO or studio apartments). All Projects must submit a Physical Needs Assessment (PNA) or Capital Needs Assessment (CNA) prepared by a qualified independent third party contractor, which supports the proposed scope of work. All Projects must submit a current rent roll, which includes household income and household size for each unit.

File Name	37. Rehab Description	Narrative description of current condition of structure(s) and overall scope of work.	Uploaded to HCD?	Yes
File Name	38. PNA or CAN	PNA or CNA prepared by a qualified independent third-party contractor.	Uploaded to HCD?	Yes

For Projects seeking funding for master leasing and purchase of Affordability Covenants, Applicant shall provide a market study prepared no earlier than 12 months prior to application submission which conforms to TCAC guidelines, and/or a rent roll, and/or other supporting documentation.

Is the Applicant(s) seeking funding for master leasing and purchase of Affordability Covenants?

Applicant(s) acknowledges all Projects seeking funding for Rehabilitation and new construction are required to submit a Phase I Environmental Site Assessment (ESA)

whic	h was prepared or updated no earlier the	an 12 months prior to application submission?		100
File Name 40. Env. Report 1 Environmental Site Assessment Phase I (prepared or updated no earlier than 12 months prior to the application due date).		Uploaded to HCD?	Yes	
File Name	41. Env. Report 2	If Environmental Site Assessment Phase I requires a Phase II study, submit a Phase II (prepared or updated no earlier than 12 months prior to the application due date).	Uploaded to HCD?	N/A

Relocation Assistance Narrative. Applicant shall submit a concise, sufficiently detailed narrative to demonstrate its consideration of, and early engagement with, applicable relocation assistance laws and requirements. An Applicant's unsupported conclusion that relocation law does not apply or that the Project Site is vacant does not sufficiently demonstrate such consideration and engagement. The Applicant must support any representation that relocation law does not apply or that the Project Site is vacant by including either an explanation that supports this representation or supporting documentation that establishes that the property is vacant. This Relocation Assistance Narrative will be evaluated by HCD to determine whether a relocation plan is required by law or whether a certificate of no-relocation can be

The Relocation Assistance Narrative does not take the place of these two documents. Grantee shall submit either a relocation plan or a certificate of no-relocation as a condition of disbursement. See §507 and Homekey+ website for more information and template, which will be uploaded when the application is released.

Template on the Homekey website.

File Name	42. Relocation narrative	Applicant's Relocation Assistance Narrative shall include or identify the following: §300(xvii)(a-i)	Uploaded to HCD?	Yes
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xviii Applicant(s) certifies to provide all Enforceable Funding Commitments (EFCs) as defined by Article VII (xviii) for:

Yes

- a. Development costs with specific funding sources, including federal, state, local, private, or philanthropic sources for the proposed Project.
- Rental subsidies, operations, and service costs with specific funding sources, including federal, state, local, private, or philanthropic sources for ongoing b. sustainability. For projects applying for a program operating Award (see §206) EFCs must be fully committed to match the numbers of years of the operating award. Please see §305(3)(a) for potential points and the Homekey+ website for EFC templates, which will be posted at the time of application release.

y+

File Name	43. EFC #1, EFC #2, etc.	Provide a letter or other document for all funding commitments for developement and operating sources.	Uploaded to HCD?	Yes
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Applicant(s) acknowledges that the Eligible Applicant or Co-Applicant applying for Homekey+ funding is the entity that HCD relies upon for experience and capacity, and will control the Project during acquisition, development, and occupancy?

Yes

Indicate the name of the Eligible Applicant or Co-Applicant the Department can rely on for experience and capacity: 1035Vets, LLC

The Eligible Applicant or Co-Applicant shall demonstrate the following minimum experience and capacity requirements

Development, ownership, or operation of a Project similar in scope and size to the proposed Project; or development, ownership, or operation of at least two a. affordable rental housing Projects in the last 10 years, with at least one of those Projects containing at least one unit housing a tenant or who qualifies as a member of the Target Population.

Applicant(s) certifies that it has successfully Developed, owned, or operated a Project similar in scope and size to the proposed Project?

Yes

Project Name	Project Address (Complete address)	Entity proving experience	Experience Type	Population served	Latest date developed, owned, or operated
Edwin M. Lee Apartments	1150 3rd Street	1035Vets, LLC	Operated	Veterans	Current

Provide a detail description of the Project similarities in scope and size to the proposed Project.

Edwin M. Lee Apartments (EML) is a project of similar scope and size to 1035 Van Ness (1035VN). EML (funded by HCD) is a new construction project completed in March 2020 that is composed of 118 affordable housing units (65 units for veterans and 53 units for families). EML was co-developed with Chinatown Community Development Center (CCDC). Swords to Plowshares, the sole member of 135Vets, LLC, is the Property Manager and the Service Provider for veterans at the site, as it will be at 1035VN. While 1035VN is a purchase and renovation project, it is of similar size (EML = 118, 1035VN = 124) and complexity to EML. The 65 units at EML reserved for chronically homeless veterans include 55 HUD-VASH tenants and 7 CoC tenants. Like EML, 1035VN will include coordination with the San Francisco Veterans Administration Medical Center (VA) on use of the 66 HUD-VASH operating subsidies and coordination with the VA Social Workers on provision of services to the 66 HUD-VASH tenants. As at EML, Swords will provide services to the non-VASH tenants.

The property manager and Lead Service Provider (LSP) shall have three or more years of experience serving persons of the Target Population. If a property b. manager or LSP is not yet selected for the proposed Project, the Eligible Applicant shall certify that this requirement will be reflected in any future solicitation or memorandum of understanding.

Has the Applicant(s) selected a property manager for the proposed Project?

Yes

Has the Applic	Has the Applicant(s) selected a property manager for the proposed Project?					
Project Name	Project Address (Complete address)	Property Manager name	Housing type	Experience Type	Population served	# of years serving
Maceo May Apartments	55 Cravath Street, San Francisco, CA 94130	Swords to Plowshares	Permanent Housing	Developed	Veterans	3
The Fairfax Hotel	420 Eddy Street, San Francisco, CA 94109	Swords to Plowshares	Permanent Housing	Developed	Veterans	11
The Stanford Hotel	250 Kearney Street, San Francisco, CA 94108	Swords to Plowshares	Permanent Housing	Operated	Veterans	11
Veterans Commons	150 Otis Street, San Francisco, CA 94103	Swords to Plowshares	Permanent Housing	Operated	Veterans	13
Jon W. Paulson Veterans Community	1050 Girard Road, San Francisco, CA 94129	Swords to Plowshares	Permanent Housing	Operated	Veterans	25

Has the Applicant(s) selected a Lead Service Provider for the proposed Project?

Yes

Project Name	Project Address (Complete address)	Service Provider name	Housing type	Experience Type	Population served	# of years serving
Maceo May Apartments	ISS Crayath Street San Francisco CA 94130	Swords to Plowshares	Permanent Housing	Operated	Veterans	3
The Fairfax Hotel	1420 Eddy Street San Francisco CA 94109	Swords to Plowshares	Permanent Housing	Operated	Veterans	5
The Stanford Hotel	1250 Kearney Street San Francisco CA 94108	Swords to Plowshares	Permanent Housing	Operated	Veterans	11
Veterans Commons	1150 Otis Street San Francisco CA 94103	Swords to Plowshares	Permanent Housing	Operated	Veterans	11

Jon W. Paulso Comm		1050 Girard Road, San F	rancisco, (CA 94129	Swords to Plowshares	Permanent Housing	Operated	V	eterans		25
с.	Statement co	nfirming experience admin	istering a P	roject in accorda	nce with the core o	components of Ho	using First (Welfare & Inst	tutions Cod	de § 8255	5).	
ile Name	44. Housing	g First Statement			ce administering a nstitutions Code §		ance with the core compon	ents of	Uploade	ed to HCD?	Yes
d. i i velopment T	staff, capital, requirements to the Departi		es to efficie tion with the ee.	ntly meet the ope Project. Evidenc	rational needs of the of permanent su	ne Project; to main pportive housing e	ntain the fiscal integrity of the	ne Project;	and to sa	atisfy all legal	Yes
Staff Typ		Employee / Consultant full	name		Position	Title and Employe	r	Full t	ime /	% of time do	
Employee	S	teven Culbertson		Deputy Director	of Residential Prod	grams and Housin	g Development, Swords to	Ple Full	Time	20.00	
mployee		Ionique Crossley			erty Management,		• • •		Time	5.00	
mployee		hawntai Thompson			ities, Swords to Plo			Full	Time	5.00	%
mployee	M	la'at Xi. EdD, LMFT		Deputy Director	of Clinical Progran	ns		Full	Time	5.00	%
Employee	S	cott Falcone		Principal, Falcon	e Development			Full	Time	5.00	%
Employee	P	hil Ritter		Construction Ma	nager, Falcone De	evelopment		Part	Time	5.00	%
ords to Plow pportive house rsecuted. Wh PD).This pro SH) site for v ademy) is a ars. JWPVC ovide support vocate for proded 5 additio Lee Apartme	shares has 5 sing to formen nen veteran h igram eventu eterans in the 108 unit PSH was started it tive services, oject-based in al projects (ents (65 PSH	at the Department can rely 50 years of experience pro rly homeless veterans. Swomelesses exploded in ally moved to Treasure Isle nation, converting former project in the Presidio in S in a time when the HUD-V/-The example of JWP was HUD-VASH vouchers to still listed above) to provide PS units for veterans out of 1 Commons (75 PSH units for	oviding suppowords was fithe 1980s, and. Swords army barrass ASH prograss the proger upport the a SH to over 5 18 units - 2	ortive services to founded by Vietna Swords launchec se entered the per acks at the Presiden. Swords has been did not exist. Shitor of the HUD-1 billity to launch ar 500 veterans in \$000), the Stanford	o veterans and hor am veterans in 197 I transitional suppor dio to PSH for vete een operating JWI words received ar /ASH Program wh difund new PSH s an Francisco. The d Hotel (133 units I	neless veterans in 4 to advocate for ortive housing for he housing arena in irrans. Jon W. Paul PVC since 2000, par award of Section ich was started du itles, a program the se programs are; PSH units for vete	n San Francisco, and 25 yr fellow veterans in a time whomeless veterans funded the early 2000, opening th itson Veterans Community rorviding both Property Ma -8 Operating Subsidies an ue, in part, to Swords advo at has been institutionalize Maceo May Apartments (rans - 2013), The Fairfax	ears of exp hen Vietna by the VA' e first pern (JWPVC - nagement d was able cacy at the d nationally 104 PSH ui	m veteral s Grant a nanent su formerly and Supp to secure national of Over the	ns were bein and Per Diem apportive hou known as Ve cortive Service e CoC fundin level. We con ne years, Sweterans - 202	n Programusing eterans ces for 25 and to entinued to entinue entin
Date xxi One-	of pre-application of pre-application of the acquirective community of the acquirective community of the com	cement of assisted housing d housing or site is to be re ty, the Applicant shall provi	g. edeveloped/ide as part o	repositioned as p	oart of the Local Pu a commitment to e	ublic Entity's overa	all goal to address the need replacement of units.				Yes
	Will the acqui	red housing or site be rede	eveloped/rep	positioned as par	t of the Local Publi	c Entity's overall g	oal to address the needs	of the Targ	et Popula	tion and the	No

In addition to the Threshold Requirements above, Applicant(s) acknowledge, understand, and agree to comply, with the following sections of the 2024 Homekey+ NOFA.

Yes

Yes Yes Yes

§200 Affordability Covenant

§204 Program Deadlines

§203 Allocations and Geographic Distribution

§400 Application Process and Submission

Cash Flow Analysis

Is Income from Restricted Units based on R

INCOME FROM HOUSING UNITS	Inflation	Year 1
Restricted Unit Rents	2.5%	\$297,600
Unrestricted Units	2.5%	\$0
Rental Subsidy Program Name (VASH)	2.5%	\$2,003,760
Rental Subsidy Program Name (Specify)	2.5%	\$0
Rental Subsidy Program Name (Specify)	2.5%	\$0
Rental Subsidy Program Name (Specify)	2.5%	\$0
Operating Subsidies (Services grant - SF HSH)	3.5%	\$549,289
Operating Subsidies (Specify)	2.5%	\$0
Operating Subsidies (Specify)	2.5%	\$0
Operating Subsidies (LOSP - SF HSH)	See comment	
Operating Subsidies (Specify)		
GROSS POTENTIAL INCOME - HOUSING	3	\$2,850,649

OTHER INCOME	Inflation	Year 1
Laundry & Vending	2.5%	\$43,524
Other Income	2.5%	\$0
Commercial Income	2.5%	\$0
GROSS POTENTIAL INCOME - OTHER	\$43,524	
GROSS POTENTIAL INCOME - TOTAL		\$2,894,173

VACANCY ASSUMPTIONS	Inflation	Year 1
Vacancy Rate: Restricted Units	5.0%	\$14,880
Vacancy Rate: Unrestricted Units	5.0%	\$0
Vacancy Rate: Tenant Assistance Payments	5.0%	\$100,188
Vacancy Rate: Other (Operating Subsidies)	0.0%	\$0
Vacancy Rate: Laundry & Vending & Other Income	0.0%	\$0
Vacancy Rate: Commercial Income	50.0%	\$0
TOTAL VACANCY LOSS		\$115,068
EFFECTIVE GROSS INCOME		\$2,779,105

OPERATING EXPENSES & RESERVE DEPOSITS	Inflation	Year 1
Residential Exp. (w/o Real Estate Taxes & Sup. Services)	3.5%	\$3,008,959
Real Estate Taxes	3.5%	\$3,000
Supportive Services Costs	3.5%	\$451,121
Replacement Reserve	0.0%	\$62,000
Other Reserves	0.0%	\$0
Ground Lease	2.0%	\$0
Commercial Expenses	3.5%	\$0
TOTAL EXPENSES & RESERVES	\$3,525,080	
NET OPERATING INCOME		(\$745,975)

DEBT SERVICE	Year 1
1st Mortgage Debt Service	\$0
Bridge Loan (repaid from Investor equity)	
2nd Mortgage Debt Service	\$0
3rd Mortgage Debt Service	\$0
Other HCD .42% (Specify)	\$0
Other HCD .42% (Specify)	\$0
Bond Issuer Fee	\$0
Miscellaneous Financial Expenses (specify)	\$0
TOTAL REQUIRED DEBT SERVICE	\$0

CASH FLOW after all debt service		Year 1
		(\$745,975)
Income Source for D	ebt Services:	
		\$0
Income Source		
	\$0	
CASH FLOW after Alloc	ated Sources	(\$745,975)
Adjusted Operating	g Award Need	(\$745,975)
Homekey+ COSR	\$6,244,030	\$745,975
Homekey+ COSR running available balance \$0		\$5,498,055
CASH FLOW	\$0	

0.00

USE OF CASHFLOW AFTER DEBT SERVICE		Year 1
Asset Mgmt./ Similar Fees		\$0
Deferred Developer Fee prior to distributions & residual receipt payments		\$0
Cash available for residual receipts loans and sponsor/Applicant distributions		\$0
Sponsor Distributions	50%	\$0
HCD Residual Payment	50%	\$0
Other Residual Payments	0%	\$0
Other Residual Payments	0%	\$0
Other Residual Payments	0%	\$0
Other Residual Payments	0%	\$0
12% of Operating Expenses		\$415,570
Asset Mgmt/Similar Fees	3.5%	\$0
Cumulative paid Deferred Dev. Fee		\$0

Total Deferred Developer Fee budgeted for payment prior to	
distributions and residual receipt payments	

Comments

Services grant is intended to cover the services component of operating costs and is LOSP grant covers gap between operating income and expenses and inflates at the re-

estricted or Pro	estricted or Proposed Rents?		ed Rents]	
Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
\$305,040	\$312,666	\$320,483	\$328,495	\$336,707	\$345,125
\$0	\$0	\$0	\$0	\$0	\$0
\$2,052,852	\$2,103,147	\$2,154,674	\$2,207,464	\$2,261,546	\$2,316,954
\$0	\$0	\$0	\$0	\$0	\$0
\$568,514	\$588,412	\$609,007	\$630,322	\$652,383	\$675,216
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
				\$628,472	\$674,549
\$2,926,406	\$3,004,225	\$3,084,163	\$3,166,280	\$3,879,109	\$4,011,845
Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
\$44,612	\$45,727	\$46,871	\$48,042	\$49,243	\$50,474
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$44,612	\$45,727	\$46,871	\$48,042	\$49,243	\$50,474
\$2,971,018	\$3,049,953	\$3,131,034	\$3,214,322	\$3,928,352	\$4,062,319

Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
\$15,252	\$15,633	\$16,024	\$16,425	\$16,835	\$17,256
\$0	\$0	\$0	\$0	\$0	\$0
\$102,643	\$105,157	\$107,734	\$110,373	\$113,077	\$115,848
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$117,895	\$120,791	\$123,758	\$126,798	\$129,913	\$133,104
\$2,853,124	\$2,929,162	\$3,007,276	\$3,087,525	\$3,798,440	\$3,929,215

Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
\$3,114,272	\$3,223,272	\$3,336,086	\$3,452,849	\$3,573,699	\$3,698,779
\$3,105	\$3,214	\$3,326	\$3,443	\$3,563	\$3,688
\$466,910	\$483,252	\$500,166	\$517,672	\$535,790	\$554,543
\$62,000	\$62,000	\$62,000	\$62,000	\$62,000	\$62,000
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$3,646,288	\$3,771,738	\$3,901,579	\$4,035,964	\$4,175,053	\$4,319,009
(\$793,164)	(\$842,576)	(\$894,303)	(\$948,439)	(\$376,613)	(\$389,794)

Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0

Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
(\$793,164)	(\$842,576)	(\$894,303)	(\$948,439)	(\$376,613)	(\$389,794)
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
(\$793,164)	(\$842,576)	(\$894,303)	(\$948,439)	(\$376,613)	(\$389,794)
(\$793,164)	(\$842,576)	(\$894,303)	(\$948,439)	(\$376,613)	(\$389,794)
\$793,164	\$842,576	\$894,303	\$948,439	\$376,613	\$389,794
\$4,704,891	\$3,862,315	\$2,968,012	\$2,019,573	\$1,642,960	\$1,253,166
\$0	\$0	\$0	\$0	\$0	\$0

0.00	0.00	0.00	0.00	0.00	0.00

Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0

projected to inflate at the same rate (3.5%) as operating costs. ate of that gap, rather than at a fixed percentage.

Year 8	Year 9	Year 10	Year 11	Year 12	Year 13
\$353,753	\$362,597	\$371,662	\$380,953	\$390,477	\$400,239
\$0	\$0	\$0	\$0	\$0	\$0
\$2,373,720	\$2,431,876	\$2,491,457	\$2,552,498	\$2,615,034	\$2,679,102
\$0	\$0	\$0	\$0	\$0	\$0
\$698,849	\$723,309	\$748,625	\$774,826	\$801,945	\$830,013
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$722,883	\$773,570	\$826,708	\$1,329,697	\$1,403,704	\$1,481,029
\$4,149,205	\$4,291,351	\$4,438,451	\$5,037,974	\$5,211,160	\$5,390,384

Year 8	Year 9	Year 10	Year 11	Year 12	Year 13
\$51,736	\$53,030	\$54,356	\$55,714	\$57,107	\$58,535
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$51,736	\$53,030	\$54,356	\$55,714	\$57,107	\$58,535
\$4,200,941	\$4,344,381	\$4,492,806	\$5,093,689	\$5,268,267	\$5,448,918

Year 8	Year 9	Year 10	Year 11	Year 12	Year 13
\$17,688	\$18,130	\$18,583	\$19,048	\$19,524	\$20,012
\$0	\$0	\$0	\$0	\$0	\$0
\$118,686	\$121,594	\$124,573	\$127,625	\$130,752	\$133,955
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$136,374	\$139,724	\$143,156	\$146,673	\$150,276	\$153,967
\$4,064,568	\$4,204,658	\$4,349,651	\$4,947,016	\$5,117,992	\$5,294,951

Year 8	Year 9	Year 10	Year 11	Year 12	Year 13
\$3,828,236	\$3,962,224	\$4,100,902	\$4,244,434	\$4,392,989	\$4,546,743
\$3,817	\$3,950	\$4,089	\$4,232	\$4,380	\$4,533
\$573,952	\$594,040	\$614,832	\$636,351	\$658,623	\$681,675
\$62,000	\$62,000	\$62,000	\$62,000	\$62,000	\$62,000
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$4,468,005	\$4,622,215	\$4,781,822	\$4,947,016	\$5,117,992	\$5,294,951
(\$403,437)	(\$417,557)	(\$432,172)	\$0	\$0	\$0

Year 8	Year 9	Year 10	Year 11	Year 12	Year 13
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0

Year 8	Year 9	Year 10	Year 11	Year 12	Year 13
(\$403,437)	(\$417,557)	(\$432,172)	\$0	\$0	\$0
\$0	\$0	\$0			
\$0	\$0	\$0			
(\$403,437)	(\$417,557)	(\$432,172)			
(\$403,437)	(\$417,557)	(\$432,172)			
\$403,437	\$417,557	\$432,172			
\$849,729	\$432,172	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0

0.00	0.00	0.00	0.00	0.00	0.00

Year 8	Year 9	Year 10	Year 11	Year 12 Year 13	3
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0

# 440.045	
\$410,245	\$420,501
\$0	\$0
\$2,744,740	\$2,811,986
\$0	\$0
\$859,064	\$889,131
\$0	\$0
\$0	\$0
\$1,561,807	\$1,646,176
\$5,575,856	\$5,767,794
Year 14	Year 15
Year 14 \$59,998	Year 15 \$61,498
\$59,998	\$61,498
\$59,998 \$0	\$61,498 \$0
\$59,998 \$0 \$0	\$61,498 \$0 \$0
\$59,998 \$0 \$0 \$59,998	\$61,498 \$0 \$0 \$61,498
\$59,998 \$0 \$0 \$59,998	\$61,498 \$0 \$0 \$61,498
\$59,998 \$0 \$0 \$59,998 \$5,635,854	\$61,498 \$0 \$0 \$61,498 \$5,829,293
\$59,998 \$0 \$0 \$59,998 \$5,635,854 Year 14	\$61,498 \$0 \$0 \$61,498 \$5,829,293
\$59,998 \$0 \$0 \$59,998 \$5,635,854 Year 14 \$20,512	\$61,498 \$0 \$0 \$61,498 \$5,829,293 Year 15 \$21,025
\$59,998 \$0 \$0 \$59,998 \$5,635,854 Year 14 \$20,512 \$0	\$61,498 \$0 \$0 \$61,498 \$5,829,293 Year 15 \$21,025 \$0
\$59,998 \$0 \$0 \$59,998 \$5,635,854 Year 14 \$20,512 \$0 \$137,237	\$61,498 \$0 \$0 \$61,498 \$5,829,293 Year 15 \$21,025 \$0 \$140,599
\$59,998 \$0 \$0 \$59,998 \$5,635,854 Year 14 \$20,512 \$0 \$137,237 \$0	\$61,498 \$0 \$0 \$61,498 \$5,829,293 Year 15 \$21,025 \$0 \$140,599 \$0
\$59,998 \$0 \$0 \$59,998 \$5,635,854 Year 14 \$20,512 \$0 \$137,237 \$0 \$0	\$61,498 \$0 \$0 \$61,498 \$5,829,293 Year 15 \$21,025 \$0 \$140,599 \$0 \$0

\$5,478,105

\$5,667,668

Year 14

Year 15

Year 14	Year 15
\$4,705,879	\$4,870,585
\$4,692	\$4,856
\$705,533	\$730,227
\$62,000	\$62,000
\$0	\$0
\$0	\$0
\$0	\$0
\$5,478,105	\$5,667,668
\$0	\$0

Year 14		Year 15	
	\$0		\$0
	\$0		\$0
	\$0		\$0
	\$0		\$0
	\$0		\$0
	\$0		\$0
	\$0		\$0
	\$0		\$0
	\$0		\$0
	\$0		\$0
	\$0		\$0

Year 14		Year 15	
	\$0		\$0
	\$0		\$0
	\$0 \$0		\$0 \$0

0.00	0.00

Year 14		Year 15	
	\$0		\$0
	\$0		\$0
	\$0		\$0
	\$0		\$0
	\$0		\$0
	\$0		\$0
	\$0		\$0
	\$0		\$0
	\$0		\$0
	\$0		\$0
	\$0		\$0

Project Name: 1035 Van Ness County: San Francisco Project's Proposed Tax Credits: None

HCD Phase: Origination

Unit Size	2025 TCAC Threshold Basis Limits (TBL)	# of Units	Basis x Number of Units	TOTAL UNADJUSTED THRESHOLD BASIS LIMIT (TBL):	\$85,518,460
SRO/Studio	\$689,665	124	\$85,518,460	TOTAL HCD ADJ. THRESHOLD BASIS LIMIT:	\$125,712,136
1 Bedroom	\$795,177	0	\$0	Adjusted Threshold Basis Limit multiplied by 160%:	\$201,139,418
2 Bedrooms	\$959,200	0	\$0	HCD HIGH COST TEST RESULT FOR: 1035 Van Ness	00/
3 Bedrooms	\$1,227,776	0	\$0	HCD HIGH COST TEST RESULT FOR: 1035 Vari Ness	0%
4+ Bedrooms	\$1,367,819	0	\$0	Total Eligible Basis	\$0

Manager Units in Project: 0 TOTAL UNITS: 124

ADJUSTMENTS Cal Code of Reg §10327(c)(5)(A-F)

(4)	Adjustment for Projects paid in wh prevailing wages or financed in pa paid at least state or federal preva	Yes	\$17,103,692			
(A)	For Projects certifies that (1) they Contract Code, or (2) they will us perform all onsite work within an a	lealth and Safety Code to	No	\$0		
(B)	For New construction Projects re construction of an on-site parking			ler" parking) or through	No	\$0
(C)	For Projects where a day care ce	enter is part of the development (2	2%).		No	\$0
(D)	For Projects where 100 percent of	of the units are for Special Needs	populations (2%).		Yes	\$1,710,369
(E)	Project applying under §10325 or	§10326 of the TCAC regulations	that includes one or more of the	e features below (up to 10%).	No	\$0
	Project requires seismic upgrading of existing structures, and/or requires toxic or other environmental mitigation as certified by					\$0
(F)	the Project architect/ engineer (le	sser of costs or 15% basis adjus	tment).			
	If Yes, select type of work:		Enter Certified Cos	sts of Work:		
(G)	Local development impact fees re		ment entities. Certification from I	ocal entities assessing fees	No	
(0)	also required. WAIVED IMPACT	FEES ARE INELIGIBLE.				
(H)	Projects where at least 95% of th	e Project's upper floor units are s	erviced by an elevator (10%).		Yes	\$8,551,846
(I)	Projects wherein at least 95% of case, the Type III 10% increase b	Yes	\$12,827,769			
(J)	Projects wherein at least 95% of Type III/Type I combination, in wh	No	\$0			
	Projects within a county with an unadjusted 9% threshold basis limit for a 2-bedroom unit equal or less than \$500,000 and with					\$0
	a census tract designated on the TCAC/HCD Opportunity Map as Highest or High Resource (10%).					
(K)	County Eligibility: No TCAC/HCI Opportunit Map Tract					

End of Document

2025 BASIS LIMITS

2

LIMITS	Т	ı
County	SRO & STUDIO	1 BEDROOM
Alameda	\$473,390	\$545,814
Alpine	\$352,022	\$405,878
Amador	\$352,022	\$405,878
Butte	\$319,236	\$368,076
Calaveras	\$352,022	\$405,878
Colusa	\$352,022	\$405,878
Contra Costa	\$473,390	\$545,814
Del Norte	\$352,022	\$405,878
El Dorado	\$331,890	\$382,666
Fresno	\$307,732	\$354,812
Glenn	\$352,022	\$405,878
Humboldt	\$352,022	\$405,878
Imperial	\$324,988	\$374,708
Inyo	\$352,022	\$405,878
Kern	\$307,732	\$354,812
Kings	\$307,732	\$354,812
Lake	\$352,022	\$405,878
Lassen	\$352,022	\$405,878
Los Angeles	\$437,727	\$504,695
San Francisco	\$689,665	\$795,177
San Joaquin	\$307,732	\$354,812
San Luis Obispo	\$404,366	\$466,230
San Mateo	\$532,060	\$613,460
Santa Barbara	\$404,366	\$466,230
Santa Clara	\$532,060	\$613,460
Santa Cruz	\$404,366	\$466,230
Shasta	\$319,236	\$368,076
Sierra	\$352,022	\$405,878
Siskiyou	\$352,022	\$405,878
Solano	\$384,234	\$443,018
Sonoma	\$384,234	\$443,018
Stanislaus	\$307,732	\$354,812
Sutter	\$331,890	\$382,666
Tehama	\$352,022	\$405,878
Trinity	\$352,022	\$405,878
Tulare	\$307,732	\$354,812
Tuolumne	\$352,022	\$405,878
Ventura	\$404,366	\$466,230
Yolo	\$331,890	\$382,666

Yuba	\$331.890	\$382,666	ı

2 BEDROOMS	3 BEDROOMS	4+ BEDROOMS
\$658,400	\$842,752	\$938,878
\$489,600	\$626,688	\$698,170
\$489,600	\$626,688	\$698,170
\$444,000	\$568,320	\$633,144
\$489,600	\$626,688	\$698,170
\$489,600	\$626,688	\$698,170
\$658,400	\$842,752	\$938,878
\$489,600	\$626,688	\$698,170
\$461,600	\$590,848	\$658,242
\$428,000	\$547,840	\$610,328
\$489,600	\$626,688	\$698,170
\$489,600	\$626,688	\$698,170
\$452,000	\$578,560	\$644,552
\$489,600	\$626,688	\$698,170
\$428,000	\$547,840	\$610,328
\$428,000	\$547,840	\$610,328
\$489,600	\$626,688	\$698,170
\$489,600	\$626,688	\$698,170
\$608,800	\$779,264	\$868,149
\$959,200	\$1,227,776	\$1,367,819
\$428,000	\$547,840	\$610,328
\$562,400	\$719,872	\$801,982
\$740,000	\$947,200	\$1,055,240
\$562,400	\$719,872	\$801,982
\$740,000	\$947,200	\$1,055,240
\$562,400	\$719,872	\$801,982
\$444,000	\$568,320	\$633,144
\$489,600	\$626,688	\$698,170
\$489,600	\$626,688	\$698,170
\$534,400	\$684,032	\$762,054
\$534,400	\$684,032	\$762,054
\$428,000	\$547,840	\$610,328
\$461,600	\$590,848	\$658,242
\$489,600	\$626,688	\$698,170
\$489,600	\$626,688	\$698,170
\$428,000	\$547,840	\$610,328
\$489,600	\$626,688	\$698,170
\$562,400	\$719,872	\$801,982
\$461,600	\$590,848	\$658,242

|--|

HCD 2024 Developer Fee Calculator - 04/03/2024

TCAC regulations - 04/03/2024

Project Name: 1035 Van Ness Project Phase: Origination

ADMINISTRATIVE NOTICE NO. 24-03

Per "ADMINISTRATIVE NOTICE NO. 24-03", does the proposed Project have a previous HCD award to which the new Developer Fee not apply? Developer Fee Summary TCAC Project # HCD Limit Project Amt. \$2,319,000 \$1,150,000 Maximum Total Developer Fee - 2d \$1,150,000 \$2,319,000 Max Developer Fee payable from development funding sources \$0 \$0 Deferred Developer Fee payable on a priority basis from available Cash Flow \$0 \$0 Deferred Developer Fee payable exclusively from Sponsor Distributions Total Budgeted or Actual Developer Fee: \$1,150,000 Developer Fee Contributed as Capital: \$0 Deferred Developer Fee: \$0 Proposed Project Type: No Tax Credits Project's type of construction: UMR §8312(a)(2-3) for Projects without tax credits Max HCD Developer Fee (choose only one in the "a", "b", or "c", subsections) a. Substantial rehab projects UMR §8312(a)(2) substantial rehab = construction cost for rehab work (excluding contractor profit and overhead) in excess of \$48,000 per unit Number of units (include manager's unit) First 30 units at: \$35,000 \$1,050,000 each Units in excess of 30 at: \$13,500 \$1,269,000 each Total substantial rehab \$2,319,000 b. Acquisition and rehab projects UMR §8312(a)(2) with construction cost for rehab work (excluding contractor profit and overhead) between \$11,500 - \$38,000 per unit Number of units (include manager's unit) First 30 units at: \$16,000 each \$0 Units in excess of 30 at: \$7,500 \$0 Total acquisition and non-substantial rehab \$0 c. All other projects UMR §8312(a)(3) Number of units (include manager's unit) Total other at: \$2,000 per unit \$0

\$2,319,000

Maximum allowable Developer Fee

§305. Scoring Criteria

In addition to meeting the other minimum Homekey+ Program Requirements outlined in Article funding. Points earned from the application scoring criteria will be incorporated into the projec what accurately represents the Project and is achievable. By earning these points, the Applica will be based on the following:

 Site Cor 	ntrol (Up	to 20	Points)
------------------------------	-----------	-------	---------

Identification of the site suitable for development and evidence of site control, or a planta. letter of intent, an exclusive negotiating agreement, ground lease, etc.). **NOTE**: §300 Project type.

Type of site control	1	Enforceable Option to Lease or Purchase
Type of site control	2	
Type of site control	3	
Type of site control	4	
Type of site control	5	

2. Cost Containment (Up to 15 Points)

For any Project where the average total cost per Assisted Unit is below baseline per baseline amount. (up to 10points)

Total Units 124 Total HK+ Development Cost \$32,800,000

b. Utilizing Publicly Owned Land: **5 points** will be awarded to Project that is located on a declared as Surplus Land by a local agency.

New Construction or Conversion Project? FALSE

Is Project located on a site selected under Excess Sites (Executive Order N-06-19)

3. Sustained Operating Leverage (**Up to 45 Points**)

Documented commitment of non-Homekey+ rental or operating subsidies (including funder of operations of the Project. Sources include, but not limited to, Project-based vouchers, based vouchers, or locally funded rental assistance.

Score is based on weighted subsidy type, percentage of costs covered, and length the Homekey+ Program. See §400 on the process and determination for Projects the

Does the proj

- Project operation subsidies: Up to one (1) point for each year through year fifteen (

Applicant certifies that for each point assigned below, documentation meeting the EF for verification/score purposes?

Complete sheets "Operating Budget" & "Cash Flow) before this chart.			Yearly s	
Subsidy Name	Subsidy Type	Weight	Years	
Rental Subsidy Program Name (VASH)	Project-Based Rental Subsidy	1.00	20	
N/A				
N/A				
N/A				
Operating Subsidies (Services grant - S	Committed Operating Subsidy	1.00	5	
N/A				
N/A				
Operating Subsidies (LOSP - SF HSH)	Committed Operating Subsidy	1.00	15	
N/A				

Funding R

b. Homekey+ Award Utilization:

Applications that request less Homekey+ Operating Award than the Maximum Eligible Award will automatically earn 20 points. (**up to 20 points**):

- Two (2) points for each 10% increment of Maximum Eligible Homekey+ Operating / Maximum Eligible Award amount (for this Project) for Homekey operating funds.

 Homekey+ Operating Award/request for this Project \$6,244,030 Percentage Percentage
- No Homekey+ Operating Award Requested (20 points)
- Mental Health Services Act or Behavioral Health Services Act funds committed to the department meeting the EFC requirements in Article VII of this NOFA. (10 points)

 Does the Applicant have a Mental Health Services Act or Behavioral Health Services

4. Experience and Coordination (**Up to 40 Points**)

- Demonstration of Applicant or member(s) of development team's experience in deve proposed Project. **NOTE**: §300-303 of this NOFA further outline threshold experience
 - Five (5) points awarded for each additional Project beyond the base threshold require interim Projects in the last ten (10) years serving at least one member of the Target

Does the Applicants have additional Projects <u>beyond the base threshold requirement</u> Projects in the last ten (10) years serving at least one member of the Target Populat

	Project Name and Address	Project Development Type	Total Development Costs	Type of Tax Credits	# of Units	Housin Type
1	Maceo May Apartments, 55 Cravath Street, San Francisco, CA 94130	New Construction	\$73,750,260	4%	105	Affordat Renta
2	Veterans Commons, 150 Otis Street, San Francisco, CA 94103	Rehabilitation	\$27,998,929	0.04	75	Affordat Renta
3	The Stanford Hotel, 250 Kearney Street	Rehabilitation	\$0	None	133	Affordat Renta

Documented evidence of LSP's experience helping persons address barriers to hou Project. The LSP may be an Applicant, or a member of the development team descri with the specific population(s) with Behavioral Health Challenges housed within the H veterans, Homeless Youth, Chronically Homeless) and must describe how the Supp races, ethnicities, sexual orientations, gender identities, gender expressions, ages, a requirements.

- One point awarded for each year of service experience, after 3 years. (**up to 10 p** How many lines/rows would you need to show the LSP experience?

		Lvn				
	Name of the LSP providing experience	Not within a housing project?	Project Name and Address	Project completion date	Date LSP started providing services.	P Deve
1	Swords to Plowshares	No	Maceo May Apartments, 55 Cravath Street, San Francisco, CA 94130	2/1/22	3/1/22	Con
2	Swords to Plowshares	No	The Fairfax Hotel, 420 Eddy Street, San Francisco, CA 94109	1/1/14	1/1/14	Reh
3	Swords to Plowshares	No	The Stanford Hotel, 250 Kearney Street, san Francisco, CA 94108	11/1/14	11/1/14	Reh
4	Swords to Plowshares	No	Veterans Commons, 150 Otis Street, San Francisco, CA 94103	11/1/12	11/1/12	Reh

	Swords to		Jon W. Paulson Veterans Community,			
5	Plowshares	No	1030 Girard Road, San	1/1/00	1/1/00	Reh
			Francisco, CA 94129			

Commitment letter(s), MOU(s) or other formal agreement between the Primary and (
 development and management team (which includes the Applicant, developer, prope Applicants are encouraged to complete due diligence checklists to ensure all membe

File Name:

52. Commitment Letters, MOU(s) or other formal agreement

Provide documentation as stated section.

- Community Impact (Up to 40 Points)
 - a. Assisted Units include units for large family housing types (10 points)
 - At least 25% of the Assisted Units in the Project shall be two-bedroom or larger unit Points will be provided based on just this single TCAC Regulation (4 CCR § 10325(g) Percentage of Assisted Units with two-bedroom or larges Units

 0.00%

Applicant(s) certifies that one-bedroom Low-Income Units must include at least square feet of living space. Three-bedroom Low-Income Units shall include at k include at least 1,100 square feet of living space, unless these restrictions confl subject to approval. These limits may be waived for rehabilitation projects, at the shall be large enough to accommodate two persons each and living areas shall

Applicant waives any potential accommodation by HCD to increase income limits at y (up to 20 points)

Applicants certifies to waive any potential accommodation by HCD to increase incomin §304(iii).

Select "Yes" to **only one** of the items below, leave all other blank or "No" answer.

Total Homekey Assisted Units	124			Number of Ho
- At least 25% of Assisted Units re	stricted (3	points)		
- At least 50% of Assisted Units re	stricted (5	points)		
- At least 75% of Assisted Units re	stricted (1	0 points)		
- 100% of Assisted Units restricted	d (20 point	s)	Yes	124

- c. The extent to which the Project commits to being accessible to persons with disabiliti
 - Exceeds the state and federal accessibility requirements set forth in §508, specific
 persons with mobility disabilities, as defined in 24 C.F.R. §8.22 and the parallel ADA

Number of Units that Exceeds the state and federal accessibility requirements for pe

A minimum of 10 percent of units with features accessible to persons with hearing and CBC Chapter 11B provisions. (5 points)

6. Site Selection (**Up to 40 Points**)

File Name:	53. Amenities Map	If applicable, provide a radius ma
Site Selec	ction (Up to 12 points ; for Rural Projects: u p	to 16 points; for Youth Projects:
a. Is th	e Project site located within 1/2 mile of a bus	rapid transit station, light rail station
The Proje	ect site is in proximity to essential services:	
b. Gro	cery store – a full-scale grocery store/supern	narket where staples, fresh meat, a
The	Project site is in proximity to Within 1/2-mile	e radius
NOTE: If	applying for TCAC, it is advisable that the gro	ocery store be at least 25,000 gross
_	lth facility – a medical clinic (not merely a priv n week, or hospital (health facilities operated l	,
The	Project site is in proximity to Within 1/2-mile	radius
	qualifying medical clinic must accept Medi-Ca for low-income patients.	al payments, or Medicare payments
d. Libra	ary – a book-lending public library. (up to 1 p	oint)
The	Project site is in proximity to Within 1/2-mile	radius
	rmacy – may be included in a grocery store o	, , , , , ,
The	Project site is in proximity to Within 1/2-mile	radius
f. A pu	blic park or a community center accessible to	o the general public. (up to 1 point
The	Project site is in proximity to Within 1/2-mile	radius
g. char	speed internet service, with a minimum aver ge to the tenants, and available within six mo to 3 points)	
` •	• ,	
At pi	roposed Project site, Applicants certifies to pr	ovide High speed internet service a
h	Projects with units serving Homeless Youth: oarenting youth, and/or community centers fo	,
Num	nber of Homekey Assisted Units for Homeles	s Youth

- Relocation Impacts (Up to -20 Points)
 - a. For any Project resulting in the permanent displacement of residents (not businesse: Does the proposed Project trigger State Relocation Assistance Law? No Will the proposed Project be resulting in the <u>permanent</u> displacement of residents?
- 8. Negative Points
 - a. Negative Points assessed by HCD to the Applicant pursuant to the Department's

General NOTE: In the event of program oversubscription, where Applicants have the same so tiebreaker, including, but not limited to, cost-effectiveness, community impact (i.e. meeting the innovative housing types, tenant stability and proximity to transit, and services and amenities.

End of D

Total Project/**Self** Score:

122.58

Total **Possible** Score:

176.00

III, Applicants must score a minimum of 100 points to be eligible for

t report and the Standard Agreement. Applicants should select criteria based on nt commits to the deliverable throughout the tenure of Homekey+ Project. Scores

20 an and timeline for obtaining site control along with other supporting evidence (e.g., -303 of this NOFA further outline site control requirements related to specific 20 20 0 door of \$200,000, one (1) point will be assigned for every \$10,000 under the 0 Average total cost per Assisted Unit \$264,516 Points Assigned a site selected under Excess Sites (Executive Order N-06-19) or any land 0 or any land declared as Surplus Land by a local agency? No 22 ed services) that will be used to maintain the ongoing affordability and sustainability /ASH vouchers, Mainstream vouchers, Faircloth to RAD conversions, tenantof commitment. Applications will need to score at least 10 points to be prioritized by 13.58 at will be prioritized in Homekey+. posed project score at least 10 points to be prioritized by the Homekey+ Program. Yes

15). (up to 15 points)

C requirements in Article VII of this NOFA will be provide along with the Application

Yes

15

core>	0.80	0.79	0.78	0.78	0.77	0.93	
# Units	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Y
66	2,003,760	2,052,852	2,103,147	2,154,674	2,207,464	2,261,546	2,3
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
124	549,289	568,514	588,412	609,007	630,322	652,383	6
	0	0	0	0	0	0	
	0	0	0	0	0	0	
124	0	0	0	0	0	628,472	6
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
_	0	0	0	0	0	0	
equired	3,198,836	3,311,888	3,428,978	3,550,249	3,675,851	3,805,937	3,9
Gap	(645,787)	(690,521)	(737,419)	(786,569)	(838,066)	(263,535)	(27

	_			
e Award amount will earn more	points. Applications that do not request an operating	8		
Award not utilized.	•			
. [\$10,416,000			
centage of Unutilized Amount	40.05%			
Applicant	requesting an operating Homekey+ subsidy award	Yes		
e Project as evidenced by a lette	er from the local county behavioral health	0		
Act funds committed to the Pro	oject?	No		
		40		
lopment, ownership, or operation e requirements.	on of a Project(s) similar in scope and size to the			
irement (development, ownership, or operation of affordable rental housing or				

t Population). (**up to 15 points**)

t (development, ownership, or operation of affordable rental housing or interim ion)?

Yes

g	Target Population	Other Population Type(s)	# of Units restricted to Target Population	Applicants responsibilitie	Completion of Development, Ownership dates, or Operation dates.
ole I	Homeless	Veterans	104	Development	2/1/2022 completed construction, operating from 3//22 to present
ole I	Homeless	Veterans	74	Operation	11/1/2012 to present
ole I	Homeless	Veterans	133	Operation	11/1/2014 to present

sing stability and providing other support services, not necessarily within a housing bed in Applicant's response to point category 4.c., below. LSP experience must be lomekey+ units to count toward points in this section (e.g., families, singles, ortive Services are culturally and linguistically competent for persons of different and disabilities. **NOTE**: §300-303 of this NOFA further outline threshold experience

oints)

roject elopment Type	# of Units	Housing Type	Target Population	Other Population Type(s)	# of Units restricted to Target Population	Years providin g services
New struction	105.00	Affordable Rental	Homeless	Veterans	104	3.00
abilitation	20.00	Affordable Rental	Homeless	Veterans	20	11.00
abilitation	133.00	Affordable Rental	Homeless	Veterans	122	11.00
abilitation	75.00	Affordable Rental	Homeless	Veterans	75	13.00

abilitation	108.00	Affordable Rental	Homeless	Ve	terans	108	25.00
Co-Applicant(s) and/or other involved partners documenting how the complete erty manager, LSP, etc.) are connected and will work together on the Project. 215 215 215 215 215							
I above, be sure to include all as described therein this Uploaded to HCD?						Yes	
ts, consistent with TCAC Regulations (4 CCR § 10325(g)(1)(A-I)), (10 points) 0 (1)(A). Applicants should still meet to meet the below (B-H)							
450 square feet and two bedroom Low-Income Units must include at least 700 east 900 square feet of living space and four-bedroom Low-Income Units shall lict with the requirements of another governmental agency to which the project is ediscretion of the Executive Director prior to the application submission. Bedrooms be adequately sized to accommodate families based on two persons per bedroom;							
/ear 15 fro	om the rec	ordation of the	Affordability Covena	ant, as	s describe	ed in §304(iii).	20
ne limits at year 15 from the recordation of the Affordability Covenant, as described Yes							
mekey" Assisted Units being waived for potential accommodation as described above.							
ies. (up to	10 point	rs)					10
• .	•	num of 15 perc provisions; (5 p	ent of units with feat	tures	accessib	le to	
ersons with	•		19 4 CFR Part 8.22 and	d the	15% parallel Al	of total Project	Units

		0
s or farm operations).		
Total Project Units	124	
		No

Negative Points Policy.

core and the same date and time stamp, HCD may consider additional criteria as a needs of individuals with behavioral health challenges), affirmatively furthering fair housing,

ocument

0.93	0.93	0.93	0.93	1.00	1.00	1.00	
'ear 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Y
316,954	2,373,720	2,431,876	2,491,457	2,552,498	2,615,034	2,679,102	2,7
0	0	0	0	0	0	0	
0	0	0	0	0	0	0	
0	0	0	0	0	0	0	
75,216	698,849	723,309	748,625	774,826	801,945	830,013	8!
0	0	0	0	0	0	0	
0	0	0	0	0	0	0	
74,549	722,883	773,570	826,708	1,329,697	1,403,704	1,481,029	1,5
0	0	0	0	0	0	0	
0	0	0	0	0	0	0	
0	0	0	0	0	0	0	
0	0	0	0	0	0	0	
940,666	4,080,203	4,224,718	4,374,388	4,529,396	4,689,931	4,856,190	5,0
73,947)	(284,751)	(295,964)	(307,599)	0	0	0	

1.00	1.00
ear 14	Year 15
⁷ 44,740	2,811,986
0	0
0	0
0	0
59,064	889,131
0	0
0	0
561,807	1,646,176
0	0
0	0
0	0
0	0
)28,374	5,206,694
0	0

Certification & Legal Disclosure

On behalf of the entity identified in the sign	ature block below, I certify that:					
1. The information, statements and attachments included in this application are, to the best of my knowledge and belief, true and correct.						
2. I possess the legal authority to submit this ap	plication on behalf of the entity identified in the signal	ature block.				
		ting affiliates, that will provide goods or services to the Project either (a) in cervices to the Project. "Related Party" is defined in Section 10302 of the Ca				
4. As of the date of application, the Project, or th appellate level.	ne real property on which the Project is proposed (F	Property) is not party to or the subject of any claim or action at the State or	Federal			
I have disclosed and described below any cla	aim or action undertaken which affects or potentially	/ affects the feasibility of the Project.				
•	this application and attachments is public, and may	•				
	· · · · · · · · · · · · · · · · · · ·					
Printed Name	Title of Signatory	Signature	Date			
	Legal Disclo		Date			
For a support of the fellowing months and the	·		lia and an inind			
	th the exceptions noted below, the term "Applicant" mple, as a guarantor) or will be benefited by the app	shall include the applicant and joint applicant, and any subsidiary of the app plication or the project.	licant or joint			
n addition to each of these entities themselves, the term "Applicant" shall also include the direct and indirect holders of more than ten percent (10%) of the ownership interests in the entity, as well as the officers, directors, principals and senior executives of the entity if the entity is a corporation, the general and limited partners of the entity if the entity is a partnership, and the members or managers of the entity if the entity is a limited liability company. For projects using tax-exempt bonds, it shall also include the individual who will be executing the bond burchase agreement.						
The following questions must be responded to fo	or each entity and person qualifying as an "Applica	nt," or "joint applicant" as defined above.				
Explain all positive responses on a separate	e sheet and include with this questionnaire in t	he application.				
Exceptions:						
Public entity applicants without an ownership interequired to respond to this questionnaire.	erest in the proposed project, including but not limit	ed to cities, counties, and joint powers authorities with 100 or more member	rs, are not			
		also not required to respond. However, chief executive officers (Executive ers (Treasurers, Chief Financial Officers, or their equivalent).	Directors,			
Civil Matters						
1. Has the applicant filed a bankruptcy or receiv past ten years?	ership case or had a bankruptcy or receivership a	ction commenced against it, defaulted on a loan or been foreclosed against	in			
2. Is the applicant currently a party to, or been napplicant's business, or (b) the project that is the		tion that may materially and adversely affect (a) the financial condition of th	е			
	ettlements, decisions, or judgments against the appr (b) the project that is the subject of the application	licant within the past ten years that materially and adversely affected (a) th 1?	е			
	notified that it may become subject to, any civil or a al, state or federal taxing authority, or a local, state o	dministrative proceeding, examination, or investigation by a local, state or or federal regulatory or enforcement agency?				
		xamination, or investigation by a local, state or federal licensing or accredita ent agency that resulted in a settlement, decision, or judgment?	ition			
Criminal Matters						
	bject of, or been notified that it may become a partying, or that could result in, felony charges against the	to or the subject of, any criminal litigation, proceeding, charge, complaint, ne applicant?				
		v to or the subject of, any criminal litigation, proceeding, charge, complaint, gainst the applicant for matters relating to the conduct of the applicant's				
		to or the subject of, any criminal litigation, proceeding, charge, complaint, er felony or misdemeanor) against the applicant for any financial or fraud re	lated			
	bject of, or been notified that it may become a party ould materially affect the financial condition of the ap	to or the subject of, any criminal litigation, proceeding, charge, complaint, oplicant's business?				
10. Within the past ten years, has the applicant I	been convicted of any felony?					
11. Within the past ten years, has the applicant I	been convicted of any misdemeanor related to the	conduct of the applicant's business?				
12. Within the past ten years, has the applicant I	been convicted of any misdemeanor for any financ	ial or fraud related crime?				
Printed Name	Title of Signatory	Signature	Date			

Local Approvals and Environmental Review Verification

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. If an item is not required, include the reason why in box provided.

Project Applicant/Co-Applicant: City and County of San Francisco									
	Applicant/Co-Applicant Address:	440 Turk Street							
	Applicant/Co-Applicant City:	San Francisco							
	Project Name:	1035 Van Ness							
	Project Address/site:	1035 Van Ness Ave.							
	Project City:	San Francisco							
	Project County:	San Francisco							
	Assessor Parcel Numbers (APNs):	0714-028							
the Project i	jurisdiction: The Applicant named above han named above, under the Homekey+ Progra . Project readiness is a component of that	am. Projects submitted for program for	unding are	subject continuo	ous, over t	he Count	ter basis, with		
Is this Proje	ct approved "by right"?								
				Applicable Proje		% C	Complete	Approved	Date
CEQA Environmental Clearance is in progress, approved, or determined to be unnecessary		ved, or determined to be	CEQA						
NEPA Environmental Clearance is in progress, approved, or determined to be unnecessary			NEPA						
Specify in th	ne box below, items not required and explai	n why (include documentation, if app	licable):		•				
			F	Required for this Project?	Under R	eview?		Completed and completed	d date
	ry, discretionary, and non-discretionary pu other ministerial approvals are:	blic land use approvals except buildin	ng						
Specify in th	ne box below, items not required and explai	n why (include documentation, if app	licable):						
Dated:									
	Statement Completed by (please print):								
	Signature:								
	Title:								
	Agency or Department:								
	Agency or Department Address:								

Agency or Department Phone:

Full list of Uploads

Green check

FILE NAME		FILE DESCRIPTION		X mark, me
ICD Excel A	oplication			responsibil
File Name	01. HK Application Workbook	HK Application Excel Workbook.	Included	✓
Project Ove	view" Sheet/Tab			_
File Name	02a. App1 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Included	√
File Name	02b. App1 Authorizing Resolution	Authorizing Resolution	Included	√
File Name	02c. App1 Signature Block	Signature Block - upload in Microsoft Word Document.	Included	\checkmark
File Name	02d. App1 TIN Form	Completed Government TIN form.	Included	\checkmark
File Name	03a. Co-App1 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Included	✓
File Name	03b. Co-App1 OrgDoc1, Co-App1 OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Included	✓
File Name	03c. Co-App1 Authorizing Resolution	Authorizing Resolution	Included	✓
File Name	03e. Co-App1 Signature Block	Signature Block - upload in Microsoft Word Document.	Included	✓
File Name	03f. Co-App1 Cert of Good Standing	Dated 30 days or less from the application due date.	Included	✓
File Name	03g. Co-App1 EIN Verification	EIN Verification (IRS form SS-4) (except jurisdictions)	Included	✓
File Name	03h. Co-App1 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Included	✓
File Name	03i. Co-App1 Payee Data Record	Completed Payee Data Record.	Included	✓
File Name	03j. Co-App1 TIN Form	Completed Government TIN form (jurisdictions only).	Included	×
File Name	04a. Co-App2 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Not Applicable	×
File Name	04b. Co-App2 OrgDoc1, Co-App2 OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Not Applicable	×
File Name	04c. Co-App2 Authorizing Resolution	Authorizing Resolution	Not Applicable	×
File Name	04e. Co-App2 Signature Block	Signature Block - upload in Microsoft Word Document.	Not Applicable	×
File Name	04f. Co-App2 Cert of Good Standing	Dated 30 days or less from the application due date.	Not Applicable	×
File Name	04g. Co-App2 EIN Verification	EIN Verification (IRS form SS-4) (except jurisdictions)	Not Applicable	×
File Name	04h. Co-App2 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Not Applicable	×
File Name	04i. Co-App2 Payee Data Record	Completed Payee Data Record.	Not Applicable	×
File Name	04j. Co-App2 TIN Form	Completed Government TIN form (jurisdictions only).	Not Applicable	×

File Name	05a. Co-App3 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Not Applicable	×
File Name	05b. Co-App3 OrgDoc1, Co-App3 OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Not Applicable	×
File Name	05c. Co-App3 Authorizing Resolution	Authorizing Resolution	Not Applicable	×
File Name	05e. Co-App3 Signature Block	Signature Block - upload in Microsoft Word Document.	Not Applicable	×
File Name	05f. Co-App3 Cert of Good Standing	Dated 30 days or less from the application due date.	Not Applicable	×
File Name	05g. Co-App3 EIN Verification	EIN Verification (IRS form SS-4) (except jurisdictions)	Not Applicable	×
File Name	05h. Co-App3 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Not Applicable	×
File Name	05i. Co-App3 Payee Data Record	Completed Payee Data Record.	Not Applicable	×
File Name	05j. Co-App3 TIN Form	Completed Government TIN form (jurisdictions only).	Not Applicable	×
File Name	06a. Co-App4 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Not Applicable	×
File Name	06b. Co-App4 OrgDoc1, Co-App4 OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Not Applicable	×
File Name	06c. Co-App4 Authorizing Resolution	Authorizing Resolution	Not Applicable	×
File Name	06e. Co-App4 Signature Block	Signature Block - upload in Microsoft Word Document.	Not Applicable	×
File Name	06f. Co-App4 Cert of Good Standing	Dated 30 days or less from the application due date.	Not Applicable	×
File Name	06g. Co-App4 EIN Verification	EIN Verification (IRS form SS-4) (except jurisdictions)	Not Applicable	×
File Name	06h. Co-App4 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Not Applicable	×
File Name	06i. Co-App4 Payee Data Record	Completed Payee Data Record.	Not Applicable	×
File Name	06j. Co-App4 TIN Form	Completed Government TIN form (jurisdictions only).	Not Applicable	×
File Name	07a. MGP Cert & Legal Disclosure	Reference; Applicant Certification Worksheet.	Not Applicable	×
File Name	07b. MGP OrgDoc1, MGP OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Not Applicable	×
File Name	07c. MGP Resolution	Authorizing Resolution.	Not Applicable	×
File Name	07e. MGP Signature Block	Signature Block - upload in Microsoft Word Document.	Not Applicable	×
File Name	07f. MGP Cert of Good Standing	Dated 30 days or less from the application due date.	Not Applicable	×
File Name	07g. MGP Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Not Applicable	×
File Name	07h. MGP Payee Data Record	Completed Payee Data Record.	Not Applicable	×
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File Name	08a. AGP1 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Not Applicable	×
File Name	08b. AGP1 OrgDoc1, AGP1 OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Not Applicable	×

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File Name	08c. AGP1 Resolution	Authorizing Resolution.	Not Applicable	
File Name	08e. AGP1 Signature Block	Signature Block - upload in Microsoft Word Document.	Not Applicable	
File Name	08f. AGP1 Cert of Good Standing	Dated 30 days or less from the application due date.	Not Applicable	
File Name	08g. AGP1 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Not Applicable	
File Name	08h. AGP1 Payee Data Record	Completed Payee Data Record.	Not Applicable	
File Name	09a. AGP2 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Not Applicable	
File Name	09b. AGP2 OrgDoc1, AGP2 OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Not Applicable	
File Name	09c. AGP2 Resolution	Authorizing Resolution.	Not Applicable	
File Name	09e. AGP2 Signature Block	Signature Block - upload in Microsoft Word Document.	Not Applicable	
File Name	09f. AGP2 Cert of Good Standing	Dated 30 days or less from the application due date.	Not Applicable	
File Name	09g. AGP2 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Not Applicable	
File Name	09h. AGP2 Payee Data Record	Completed Payee Data Record.	Not Applicable	
File Name	10a. MLLC Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Included	1
File Name	10b. MLLC OrgDoc1, MLLC OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Included	
File Name	10c. MLLC Resolution	Authorizing Resolution.	Included	1
File Name	10e. MLLC Signature Block	Signature Block - upload in Microsoft Word Document.	Included	1
File Name	10f. MLLC Cert of Good Standing	Dated 30 days or less from the application due date.	Included	1
File Name	10g. MLLC Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Included	
File Name	10h. MLLC Payee Data Record	Completed Payee Data Record.	Included	
File Name	11. LLC OA	Operating Agreement	Included]
File Name	11. LP-1	Certificate of Limited Partnership (LP-1)	Not Applicable	1
File Name	11. LP-2	Amendment to Certificate of Limited Partnership (LP-2)	Not Applicable	1
File Name	11. LPA	Limited Partnership Agreement	Not Applicable	
File Name	12. Letter local county BHD	Provide the Department with letter from the local county behavioral health department describing the support for the Project (capital, operating or service commitments, referrals, stakeholder collaboration, etc.)	Included	
File Name	13. Unsuccessful tax credit-bonds	Provide evidence if your unsuccessful application for tax credit/bonds.	Not Applicable	1
File Name	14. Existing HCD Award	Provide a copy of your existing HCD award letter - Upload as Capital EFCs	Not Applicable	1
File Name	15. Tax Credit Reservation	If the Project has already received a tax credit reservation, upload documentation - Upload as Capital EFCs	Not Applicable	
File Name	16. Utility allowance	Schedule of utility allowances.	Included	
File Name	17. CES Participation, CoC and Subsidy Form	Provide a plan for tenant selection, and it shall be reasonably detailed and comprehensive.	Not Applicable	

	18. Relocation Plan	Relocation Plan.	Not Applicable
File Name	19. CEQA	Copy of CEQA Determination Documents (if applicable).	Not Applicable
File Name	20. NEPA	NEPA Authority to Use Grant Funds issued by the Responsible Entity if the project is proposing use of federal funds. Note: Not required at time of application, but required prior to disbursements.	Not Applicable
Max Funds 8	& Unit Mix" Sheet/Tab		
File Name	21. Funding Limit Exemption Form	Provide justification for the need in excess funding above the funding limits. Applicants asserting the Project is in a high-cost area shall provide data from HUD, the United States Census Bureau, or another authoritative source to validate the assertion.	Included
Supportive S	Services Plan" Sheet/Tab		
ile Name:	22. LSP Contract	Lead Service Provider Contract, Agreement or Letter of Intent.	Included
ile Name:	22. LSP NonApplicant Contract	Lead Service Provider Contract, Agreement or Letter of Intent (non-Applicant provider).	Not Applicable
ile Name:	23. LSP resumes	Provide resumes of Supportive Services staff who will be overseeing Case Managers on the Project. Not required for Assisted Units with Veterans Affairs Supportive Housing (HUD-VASH) vouchers	Included
ile Name	24. Property Management Plan	Submit Property Management Plan and Tenant Selection Policies	Included
Thurshald D			
File Name	25. Tribal Entity Waiver	Modifications or waivers as provided for in HSC §50406, subdivision (p) (Assembly Bill 1010 (Chapter 660, Statutes of 2019).	Not Applicable
			Not Applicable Included
File Name	25. Tribal Entity Waiver	(Chapter 660, Statutes of 2019).	
File Name	25. Tribal Entity Waiver 26. Project Ownership Structure	(Chapter 660, Statutes of 2019). Provide a "Project Ownership Structure" chart.	Included
File Name File Name	25. Tribal Entity Waiver 26. Project Ownership Structure 27. Non-Discrimination Policy	(Chapter 660, Statutes of 2019). Provide a "Project Ownership Structure" chart. Provide a non-discrimination policy.	Included Included
File Name File Name File Name	25. Tribal Entity Waiver 26. Project Ownership Structure 27. Non-Discrimination Policy 28. Equity Statement 29. Engaging the Target Population	(Chapter 660, Statutes of 2019). Provide a "Project Ownership Structure" chart. Provide a non-discrimination policy. Provide Racial & Gender Equity statement by answering the above question.	Included Included Included
File Name File Name File Name File Name File Name	25. Tribal Entity Waiver 26. Project Ownership Structure 27. Non-Discrimination Policy 28. Equity Statement 29. Engaging the Target Population Statement	(Chapter 660, Statutes of 2019). Provide a "Project Ownership Structure" chart. Provide a non-discrimination policy. Provide Racial & Gender Equity statement by answering the above question. Provide a response to the question above. Documentation of site control in accordance with UMR §8303, including a summary explanation of site control and values for applications with multiple or non-contiguous parcels, scattered sites, lot line adjustments, phased projects, or other complex land and acquisition transactions,	Included Included Included Included
File Name File Name File Name File Name File Name	25. Tribal Entity Waiver 26. Project Ownership Structure 27. Non-Discrimination Policy 28. Equity Statement 29. Engaging the Target Population Statement 30. Site Control	(Chapter 660, Statutes of 2019). Provide a "Project Ownership Structure" chart. Provide a non-discrimination policy. Provide Racial & Gender Equity statement by answering the above question. Provide a response to the question above. Documentation of site control in accordance with UMR §8303, including a summary explanation of site control and values for applications with multiple or non-contiguous parcels, scattered sites, lot line adjustments, phased projects, or other complex land and acquisition transactions, see Article III, §300(x)(a-h).	Included Included Included Included

File Name 34. Preliminary Title Report Provide a preliminary report dated within 90 days of application due date. For projects developed in Indian country, an attorney's opinion regarding chain of title and current title status is acceptable in lieu of a title report. Provide a detailed development plan that supports acquisition of a site, completion of rehabilitation or construction, occupancy, and fund expenditure before all program deadlines, factoring in entitlements, permits, procurement, potential construction delays and supply chain issues, and demonstrates evidence of strong organizational and financial capacity to develop the Project. Applicants shall provide an appraisal prepared no earlier than 12 months prior to application submission date for all Projects seeking acquisition funds from Homekey+ or if property value will be used as local match. The appraisal must comply with the Homekey+ requirements outlined in the Homekey+ Appraisal Guidance document, which will be available on the Homekey+ website. File Name 37. Rehab Description Narrative description of current condition of structure(s) and overall scope of work. Included File Name 38. PNA or CAN PNA or CNA prepared by a qualified independent third-party contractor. Included File Name 39. Market Study Provide a Market Study dated within the 12 months from Application submission. Not Applicable File Name 40. Env. Report 1 Environmental Site Assessment Phase I (prepared or updated no earlier than 12 months prior to the application due date). Included File Name 41. Env. Report 2 If Environmental Site Assessment Phase I requires a Phase II study, submit a Phase II (prepared or updated no earlier than 12 months prior to the application due date). Applicants Relocation Assistance Narrative shall include of demonstript the following: §300(xvi)(a-i) Included File Name 42. Relocation nastrative Applicants Relocation Assistance Narrative shall include of demonstript the following: §300(xvi)(a-i) Inclu					_
File Name 35. Development Plan rehabilitation or construction, occupancy, and fund expenditure before all program deadlines, factoring in entitlements, permits, procrument, potential and surposite of the Project. Applicants shall provide an appraisal prepared no earlier than 12 months prior to application submission date for all Projects seeking acquisition funds from Homekey+ or if property value will be used as local match. The appraisal must comply with the Homekey+ requirements outlined in the Homekey+ Appraisal Guidance document, which will be available on the Homekey+ whore standing acquisition funds from Homekey+ requirements outlined in the Homekey+ Appraisal Guidance document, which will be available on the Homekey+ whore standing acquisition funds from Homekey+ requirements outlined in the Homekey+ Appraisal Guidance document, which will be available on the Homekey+ whore standing acquisition funds from Homekey+ requirements outlined in the Homekey+ Appraisal Guidance document, which will be available on the Homekey+ whore standing acquisition funds from Homekey+ requirements outlined in the Homekey+ Appraisal Guidance document, which will be available on the Homekey+ whore standing acquisition funds from Homekey+ requirements outlined to the Homekey+ Appraisal Guidance document, which will be available on the Homekey+ whore standing acquisition funds from Homekey+ requirements of the Applicable on the Homekey+ whore standing acquisition funds from Homekey+ requirements of the Applicable on the Application due date to the application due date of the Application standing and the Application funds from Application due date). File Name 41. Env. Report 2 file Provide a letter of other document for all funding commitments for development and operating included and the Application of the Application and Application a	File Name	34. Preliminary Title Report	developed in Indian country, an attorney's opinion regarding chain of title and current title status	Included	v
Submission date for all Projects seeking acquisition funds from Homekey+ or if property value will be used as local match. The appraisal must he Homekey+ reprisents usual match. The appraisal must he Homekey+ reprisents usual match. The appraisal guidance document, which will be available on the Homekey+ website. File Name 37. Rehab Description Narrative description of current condition of structure(s) and overall scope of work. Included File Name 38. PNA or CAN PNA or CNA prepared by a qualified independent third-party contractor. Included File Name 39. Market Study Provide a Market Study dated within the 12 months from Application submission. Not Applicable File Name 40. Env. Report 1 Environmental Site Assessment Phase I (prepared or updated no earlier than 12 months prior to the application due date). Included Included File Name 41. Env. Report 2 If Environmental Site Assessment Phase I requires a Phase II study, submit a Phase II (prepared or updated no earlier than 12 months prior to the application due date). Not Applicable File Name 42. Relocation narrative Applicant's Relocation Assistance Narrative shall include or identify the following: §300(xvii)(a-i) Included File Name 44. Housing First Statement Provide a letter or other document for all funding commitments for developement and operating Sources. File Name 45. One-for-one Replacement Provide a letter or commitment be ensure one-for-one replacement of units. Not Applicable Provide an existing unit mix of the current site including residential/commercial shared space. (Units, kitchens, rooms, bathrooms, Unit Amenities/Features, parking spaces, etc. File Name 48. Justification outside the neighborhood Provide an arerial map indicating the original target housing location and all proposed housing location(s). Provide an arerial map indicating should be original target housing location and enables the Target Population to maintain housing.	File Name	35. Development Plan	rehabilitation or construction, occupancy, and fund expenditure before all program deadlines, factoring in entitlements, permits, procurement, potential construction delays and supply chain issues, and demonstrates evidence of strong organizational and financial capacity to develop	Included	٧
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File Name 48. Justification outside the neighborhood the target neighborhood (i.e., offsite) and how doing so supports and enables the Target Not Applicable Not Applicable Scoring" Sheet/Tab Provide documentation/agreement for ground lease with the state to create affordable	File Name	47. Aerial Site Map		Not Applicable	,
Provide documentation/agreement for ground lease with the state to create affordable	File Name		the target neighborhood (i.e., offsite) and how doing so supports and enables the Target	Not Applicable	,
Provide documentation/agreement for ground lease with the state to create affordable	Scoring" Sh	eet/Tab			
housing on Excess state-owned property.	File Name:	49. Excess state-owned property	· · · · · · · · · · · · · · · · · · ·	Not Applicable	,

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File Name:	50. Local Surplus Land	Provide documentation that the proposed Project is located on a site designated as surplus land by a local government. For written compliance with the Surplus Land Act – either an exempt surplus findings letter or standard surplus disposition findings letter from HCD.	Not Applicable	,
File Name:	51. MHSA/BHSA letter	Provide a letter from the local county behavioral health department meeting the EFC requirements in Article VII of this NOFA.	Not Applicable	
File Name:	52. Commitment Letters, MOU(s) or other formal agreement	Provide documentation as stated above, be sure to include all as described therein this section.	Included	
File Name:	53. Amenities Map	If applicable, provide a radius map with the amenities identified by markers	Included	
File Name:	54. High Speed Internet	Provide documentation of high speed internet availability.	Not Applicable	
'Certification	& Legal" Sheet/Tab			
File Name	55. Cert-Legal Explanation	Letter of explanation for any "Yes" answers or red shaded items above. Copy this sheet and upload separate from the application.	Not Applicable	,
				•
OTHER				ı
File Name	56. Other 1, Other 2, Other 3, etc.	Any other documentation that would assist HCD to understand and/or assist with Threshold, Scoring, or Program Requirements.	Not Applicable	✓

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