

**Excess Sites
Local Government Matching Grants Program
Notice of Funding Availability (NOFA)
July 17, 2023**

Application Workbook

Rev. 7/5/2023 v1



**State of California
Governor Gavin Newsom**

**Lourdes M. Castro Ramirez, Secretary
Business, Consumer Services and Housing Agency**

**Gustavo Velasquez, Director
Department of Housing and Community Development**

**2020 West El Camino Avenue
Sacramento, CA 95833**

Email: ExcessSitesMatch@hcd.ca.gov

Website: <https://www.hcd.ca.gov/grants-and-funding/programs-active/excess-sit>

General Instructions and Guidance

- Application workbook must be submitted electronically via email to ExcessSitesMatch@hcd.ca.gov with the subject line "[Applicant Name] Application Submission".
- Supporting documentation must be uploaded to a shared cloud folder with a direct link entered into cell O2 in the "Document Upload Checklist" tab.
- Applications must be on the Department's forms and cannot be altered or modified. Excel forms must be in Excel format, not a .pdf document.
- Additional instructions and guidance are given throughout the application in "red" text and in cell comments.
- NOFA section references are made with "\$" and the corresponding NOFA section number.

Program Timeline

- Applicants are encouraged to submit all application materials no less than six weeks prior to the application deadline for major financing (e.g., TCAC, CDLAC, MFSN).
- Award determinations will be announced four to five weeks after application submission.

Color-coding legend

- Yellow cells are for Applicant input. Failure to provide the information may disqualify your application from consideration or may negatively impact your point score.
- Required attachments are indicated in orange throughout the application. 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.
- Self score points awarded are in blue cells in the "Scoring" tab. These are automated calculations based on the inputs provided by the Applicant.
- Red-shaded cells indicate the Applicant has failed to meet a requirement of the Program. Point cells in the "Scoring" tab shaded in red indicate that the Applicant has failed to meet the minimum points required.

Contact Information

Please don't hesitate to contact us with any questions or if you need assistance in completing this application.

- For general LGMG NOFA and Program questions email: ExcessSitesMatch@hcd.ca.gov.
- Email ExcessSitesMatch@hcd.ca.gov with the subject line "Consultation" to schedule a consultation prior to application submission.
- If you discover application errors, please complete the "Application Support" tab and email the entire workbook to ExcessSitesMatch@hcd.ca.gov with the subject line "Application Support".

Disclosure of Application: Information provided in this application and attachments will become a public record available for review by the public, pursuant to the Public Records Act (Chapter 1473, Statutes of 1968). As such, any materials provided to the Department will be disclosable to any person making a request under this Act once award decisions have been made. The Department cautions Applicants to use discretion in providing information not specifically requested, including but not limited to, bank account numbers, personal phone numbers and home addresses. By providing this information to the Department, the Applicant is waiving any claim of confidentiality and consents to the Department's disclosure of submitted material upon request.

End of Document

Project Overview

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Pre-Application Qualification Requirements	
Is the Applicant a developer selected under the Executive Order No. N-06-19 Program to enter into a ground lease with the Department of General Services to develop affordable housing on excess state-owned property?	Yes
Is the project a housing development project proposed to HCD and DGS in response to a competitive Request for Proposal or, in the case of qualifications-based selection processes, Request for Qualifications for the implementation of EO N-06-19?	Yes
Has the Selected Project secured a contribution towards Total Project Costs from the Local Government?	Yes
We certify that the construction of the Selected Project or the applicable phase has not commenced as of the application deadline set forth in the NOFA.	Yes
We certify that the Program funds will be used for eligible activities pursuant to Section II(E) of the NOFA.	Yes
We certify that the application is sufficiently complete to assess the feasibility of application and its compliance with Program requirements.	Yes
We certify that the Program funds are necessary to support and/or accelerate production of the Selected Project, and that the Selected Project is infeasible without Program funds, and other available funds, including funds previously awarded.	Yes

Project Overview					
Project Name	Golden Gate Avenue Phase I - Educator Housing				
Project Address	750 Golden Gate Avenue				
Project City	San Francisco	State	CA	Zip	94102
Project County	San Francisco				
Assessor Parcel Numbers (APNs)			Census Tract(s)		
0761-062	0761-022	0761-002	Tract 016000		
0761-003					
Project Description: Describe the Selected Project to be developed on the Excess Site, including TCAC housing type if applicable, target populations & programming, commercial/retail uses if any, and on-site amenities.					
In May 2021, the State of California through the Department of General Services (DGS) and Department of Housing and Community Development (HCD) selected MidPen to develop two State-owned sites in San Francisco. The SF State Lands Projects – 850 Turk Street and 750 Golden Gate Avenue – are currently designed to create approximately 262 total units of affordable housing and to provide 98 replacement parking spaces to be used by the State.					
The Golden Gate Avenue site consists of four contiguous parcels for a total of 0.68 acre, under ownership of DGS. It is currently used by the California Employment Development Department (EDD) for employee and public parking, and will continue to be used for parking until construction commences.					
The Golden Gate Avenue site is designed for 171 homes in two phases. This Project (Golden Gate Avenue Phase I - Educator Housing) is currently designed as 75-units consisting of 28 studio 700 sq ft, 40 two bedrooms, and 24 three bedrooms. The 75 homes are divided into a 45-unit LHFC component (including one manager's unit) serving income between					

Other HCD Funding						
Have you applied, do you plan to apply, or has the Selected Project been awarded other HCD program funds?						Yes
Other HCD Program Name	NOFA Date	Project Name	Applicant Name	Contract Number (if applicable)	Application Status	Award Date/ Expected Award Date
Infill Infrastructure Grant Program (IIG)	6/16/2022	et and 750 Golden	County of San Fra	22-IIG-17683	Funding awarded	2/9/23

Tax Credits and Bonds					
Have you applied or do you plan to apply to CTCAC or CDLAC for tax credits of bonds?					Yes
Tax Credit Type	Application Date	Project Name	Applicant Name	Application Status	Award Date/ Expected Award Date
4% Bonds	2/7/2024	ate Phase I - Edu	TBD	Plan to apply	5/10/24

Site Control					
Has the Applicant been selected by the Department and the Department of General Services to enter into a ground lease to develop affordable housing on the excess-state					Yes
At the time of the application, does the Selected Developer or its wholly controlled affiliate have site control of the proposed project property pursuant to UMR §8303 and					Yes
Type of Site Control	Date	Expires	Extensions Available	Total Land Area	
Lease Option Agreement (LOA)	12/9/2022	12/9/2026		0.680	acres
File Name	[Applicant Name] Site Control		See Applicant Documents Worksheet.	Provided to HCD?	Yes

Applicant Information					
Applicant (Owner/Borrower Entity)					
Entity name:	MidPen Housing Corporation			Organization type:	Corporation
Address:	303 Vintage Park Drive, Suite 250	City:	Foster City	State:	CA
Auth Rep:	Shwetha Subramanian	Title:	Assistant Secretary	Email:	shwetha.subramanian@midpen-housing.org
Address:	303 Vintage Park Drive, Suite 250	City:	Foster City	State:	CA
Primary Contact:	Lisa Howlett	Title:	Project Manager	Email:	lhowlett@midpen-housing.org
Address:	1970 Broadway, Suite 100	City:	Oakland	State:	CA
File Name	[Applicant Name] Cert & Legal	See Certifications & Legal worksheet.	Provided to HCD?	Yes	
File Name	[Applicant Name] LGC Resolution	See Applicant Documents Worksheet.	Provided to HCD?	Yes	
File Name	[Applicant Name] Authorizing Body Resolution	See Applicant Documents Worksheet.	Provided to HCD?	Yes	
File Name	[Applicant Name] Organizational Chart	See Applicant Documents Worksheet.	Provided to HCD?	Yes	
File Name	[Applicant Name] Signature Block	See Applicant Documents Worksheet.	Provided to HCD?	Yes	
File Name	[Applicant Name] Payee Data Record	See Applicant Documents Worksheet.	Provided to HCD?	Yes	
File Name	[Applicant Name] Article XXXIV	See Applicant Documents Worksheet.	Provided to HCD?	Yes	

Please complete only one of the following document subsections in accordance with the indicated organization type selected above.

Corporation Organizational Documents					
File Name	[Applicant Name] Articles of Incorporation	See Applicant Documents Worksheet	Provided to HCD?	Yes	
File Name	[Applicant Name] Bylaws	See Applicant Documents Worksheet	Provided to HCD?	Yes	
File Name	[Applicant Name] Certificate of Amendment of Articles of Incorporation	See Applicant Documents Worksheet	Provided to HCD?	Yes	
File Name	[Applicant Name] Restated Articles of Incorporation	See Applicant Documents Worksheet	Provided to HCD?	Yes	
File Name	[Applicant Name] Statement of Information	See Applicant Documents Worksheet	Provided to HCD?	Yes	
File Name	[Applicant Name] Shareholder Agreements	See Applicant Documents Worksheet	Provided to HCD?	Yes	
Limited Liability Company Organizational Documents					
File Name	[Applicant Name] Articles of Organization	See Applicant Documents Worksheet	Provided to HCD?	Yes	
File Name	[Applicant Name] Certificate of Amendment	See Applicant Documents Worksheet	Provided to HCD?	Yes	
File Name	[Applicant Name] Restated Articles of Organization	See Applicant Documents Worksheet	Provided to HCD?	Yes	
File Name	[Applicant Name] Certificate of Correction	See Applicant Documents Worksheet	Provided to HCD?	Yes	
File Name	[Applicant Name] Statement of Information	See Applicant Documents Worksheet	Provided to HCD?	Yes	
File Name	[Applicant Name] Operating Agreement	See Applicant Documents Worksheet	Provided to HCD?	Yes	
Limited Partnership Organizational Documents					

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File Name	[Applicant Name] Certificate of Limited Partnership	See Applicant Documents Worksheet	Provided to HCD?	
File Name	[Applicant Name] Amendment to Certificate of Limited Partnership	See Applicant Documents Worksheet	Provided to HCD?	
File Name	[Applicant Name] Certificate of Correction	See Applicant Documents Worksheet	Provided to HCD?	
File Name	[Applicant Name] Limited Partnership Agreement	See Applicant Documents Worksheet	Provided to HCD?	

Supporting Local Government

Entity Name:	City and County of San Francisco		Organization Type:	City and County	
Address:	1 South Van Ness Avenue #5		City:	San Francisco	State: CA Zip: 94103
Auth Rep:	N/A	Title:			Phone:
Address:		City:		State:	Zip:
Primary Contact:	Ryan VanZuylen	Title:	Senior Project Manager	Email:	ryan.vanzuylen@sfgov.org Phone: 415-701-5500
Address:	1 South Van Ness Avenue #5		City:	San Francisco	State: CA Zip: 94103

Documents below are only required if the supporting Local Government is a joint applicant.

File Name	Local Cert & Legal	See Certifications & Legal worksheet.	Provided to HCD?	N/A
File Name	Local Resolution	See Applicant Documents worksheet.	Provided to HCD?	N/A
File Name	Local Payee TIN Form	See Applicant Documents worksheet.	Provided to HCD?	N/A

Eligible Uses

(a). Applicant agrees that Program funds will be used for the Predevelopment and Development Costs of the Selected Project?	Yes
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Eligible Activities

Eligible uses of funds must facilitate accelerated housing production and align with the goals of EO N-06-19. Select "Yes" for the predevelopment and development activities that are anticipated to be paid for with the Program funds.

(a). Development and implementation of a community engagement plan or lease-up strategy.	Yes
(b). Construction and rehabilitation work.	Yes
(c). Offsite improvements, such as sewers, utilities and streets, directly related to, and required by the Selected Project.	Yes
(d). Onsite improvements related to the Selected Project.	Yes
(e). Architectural, appraisal, engineering, legal and other consulting costs and fees, which are directly related to the planning and execution of the Selected Project and which are incurred through third-party contracts.	Yes
(f). Development Costs of a residential unit reserved for an onsite manager, childcare facilities, and after-school care and social service facilities integrally linked to, and addressing the needs of the tenants of the Assisted Units.	Yes
(g). Development Costs of health care facilities integrally linked to, and addressing the needs of tenants of the Assisted Units, such as an adult health care center in a Selected Project with units restricted to the frail elderly.	No
(h). A reasonable developer fee subject to developer fee restrictions included in awards from other HCD programs and further conditions as stated in Section 204(b) of the Guidelines.	Yes
(i). Lease-up and related marketing costs.	Yes
(j). Carrying costs during construction, including insurance, construction financing fees and interest, taxes, and any other expenses necessary to hold the property while the Selected Project is under construction.	Yes
(k). Building permits and state and local fees.	Yes
(l). Capitalized operating and capitalized replacement reserves up to the amount of the initial deposit required by the Department pursuant to UMR Sections 8308(b) and 8309(b).	Yes
(m). Title insurance, recording and other related costs.	Yes
(n). Costs for items intended to ensure the completion of construction, such as contractor bond premiums.	Yes
(o). Environmental hazard reports, surveys, investigations and mitigation.	Yes
(p). Costs associated with preparing the site for construction of the Selected Project, including removal of existing improvements and site clearance.	Yes
(q). Any other Predevelopment of Development Cost that will support or accelerate delivery of the Selected Project (may require written approval from the Department).	Yes

Ineligible Activities

We certify that Program funds are not used for costs that are not related directly to the eligible uses of funds.	Yes
We certify that Program funds are not used for costs that are associated exclusively with non-Restricted units, except for a manager's unit.	Yes

Applicant Documents

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Site Control

An executed site control document compliant with the UMR Sections 8306 and 8316 in the form of an Exclusive Negotiating Agreement (NOA), Lease Option Agreement (LOA), or Ground Lease Agreement (GLA).

CEQA

A filing on CEQAnet showing evidence of the project's environmental clearance in the form of a Notice of Exemption, a Negative Declaration, a Mitigated Negative Declaration, or an Environmental Impact Report, if available.

Certifications & Legal Disclosure

A completed and signed Certification is required for each Applicant. Each Applicant must sign an individual Certification form. A completed and signed Legal Disclosure is also required for each Applicant. The electronic copy of the Certifications & Legal Disclosure should be uploaded to the shared cloud folder as detailed in the NOFA.

Resolutions

1. Applicant must submit a draft or executed resolution demonstrating the value, form, and date of the Local Government Contribution(s) for the Selected Project.
(a) Applicant is encouraged to use the Local Government Contribution Resolution Template provided on the LGMG website: <https://www.hcd.ca.gov/excess-sites-local-government-matching-grants>.
(b) Subject to approval by the Department, Applicant may use their own resolution format as long as it contains ALL of the authorizations as in the Local Government Resolution Template.
2. Applicant must submit a draft or executed resolution authorizing the Owner/Borrower Entity to receive funds.

Notes

The person attesting to the executed resolution's authenticity cannot be the same person authorized to execute the documents in the name of the Applicant.
If more than one authorized signatory is identified, state whether both signatories are required or only one signatory is required to submit and execute Program docs.
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.

Organizational Documents

Organizational documents are required for all Applicants who are Selected Developers.

Submit organizational documents supporting the Owner/Borrower Entity Authorizing Body Resolution submitted with the application.

Corporation organizational documents

Articles of Incorporation (Corp. Code §154, 200 and 202) as certified by the CA Secretary of State.

Bylaws and any amendments thereto (Corp. Code §207(b), 211 and 212)

Certificate of Amendment of Articles of Incorporation (Corp. Code §900-910 (general stock), §5810-5820 (public benefit and religious corporations), §7810-7820 (mutual benefit corporations), or §12500-12510 (general cooperative corporations)) as applicable.

Restated Articles of Incorporation (Corp. Code §901, 906, 910 (general stock), §5811, 5815, 5819 (public benefit and religious corporations), §7811, 7815 and 7819 (mutual benefit corporations) and §12501, 12506 and 12510 (general cooperative corporations)) as applicable.

Statement of Information (CA Secretary of State form SI-100 or SI-200)

Shareholder Agreements (Corp. Code §186) if applicable.

Certificate of Good Standing certified by Secretary of State.

[Any other CA Secretary of State filings applicable to revivals, conversions or mergers.](#)

Limited Liability Company organizational documents

Articles of Organization (CA Secretary of State form LLC-1)

Certificate of Amendment (CA Secretary of State form LLC-2) if applicable.

Restated Articles of Organization (CA Secretary of State form LLC-10) if applicable.

Certificate of Correction (CA Secretary of State form LLC-11) if applicable.

Statement of Information (CA Secretary of State form LLC-12 or LLC-12NC)

Operating Agreement (Corp. Code §17707.02(s) and 17701.10.)

Certificate of Good Standing certified by Secretary of State.

[Any other CA Secretary of State filings applicable to revivals, conversions or mergers.](#)

Limited Partnership organizational documents

Certificate of Limited Partnership (CA Secretary of State form LP-1)

Amendment to Certificate of Limited Partnership (CA Secretary of State form LP-2) if applicable.

Certificate of Correction (CA Secretary of State form LP-2) if applicable.

Limited Partnership Agreement (CA Corp. Code §15901.02(x) and 15901.10)

Certificate of Good Standing certified by Secretary of State.

[Any other CA Secretary of State filings applicable to revivals, conversions or mergers.](#)

Organizational Chart

The organizational chart must depict the organizational structure of the Applicant listed in the "Project Overview" tab in relation to the Selected Developer.

Enforceable Funding Commitment

Applicant must submit evidentiary documentation of Local Government Contributions for permanent financing, construction financing, or Rental Assistance.

Signature Block

Applicant must submit a Signature Block in a Microsoft Word Document that will be used in the HCD legal documents such as the Standard Agreement.

Payee Data Record STD-204

Applicant must submit the STD-204 Payee Data Record. Form is available on the LGMG website: <https://www.hcd.ca.gov/excess-sites-local-government-matching-grants>.

Article XXXIV

Applicant must submit documentation that shows the project's compliance with or exemption from Article XXXIV.

If subject to Article XXXIV, Applicant must provide an allocation letter from the Local Government showing authority for the project.

If not subject to Article XXXIV, Applicant must provide an Article XXXIV opinion letter from the Applicant's legal counsel.

End of Document

Legislative Information and Development Team Contacts

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Legislative Information For Excess Site					
Congressperson Name(s)	District #	State Senator Name(s)	District #	State Assembly Member Name(s)	District #
Nancy Pelosi	12	Scott Wiener	11	Matt Haney	17

Development Team Contacts

Owner/Borrower Entity (Applicant)										
Legal Name	MidPen Housing Corporation									
Address	303 Vintage Park Drive, Suite 250			City	Foster City	State	CA	Zip	94404	
Auth Rep Name	Shwetha Subramanian	Title	Assistant Secretary	Email	shwetha.subramanian@midpen-housing.org			Phone	(650) 356-2900	
Contact Name	Lisa Howlett	Title	Project Manager	Email	lhowlett@midpen-housing.org			Phone	(650) 339-5721	
Address	1970 Broadway, Suite 100			City	Oakland	State	CA	Zip	94612	
Managing General Partner										
Legal Name	TBD									
Address				City		State		Zip		
Auth Rep Name		Title		Email				Phone		
Contact Name		Title		Email				Phone		
Address				City		State		Zip		
Administrative General Partner (if applicable)										
Legal Name	N/A									
Address				City		State		Zip		
Auth Rep Name		Title		Email				Phone		
Contact Name		Title		Email				Phone		
Address				City		State		Zip		
Investor Limited Partner (if identified)										
Legal Name	TBD									
Address				City		State		Zip		
Auth Rep Name (if identified)		Title		Email				Phone		
Contact Name		Title		Email				Phone		
Address				City		State		Zip		
Property Management Agent										
Company Name	MidPen Property Management Corporation			Contact Name	Kasey Archey		Email	kasey.archey@midpen-housing.org		
Phone	650-773-8454		Address	303 Vintage Park Dr, Ste 250		City	Foster City	State	CA	Zip 94404
Financial Consultant										
Company Name	California Housing Partnership			Contact Name	David Kiddoo		Email	dkiddoo@chpc.net		
Phone	510-859-8097		Address	49 Stevenson St., Ste. 500		City	San Francisco	State	CA	Zip 94104
Lead (primary) Service Provider										
Company Name	MidPen Resident Services Corporation			Contact Name	Ann Goggins Gregory		Email	ann.gregory@midpen-housing.org		
Phone	510-380-8922		Address	303 Vintage Park Dr, Ste 250		City	Foster City	State	CA	Zip 94404
Borrower Legal Counsel										
Company Name	Gubb & Barshay LLC			Contact Name	Evan Gross		Email	egross@qubbandbarshay.com		
Phone	415-781-6600 ext. 6		Address	235 Montgomery Street, Suite 220		City	San Francisco	State	CA	Zip 94104
General Contractor										
Company Name	TBD									
Phone		Address		City		State		Zip		
Architect										
Company Name	TBD									
Phone		Address		City		State		Zip		

End of Document

1. Describe the Scope of Work to be conducted.

Golden Gate Avenue Phase I – Educator Housing (the Project) is the first of two phases to develop a total 171 units. This project is currently designed as 75-units consisting of 28 studios, 7 one-bedrooms, 19 two-bedrooms, and 21 three-bedrooms as well as the replacement of approximately 37 EDD parking stalls currently onsite. The 75 homes are divided into a 45-unit LIHTC component (including one manager's unit) serving incomes between 30-80% TCAC AMI and a 30-unit non-LIHTC, moderate-income component restricted at 140% SF AMI. This Project will consist of demolition of the existing surface lot and construction of a new 8-story Type I apartment building and ground floor parking garage, inclusive of offsite improvements (sewers, utilities, and streets improvements) and site work. This includes all professional and construction services associated with the design, engineering, and site remediation, as well as costs associated with implementation of the community engagement plan and lease-up strategy, as listed below:

- Architectural, appraisal, engineering, legal and other consulting costs, and fees
- Building permits and state and local fees
- Environmental hazard reports, surveys, investigations, and mitigation
- Costs associated with preparing the site for construction of the Project, including removal of existing improvements and site clearance

2. Describe each Local Government Contribution, identifying the type, source, and NOFA Section II(H)(2) category, and provide a brief description of each EFC document.

The San Francisco Mayor's Office of Housing and Community Development (MOHCD) has committed to contributing a \$20,000,000 residual receipts loan to the development of Golden Gate Phase I – Educator Housing. As outlined in the attached commitment letter from MOHCD, the loan has a 55 year term from conversion at 3% interest. This commitment is a Local Government Contribution from a Local Funding Source.

3. Describe how the Local Government Contribution and LGMG Program funds specifically will support and accelerate housing production on the Excess Site.

The Local Government Contribution through the Educator Housing \$20 million commitment accelerates the project schedule. The MOHCD Educator Housing filled the financing gap that, with the LGMG award, will allow the project to move forward to the tax credit application stage in 2024 (we are targeting Round 1). The project schedule originally had Golden Gate Avenue – Phase I applying for tax credits in 2025, so the combination of the local government contribution and LGMG program funds allow this project to move forward a year ahead of schedule, directly accelerating the production of housing.

Additionally, MidPen has worked closely with HCD and DGS to determine possible sources of funding to build the necessary replacement parking for EDD staff, which is a condition of developing the site. This LGMG funding has been identified as a critical component to cover the cost of constructing the parking and obtaining the LGMG award will determine to what capacity the overall project can move forward.

4. Describe the community engagement plan and lease up strategy for the Affordable housing development on the Excess Site. Detail the role of an applicable Local Government and how you will obtain a commitment from them to support this strategy and plan.

Community Engagement: MidPen prides itself in taking a collaborative, authentic, and holistic approach to community engagement to deeply involve existing community members, stakeholders, and potential future residents. The goal of community engagement is to gain insights and inform the team on the development's size, scope, aesthetic, amenities, and any special populations to be served. We engage using a variety of formats, including in-person meetings, online, print, and video. The Golden Gate Phase I engagement plan includes building and hosting a project-specific website to direct community members to our materials, surveys and live/recorded presentations. Community engagement will be frequently analyzed and adjusted to ensure goals are being met. In the summer and fall of 2021, MidPen identified key stakeholders in the neighborhood and met with them in 1:1 meetings. We used these meetings to identify known issues on the site and surrounding area as well as to understand any particular barriers to community engagement in the neighborhood so we can tailor our approach accordingly, including language, best time of day/week for open house meetings, local customs or preferences around food served at meetings, etc.

MidPen, Tishman Speyer and David Baker Architects held an initial community meeting and walking tour of the area in December 2021 to introduce the project and our team and to

5. Explain how the Selected Project contributes to the region's housing goals, including the creation of new permanent Affordable housing.

According to State RHNA requirements, San Francisco must create 32,881 very-low-income and low-income units, as well as 13,717 middle-income units by 2031. The City produced 43% of very low-income units, 54% of low-income units, and 52% of moderate-income units during the 2015-2022 Housing Element, which underscores both the critical need and difficulty in producing new units within this timeframe. Golden Gate Avenue Phase I will bring 75 permanent affordable housing units to San Francisco educators and contribute to the region's inventory of affordable sites, which is especially important since according to the City's Draft Housing Needs Assessment, 63% of households are renting.

In addition, the City of San Francisco 6th Cycle Housing Element specifically identifies policies and actions the City has undertaken to expand housing available and suitable for ELI and VLI households. Appendix A of the City's Housing Element (Housing Needs Assessment and Assessment of Fair Housing) states "Recent policy changes, such as the 2019 adoption of Proposition E by the voters, have allowed affordable and educator housing in any district." This project actualizes this policy change, expanding educator housing.

6. Describe uncommitted funding sources and the feasibility of securing such funding.

To finance the Golden Gate Avenue Phase I – Educator Housing, our team will use a combination of 4% tax credits and tax-exempt bonds, conventional permanent loans, the local contribution of MOH Educator Housing Funds, and State funds consisting of the HCD Infill Infrastructure Grant (IIG) prorated at \$2.75 million for this phase of Golden Gate Avenue and the LGMG Program funding. If LGMG Program funds are awarded to this project, Golden Gate Avenue Phase I – Educator Housing is competitively positioned to apply for 2024 Round 1 tax credits.

End of Document

Certification & Legal Disclosure

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On behalf of the entity identified in the signature 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 application on behalf of the entity identified in the signature block.
3. The following is a complete disclosure of all identities of interest - of all persons or entities, including affiliates, that will provide goods or services to the Selected Project or applicable phase either (a) in one or more capacity or (b) that qualify as a "Related Party" to any person or entity that will provide goods or services to the Selected Project. "Related Party" is defined in Section 10302 of the California Code of Regulations (CTCAC Regulations):

Certification & Legal Disclosure Form for MidPen Housing Corporation

4. As of the date of application, the Selected Project, or the real property on which the Selected Project is proposed (Property) is not party to or the subject of any claim or action at the State or Federal appellate level.

5. I have disclosed and described below any claim or action undertaken which affects or potentially affects the feasibility of the Selected Project or applicable phase. In addition, I acknowledge that all information in this application and attachments is public, and may be disclosed by the State.

Shwetha Subramanian	Assistant Secretary		
Printed Name	Title of Signatory	Signature	Date

Legal Disclosure

For purposes of the following questions, and with the exceptions noted below, the term "Applicant" shall include the Applicant and joint applicant (if applicable), and any subsidiary of the Applicant or joint applicant if the subsidiary is involved in (for example, as a guarantor) or will be benefited by the application or the Selected Project.

In 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 Selected Projects using tax-exempt bonds, it shall also include the individual who will be executing the bond purchase agreement.

The following questions must be responded to for each entity and person qualifying as an "Applicant," or "joint applicant" as defined above.

Explain all positive responses on a separate sheet and include with this questionnaire in the application.

Exceptions:

Public entity applicants without an ownership interest in the proposed project, including but not limited to cities, counties, and joint powers authorities with 100 or more members, are not required to respond to this questionnaire.

Members of the boards of directors of non-profit corporations, including officers of the boards, are also not required to respond. However, chief executive officers (Executive Directors, Chief Executive Officers, Presidents or their equivalent) must respond, as must chief financial officers (Treasurers, Chief Financial Officers, or their equivalent).

Civil Matters

1. Has the Applicant filed a bankruptcy or receivership case or had a bankruptcy or receivership action commenced against it, defaulted on a loan or been foreclosed against in past ten years?	No
2. Is the Applicant currently a party to, or been notified that it may become a party to, any civil litigation that may materially and adversely affect (a) the financial condition of the applicant's business, or (b) the project that is the subject of the application?	No
3. Have there been any administrative or civil settlements, decisions, or judgments against the Applicant within the past ten years that materially and adversely affected (a) the financial condition of the Applicant's business, or (b) the Selected Project that is the subject of the application?	No
4. Is the Applicant currently subject to, or been notified that it may become subject to, any civil or administrative proceeding, examination, or investigation by a local, state or federal licensing or accreditation agency, a local, state or federal taxing authority, or a local, state or federal regulatory or enforcement agency?	Yes
5. In the past ten years, has the Applicant been subject to any civil or administrative proceeding, examination, or investigation by a local, state or federal licensing or accreditation agency, a local, state or federal taxing authority, or a local, state or federal regulatory or enforcement agency that resulted in a settlement, decision, or judgment?	Yes

Criminal Matters

6. Is the Applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, involving, or that could result in, felony charges against the Applicant?	No
7. Is the Applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, involving, or that could result in, misdemeanor charges against the Applicant for matters relating to the conduct of the Applicant's business?	No
8. Is the Applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, involving, or that could result in, criminal charges (whether felony or misdemeanor) against the Applicant for any financial or fraud related crime?	No
9. Is the Applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, that could materially affect the financial condition of the Applicant's business?	No
10. Within the past ten years, has the Applicant been convicted of any felony?	No
11. Within the past ten years, has the Applicant been convicted of any misdemeanor related to the conduct of the Applicant's business?	No
12. Within the past ten years, has the Applicant been convicted of any misdemeanor for any financial or fraud related crime?	No

Please provide a letter of explanation if you responded "Yes" to any of the questions above.

File Name: Cert & Legal Explanation	Letter of explanation for any "Yes" answers or red shaded items above.	Uploaded to HCD?	Yes
--	--	------------------	-----

Shwetha Subramanian	Assistant Secretary		
Printed Name	Title of Signatory	Signature	Date

End of Document

Local Approvals and Environmental Review

To the Applicant: Submit this form to the agency, department, or local government responsible for each agency or department if necessary. If an item is not required, include the reason why in box provided

Applicant:	MidPen Housing Corporation
Applicant Address:	303 Vintage Park Drive, Suite 250
Applicant City:	Foster City
Project Name:	Golden Gate Avenue Phase I - Educator
Project Address/site:	750 Golden Gate Avenue
Project City:	San Francisco
Project County:	San Francisco
Assessor Parcel Numbers (APNs):	0761-062 0761-022 0761-002 0761-003

To the permitting agency: The Applicant named above has submitted an application to the State Department of Public Works under the Excess Sites Local Government Matching Grants Program (LGMG) process. Project readiness is a component of that process. Verification of items listed below will be used to determine if this Project is approved "by right"?

CEQA Environmental Clearance is finally approved or unnecessary:	C
--	---

Specify in the box below, items not required and explain why (include documentation, if applicable):

Notice of Exemption (NOE), State Clearinghouse (SCH) Number 2022040213 was posted 4/8/2022 for In-Fill Development because it is consistent with applicable objective general plan standards and criteria.
--

All necessary, discretionary, and non-discretionary public land use approvals except building permits and other ministerial approvals are:

Specify in the box below, items not required and explain why (include documentation, if applicable):

Since these are State-owned sites, DGS exercised state sovereignty and issued a Class 32 CEQA approval which serves as the project approval, and there is no separate entitlement required.

Dated:

Statement Completed by (please print):	Daniel O'Brien
Signature:	
Title:	Supervising Environmental Planner
Agency or Department:	DGS/RESD/PMDB
Agency or Department Address:	707 Third Street, 4th Floor, West Sacramento
Agency or Department Phone:	(916) 376-1700

End of Document

Verification

7/5/2023 v1

Administration of the items listed. This form may be submitted to more than one jurisdiction.

Housing

Department of Housing and Community Development (HCD) requesting funding for the program. Projects submitted for program funding are subject to a competitive rating system used in evaluating LGMG applications.

			Yes
	Applicable for this Project	Final date of Public Comment Period	Approved Date
CEQA	No	N/A	4/8/22

2. The project qualifies for Categorical Exemption Class 32-CEQA Section 15332 criteria for multi-family residential development. The project is an allowable use in

	Required for this Project?	Under Review?	Verified as Completed and date completed
and	No	No	Yes; 4/8/22

Exemption on April 8 2022. The appeal period expired on May 13, 2022. The

into CA 95605



Development Sources and Eligible Award Amount

7/5/2023 v1

Development Sources				
Committed?	Lien No. (or NA)	Source and Program Name (in lien priority order)	Type of Funding	Permanent-Period Amount
Yes	1	Bank Perm Loan, if Any	Private	\$13,442,000
Yes	2	SF MOHCD Educator Loan	Local Government Contribution from a Local Funding Source	\$20,000,000
Yes	3	HCD IIG Sponsor Loan	State	\$2,747,249
Yes		Donated Land	State	\$9,235,590
NA	NA	GP Equity	Private	\$100
NA	NA	Deferred Developer Fee	Private	\$3,804,000
NA	NA	Tax Credit Equity	Tax Credit Type	4% \$19,807,914
Total Sources before Eligible LGMG Award Amount				\$69,036,853
Eligible LGMG Award Amount				\$10,000,000
Total Sources including Eligible LGMG Award Amount				\$79,036,853
Total Uses (from Dev Budget Tab)				\$79,036,853
Remaining Surplus/(Gap)				\$0

Enforceable Funding Commitments Documentation

File Names EFC [Source1], EFC [Source2], etc.	See Applicant Documents	Provided to HCD?	Yes
--	-------------------------	------------------	-----

Eligible LGMG Award Amount

Total Sources which are Local Government Contribution, if applicable	
Local Government Contribution from a Local Funding Source	\$20,000,000
Local Government Contribution from an HCD-originated Funding Source	\$0
Local Government Contribution in the form of Local Fee Waivers	\$0
Local Government Contribution in the form of Land Donation	\$0
Sub-Total	\$20,000,000
Local Government Contribution in the form of Rental Assistance	\$0
Local Government Contribution in the form of Non-Rental Assistance Operating Subsidy	\$0
Total Local Government Contribution	\$20,000,000
Maximum LGMG Award Per Selected Developer	\$10,000,000
Total Uses less Total Sources before Eligible LGMG Award	\$10,000,000
Eligible LGMG Award Amount	\$10,000,000
Requested LGMG Award Amount (if different from above)	\$10,000,000

Applicant Comments

End of Document

Local Government Contribution in the form of Operating Subsidy

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TO THE APPLICANT: Only complete this worksheet if the application includes an Enforceable Funding Commitment (EFCs) for Local Government Contribution in the form of Rental Assistance, as defined in the Program Guidelines. EFCs for Rental Assistance should be submitted to the Department with EFCs for other funding sources identified in the "Dev Sources & Elig. Award Amt" tab.

Rental Assistance Calculator									
Unit Description	Studio	1-BR	2-BR	3-BR	4-BR				
Number of Units with Rental Assistance by Unit Size	0	0	0	0	0				
2023 HUD FMR									
CTCAC Rent Limit at 30% AMI									
Overhang by Unit Type	\$0	\$0	\$0	\$0	\$0				
Total Monthly Overhang	\$0								
Assumed Amortization	35								
Select type LIHTC structure									
Assumed Annual Interest Rate	7.55%								
Assumed DSCR	1.15								
Approximate Additional Supportable Hard Perm Debt from Rental Assistance	\$0								
Non-Rental Assistance Subsidy Calculator									
Number of Units with a Service Subsidy									
Per Unit Subsidy Amount									
Contract Term									
Assumed Inflation Adjustment	3.50%								
Total Service Subsidy	\$0.00								

End of Document

Development Budget

7/5/2023 v1

	Total Project Costs
LAND COST/ACQUISITION	
Land Cost or Value	\$9,235,590
Demolition	\$225,000
Legal	\$35,000
Land Lease Rent Prepayment	
Total Land Cost or Value	\$9,495,590
Existing Improvements Cost or Value	
Off-Site Improvements	\$570,000
Total Acquisition Cost	\$570,000
Total Land Cost / Acquisition Cost	\$10,065,590
Predevelopment Interest/Holding Cost	
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)	
Excess Purchase Price Over Appraisal	
REHABILITATION	
Site Work	
Structures	
General Requirements	
Contractor Overhead	
Contractor Profit	
Prevailing Wages	
General Liability Insurance	
Other: (Specify)	
Other: (Specify)	
Other: (Specify)	
Other: (Specify)	
Total Rehabilitation Costs	\$0
Total Relocation Expenses	
NEW CONSTRUCTION	
Site Work	\$1,726,500
Structures	\$31,780,394
General Requirements	\$3,190,275
Contractor Overhead	\$298,070
Contractor Profit	\$894,209
Prevailing Wages	\$7,000,000
General Liability Insurance	\$1,163,665
Photovoltaic System	\$221,089
Replacement EDD Parking	\$1,850,000
Other: (Specify)	
Other: (Specify)	
Total New Construction Costs	\$48,124,202

ARCHITECTURAL FEES	
Design	\$1,096,379
Supervision	\$570,000
Total Architectural Costs	\$1,666,379
Total Survey & Engineering	\$509,100
CONSTRUCTION INTEREST & FEES	
Construction Loan Interest	\$4,250,253
Origination Fee	\$294,485
Credit Enhancement/Application Fee	
Bond Premium	
Cost of Issuance	\$426,185
Title & Recording	\$60,000
Taxes	
Insurance	\$622,268
Local Lender Fees	\$200,000
Lender Expenses	\$70,000
Other: (Specify)	
Total Construction Interest & Fees	\$5,923,191
PERMANENT FINANCING	
Loan Origination Fee	\$100,815
Credit Enhancement/Application Fee	
Title & Recording	\$15,000
Taxes	
Insurance	
Lender Expenses	\$20,000
Other: (Specify)	
Total Permanent Financing Costs	\$135,815
Subtotals Forward	\$66,424,277
LEGAL FEES	
Legal Paid by Applicant	\$250,000
Lender Legal	\$105,000
Total Attorney Costs	\$355,000
RESERVES	
Operating Reserve	\$481,252
Replacement Reserve	\$37,500
Transition Reserve	
Rent Reserve	
Other: (Specify)	
Other: (Specify)	
Other: (Specify)	
Total Reserve Costs	\$518,752
CONTINGENCY COSTS	
Construction Hard Cost Contingency	\$2,445,960
Soft Cost Contingency	\$547,099
Total Contingency Costs	\$2,993,059
OTHER PROJECT COSTS	
TCAC App/Allocation/Monitoring Fees	\$51,964

Environmental Audit	\$85,500
Local Development Impact Fees	\$2,135,301
Permit Processing Fees	\$375,000
Capital Fees	
Marketing	\$100,000
Furnishings	\$150,000
Market Study	\$30,000
Accounting/Reimbursable	\$20,000
Appraisal Costs	\$10,000
Wage Monitor	\$39,000
Third-Party Construction Supervision	\$150,000
Syndication Consulting	\$95,000
Other: (Specify)	
Other: (Specify)	
Other: (Specify)	
Total Other Costs	\$3,241,765
SUBTOTAL PROJECT COST	\$73,532,853
DEVELOPER COSTS	
Developer Overhead/Profit	\$5,504,000
Consultant/Processing Agent	
Project Administration	
Broker Fees Paid to a Related Party	
Construction Oversight by Developer	
Other: (Specify)	
Total Developer Costs	\$5,504,000
TOTAL PROJECT COST	\$79,036,853

End of Document

Unit Mix

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All Units (enter Rental Assistance units below)						
AMI Level	Studio	1-bedroom	2-bedroom	3-bedroom	4-bedroom	Total
15%						-
20%						-
25%						-
30%	3	1	2	2		8
35%						-
40%	4	-	2	2		8
45%						-
50%	4	-	2	2		8
55%						-
60%	4	-	2	2		8
65%						-
70%	4	-	2	2		8
75%						-
80%	-	-	2	2		4
85%						-
90%						-
95%						-
100%						-
105%						-
110%						-
115%						-
120%	9	6	6	9		30
Manager			1			1
Total	28	7	19	21	-	75

Units Associated with Rental Assistance						
AMI Level	Studio	1-bedroom	2-bedroom	3-bedroom	4-bedroom	Total
All Levels						-
Total	-	-	-	-	-	-

End of Document

Scoring								7/5/2023 v1	
250 Points Max (points in blue-shaded cells)						Total LGMG Program Funds Self Score		250	
Project Readiness - 25 Points Max									
Readiness points will be awarded based on completion of ONE of the following environmental clearances:									
CEQA Exemption								Yes	25
Negative Declaration or Mitigated Negative Declaration								No	
Environmental Impact Report								No	
Provide a listing and status of all discretionary local land use approvals, excluding design review, required to complete the Selected Project or applicable phase that have been granted, submitted or to be applied for to the appropriate local agencies, or consistent with local planning documents. This information must match the info provided on the "Verification of the Status of Environmental Review and Land Use Entitlements" tab.									
File Name	Project Readiness		Provide documentation of the applicable environmental clearance as stated in Rows 5 to 7 of the Scoring Tab.					Uploaded to HCD?	Yes
Agency / Issuer		Land Use Approval Date	Approval Status	Approval Type	Comments				
File Name	Land Use Approval		Provide signed copies of "Env & Land Use Verification" tab. Identify name of locality at beginning of document.					Uploaded to HCD?	Yes
Local Government Contribution as Percent of Total Project Cost - 100 Points Max									
Local Government Contribution as Percent of Total Project Cost: Applications will be awarded points based on the value of a Local Government Contribution(s) as a percentage of the project's Total Project Cost. Local Government Contribution(s) within the five below categories will be adjusted and summed to determine the full value of the Local Government Contribution(s) as a percent of the Total Project Cost.									
Total Project Cost		\$79,036,853		Local Government Contribution Amount	Percentage of Total Project Cost	Adjustment	Adjusted	100	
(A) Local Government Contribution(s) from a Local Funding Source – Local Government Contributions from local funding sources, such as a city or county grants or residual receipts loans, will be awarded points as a percentage of TPC without adjustment.				\$20,000,000	25.30%		25.30%		
(B) Local Government Contribution(s) from an HCD-originated source– Local Government Contributions from HCD-originated sources will be awarded points as a percentage of TPC without adjustment. Examples of HCD-originated sources include, but are not limited to, No Place Like Home, the Permanent Local Housing Allocation, HOME, etc.				\$0	0.00%		0.00%		
(C) Local Government Contribution in the form of Local Fee Waivers – Local Government Contributions in the form of Local Fee Waivers, excluding school impact fees, will be awarded points as a percentage of TPC with a +50% adjustment.				\$0	0.00%	50%	0.00%		
(D) Local Government Contribution in the form of a Land Donation from a Local Government directly related to the development of the Selected Project or applicable phase and with documentation of the current appraised value of the property as supported by an independent third-party appraisal prepared by a Member Appraisal Institute-qualified appraiser within the last year (MAI) or DGS valuation will be awarded points as a percentage of TPC without adjustment.				\$0	0.00%		0.00%		
(E) Local Government Contribution in the form of Rental Assistance – Applications will be awarded points based on the value of additional supportable hard permanent debt generated by Rental Assistance awarded at time of application as percent of TPC without adjustment.				\$0	0.00%		0.00%		
							Combined, Adjusted % of TPC	25.30%	
							Multiplied by:	1,000	
Total Points for Local Government Contribution (100 pts max)								100	
Total Points for Project Readiness and Local Government Contributions								125	
Financial Readiness									
To accelerate development on State Excess Sites, projects which have secured Enforceable Funding Commitments for all Local Government Contributions shall receive a 50 percent boost to their base score. Furthermore, projects which have secured Enforceable Funding Commitments for all remaining funding sources shall receive an additional 50 percent boost to their base score.									
Funding Source		Anticipated Amount		Committed Amount		Percentage of Funding Committed		Boost	
Local Funding		\$20,000,000		\$20,000,000		100.00%		50%	
Remaining Funding (excluding tax credits and deferred costs)		\$25,424,839		\$25,424,839		100.00%		50%	
Total Financial Readiness Boost (100% max)								100%	
Total Score with Financial Readiness								250	
Tie Breaker									

Scoring

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In the event of tied point scores, the Department shall rank tied applications based on the lowest weighted average affordability of all units in the Selected Project or applicable phase, which shall be computed as follows:

- a. Multiplying each income limit applicable to the Selected Project or applicable phase by the number of units restricted at that income level.
- b. Adding the products calculated pursuant to the previous subsection.
- c. Dividing the sum calculated pursuant to the previous subsection by the number of all units in the Selected Project or applicable phase.

Tie Breaker

80.00%

End of Document

Document Upload Checklist

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Direct Link to Shared Cloud Folder for All Required Documents (e.g., Box.com):		https://housingcorp-my.sharepoint.com/:f:/g/person/allison_vogt_midpen-housing_org/EgomBCnVOHZPuDbWEOk-secBDVEZ2c4SRMziTFnXcV-MrQ?e=185RXI		
File Name:	[Applicant Name] Site Control	Executed Site Control Document	File uploaded?	Yes
File Name:	[Applicant Name] Cert & Legal	Certification & Legal Disclosure	File uploaded?	Yes
File Name:	[Applicant Name] Cert & Legal Explanation	Certification & Legal Explanation	File uploaded?	Yes
File Name:	[Applicant Name] Disclosures	Additional Disclosure Documentation	File uploaded?	N/A
File Name:	[Applicant Name] LGC Resolution	Draft or Executed Local Government Contribution Resolution	File uploaded?	Yes
File Name:	[Applicant Name] Authorizing Body Resolution	Draft or Executed Resolution of the Governing Body authorizing the Applicant to receive LGMG funds.	File uploaded?	Yes
File Name:	[Applicant Name] OrgChart	Organizational Chart	File uploaded?	Yes
File Name:	[Applicant Name] OrgDoc1, OrgDoc2, etc.	Organizational Documents (See Applicant Documents)	File uploaded?	Yes
File Name:	[Applicant Name] Signature Block	The Signature Block to be used for the Standard Agreement (Upload in Microsoft Word Document)	File uploaded?	Yes
File Name:	[Applicant Name] Payee Data Record	Payee Data Record STD-204	File uploaded?	Yes
File Name:	[Applicant Name] Article XXXIV	Proof of Article XXXIV authority, or letter from Applicant's legal counsel explaining exemption	File uploaded?	Yes
File Name:	Auth to Use Grant Funds	For NEPA only, a copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.	File uploaded?	
File Name:	Project Readiness	One of the following: CEQA filing for an NOE, a Negative Declaration/Mitigated Negative Declaration, or an Environmental Impact Report.	File uploaded?	Yes
File Name:	Land Use Approval	Provide signed copies of Env & Land Use Verification tab.	File uploaded?	Yes
File Name:	EFC [Source1], EFC [Source2], etc.	Enforceable Funding Commitments for all committed funding sources	File uploaded?	Yes
File Name:	[Local Government] Cert & Legal	Local Government Cert & Legal (only needed for joint application)	File uploaded?	
File Name:	[Local Government] Auth Body Resolution	Local Government Authorizing Body Resolution (only needed for joint application)	File uploaded?	
File Name:	[Local Government] Payee Data Record	Local Government Payee Data Record (only needed for joint application)	File uploaded?	

End of Document

Application Development Team (ADT) Support Form

7/5/2023 v1

Please complete the "yellow" cells in the form below and email a copy to: ExcessSitesMatch@hcd.ca.gov. A member of the Application Development Team will respond to your request within two business days.

Full Name:		Date Requested:		Application Version Date:	
Organization:		Email:		Contact Phone:	

Justification:

Issue #	Program Name &	Tab	Section	Cell#	Update/Comment	Urgency	ADT Status	Status Date
1	LGMG							
2	LGMG							
3	LGMG							
4	LGMG							
5	LGMG							
6	LGMG							
7	LGMG							
8	LGMG							
9	LGMG							
10	LGMG							
11	LGMG							
12	LGMG							
13	LGMG							
14	LGMG							
15	LGMG							
16	LGMG							
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18	LGMG							
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24	LGMG							
25	LGMG							

End of Document