		Homekey	+ Project Repor
Project Name:	835 Turk Street		
Project Address:	835 Turk Street		
Project City:	San Francisco	State	CA Zip: 94102
Project County:	San Francisco	Homekey+ Re	gion: Bay Area
Applicant #1 Name:	The City and County of San	Francisco	
Type Of Organization:	City and County		
Applicant #1 Authorized Rep:	Shireen McSpadden	Title	Executive Director
Applicant #1 Address:	440 Turk Street	'	
Applicant #1 City:	San Francisco	State	CA Zip: 94102
Co-Applicant #1 Name:	835 Turk LLC		
Type Of Organization:	Nonprofit Corporation		
Co-Applicant #1 Authorized Rep:	Steve Good	Title	President & CEO
Co-Applicant #1 Address:	320 13th Street, 2nd Floor	'	•
Co-Applicant #1 City:	Oakland	State	CA Zip: 94612
Co-Applicant #2 Name:	Five Keys Schools and Pro	grams	
Type Of Organization:	Nonprofit Corporation		
Co-Applicant #2 Authorized Rep:	Steve Good	Title	President & CEO
Co-Applicant #2 Address:	320 13th Street, 2nd Floor	'	
Co-Applicant #2 City:	Oakland	State	CA Zip: 94612
Prepared By:	Zulema Alvarez	, PDI Hou	sing Representative

Other HCD Funding Sources:	No
Eligible Applicant is new Homekey Awardee?	Yes
Gap Financing Project:	No
New Construction Cost Containment Project:	No
Rural Project:	No
Scattered Site Project:	No

Homekey+ Capital Award	\$12,729,907
Homekey+ Award for Relocation	\$1,000,000
Homekey+ Operating Award	\$3,561,599
Homekey+ Veteran Units Addtl. Operating Award	\$0

Total Homekey+ Award \$17,291,506

Project Summary

The 835 Turk Street is a Permanent Housing Rehabilitation Project with a total of 53 Homekey+ assisted units. The Project dedicates 106 units to serve individuals experiencing homelessness with a behavioral health challenge. Each unit will include a microwave, mini refrigerator, television, desk, chair, dresser, bed frame and mattress, bed sheets, blanket, bedspread, and towels. Units will also provide free internet service.

The project is a seven-story building built in 1928 and will include 6 fully ADA accessible units within the property, reconfiguring existing community spaces (community kitchen, dining area, and television room) to ensure ADA accessibility, improved life safety via a voluntary seismic upgrade achieved by the installation of three braced frames supported by micropiles, window replacement to improve comfort and energy efficiency, repair to the building exterior, roof replacement, improved building insulation, integrated pest management, modification of the existing fire sprinkler and fire alarm systems in the revised common areas and newly created ADA residential units, plumbing upgrades in the revised common areas and newly created ADA residential units, installation of a security camera system and front door access control, and reconfiguration of an existing ground floor parking area into supportive services offices and common spaces

The Project will consist of one seven-story building. The property management office will remain on the first floor in its current location. The community kitchen, lounge, and communal dining room will remain on the upper first floor of the building. These common spaces will be made fully ADA accessible. The existing parking garage will be retrofitted into support services offices, an associated staff break room, and staff restroom. Off-site amenities, located within one-half miles of the project include a bus rapid transit station, grocery store, clinic, library, pharmacy, and public park.

Proj	ect l	Desc	riptio	n

Project Type:	Permanent Housing	Eligible Uses:	Rehabilitation
		Relocation Award	Yes
Eligible Project:	Multifamily rental housing Projects	Operating Award:	Yes

Number of Doors at Acquisition: | 114 | Total Homekey Units Proposed in the Project: | 106 | Total Homekey+ Assisted Units: Number of Manager Units: 0 Units for the Homekey+ Target Population: 53 Units for Veterans with a Behavioral Health Challenge:
Units for Youth Experiencing or at Risk of Homelessness with a Behavioral Health Challenge

Homekey+ Baseline Capital Award:	\$12,729,907
Homekey+ Capital 1:1 Match:	\$0
Total Homekey+ Capital Award:	\$12,729,907
Homekey+ Award for Relocation:	\$1,000,000
Homekey+ Operating Award:	\$3,561,599
Homekey+ Veteran Units Additional. Operating Award	\$0
Total Homekey+ Award:	\$17,291,506
Total Development Cost:	\$30,000,000

Homekey+ Capital Award per Unit Cost: \$120,093

Total Cost per Unit: \$283,019

Property Manager:	Five Keys Schools	and Programs			
General Contractor:	D & H Construction	1			
Supportive Services Provider:	Five Keys Schools	and Programs			
Architect:	Saida and Sullivan	Design Partners			
Consultant:	Tenderloin Neighb	orhood Developmer	nt Corporat	tion	
Construction Start Date:	12/8/2025	Cons	truction C	Completion Date: 12/1/2026	
Site Control:	Leasehold interest	on the property with	n provision	s that enable encumber the pr	operty.
	Kitch	enettes included?	No	If yes, how many units?	0
Project and Unit Amenities/Features:	Number of	of parking spaces:	0	Number of elevators:	2
Project and offit Amenities/reatures.	No. of res	idential buildings:	1	Common area (sq. ft.):	14,720
		Land area (acres):	0.16	Total residential area (sq. ft.):	54,912

Sources of Development Funds

Non-HK+ Units Total Project Total

106

					1		Interest Ra	ite	Repayment T	erms	Req. Deb
Funds Committ	ted	Source Nar	ne	Source Type	No.	Amount	Туре	Rate	Туре	Due in (yrs.)	Service Amount
Yes		HCD - Homek	ey+	State-HCD	1	\$13,729,907	N/A	N/A	N/A	N/A	N/A
Yes	Н	omelessness and Supportive	Housing Capital Loan	Local	2	\$16,270,093	N/A	N/A	N/A	NA	N/A
					Tatala	\$20,000,000					
					Totals	\$30,000,000					
Init Mix and Tot	tals										
			AMI Income								
Number of Bedrooms	N	umber of Homekey+ Units	Limit or Manager Unit	Home	ekey+ Pop	pulation	Restriction to Sul	oset of Population			
Studio		53	30%	Homeke	ey+ Target	Population	People Experience	ing Homelessness			
Veterans Units Total	0										
General Population Units Total	53										
General Population Youth Units Total	0										
Managers Units Total	0										
Total Homekey+ Units	53										
Ion-Homekey+	Unit Mix (delete chart if no non-Home	ey+ Units in project)					1			
Number of	Number	of Non-Homekey+ funded U	AMI or Manager	Fundi	ng Progra	m Name		n Restriction (If			
Bedrooms	l										

	Project Operating	Sources		
Operating Source	Committed?	Years Committed?	Amount	Committment Type
San Francisco Department of Public Health (SFDPH) Permanent Housing Advanced Clinical Services	Yes	5	\$2,673,184.00	Committed Operating Subsidy
Department of Homelessness and Supportive Housing (HSH)	Yes	5	\$13,648,133.00	Committed Operating Subsidy
Department of Homelessness and Supportive Housing (HSH) Local Operating Subsidy Program (LOSP)	Yes	15	\$29,393,808.00	Committed Operating Subsidy
	Total (Operating Subsidy	\$45,715,125.00	
Rental Subsidy Source	Committed?	Years Committed?	Amount	Commitment Type
N/A			N/A	
	То	tal Rental Subsidy	\$0.00	
Total Developer Fee: \$948,787				
Notes:				

Scoring Category (See Table 9 in the NOFA	Scoring Criteria	Possible	Points
for full description of scoring categories)		Points	Awarded
1. Site Control	a. Site control type	20	20
2 Cost Containment	a. Total cost per Assisted Unit is below baseline per door of \$200,000	10	0
1. Oost Oolitaiiillellt	b. Utilizing Publicly Owned Land under Excess Sites or locally designated as Surplus	5	0
	 a. Score is based on weighted subsidy type, percentage of costs covered, and length of 		
	commitment.	15	13.46
3. Sustained Operating Leverage	b. Homekey+ Operating Award Utilization	20	4
	c. Mental Health Services Act or Behavioral Health Services Act funds committed to the Project.	10	0
	a. Demonstration of Applicant or member(s) of development team's experience in development,		
	on the proposed to a respect to the proposed to be proposed to be proposed to proposed to proposed to be propos	15	15
4. Experience and Coordination	b. Documented evidence of Lead Service Provider's experience helping persons address		
	barriers to housing stability and providing other support services.	10	10
	c. Commitment letter(s), MOU(s) or other formal agreement between the Applicants and/or other	i	i
	involved partners.	15	15
	a. Assisted Units include units for large family housing types.	10	0
	b. Applicant waives any potential accommodation by HCD to increase income limits at year 15		
5. Community impact	from the recordation of the Affordability Covenant.	20	20
	c. The extent to which the Project commits to being accessible to persons with disabilities.	10	0
6. Site Selection	Score is based on Project location nearby specific amenities	16	13.0
7. Relocation Impacts	Score is based on the Project resulting in the permanent displacement of residents.		
8. HCD Negative Points	Negative Points assessed by HCD to the Applicant		10.0
	Total	176.0	100.5

Other Project Information

Sponsor Experience:

The City and County of San Francisco's Department of Homelessness and Supportive Housing (HSH) launched on July 1, 2016. The department combines key homelessness and contracts from the Department of Public Health (DPH), Human Services Agency (HSA), Mayor's Office of Housing and Community Development (MOHCD), Department of Children Youth and Their Families (DCYF),

This consolidated department focuses on preventing and ending homelessness in San Francisco. HSH has had success with 8 prior Homekey Awards.

PSH offers tenants long-term affordable housing with a range of supportive services, including case management and housing retention assistance. Tenants pay up to 30%

In June 2023, the City and County of San Francisco revealed plans for five new affordable housing projects, providing over 550 homes for low-income seniors, families, and individuals experiencing homelessness. Aligned with San Francisco Mayor London Breed's Housing for All Plan, these projects span various neighborhoods, including Bernal Heights, Sunset, Potrero Hill, Alamo Square, and Forest Hill. The Mayor's Office of Housing and Community Development initiated the projects through an Affordable Housing Notice of Funding Availability for Site Acquisition. Construction may commence as early as 2026, with occupancy expected by 2028. The proposed sites are as follows:

Environmental Risks:

A Phase I Site Assessment dated April 25, 2025 was prepared by Ryan Kau with SCA Environmental, Inc. in accordance with ASTM Standard E 1527-13, which revealed no recognized environmental condition (REC). While not RECs as defined by ASTM methodology, these are significant considerations for future redevelopment activities.1) Potential presence for Asbestos-Containing materials and asbestos-containing construction materials. 2) Confirmed presence of lead-containing paints and lead-based paints, coating and building materials. 3) Presence of mercury lamps in the buildings.4) Presence of lighting ballasts and building materials that may contain PCBs

A Phase II is not required

Project approved ministerially exempt from CEQA under CA Health and Safety Code Section 50675.1.5 as documented in Planning Approval Letter dated April 22, 2025.

Note: Project is exempt from NEPA requirement

Relocation:

The HCD Relocation Review team has conducted an initial review of accompanying documents, including a relocation assistance narrative and was approved 14th, 2025. It was confirmed that the Grantee will need to submit a no-relocation certification and indemnity prior to fund disbursement. 9 September

- Prior to execution of the Standard Agreement (Contract), Grantee and Co-Applicants are required to submit an updated resolution that meets the requirements of the Homekey+ Notice of Funding Availability.
- 2.) Grantee will submit a guarantee to properly address and abate the environmental conditions found during the Phase 1 environmental site assessment.
- 3.) Grantee will submit updated organizational documentents requested prior to exectution of the Standard Agreement

Applicant Acknowledgement

By signing below, Applicant(s) acknowledges receipt of this final project report and agrees that it is a representation of the Project at time of award. This Project is subject to further underwriting prior to disbursement of the Homekey- funds. Applicant further acknowledges and understands that all project changes must be reported and approved by the Department. Underwriting prior to fund disbursement be based upon final certified costs, in conformance with all applicable Guidelines and Regulations and financial information contained in the application and may be subject to change including, but not limited to development costs and funding sources.

Project Name	Project Name: 835 Turk Street	Entity Represented: The City and County of San Francisco	unty of San Francisco
Eligible Applicant Name: Shireen McSpadden	Shireen McSpadden	Applicant Title: Executive Director	lor
Eligible Applicant Signature	Eligible Applicant Signature: Shinson McSponddon	Date: 10.27.2025	
Co-Applicant Steve Good 1 Name:	Co-Applicant Steve Good 2 Name:	Co-Applicant 3 Name:	Co-Applicant 4 Name:
Title: President & CEO	Title: President & CEO	Title:	Title:
Signature	Signature	Signature	Signature
Date: 10.27.2025	Date: 10.27.2025	Date:	Date: