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 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 of the Department of this 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 docum 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 swith

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 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 consinegatively 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 report 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.

<u>Disclosure of Application:</u> The application is a public record, which may be available for public review pursuant to the <u>California Public Records Act (CPRA)</u> (<u>Division 10 Section 7920.000</u>) of <u>Title 1 of the Government Code</u>). After final Homekey+ Awards have been issued, HCD may disclose any materials provided by the Applicant to any request under the CPRA. HCD cautions Applicants to use discretion in providing information not specifically requested, including but not limited to bank account numbers, 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 submi request.

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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	Email	Phone #	Contact Address	City	State	Zip Code
Eligible Applicant	The City and County of San Francisco	City and County	Public Agency	440 Turk Street	San Francisco	CA	94102	Shireen McSpadden	Executive Director, HSH	shireen.mcspadden@sfg ov.org	415-350-4258	Mara Blitzer	Director of Special Projects, MOHCD	mara.blitzer@sfgov.org	628-652-5820	1 South Van Ness Avenue, 5th Floor	San Francisco	CA	94103
Co-Applicant #1	835 Turk LLC	Limited Liability Corporation	Non-profit Corporation	320 13th Street, 2nd Floor	Oakland	CA	94612	Steve Good	President & CEO	steveg@fivekeys.org	415-734-3310	Amy Cullen	Executive Admin Coordinator	amyc@fivekeys.org	415-622-6237	320 13th Street, 2nd Floor	Oakland	CA	94612
Co-Applicant #2	Five Keys Schools and Programs	Corporation	Non-profit Corporation	320 13th Street, 2nd Floor	Oakland	CA	94612	Steve Good	President & CEO	steveg@fivekeys.org	415-734-3311	Amy Cullen	Executive Admin Coordinator	amyc@fivekeys.org	415-622-6238	321 13th Street, 2nd Floor	Oakland	CA	94612
Manager of LLC	Five Keys Schools and Programs	Corporation	Non-profit Corporation	320 13th Street, 2nd Floor	Oakland	CA	94612	Steve Good	President & CEO	steveg@fivekeys.org	415-734-3317	Amy Cullen	Executive Admin Coordinator	amyc@fivekeys.org	415-622-6237	320 13th Street, 2nd Floor	Oakland	CA	94612
Property Management Agent	Five Keys Schools and Programs			320 13th Street, 2nd Floor	Oakland	CA	94612					Brandi Marshall	Director of Housing Services	brandim@fivekeys.org	415-209-5372				
Financial Consultant	N/A			N/A	N/A	N/A	N/A					N/A	N/A	N/A	N/A				
Lead (primary) Service Provider	Five Keys Schools and Programs			320 13th Street, 2nd Floor	Oakland	CA	94612					Brandi Marshall	Director of Housing Services	brandim@fivekeys.org	415-209-5372				
Legal Counsel	Five Keys Schools and Programs (internal counsel)			320 13th Street, 2nd Floor	Oakland	CA	94612					Adam Vu Truong	General Counsel	adamt@fivekeys.org	925-584-6268				
General Contractor	D&H Construction			1190 Tenth Street	Berkeley	CA	94710					Jansen Lum	Partner	jansen@dh- construction.com	510-237-7883				
Architect	Saida and Sullivan Design Partners			77 Van Ness Ave, Suite 202	San Francisco	CA	94102					Mimi Sullivan	Principal	mimi@saidasullivan.com	415-777-0991, ext 111				
Other (Development Consultant)	Tenderloin Neighborhood Development Corporation			201 Eddy Street	San Francisco	CA	94102					Emily Van Loon	Associate Director of Housing Development	evanloon@tndc.org	415-358-3933				
Other (Specify)																			
Other (Specify)																			
Other (Specify)																			

Project Overview V3 4/30/25

Homel	key Sum	mary (auto	o populated fro	m "Max	Funds & U	nit Mix	Award	l", and "Scoring" wo	rkshee	ets)		
Gap Financing Project type?	FALSE	New constru	ction cost containn	nent Proje	ect type? FAL	.SE						
Capital Baseline Award						\$0		Total Requeste	ed Capita	al Award	\$12,72	9,907
perating Subsidy \$3,561,599 50% Relocation				ocation Costs \$1			000	Total Requested Op	erating	Subsidy	\$3,561,599	
				Total Red	quested Home	key Awa	rd (cap	ital + operating + 50% i	elocatio	n costs)	\$17,29	1,506
Number of Doors at Acquisition		114	Number of U	nits Propo	sed in the Pro	ject 10	06		Numbe	r of Assist	ed Units	53
Number of At-Risk of Homeless	Number of At-Risk of Homelessness Units 0 Number				r of Chronically Homeless Units 0				Number	of Homele	ss Units	106
Number of Homeless Youth or Y	ımber of Homeless Youth or Youth at Risk of Homelessness Units					Number of Units accessible to persons with hearing or vision disabilities					sabilities	0
Number of Units accessible to p	umber of Units accessible to persons with mobility disabilities					an Units	0	Non HK+ units	53			

"Optional answer" will not affect application review or ranking. Applicant(s) or Joint Venture Entity meets CDLAC Definition of BIPOC Organization? per CDLAC 523(f)(1)(B), TCAC 10327(c)(2)(E)?

No

Eligible Appli	cant	Entity name	The City and County of San Francisco							
Eligible applica	ant type	City and County		Organization type Public Agency						
File Name	02a. App1 C	ert & Legal Disclos	Reference: Applicant Certification Worksheet.	Uploaded to HCD?	Yes					
File Name	02b. App1 A	uthorizing Resolution	n <u>Authorizing Resolution</u>	Uploaded to HCD?	Yes					
File Name	02c. App1 S	ignature Block	Signature Block - upload in Microsoft Word De	Uploaded to HCD?	Yes					
File Name 02d. App1 TIN Form			Completed Government TIN form.	Uploaded to HCD?	Yes					

Co-Applicant	#1 Entity na	me 835 Turk LLC			
Eligible applica	ant type	Limited Liability Corp	oration Organization type Non-profit Corporation		
File Name	03a. Co-Ap Disclosure	p1 Cert & Legal	Reference: Applicant Certification Worksheet.	Uploaded to HCD?	Yes
File Name	03b. Co-Ap OrgDoc2, e	p1 OrgDoc1, Co-App1 tc.	Reference: Entity Org Docs Worksheet.	Uploaded to HCD?	Yes
File Name	03c. Co-Ap Resolution	p1 Authorizing	Authorizing Resolution	Uploaded to HCD?	Yes
File Name		p1 Signature Block	Signature Block - upload in Microsoft Word Document.	Uploaded to HCD?	Yes
File Name	Standing	T Cert of Good	Dated 30 days or less from the application due date.	Uploaded to HCD?	Yes
File Name	03g. Co-Ap	p1 EIN Verification	EIN Verification (IRS form SS-4) (except jurisdictions)	Uploaded to HCD?	Yes
File Name	03h. Co-Ap	p1 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Uploaded to HCD?	Yes
File Name	03i. Co-App	1 Payee Data Record	Completed Payee Data Record.	Uploaded to HCD?	Yes
File Name	03j. Co-App	1 TIN Form	Completed Government TIN form (jurisdictions only).	Uploaded to HCD?	Yes

Co-Applicant	-Applicant #2 Entity name Five Keys Schools and Programs											
Eligible applica	ant type	Corporation		Organization type	Non-profit Corporation							
File Name	04a. Co-Ap Disclosure	pp2 Cert & Legal	Reference: Applicant Certification Worksheet			Uploaded to HCD?	Yes					
File Name	04b. Co-Ap OrgDoc2, e	pp2 OrgDoc1, Co-App2 etc.	Reference: Entity Org Docs Worksheet.			Uploaded to HCD?	Yes					
File Name	04c. Co-Ap Resolution	p2 Authorizing	Authorizing Resolution	Uploaded to HCD?	Yes							
File Name		p2 Signature Block	Signature Block - upload in Microsoft Word D		Uploaded to HCD?	Yes						
File Name	Standing	pz Cert of Good	Dated 30 days or less from the application du	e date.		Uploaded to HCD?	Yes					
File Name	04g. Co-Ap	pp2 EIN Verification	EIN Verification (IRS form SS-4) (except jurise	dictions)		Uploaded to HCD?	Yes					
File Name	04h. Co-Ap	pp2 Tax-Exempt Status	Evidence of tax-exempt status from IRS and F	(Non-Profits Only).	Uploaded to HCD?	Yes						
File Name	04i. Co-App	p2 Payee Data Record	Completed Payee Data Record.		Uploaded to HCD?							
File Name	04j. Co-App	o2 TIN Form	Completed Government TIN form (jurisdiction	s only).		Uploaded to HCD?	N/A					

Co-Applicant #3 Entity name N/A

Managing General Partner Entity name N/A

N/A

Administrative General Partner #1 Entity name N/A

Administrative General Partner #2 Entity name N/A

Co-Applicant #4 Entity name

Manager of LI												
File Name	Disclosure	Reference: Applicant Certification Worksheet.	Uploaded to HCD?	Yes								
File Name	10b. MLLC OrgDoc1, MLLC OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Uploaded to HCD?	Yes								
	10c. MLLC Resolution	Authorizing Resolution.	Uploaded to HCD?	Yes								
File Name	10e. MLLC Signature Block	Signature Block - upload in Microsoft Word Document.	Uploaded to HCD?	Yes								
File Name	10f. MLLC Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	Yes								

Additional Applicant(s) documents

	,					
File Name	11. LLC OA	Operating Agreement	U	ploaded to HCD?	Yes	

Are there affiliate or subsidiary entities that provide operational or financial support to the Applicant or Co-Applicants?

Is the Applicant an affiliate or subsidiary of another entity such as a parent company?

Will the Applicant rely on related party entity(ies) to develop, construct, or operate the proposed Project?

N/A N/A N/A

Project Development Type Rehabilitation				Housing	Type Permanent Housi		ousing	Ge	ographic Region	Bay Area			
Project Name	,					Project Address 835 Turk Street							
Project County	San Fra	incisco	sco		State:	CA		Project 2	Zip	94102			
	(APNs):						Census Tract(s)						
0761/016A	0761/016A					16)						
					•								

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

No

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

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

The property located at 835 Turk Street, built in 1928, is an existing seven-story building comprised of 114 residential hotel units located in the Van Ness/Civic Center neighborhood of San Francisco. The City and County of San Francisco purchased 835 Turk Street in March 2022 with plans to convert the site into permanent supportive housing (PSH) for adults, including those with serious mental illness or substance use disorder, who represent a significant portion of the "housing status" households referred through the City's Coordinated Entry system. Post-renovation, the property will have 106 SRO units. The former 1BR manager's unit will be used as tenant programming space.

As a result of the purchase in 2022, 835 Turk Street currently operates as a PSH property. HSH selected Five Keys Schools and Programs ("Five Keys") to be the building operator and services provider, and entered into a 5-year master lease with Five Keys to serve both as building manager and services provider, and also to provide pre-development services for a future building rehabilitation to modernize the property, which is more than 100 years old. Five Keys was subsequently selected to be the long-term ground lessee, and they formed a limited liability company (835 Turk LLC) to facilitate this function in the spring of 2025.

Five Keys brings to the project their significant experience providing property management and support services to properties serving this population in San Francisco. Five Keys' development experience includes overseeing renovations of several properties, in coordination with experienced developers, architects, and construction teams. For 835 Turk Street, Five Keys has contracted with the Tenderloin Neighborhood Development Corporation (TNDC) for development services. TNDC has over 40 years of experience developing supportive housing in San Francisco.

The City and County of San Francisco entered into an Option to Ground Lease with 835 Turk LLC, the entity formed by Five Keys Schools and Programs (Five Keys) to rehabilitate, own, and operate the property. The Option to Ground Lease was executed in May 2025. The Ground Lease itself will be executed concurrently with all loan documents, and the short-term master lease will sunset at that time. New contracts for operating and services will commence at the kick-off of building lease-up.

Through entering a new agreement, 835 Turk LLC, whose sole member is Five Keys, plans to significantly rehabilitate 835 Turk Street in 2026 using local funds from the City and County of San Francisco and state funds from the California Department of Housing and Community Development ("HCD") under the Homekey+ program. The project will include eligible development, relocation, and PSH operating and services uses.

The project is seeking a total of \$17,291,506 from Homekey+, with \$13,729,907 for development uses and \$3,561,599 for PSH operating support (Capitalized Operating Subsidy Reserve/COSR.) Matching development funds will be provided by the City and County of San Francisco (CCSF) in the amount of \$16,270,093. CCSF will also provide operating funds detailed in the enforceable financing commitment section of this application, including Local Operating Subsidy Program (LOSP) funds, HSH services funding, and funding from the

§201. Eligible Uses

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

In elist or 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

Yes

Yes

Nο

No

No

No No

Yes

Yes

Yes

- 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).
- b. Master leasing of properties for PSH.
- 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
- g. 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

iv. Multifamily rental housing Projects

§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

Project Overview V3 4/30/25

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)
- 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

XI. 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.)?								
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.)	Uploaded to HCD?	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

i. committed 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 Homekev+ be funding all units in the proposed Project?

At time of acquisition, are there tenants residing at the Project site?

No Yes

Applicants acknowledges that If, at the time of acquisition, an existing tenant's household income is at or below 50 percent AMI, but the tenant does not qualify as a member of the Target Population, the tenant may remain in place and the unit may still be funded by Homekey+. An Applicant may not include units in the Homekey+ application intended for Veterans if the existing tenant household is not a Veteran or a member of a Veteran's household. When, in the course of normal tenant

ii. turnover, the ineligible household moves from the unit, the unit shall thereafter be occupied by the Target Population. There should be no more than 49 percent of the Assisted Units that do not meet the Target Population at the time of acquisition. An existing household who meets the Target Population definition or was a member of the Target Population at the time they moved into the property will not be counted towards the 49 percent cap. Evidence confirming that existing tenants qualify as either at or below 50 percent AMI or Target Population will be required of the Applicant.

Yes

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,
- a. or 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?

No

Project Overview V3 4/30/25 Existing Doors versus proposed Units (include Manager's Units) Total # Total # Total # Total # Mgr. Total # of Parking Doors 1 Bdrm 2 Bdrm 5 + Bdrm Bedrooms Buildings Units Spaces Beds 0 Bdrm 3 Bdrm 4 Bdrm /Units Existing 113 113 114 114 16 106 106 106 0 Proposed 106 0 0 0 0 0 New Construction Rehabilitation All Doors / Units Unit Size Baths Layout Avg. Sq. Ft. **Building types** Stories Bldgs. 249 Units Stories Bldgs. 0 Bdrm. 106 106 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) 106 7 0 4 Bdrm. Detached Single Family 5 Bdrm. 0 Duplex/4-Plex Total Doors / Units 106 Non-Residential Bldg(s) Totals Pre-rehabilitation Gotham features 114 residential units, with one unit being used as community space. 113 apartments at the property are single room occupancy (SRO) units with private/attached bathrooms and there is 1 one-bedroom manager's unit. Post-rehabilitation the property will feature 106 units, as two apartments on each floors #1-6 will be combined Amenities Unit Amenities/Features Nο Air Conditioning Yes Refrigerator No Range Yes Microwave No Disposal No Dishwasher No Walk-In Closet No Fenced Rear Yard Yes Ceiling Fans Yes Curtains/Blinds No Fireplace No **Emergency Call** No Free Cable TV Yes Storage Area No Lofts No Balcony No Patio Television Desk, Chair Bed frame, mattres Yes Yes Yes Project Amenities Elevator(s) Yes Laundry Rms Washers Yes Yes Dryers Yes Yes Community Room Yes Community Kitchen No Computer Room Yes High Speed Internet No Fitness Room No Picnic/BBQ Area(s) No Tot Lot/Playground No Sports Court Bike Parking No Tennis Court No Swimming Pool Nο Jacuzzi/Sauna Yes (Other) Security & Other No Gated Entry Yes Bldg. Card Key No Security Patrol Yes Security Cameras Describe any mandatory charges to tenants beyond allowable Rents. Parking fee for current parking spaces. All parking spaces will be eliminated as part of the construction scope. List type of furnishings provided in each unit. TV; microwave; mini fridge; desk; chair; dresser; bed frame and mattress; bed sheets, blanket and bedspread; towels **Miscellaneous Information** 26,912 14,720 Residential Units Common Areas Community Room 818 Leasing Office 935 Additional Storage Space N/A 43,385 Subtotal Residential SF Maintenance Shop 259 Childcare Center N/A N/A Service Office 672 Service Area Abandoned Space 4,121 Exterior 241 6234 (Other) N/A Roof Total Residential SF 54.912 Residential Parking Free Residential Parking Spaces Uncovered Tenant Parking N/A Covered Tenant Parking N/A **Enclosed Tenant Parking** N/A Tenant Guest Spaces N/A Subtotal Parking Spaces 0 Extra Spaces Tenants may Rent Total Handicap Parking Spaces Extra Parking Spaces Tenants may Rent N/A N/A **Grand Total Parking Spaces** Commercial Space Commercial Square Feet Commercial Area N/A Offices N/A Childcare Center N/A Storage Space N/A (Other) N/A **Total Commercial SF** 0

Project Overview Parking Spaces for Commercial Tenants Uncovered Parking N/A Covered Parking N/A Total Spaces 0 Describe other available parking for commercial patrons N/A - No commercial space.

Income from sources other than residential Rents and subsidies

No. of Units Using Central Laundry 106 Weekly Assumed Income Per Unit \$0.00 Annual Total Laundry Income \$0 Residential Parking Tenant Rental Spaces 0 Monthly Income Per Space \$0 **Annual Residential Parking Income** \$0 Commercial Parking Number of Rental Spaces 0

\$0

\$0

Monthly Income Per Space

Annual Commercial Parking Income

	Other Leased Spaces		
Residential	Lease Terms	Rent//Mo.	Annual Gross
N/A			\$0
			\$0
			\$0
			\$0
Commercial	·		
N/A			\$0
			\$0
			\$0
			\$0
	Total Income from	Other Leased Spaces	\$0

Monthly utility allowance

Laundry

	Type of Utility		Does the owner or		Enter Al	lowances for T	enant or Home	ownership Paid	Utilities by Bd	rm. Size
Utilities	(Select from dropdown)		tenant pay utilities?		0 bdrm	1 bdrm	2 bdrms	3 bdrms	4 bdrms	≥5 bdrms
Heating				Ī						
Cooking	Electric		Owner							
Other Electric				ĺ						
Air Conditioning				ĺ						
Water Heating										
Water	Public		Owner							
Sewer	Public		Owner	ĺ						
Trash	Private		Owner							
Other	Boilers - Gas		Owner							
	To	otal '	Tenant Utility Allowance	e	\$0	\$0	\$0	\$0	\$0	\$0

Source for utility allowances

Local PHA?	Yes	Name:	San Francisco Housing	Authority						Effective date:	1/1/2	2025		
HUD?	N/A	Utility Compar	ty Company (Actual Survey)? N/A CUAC? N/A Other? N/A											
Applicant Note	Applicant Notes:													
Owner pays	Owner pays all utilities. Utility Allowances not applicable.													
File Name 16. Utility allowance Schedule of utility allowances. Uploaded to HCD? N/A										N/A				

§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

Yes

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

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

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.

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§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

- 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.

Does the proposed Project trigger State Relocation Assistance Law?

Are costs sufficient, pursuant to the relocation plan and included in the Project's Development Budget?

File Name 18. Relocation Plan Relocation Plan.

Uploaded to HCD? Yes

§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(c) 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 obliqations 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

HOD Exchar				
File Name	19. CEQA	Copy of CEQA Determination Documents (if applicable).	Uploaded to HCD?	Yes
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"

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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.	4/22/25
Obtaining all necessary and discretionary public land use approvals.	4/22/25
Submission of Final Construction Drawings and Specifications to the appropriate local building department or permitting authority.	10/14/25
Commencement of construction.	1/12/26
Construction completion.	12/1/26
Start lease up	12/2/26
Complete Occupancy	2/2/27
Complete capital expenses	2/2/27
Program funds fully disbursed.	2/2/27
Have all milestone dates been entered above?	Yes

Five Keys Schools and Programs has been added as Co-Applicant #2.	

Construction Fig. Source Name (lies priority order) Source Type \$\frac{1}{2}\$ Residential Commercial Amount of the Payment Total Amount of the	Cons	Development So	Construction To	otals	\$29,000,000	\$0	\$29,000,000						Perm	anent Terms					De
S								Cons	truction Terms		lı	nterest Rate				\$0	\$0	\$0	\$0
Controlled Procession Pro	priority order) Sour		Source Type	Lien No.			Total Amount	Interest Rate	Required Payment	Loan Term (months)	Rate	Туре	Amortizing Period (yrs.)	Туре	Due in (yrs.)	Residential	Commercial	Tax-Exempt Amount	Deferred Amount
New	Sta	Construction No	State-HCD	1	\$12,729,907	\$0		0.00%	None	55									
Controlled Con	l	Construction Yes	Local	2	\$16,270,093	\$0	\$16,270,093	0.00%	None	55									
Construction Ye Other Deferred Coats					\$1,000,000		\$1,000,000												
Construction Yes Other Deferred Costs																			
Construction Yes Other Deferred Costs																			
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Developer Fee Contribution	s	Construction Ves			90														
Construction Yes Gross Tax Credit Equity	tion	Construction Tes			ΨΟ														
Construction Yes Gross Tax Credit Equity	1011																		
Permanent No		Construction Yes																	
Permanent Ves		Permanent							•						•				
Homekey+ Relocation	Sta	Permanent No	State-HCD	1	\$12,729,907	\$0	\$12,729,907				0.00%	None	55	None	55	\$0	\$0	\$0	
	L	Permanent Yes	Local	2	\$16,270,093	\$0	\$16,270,093				0.00%	None	55	Deferred	55	\$0	\$0	\$0	
Developer Fee Contribution					\$1,000,000		\$1,000,000												
Developer Fee Contribution																			
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Permanent Yes Gross Tax Credit Equity		Permanent Yes																	

Applicant Comments: Include a description of unusual or extraordinary	y circumstances that have	e resulted in higher than expecte	ed Project costs and provi	de a justification as
to why these costs are reasonable.				

Costs are not extraordinary.

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tails of Deferred Costs
Description

Annual Income and Expenses

Employee Information

No.	FTE	Employee Job Title	Salary/Wages	Value of Free Rent
	1.00	On-Site Manager(s)	\$81,076	
		On-Site Assistant Manager(s)		
	0.58	Supportive Services Staff Supervisor(s)	\$49,020	
	1.00	Supportive Services Coordinator, On-Site	\$76,180	
	4.00	Other Supportive Services Staff (inc. Case Manager)	\$280,000	
	2.00	On-Site Maintenance Employee(s)	\$149,693	
	0.45	On-Site Leasing Agent/Administrative Employee(s)	\$44,668	
	6.00	On-Site Security Employee(s)	\$316,046	
	0.75	PHACS Staffing	\$149,074	
		Total Salaries and Value of Free Rent Units	\$1,145,757	\$0
67	'11	Payroll Taxes	\$65,000	Show free rent as an
6722		Workers Compensation	\$12,500	expense?
67	'23	Employee Benefits	\$267,591	
,	•	Employee(s) Payroll Taxes, Workers Comp. & Benefits	\$345,091	
		Total Employee(s) Expenses	\$1,490,848	
	•			

Employee Units

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

Annual Operating Budget

Acct. No.	Revenue - Income	Residential	Commercial
5120/5140	Rent Revenue - Gross Potential		\$0
	Restricted Unit Rents	\$190,800	
	Unrestricted Unit Rents	\$0	
5121	Tenant Assistance Payments		
	Rental Subsidy Program Name (Specify)	\$0	
	Rental Subsidy Program Name (Specify)	\$0	
	Rental Subsidy Program Name (Specify)	\$0	
	Rental Subsidy Program Name (Specify)	\$0	
	Operating Subsidies (PHACS)	\$149,074	
	Operating Subsidies (HSH Supportive Services)	\$761,108	
	Operating Subsidy (LOSP)	\$920,928	
	Operating Subsidy (LOSP)		
	Operating Subsidy (LOSP)		
	Operating Subsidies (Specify)		
	Operating Subsidies (Specify)		
	Operating Subsidies (Specify)		
5910	Laundry and Vending Revenue	\$0	
5170	Parking Spaces	\$0	\$0
5990	Miscellaneous/Other Rent Revenue	\$0	\$0
	Gross Potential Income (GPI)	\$2,021,910	\$0
	Vacancy Rate: Restricted Units	5.0%	
	Vacancy Rate: Trestricted Units	5.0%	
	Vacancy Rate: Tenant Assistance Payments	0.0%	
	Vacancy Rate: Other (Specify)	0.0%	
	Vacancy Rate: Laundry & Vending & Other Income	5.0%	
	vasaris, rate. Edurary a vortaining a other moonie	0.070	

Annual Income and Expenses

	vacancy Rate: Commercial Income		50	0.0%
5220/5240	·	\$9,540	30	\$0
3220/3240	Effective Gross Income (EGI)	\$2,012,370		\$0
Acct. No.	Expenses	Residential	Commercial	φυ
7,000,110.	Едрепзез	Residential	Commercial	
Administrativ	ve Expenses: 6200/6300			
6203	Conventions and Meetings			
6210	Advertising and Marketing	\$0		
6250	Other Renting Expenses			
6310	Office/Administrative Salaries from above	\$44,668		
6311	Office Expenses	\$25,075		
6312	Office or Model Apartment Rent			
6320	Management Fee	\$141,578		
6330	Site/Resident Manager(s) Salaries from above	\$81,076		
6331	Administrative Free Rent Unit from above	\$0		
6340	Legal Expense Project	\$30,000		
6350	Audit Expense	\$16,391		
6351	Bookkeeping Fees/Accounting Services	\$15,900		
6390	Miscellaneous Administrative Expenses	\$25,000		
6263T	Total Administrative Expenses	\$379,688		\$0
Acct. No.	Expenses	Residential	Commercial	
Utilities Expe	enses: 6400			
6450	Electricity	\$60,375		
6451	Water	\$53,885		
6452	Gas	\$45,400		
6453	Sewer	\$45,343		
0.00	Other (Specify)	ψτο,οτο		
6400T	Total Utilities Expenses	\$205,003		\$0
	nd Maintenance Expenses: 6500	φ203,003	-	φυ
6510	Payroll from above	\$614,813		
6515	-			
	Supplies	\$50,901		
6520 6521	Contracts	\$91,665		
	Operating & Maintenance Free Rent Unit from above	\$0		
6525	Garbage and Trash Removal	\$42,099		
6530	Security Contract	40		
6531	Security Free Rent Unit from above	\$0		
6546	Heating/Cooling Repairs and Maintenance			
6548	Snow Removal			
6570	Vehicle & Maintenance Equipment Operation/Reports			
6590	Miscellaneous Operating and Maintenance Expenses	\$22,726		
6500T	TOTAL Operating & Maintenance Expenses	\$822,204		\$0
Taxes and In	nsurance: 6700			
6710	Real Estate Taxes	\$1,500		
6711	Payroll Taxes (Project's Share) from above	\$65,000		
6720	Property and Liability Insurance (Hazard)	\$166,423		
6729	Other Insurance (e.g. Earthquake)			
6721	Fidelity Bond Insurance			
6722	Worker's Compensation from above	\$12,500		
6723	Health Insurance/Other Employee Benefitsfrom above	\$267,591		
6790	Miscellaneous Taxes, Licenses, Permits & Insurance			
6700T	Total Taxes and Insurance	\$513,014		\$0
	Services Costs: 6900	,		
* * *	Staff Supervisor(s) Salaries - from above	\$49,020		
6990	Services Coordinator Salaries, On-Site - from above	\$76,180		
	Toervices Coordinator Salanes. On-one - Ironi acove	Ψ, υ, ιυυ		
6990				
6990 6990	Other Supportive Services Staff Salaries - from above	\$280,000		
6990 6990 6990	Other Supportive Services Staff Salaries - from above Supportive Services Admin Overhead			
6990 6990 6990	Other Supportive Services Staff Salaries - from above Supportive Services Admin Overhead Tenant Transportation (per SSP)	\$280,000		
6990 6990 6990	Other Supportive Services Staff Salaries - from above Supportive Services Admin Overhead	\$280,000		

Annual Income and Expenses

6990	Travel		
6990	Office Rent/Occupancy Costs (don't include rent/leasing costs for SH units)		
6990	Training	\$19,953	
6990	Benefits associated with support services staff members	\$162,080	
6990	Other Supportive Services Costs (specify)		
6900T	Total Supportive Services Costs	\$761,108	\$0
	Total Operating Expenses	\$2,681,017	\$0
Funded Re	serves: 7200	Residential	Commercial
7210	Required Replacement Reserve Deposits	\$53,000	
7220	Other Reserves (specify)		
7230	Other Reserves (specify)		
7240	Other Reserves (specify)		
	Total Reserves	\$53,000	\$0
	Ground Lease	Residential	Commercial
	Ground Lease	\$1	
	Total Ground Lease	\$1	\$0
	Net Operating Income	(\$721,648)	\$0
Financial E	xpenses: 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	(\$721,648)	\$0
7190	Asset Management/Similar Fees	\$0	

Total Operating Expenses Per Unit	Per Year	Per Month
Without any Adjustments	\$25,293	\$2,108
With the Value of Rent-Free Units Included	\$25,293	\$2,108
Without RE Taxes, Social Services Coordinator or Social Services/Social Programs and With the Value of Rent Fee Units Included	\$18,098	\$1,508

Comments

1 FTE general manager
Dir of Housing, Dir of Training, Dep Dir, Dir
Care coordinator supervisor
4 FTE case coordinators, services operating
1 FTE maintenance, 1 FTE janitor
Office salaries
6 FTE Ambassadors
(RN, Behavioral Health Clinican, Community
Note formula error in workbook: These rows do
roll up into Acct 6510 below
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Development Budget

Development Budget				
DEVELOPMENT COST	Total Project Costs	Residential Costs	Commercial Costs	Comments and explanation of basis changes
LAND COST/ACQUISITION		L.	l.	
Land Cost or Value	\$0			
Demolition	\$0			
Legal	\$0			
Land Lease Rent Prepayment	\$0			
Total Land Cost or Value	\$0	\$0	\$0	
Existing Improvements Cost or Value	\$0			
Off-Site Improvements	\$0			
Total Acquisition Cost	\$0	\$0	\$0	
Total Land Cost / Acquisition Cost	\$0	\$0	\$0	
Predevelopment Interest/Holding Cost	\$0			
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)	\$0			
Excess Purchase Price Over Appraisal	\$0			
REHABILITATION				
Site Work	\$0			
Structures	\$15,783,043	\$15,783,043		
General Requirements	\$1,362,998	\$1,362,998		
Contractor Overhead	\$0			
Contractor Profit	\$733,012	\$733,012		
Prevailing Wages	\$0			
General Liability Insurance	\$499,218	\$499,218		
Urban Greening	\$0			
Other Rehabilitation (Exploratory Demolition)	\$47,591	\$47,591		
	\$0			
	\$0			
Total Rehabilitation Costs	\$18,425,862	\$18,425,862	\$0	
Total Relocation Expenses	\$2,000,000	\$2,000,000		
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	04.040.000	64 040 000		
Design Supervision	\$1,016,883	\$1,016,883		
Supervision Tetal Architectural Costs	\$747,881	\$747,881		
Total Survey & Engineering	\$1,764,764	\$1,764,764	\$0	
Total Survey & Engineering	\$581,934	\$581,934		Includes Special Inspections
CONSTRUCTION INTEREST & FEES Construction Lean Interest	60			
Construction Loan Interest	\$0			
Origination Fee Credit Enhancement/Application Fee	\$0 \$0			
	\$0			
Bond Premium Cost of Issuance	\$0			
	\$0			
Title & Recording Taxes	\$0			
Insurance	\$625,000	\$625,000		
Employment Reporting	\$625,000	φυ20,000		
Other Construction Int. & Fees (Specify)	\$0			
Other Construction Int. & Fees (Specify) Other Construction Int. & Fees (Specify)	\$0			
Total Construction Interest & Fees	\$625,000	\$625,000	\$0	
PERMANENT FINANCING	φυ20,000	φυ20,000	φ0	I
Loan Origination Fee	\$0			
Credit Enhancement/Application Fee	\$0			
Title & Recording	\$50,000	\$50,000		
2	ψου,ουυ	\$00,000		

Development Budget

Development Budget				
DEVELOPMENT COST	Total Project Costs	Residential Costs	Commercial Costs	Comments and explanation of basis changes
Taxes	\$0			
Insurance	\$0			
Other Perm. Financing Costs (Specify)	\$0			
Other Perm. Financing Costs (Specify)	\$0			
Total Permanent Financing Costs	\$50,000	\$50,000	\$0	
Subtotals Forward	\$23,447,560	\$23,447,560	\$0	
LEGAL FEES	Ψ20,441,300	Ψ20,441,300	ΨΟ	
Legal Paid by Applicant	\$75,000	\$75,000		
Other Attorney Costs (Relocation Legal)	\$75,000	\$75,000		
	\$0			
Other Attorney Costs (Specify)	\$0 \$0			
Other Attorney Costs (Specify)		#7F 000		
Total Attorney Costs	\$75,000	\$75,000	\$0	
RESERVES				
Operating Reserve	\$868,279	\$868,279		
Replacement Reserve	\$17,667	\$17,667		
Debt Service (including all HCD 0.42% Fees and Bond I	\$0	\$0		
Transition Reserve Pool Fee	\$0	\$0		
Rent Reserve	\$0			The PINA submitted under Attachment 38 of this
Additional Replacement Reserve (capitalized)	\$32,167	\$32,167		application notes an initial contribution to the
Other Reserve Costs (Specify)	\$0			
Total Reserve Costs	\$918,113	\$918,113	\$0	
CONTINGENCY COSTS				
Construction Hard Cost Contingency	\$2,475,004	\$2,475,004		
Soft Cost Contingency	\$704,535	\$704,535		
Total Contingency Costs	\$3,179,539	\$3,179,539	\$0	
OTHER PROJECT COSTS				
TCAC App/Allocation/Monitoring Fees	\$0			
Environmental Audit	\$0			
Local Development Impact Fees	\$0			
Permit Processing Fees	\$400,000	\$400,000		
Capital Fees	\$0			
Marketing	\$0			
Furnishings	\$462,000	\$462,000		
Market Study	\$0			
Accounting/Reimbursable	\$65,000	\$65,000		
Appraisal Costs	\$0			
Broadband Readiness	\$0			
Organizational Costs	\$15,000	\$15,000		
Utility Fees	\$0			
Security During Construction	\$489,001	\$489,001		
Relocation	\$0			Relocation is included above (Row 30)
Other	\$0			
Total Other Costs	\$1,431,001	\$1,431,001	\$0	
SUBTOTAL PROJECT COST	\$29,051,213		\$0	
DEVELOPER COSTS				
Developer Overhead/Profit	\$0			
Consultant/Processing Agent	\$798,787	\$798,787		TNDC, development consultant
Project Administration	\$0			
Broker Fees Paid to a Related Party	\$0			
Construction Oversight by Developer	\$150,000	\$150,000		Construction manager
Other Developer Costs (Specify)	\$0			,
Total Developer Costs	\$948,787	\$948,787	\$0	
TOTAL PROJECT COST	\$30,000,000	\$30,000,000	\$0	
			Eligible Basis:	
T				

Residential Sources and Uses Budget																					Commercial	Sources	
USES OF FUNDS	Total Cost from Dev Budget	Homekey+ Grant	HSH Capital Loan	Homekey+ Relocation									D	Deferred eveloper Fees	Developer Fee Contribution	GP Equity	Gross Tax Credit Equity	Total Residential Sources	Residential Costs Total	Commercial Costs			Residenti Cost Differenc Dev Budg vs. Source
LAND COST/ACQUISITION																							
Land Cost or Value	\$0																	\$0	\$0				
Demolition	\$0		1															\$0	\$0	\$0			
Legal	\$0		1															\$0	\$0	\$0			
Land Lease Rent Prepayment Total Land Cost or Value	\$0 \$0		\$0	\$0	\$0	\$0	\$(\$(\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0	\$0	
Existing Improvements Cost or Value	\$0		\$0	Φυ	Φυ	φυ	, pi) \$1	J \$(.	50	\$0	\$0	\$0	φυ	\$0	φ0	φυ	\$0	\$0	\$0	\$0	φυ	
Off-Site Improvements	\$0																	\$0	\$0	\$0			
Total Acquisition Cost	\$0		\$0	\$0	\$0	\$0	\$(\$(\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0		\$0	\$0	
Total Land Cost / Acquisition Cost	\$0			\$0	\$0	\$0					\$0	\$0	\$0	\$0					\$0		\$0	\$0	
Predevelopment Interest/Holding Cost	\$0																	\$0	\$0				
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)	\$0																	\$0	\$0	\$0			
Excess Purchase Price Over Appraisal	\$0																	\$0	\$0	\$0			
REHABILITATION																							1
Site Work	\$0		 															\$0	\$0	\$0			
Structures	\$15,783,043	\$12,729,907																\$15,783,043		\$0			
General Requirements	\$1,362,998 \$0		\$1,362,998															\$1,362,998 \$0	\$1,362,998 \$0	\$0 \$0			
Contractor Overhead Contractor Profit	\$733,012		\$733,012															\$733,012	\$733,012	\$0			
Prevailing Wages	\$733,012		\$733,012															\$0	\$0	\$0			
General Liability Insurance	\$499,218		\$499,218															\$499,218	\$499,218	\$0			
Urban Greening	\$0		Ţ.000,I.0															\$0	\$0	\$0			
Other Rehabilitation (Exploratory Demolition)	\$47,591		\$47,591															\$47,591	\$47,591	\$0			
0	\$0																	\$0	\$0	\$0			
0	\$0																	\$0	\$0	\$0			
Total Rehabilitation Costs	\$18,425,862	\$12,729,907		\$0	\$0	\$0	\$(\$(\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,425,862		\$0	\$0	\$0	
Total Relocation Expenses	\$2,000,000		\$1,000,000	\$1,000,000														\$2,000,000	\$2,000,000	\$0			
NEW CONSTRUCTION																							
Site Work	\$0																	\$0	\$0	\$0			
Structures	\$0		 															\$0	\$0	\$0			
General Requirements	\$0																	\$0	\$0				
Contractor Overhead	\$0																	\$0	\$0				
Contractor Profit	\$0																	\$0	\$0	\$0			
Prevailing Wages	\$0																	\$0	\$0	\$0			
General Liability Insurance	***																	\$0	\$0	\$0			
	\$0																	\$0	\$0	\$0			
Urban Greening	\$0																						
Other New Construction (Specify)	\$0 \$0																	\$0	\$0				
Other New Construction (Specify) Other New Construction (Specify)	\$0 \$0 \$0																	\$0 \$0	\$0 \$0	\$0			
Other New Construction (Specify) Other New Construction (Specify) Other New Construction (Specify)	\$0 \$0 \$0 \$0																	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0			
Other New Construction (Specify) Other New Construction (Specify) Other New Construction (Specify) Other New Construction (Specify)	\$0 \$0 \$0 \$0 \$0																	\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0	\$0 \$0 \$0			
Other New Construction (Specify)	\$0 \$0 \$0 \$0 \$0																	\$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0			
Other New Construction (Specify)	\$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			
Other New Construction (Specify)	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0		\$0	\$0	\$0	\$0	\$6) S(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	
Other New Construction (Specify) Total New Construction (Specify)	\$0 \$0 \$0 \$0 \$0 \$0 \$0		\$0	\$0	\$0	\$0	\$1) \$() \$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	
Other New Construction (Specify) Total New Construction Costs ARCHITECTURAL FEES	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0			\$0	\$0	\$0	\$()) \$(50	50	\$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	
Other New Construction (Specify) Total New Construction (Specify) Total New Construction Costs ARCHITECTURAL FEES Design	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$		\$1,016,883	\$0	\$0	\$0	\$()) \$() \$0	50	\$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	
Other New Construction (Specify) Totel New Construction (Specify) Total New Construction Costs ARCHITECTURAL FEES Design Supervision	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0	\$1,016,883 \$747,881															\$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 \$			
Other New Construction (Specify) Total New Construction (Specify) Total New Construction Costs ARCHITECTURAL FEES Design Supervision Total Architectural Costs	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$		\$1,016,883 \$747,881 \$1,764,764	\$0	\$0	\$0					\$0	\$0	\$0	\$0				\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$1,016,883 \$747,881 \$1,764,764	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$1,016,883 \$747,881	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0	\$0	
Other New Construction (Specify) Total New Construction Costs ARCHITECTURAL FEES Design Supervision	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0	\$1,016,883 \$747,881															\$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 \$			
Other New Construction (Specify) Total New Construction (Specify) Total New Construction Costs ARCHITECTURAL FEES Design Supervision Total Architectural Costs Total Survey & Engineering	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0	\$1,016,883 \$747,881 \$1,764,764															\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$1,016,883 \$747,881 \$1,764,764	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$1,016,883 \$747,881	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$			
Other New Construction (Specify) Total New Construction Costs ARCHITECTURAL FEES Design Supervision Total Architectural Costs	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0	\$1,016,883 \$747,881 \$1,764,764															\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$1,016,883 \$747,881 \$1,764,764	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$1,016,883 \$747,881	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$			

Credit Enhancement/Application Fee	\$0																	\$0	\$0	\$0			\$0 \$0
Bond Premium	\$0																	\$0	\$0	\$0			\$0
Cost of Issuance	\$0																	\$0	\$0	\$0			\$0
Title & Recording	\$0																	\$0	\$0	\$0			\$0
Taxes	\$0																	\$0	\$0	\$0			\$0 \$0 \$0 \$0
Insurance	\$625,000		\$625,000															\$625,000	\$625,000	\$0			\$0
Employment Reporting	\$0																	\$0	\$0	\$0			\$0
Other Construction Int. & Fees (Specify)	\$0																	\$0	\$0	\$0			\$0
Other Construction Int. & Fees (Specify)	\$0																	\$0	\$0	\$0			\$0
Total Construction Interest & Fees	\$625,000	\$0	\$625,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$625,000	\$625,000	\$0	\$0	\$0	\$0
PERMANENT FINANCING																							
Loan Origination Fee	\$0																	\$0	\$0	\$0			\$0
Credit Enhancement/Application Fee	\$0																	\$0	\$0	\$0			\$0
Title & Recording	\$50,000		\$50,000															\$50,000	\$50,000	\$0			\$0
Taxes	\$0																	\$0	\$0	\$0			\$0 \$0
Insurance	\$0																	\$0	\$0	\$0			\$0
Other Perm. Financing Costs (Specify)	\$0																	\$0	\$0	\$0			\$0
Other Perm. Financing Costs (Specify)	\$0																	\$0	\$0	\$0			\$0
Total Permanent Financing Costs	\$50,000	\$0	\$50,000	\$0				\$0						\$0	\$0	\$0	\$0		\$50,000	\$0	\$0	\$0	\$0
Subtotals Forward	\$23,447,560	\$12,729,907	\$9,717,653	\$1,000,000	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,447,560	\$23,447,560	\$0	\$0		
													•										
LEGAL FEES																							
Legal Paid by Applicant	\$75,000		\$75,000															\$75,000	\$75,000	\$0			\$0
Other Attorney Costs (Relocation Legal)	\$0																	\$0	\$0	\$0			\$0
Other Attorney Costs (Specify)	\$0																	\$0	\$0	\$0			\$0
Other Attorney Costs (Specify)	\$0																	\$0	\$0	\$0			
Total Attorney Costs	\$75,000	\$0	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,000	\$75,000	\$0	\$0	\$0	\$0 \$0
															•		•		•	•			
RESERVES																							
Operating Reserve	\$868,279		\$868,279															\$868,279	\$868,279	\$0			\$0
Replacement Reserve	\$17,667		\$17,667															\$17,667	\$17,667	\$0			\$0
Transition Reserve Pool Fee	\$0																	\$0	\$0	\$0			\$0
Rent Reserve	\$0																	\$0	\$0	\$0			\$0
Debt Service (including all HCD 0.42% Fees and	\$0																	\$0	\$0	\$0			\$0
Additional Replacement Reserve (capitalized)	\$32,167		\$32,167															\$32,167	\$32,167	\$0			\$0
Other Reserve Costs (Specify)	\$0																	\$0	\$0	\$0			\$0
Total Reserve Costs	\$918,113	\$0	\$918,113	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$918,113	\$918,113	\$0	\$0	\$0	
		',	U	Į.		',					,	<u>-</u>			,								
CONTINGENCY COSTS																							
Construction Hard Cost Contingency	\$2,475,004		\$2,475,004															\$2,475,004	\$2,475,004	\$0			\$0
Soft Cost Contingency	\$704,535		\$704,535															\$704,535	\$704,535	\$0			\$0
Total Contingency Costs	\$3,179,539	\$0	\$3,179,539	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,179,539	\$3,179,539	\$0	\$0	\$0	\$0
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OTHER PROJECT COSTS																							
TCAC App/Allocation/Monitoring Fees	\$0																	\$0	\$0	\$0			\$0
Environmental Audit	\$0																	\$0	\$0	\$0			\$0
Local Development Impact Fees	\$0																	\$0	\$0	\$0			\$0
Permit Processing Fees			\$400,000															\$400,000	\$400,000	\$0			\$0 \$0 \$0
	\$400,000																						\$0
I Canital Fees	\$400,000 \$0		\$400,000															801	\$0	SO!			
Capital Fees Marketing	\$0		\$400,000															\$0 \$0	\$0 \$0	\$0 \$0			\$0
Marketing	\$0 \$0																	\$0	\$0	\$0			\$0
Marketing Furnishings	\$0 \$0 \$462,000		\$462,000															\$0 \$462,000	\$0 \$462,000	\$0 \$0			\$0 \$0
Marketing Furnishings Market Study	\$0 \$0 \$462,000 \$0		\$462,000															\$0 \$462,000 \$0	\$0 \$462,000 \$0	\$0 \$0 \$0			\$0 \$0
Marketing Furnishings Market Study Accounting/Reimbursable	\$0 \$0 \$462,000 \$0 \$65,000																	\$0 \$462,000 \$0 \$65,000	\$0 \$462,000 \$0 \$65,000	\$0 \$0 \$0 \$0			\$0 \$0 \$0 \$0
Marketing Furnishings Market Study Accounting/Reimbursable Appraisal Costs	\$0 \$0 \$462,000 \$0 \$65,000		\$462,000															\$0 \$462,000 \$0 \$65,000 \$0	\$0 \$462,000 \$0 \$65,000 \$0	\$0 \$0 \$0 \$0 \$0			\$0 \$0 \$0 \$0
Marketing Furnishings Market Study Accounting/Reimbursable Appraisal Costs Broadband Readiness	\$0 \$0 \$462,000 \$0 \$65,000 \$0		\$462,000 \$65,000															\$0 \$462,000 \$0 \$65,000 \$0 \$0	\$0 \$462,000 \$0 \$65,000 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0			\$0 \$0 \$0 \$0
Marketing Furnishings Market Study Accounting/Reimbursable Appraisal Costs Broadband Readiness Organizational Costs	\$0 \$462,000 \$0 \$65,000 \$0 \$0 \$15,000		\$462,000															\$0 \$462,000 \$0 \$65,000 \$0 \$0 \$15,000	\$0 \$462,000 \$0 \$65,000 \$0 \$0 \$15,000	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0			\$0 \$0 \$0 \$0
Marketing Furnishings Market Study Accounting/Reimbursable Appraisal Costs Broadband Readiness Organizational Costs Utility Fees	\$0 \$462,000 \$0 \$65,000 \$0 \$0 \$15,000		\$462,000 \$65,000 \$15,000															\$0 \$462,000 \$0 \$65,000 \$0 \$0 \$15,000	\$0 \$462,000 \$0 \$65,000 \$0 \$0 \$15,000	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0			\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
Marketing Furnishings Market Study Accounting/Reimbursable Appraisal Costs Broadband Readiness Organizational Costs	\$0 \$462,000 \$0 \$65,000 \$0 \$0 \$15,000		\$462,000 \$65,000															\$0 \$462,000 \$0 \$65,000 \$0 \$0 \$15,000	\$0 \$462,000 \$0 \$65,000 \$0 \$0 \$15,000	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0			\$0 \$0 \$0 \$0
Marketing Furnishings Market Study Accounting/Reimbursable Appraisal Costs Broadband Readiness Organizational Costs Utility Fees	\$0 \$462,000 \$0 \$65,000 \$0 \$0 \$15,000		\$462,000 \$65,000 \$15,000															\$0 \$462,000 \$0 \$65,000 \$0 \$0 \$15,000	\$0 \$462,000 \$0 \$65,000 \$0 \$0 \$15,000	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0			\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
Marketing Furnishings Market Study Accounting/Reimbursable Appraisal Costs Broadband Readiness Organizational Costs Utility Fees Security During Construction Relocation	\$0 \$462,000 \$0 \$65,000 \$0 \$15,000 \$0 \$489,001		\$462,000 \$65,000 \$15,000															\$0 \$462,000 \$0 \$65,000 \$0 \$0 \$15,000 \$0 \$489,001	\$0 \$462,000 \$0 \$65,000 \$0 \$0 \$15,000 \$0 \$489,001	\$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
Marketing Furnishings Market Study Accounting/Reimbursable Appraisal Costs Broadband Readiness Organizational Costs Utility Fees Security During Construction Relocation Other	\$0 \$462,000 \$0 \$65,000 \$0 \$15,000 \$0 \$489,001		\$462,000 \$65,000 \$15,000 \$489,001															\$0 \$462,000 \$0 \$65,000 \$0 \$15,000 \$0 \$15,000 \$0 \$489,001	\$0 \$462,000 \$0 \$65,000 \$0 \$15,000 \$0 \$489,001 \$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 \$
Marketing Furnishings Market Study Accounting/Reimbursable Appraisal Costs Broadband Readiness Organizational Costs Utility Fees Security During Construction Relocation	\$0 \$462,000 \$65,000 \$0 \$0 \$15,000 \$0 \$489,001 \$0 \$0 \$1,431,001	\$0	\$462,000 \$65,000 \$15,000 \$489,001			\$0	\$0	\$0		\$0				\$0	\$0	\$0	\$0	\$0 \$462,000 \$0 \$65,000 \$0 \$15,000 \$0 \$15,000 \$0 \$489,001	\$0 \$462,000 \$0 \$65,000 \$0 \$0 \$15,000 \$0 \$489,001	\$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 \$

DEVELOPER COSTS

Developer Overhead/Profit	\$0																	\$0	\$0	\$0			
Consultant/Processing Agent	\$798,787	\$0	\$798,787															\$798,787	\$798,787	\$0			
Project Administration	\$0																	\$0	\$0	\$0			
Broker Fees Paid to a Related Party	\$0																	\$0	\$0	\$0			
Construction Oversight by Developer	\$150,000		\$150,000															\$150,000	\$150,000	\$0			
Other Developer Costs (Specify)	\$0																	\$0	\$0	\$0			
Total Developer Costs	\$948,787	\$0	\$948,787	\$0	\$0	\$0	\$0	0 :	\$0 \$	0 \$	0 \$0	9	0	\$0 \$	60 \$0	\$0	\$	0 \$948,787	\$948,787	\$0	\$0	\$1	0
TOTAL PROJECT COST	\$30,000,000	\$12,729,907	\$16,270,093	\$1,000,000	\$0	\$0	\$0	0 :	\$0 \$	0 \$	0 \$0	9	0	\$0 \$	60 \$0	\$0	\$	0 \$30,000,000	\$30,000,000	\$0	\$0	\$1	0
TOTAL PROJECT COSTS	\$30,000,000	\$12,729,907	\$16,270,093	\$1,000,000	\$0	\$0	\$0) :	\$0 \$	\$	\$0	\$	0	\$0 \$	0 \$0	\$0	\$0	\$30,000,000	\$30,000,000	\$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.

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.

												_																			**********	Annual Net Re	stricted Rent	
										. 5	TDC																					**********	Annual Net Pro	posed Rent
ed			Target I	Populatio	n					草草	Per Door \$283.018													ibsidy Program e (Specify)		ubsidy Program ie (Specify)	Rental Sub	sidy Program (Specify)		bsidy Program e (Specify)				
										0 4	\$283,018												Nami	e (Specily)	Nam	ie (Specily)	Name	(opecity)	Name	(Specify)			\$0	Annual Unrestricted Rent
Baseline Capital Amounts	Homeless	Chronic Homelessness At Risk of Homelessness	Home or Yo		Chronic Homelessness Veteran At Risk		. I	Other HCD Funding Source	Funding Units	Special P	TDC HK+ Assisted > Units	Local Capita Match Per Door/Unit	Assisted Units	HK+ Contribution / Match Assisted Units	Relocati Costs		Total Hi Restrict Units		2			Monthly Utility Allowance	Monthly Rent Subsidy Amount	Subsidy Units Wouthly Amount	Cubaldu	Monthly Subsidy Amount	Subsidy Amount	Monthly Subsidy Amount	Monthly Rent Subsidy Amount	Monthly Subsidy Amount	Restricted Rent	Proposed Rent	Monthly Unrestricted Rent	
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\$10,600,000	106	0 0	0	0	0 0	0 (0		53	\$537,576 0 \$14,514,541	6000.005	\$2,129,907	60 400 007	60 000 000	\$24,929,907	F2	50					\$0	106 \$0	\$0	0 \$0	\$0	0 \$0	\$0	0 \$0	\$108,968	645.000	\$0	
\$10,000,000	106		, 0	U	0 (o j t	J	U	1	53	u \$14,514,541	\$60,935	\$2,129,907		\$2,000,000 \$2,000,000 \$1,000,000 \$2,000,000	\$24,929,907	53	55	<u>. </u>				\$0	100 \$0	\$0	0 \$0	\$0	U \$0	\$0	U \$0	\$106,968	\$15,900	9U	

Gap Calculation	

/Investor Equity	\$0
Partner Equity (Including Deferred Developer Fee)	\$0
ded	***************************************
or Bond Debt Financing	\$0
ts.	**************

ssisted Units	***************************************
idy amount/award	***************************************

plication	***************************************
nt (From "Dev Sources" sheet Cell "G23")	***************************************

ding relocation costs)	***********

operating grant amount per door, pursuant to the conditions of this Section:

ating Expenses is requested, the total amount of operating Award per Assisted Unit shall not exceed \$1,400 of the operating Award, as described below.

esting an operating Homekey+ subsidy award?

perating Award is tied to the amount of the Applicant's fully committed matching funds. Sources are only 1 when an EFC meets the standard in Article VII demonstrating that a contract or commitment of funds is application.

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

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

emonstrate a commitment of five or more years of non-Homekey+ operating funds for Assisted Units, HCD perating 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 (Specify)					
Program Name (Specify)					
Program Name (Specify)					
Program Name (Specify)					
dies (PHACS)	\$2,236,110	5	\$447,222	\$8,438	\$703
dies (HSH Supportive Serv	\$11,416,620	5	\$2,283,324	\$43,082	\$3,590
dy (LOSP)	\$31,705,826	15	\$2,113,722	\$39,882	\$3,323
dy (LOSP)					
dy (LOSP)					
dies (Specify)					
dies (Specify)					
dies (Specify)					

Income and Rent Calcular TCAC/CDLAC/AHSC/CalHFA Income Limits Calcu | TCAC/CDLAC/AHS/C/CalifFA Income Limits Calify | Tourism Limits | Tourism

Description of New Posterior Post

(Assumes 1 person in 0-bedroom, 2 people in a 1 bdrm and

Level 0 Bdrm. 1 Bdrm. 2 Bdrm.

(Assumes 1 person in 0-bdrm unit, 1.5 people per bedrooi

TCACrentTbl			
Limit	0 Bdrm.	1 Bdrm.	2 Bdrm.
San Francisco1	\$4,113	\$4,407	\$5,289
San Francisco1	\$3,770	\$4,039	\$4,848
San Francisco0.	\$3,256	\$3,488	\$4,187
San Francisco0	\$3,084	\$3,305	\$3,966
San Francisco0.	\$2,913	\$3,121	\$3,746
San Francisco0	\$2,742	\$2,938	\$3,526
San Francisco0.	\$2,570	\$2,754	\$3,305
San Francisco0	\$2,399	\$2,570	\$3,085
San Francisco0.	\$2,227	\$2,387	\$2,864
San Francisco0	\$2,056	\$2,203	\$2,644
San Francisco0.	\$1,885	\$2,019	\$2,424
San Francisco0	\$1,713	\$1,836	\$2,203
San Francisco0.	\$1,542	\$1,652	\$1,983
San Francisco0	\$1,371	\$1,469	\$1,763
San Francisco0.	\$1,199	\$1,285	\$1,542
San Francisco0	\$1,028	\$1,101	\$1,322
San Francisco0.	\$856	\$918	\$1,101
San Francisco0	\$685	\$734	\$881

835 Turk Street HK+ Application revised 2025-0930_final.xlsm 27 of 104 Max Funds & Unit Mix Award

ting funding were sought but were unavailable to support Project operations. The Applicant must demonstrate that they: bible federal, state, and bcall sources of rental assistance and other operating assistance to support stated uthits; and ded applications or other written requires to the applicable entity to secure Project-based rental or other nece to support operating the Assisted Units; or redictions from the appopriate entities that rental assistance and other operating assistance is not ortoperating the Assisted Units. The redictions from the appopriate entities that rental assistance and other operating assistance is not ortoperating the Assisted Units. The redictions from the appopriate entities that rental assistance and other operating assistance is not ortoperating the Assisted Units. The redictions from the appopriate entities that rental assistance and other operating assistance is not ortoperating the Assisted Units. The redictions from the appopriate entities that rental assistance and other operating assistance is not ortoperating assistance and the control of the appopriate programment of the control of the appopriate entitle programment of the project appointment to appoint and applications of the project application of the Assistance and Supportive Services costs. That Awards for Operating Expenses may any for a Project's processary recurring Operating Expenses in an example of the Assistance and Supportive Services costs. The Awards for Operating Expenses shall not pay for the following expenses: \$206(v)(a-g). The Awards for Operating Expenses shall not pay for the following expenses: \$206(v)(a-g). The Awards for Operating Expenses shall not pay for the following expenses must be expended no later than occupancy apera Section 204, with the Ginates establishing a capitalized operating flunds for the proposed disease and the project application of the Award for Operating Expenses into the COSR does not count as surface to the Award for Operating Expenses into the COSR does not count a							-
Applicant(s) total operating subsidy committed amount Applicant(s) estimated annual subsidy amount Applicant(s) estimated monthly assisted per unit subsidy amount Applicant(s) estimated monthly assisted per unit subsidy amount Homekey's estimated monthly assisted per unit subsidy amountseard Homekey's total operating subsidy amountseard Homekey's subsided total subsiders of the properties and total operating subsiders of the subsiders of the properties and to the properties and to the residence of the residence				\$4,844,268	\$91.401	\$7.	617
Applicant(s) estimated monthly assisted per unit subsidy amount Applicant(s) estimated monthly assisted per unit subsidy amount/sered Homekey+ estimated monthly assisted per unit subsidy amount/sered Homekey+ total operating subsidy amount/sered Homekey+ total amount/sered based on need. \$3.561.599 ### Total subsidiary for the subsidiary series of the subsidiary for the subsidiary series of the subsidiary for the subsidiary for the subsidiary for the subsidiary series of the subsidiary for the subsidiary series of the subsidiary for the subsidia		Applica-+	(e) total ~				
Homekey* estimated annual subsidy annunthward Homekey* total operating subsidy annunthward Homekey* total operating subsidy annunthward Homekey* total operating subsidy annunthward nequested Per cashflow, estimated Homekey* total annunthward nequested Per cashflow, estimated Homekey* total annunthward based on need. \$3.561.599 ### State of the cash of	Арр	A	pplicant(s) e	stimated annual subsidy	amount	\$4,844	1,268
Homekey* total operating subsidy amount/award Homekey* total operating subsidy amount/award Homekey* total operating subsidy amount/award December of the common of the co	Homekey						
Per cashflow, estimated Nomekey* total amount/award based on need. \$3.561.599 while based on need, exclusive of items referenced in subsection (v). The amounts and durations referenced in (i) and To be eligible to receive an operating Award based on need, the Applicant must about documentation showing that from the property by the verification of the property operations. The Applicant must demonstrate that they introduce was occupied to where they are the property operations of the property that were unavailable to support Perjod operating assistance to support dissetted Units, and dead applications or other written requests to the appropriate entity to secure Project-based rental or other core to support operating the Assisted Units; or revidence from the appropriate entities that rental assistance and other operating assistance is not or operating the Assisted Units; or revidence from the appropriate entities that rental assistance and other operating assistance is not or operating the Assisted Units; or revidence from the appropriate entities that rental assistance and other operating assistance is not or operating the Assisted Units; or revidence from the appropriate entities that rental assistance and other operating assistance is not or operating the Assisted Units; or revidence from the appropriate entities of the Assisted Units; as to also conclusions assisted Units. It is that the Assisted Units in the Assisted for Operating Expenses should be included in the Project's submitted budget. Qualifying expenses in an explaint of the Assisted for Operating Expenses should be included in the Project's submitted budget Capital Capital Assisted Units in the Assisted Project Units in the Assisted Project Un		Hom	nekey+ total	operating subsidy amou	nt/award	\$4,452	2,000
armined based on need, exclusive of items referenced in subsection (*). The amounts and durations referenced in (*) and to eligible to receive an operating Award based on need, the Applicant must submit documentation showing that aling funding were sought but were unavailable to support Project operations. The Applicant must demonstrate that they: subside federal, state, and local sources of rental assistance and other operating assistance to support sisted uthis; and deed applications or other written requests to the appropriate entity to secure Project-based rental or other noce to support operating the Assisted Units; or revisions of the pappropriate entities that they is the properties of the pappropriate entity to secure Project-based rental or other noce to support operating the Assisted Units; or revisions of the pappropriate entities that the project is a funding becomes available, more appeared to collaborate with pair own by the foliation of the part of the project is not operating assistance is not ortoperating the Assisted Units; or revisions to collaborate with pair own by the historial fleath department to secure housing interention by the Behavioral Health Services Act, which becomes available in July 2026. **Ves behavioral Health Services Act, which becomes available in July 2026.** **Up the Behavioral Health Services Act, which becomes available in July 2026.** **Ves behavioral Health Services Act, which becomes available in July 2026.** **Ves behavioral Health Services Act, which be because available in July 2026.** **Ves behavioral Health Services Act, which be comessary, recurring Operating Expenses in an Operating Expenses should be included in the Project's submitted budget. Operating Expenses in an Operating Expenses should be included in the Project's submitted budget. Operating Expenses should be included to the Award for Operating Expenses in the COSR does not count as the Health Awards for Operating Expenses. As noted in (1), additional local match may result in additional end of							
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se to also commit to continuing to seek operating funding in fature years as funding becomes available. Version of the continuing to seek operating funding in fature years as funding becomes available. Version of the continuing to seek operating funding in fature years as funding becomes available. Version of the continuing to seek operating funding in fature years as funding becomes available. Version of the continuing the continuing the property of the following property of the fature of the continuing th	ermined based on need, ex To be eligible to receive a ating funding were sought	clusive of item n operating Aw but were unava	s referenced ard based on illable to supp	in subsection (v). The an need, the Applicant mu- port Project operations. T	nounts and dur st submit docu he Applicant m	rations referen mentation sho nust demonstr	ced in (i) and wing that ate that they:
re eddence from the appropriate entities that rental assistance and other operating assistance is not or operating the Assisted Units. es to also commit to continuing to seek operating funding in stuture years as funding becomes available. Incouraged to collaborate with their county behavioral health department to secure housing intervention. Ves by the Dehavioral Feath Shorkee Act, which becomes available in July 2020. If you be Dehavioral Feath Shorkee Act, which becomes variable in July 2020. In that Awards for Operating Expenses may pay for a Project's necessary, recurring Operating Expenses in an Operating Expenses should be included in the Project's submitted budget. Qualifying expenses can see such as utilities, maintenance, management fises, taxes, licenses, and Supportive Services costs. In that Awards for Operating Expenses shall not pay for the following expenses: \$506(V)(a-g). In the Homeley+ funded portion of the Award for Operating Expenses: \$506(V)(a-g). In the Homeley+ funded portion of the Award for Operating Expenses: \$506(V)(a-g). In the Homeley+ funded portion of the Award for Operating Expenses: \$506(V)(a-g). In the Homeley+ funded portion of the Award for Operating Expenses: \$506(V)(a-g). In the Homeley+ funded portion of the Award for Operating Expenses: \$506(V)(a-g). In the Homeley+ funded portion of the Award for Operating Expenses: \$506(V)(a-g). In the Homeley+ funded portion of the Award for Operating Expenses: \$506(V)(a-g). In the Homeley+ funded portion of the Award for Operating Expenses: \$506(V)(a-g). In the Homeley+ funded portion of the Award for Operating Expenses: \$506(V)(a-g). In the Homeley+ funded portion of the Award for Operating Expenses: \$506(V)(a-g). In the Homeley+ funded portion of the Award for Operating Expenses: \$506(V)(a-g). In the Homeley+ funded portion of the Award for Operating Expenses: \$506(V)(a-g). In the Homeley-funded for the Project funded in this NOFA. Homeley+ award fore the Project funded for the Project funded for the Project funde	sible federal, state, and loc sisted Units; and	al sources of re	ental assistan	nce and other operating a	ssistance to su	ipport	
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es to also commit to continuing its seak operating fluring in those years as funding becomes available movinaged to collaborate with their country behavioral theeth department to secure housing intervention by the Behavioral Health Services Act, which becomes available in July 2028. that Awards for Operating Expenses may pay for a Project's submitted budget. Qualifying expenses can ever operating Expenses should be included in the Project's submitted budget. Qualifying expenses can see such as utilities, maintenance, management fiese, taxes, iscenses, and Supports Services costs. **The Search of Coperating Expenses shall not pay for the following expenses: \$200(V)(a-g). **The sea such as utilities, maintenance, management fiese, taxes, iscenses, and Supports Services costs. **It hat Awards for Operating Expenses shall not pay for the following expenses: \$200(V)(a-g). **The sea such as utilities, maintenance, management fiese, taxes, iscenses, and Supports Services costs. **The Awards for Operating Expenses shall not pay for the following expenses: \$200(V)(a-g). **The Services of the Coperating Expenses shall not pay for the following expenses: \$200(V)(a-g). **The Services of the Coperating Expenses shall not pay for the following expenses: \$200(V)(a-g). **The Services of the Coperating Expenses shall not pay for the following expenses: \$200(V)(a-g). **The Services of the Coperating Expenses shall not pay for the following requirements of provide operating subsidy reserve explicitly of the coperating Expenses. **Yes **Used to connected as minimum three (3)-year commitment to provide operating thride for the proposed any feeders, state, local, private, or philamitropic commitment to provide operating for the proposed for operating pays for operating pays and provided through the pays for operating pays and pays anot expenses and pays and pays and pays and pays and pays and pays	er evidence from the appro	nriate entities ti					
that Awards for Operating Expenses may pay for a Project's necessary, recurring Operating Expenses in an Operating Expenses should be included in the Project's submitted budget. Qualifying expenses can be such sufficies, maniereance, management feet, faces, faceness, and Suppress's Services cods. sh that Awards for Operating Expenses shall not pay for the following expenses: \$200(v)(e-g). Yes sh that The Homekey+ funded portion of the Award for Operating Expenses must be expended no later than occupancy as per Section 204, with the Grantee establishing a capitalized operating subsidy reserve the eights (operating Expenses), and under than occupancy as per Section 204, with the Grantee establishing a capitalized operating subsidy reserve the eights (operating Expenses), and other than occupancy as per Section 204, with the Grantee establishing a capitalized operating subsidy reserve the eights (operating Expenses, as outlined in this NOFA. Hot has the selergit to stand the expenditure years. The deposit of the Tomekey+ Award for Operating Expenses in the COSR does not count as valid to demonstrate a minimum three (3)-year commitment to provide operating funds for the proposed mekey+ Award for Operating Expenses. An ended in (1s, 4), Non-Homekey+ Award for Operating General provides operating funds for the proposed mekey+ Award for Operating Deposers. An ended in (1s, 4), Non-Homekey+ Award for Operating dept for up to the years from occupancy, as described in (N), Non-Homekey+ Award for Operating dept for up to the years from occupancy, as described in (N), Non-Homekey+ Award for Operating dept for up to the years from occupancy, as described in (N), Non-Homekey+ Award for Operating dept for up to the proposed seed any federal, state, local, private, or philamthropic source. Applicants are encouraged to consider see that the following requirements apply to operating match contributions: It ensures the laws governing any funds to be used as matching contributions do not prohibit those funds for the expenses o			nerating fund	ling in future years as fur	iding becomes	availahla	
shalt The Homekey+ funded portion of the Award for Operating Expenses must be expended no later than coccipiancy as per Section 204, with the Grantee establishing a capitalized operating subsidy reserve epible Operating Expenses, as outlined in this NOFA. HOT has the sole right to obtend the expenditure years. The deposit of the Homekey+ Award for Operating Expenses into the COSR does not count as visit to demand the process of the Homekey Award for Operating Expenses into the COSR does not count as visited to demonstrate a minimum three (3)-year commitment to provide operating funds for the proposed more provided in the NOFA. However, and the homekey+ Award for Operating Demonstrates A noted in (ii) additional content and the project in the proposed provided for the total properation of the proposed any feederal, state, local, private, or prilatinitropic accuract, Applicants are encouraged to consider see that match sources is not exhaustive. Operating match requirements and the Project's potential match during the required pre-application constitutions. **Yes** *	ncouraged to collaborate w by the Behavioral Health S	ith their county ervices Act, wh	behavioral h	realth department to secus available in July 2026.	ire housing inte	ervention	Yes
shall The Homekey+ funded portion of the Award for Operating Expenses must be expended no later than accopancy as per Section 204, with the Grantee establishing a capitalized operating subsidy reserve epible Operating Expenses, as outlined in this NOFA. HoD has the sole right to obtend the expenditure years. The deposit of the Homekey+ Award for Operating Expenses into the COSR does not count as visually as the control of the Homekey+ Award for Operating Expenses into the COSR does not count as visually of the COSR does not count as visually as the control of the COSR does not count as visually as the control of the COSR does not count as visually as the control of the COSR does not count as visually operating Expenses into the COSR does not count as visually as the control of the COSR does not count as visually as the control of the COSR does not count as visually as the control of the COSR does not count as visually as the control of the COSR does not count as visually as the control of the COSR does not count as visually as the control of the COSR does not count as visually as the control of the COSR does not count as visually as the control of the COSR does not count as visually as the control of the COSR does not count as visually as the control of the COSR does not count as visually as the control of the COSR does not count as visually as the control of the COSR does not control	that Awards for Operating Operating Expenses sho ses such as utilities, mainte	Expenses may uld be included mance, manag	pay for a Pro in the Projec ement fees, t	oject's necessary, recurrir ct's submitted budget. Q taxes, licenses, and Sup	ng Operating E ualifying expen- portive Services	xpenses in an ses can s costs.	Yes
is years. The deposit of the Homekey+ Award for Operating Expenses into the COSR does not count as used to demonstrate a minimum three (3)-year commitment to provide operating funds for the proposed omekey+ Award for Operating Expenses. As noted in (ii), additional local match may result in additional doction by to fee (5) years. Eligible Applicants may include finds for the Homekey+ Award for Operating doubt of the proposed o	s that Awards for Operating	Expenses sha	all not pay for	the following expenses:	§206(v)(a-g).		Yes
ugget for up to ter years from occupancy, as described in (N.). Non-Homekey- sources may be obtained any federal, stake local, private, or plantherspice sources. Polipicants are encouraged to consider see that match sources is not exhaustive. Operating match requirements and the Project's potential match during the required pre-application consultation. Yes this match sources is not exhaustive. Operating match requirements and the Project's potential match during the required pre-application consultation. Yes and the second present of the second present and the project's potential match during the required pre-application consultation. Yes used to satisfy the matching requirements apply to operating match contributions: It is as service that the following requirements of another program, then funding from that program may not be requirements of the Homekey+ program. In this described throughout this NOFA, Homekey+ will implement additional funding limits as follows: It that is not an Eligible Applicant will be limited to a maximum of four (4) Homekey+ Awards. At the sole Director of HOD or the Director's deligner, requests for an exemption to his limit may be approved based ings, but not limited by Calvider consultation as applicable, Co-Applicant capacity and Co-Applicant prior HCD awards. Co-Applicants contemplate more than four (4) Homekey+ awards? four Limits as chrowkeyes that for other Projects, exclusive of gap financing projects described in Section 502, no not shall provide the projects, exclusive of gap financing projects described in Section 502, no not shall provide the projects, exclusive of gap financing projects described in Section 502, no not shall provide the projects, exclusive of gap financing projects described in Section 502, no not shall provide the projects, exclusive of gap financing projects described in Section 502, no not shall provide the project financing finite provided from this perinding limit. Let Unridge junits applies to Homekey- capital and appearing funds, and to al	s that The Homekey+ fund- occupancy as per Section 2 e eligible Operating Expen 5 years. The deposit of the	ed portion of th 204, with the G ses, as outline Homekey+ Aw	e Award for 0 rantee establ d in this NOF ard for Opera	Operating Expenses mus lishing a capitalized oper A. HCD has the sole right sting Expenses into the C	t be expended ating subsidy re at to extend the OSR does not	no later than eserve expenditure count as	Yes
units acknowledges that the following requirements apply to operating match contributions: Instead acknowledges that the following requirements apply to operating match contributions: Instead the service of the ser	any federal, state, local, p	om occupancy, rivate, or philar	as described othropic soun	oe. Applicants are encou	sources may b raged to consid	e obtained der: see	Yes
at ensure he laws governing any funds to be used as matching contributions do not prohibit those funds homseky- funds. Brownessey- funds are considered to the contributions of the funds of the contributions of the funds of the	itial match sources is not e during the required pre-ap	xhaustive. Ope plication consu	erating match Itation.	requirements and the P	roject's potentia	al match	
a used to satisfy the matching requirements of another program, then funding from that program may not be requirements of the Homekey» program. In this is not an Eligible Applicant will be limited to a maximum of four (4) Homekey+ Awards. At the sole Director of Hot Dor the Do	st ensure the laws governing						Yes
It that is not an Eligible Applicant will be limited to a maximum of four (4) Homekey+ Awards. At the sole Director of Hop to the Director's designe, exquests for an exemption to this limit may be approved based inju. But not limited to, Califet consultation as applicable, Co-Applicant capacity and Co-Applicant prior HCD awards. Co-Applicants contemplate more than four (4) Homekey+ awards? Inju. Limit. Inju. Limit. In a schrowdeges that for other Projects, acclusive of gap financing projects described in Section 502, no. 185 million in tolar HCD accuracy may be used per Project. It funding initis applies to Homekey+ capital and operating funds, and to all HCD accuracy and the continuation of permanent nomities development costs and operating costs. Grants from other HCD programs are excluded from this per noting limits, and to see the continuation of the Project funding limits. The Project uniquely advances state or the project funding limits, and the 2023 Opportunity depted January 2023, and/or is located in this for highest resource areas all centration in the 2023 Opportunity depted January 2023, and/or is located in a high-cost region. Applicants assenting the Project is in a high-tool, All exemption requestes shall not exceed the percent (10%) above the per Project funding limit. Policiant be requesting excess of Project funding limits for the proposed Project? In the HCD's Repeal of Stacking Prohibition of Multiple Department Funding Sources memo (Administrative stated August 20, 2021, is hereby incorporated by this reference as if set forth in full herein, and it shall be ensure that all Hold to the armost homekey events of the percent of the percent of the third to the memo. Homekey events of the percent of the percen	used to satisfy the matchi requirements of the Home	ing requiremen skey+ program.	ts of another	program, then funding fr	om that progra	m may not be	
that is not an Eligible Applicant will be limited to a maximum of four (4) Homekey+ Awards. At the sole Director of Hop Or the Director's designer, erugests for an exemption to this limit may be approved based right Hop Order of Hop Order	imits described throughout	this NOFA, H	omekey+ will	implement additional fun	iding limits as f	ollows:	
Co-Applicants contemplate more than four (4) Homekey+ awards? Inig Limit: Inig Lim	Director of HCD or the Dire ing, but not limited to, Cal	plicant will be li ector's designer /et consultation	mited to a ma e, requests for as applicab	aximum of four (4) Home or an exemption to this lin le, Co-Applicant capacity	key+ Awards. A nit may be app and Co-Applic	At the sole roved based ant	
Is acknowedges that for other Projects, exclusive of gap financing projects described in Section 502, no 155 million in Intel HDD sources may be used per Project. Let funding imits applies to Homekey* capital and operating funds, and to all HDD sources of permanent contained development costs and operating costs. Greats from other HDD programs are excluded from this per noting limits. Let be discretion of the Director of HDD or the Director's designee, with Califvic consultation as applicable, per noting limits, used in access of 510 million for Single Family Scattered Site Projects and \$35 million for all jects, may be approved as an exemption to the Project funding limits, used in the 2023 Opportunity depted January 2023, and/or is located in high role from the project funding limits, and the 2023 opportunity depted January 2023, and/or is located in a high-cost region. Applicants assenting the Project is in a high-took of the project funding limits for the proposed Project. All exemption requestes shall not exceed ten percent (10%) above the per Project funding limit. Popularity of the HDD's Repeal of Stacking Prohibition of Multiple Department Funding Sources memo (Administrative steed August 20, 2021, is hereby incorporated by this reference as if set forth in full herein, and it shall be the resume that all HD unding sources in the Project are respected pursuant to the memo. Honekey and control of the Project for the project for the project for the per project for the memo. Honekey and control of the Project for the Project for the project for the per project for the memo. Honekey the control of the results that all the Department Funding Sources memo.	Co-Applicants contemplate	more than fou	ır (4) Homeke	ey+ awards?			No
set funding limits applies to Homekey- capital and operating funds, and to all HCD sources of permanent or nosted development costs and operating costs. Grants from other HCD programs are excluded from this per noting limit. In discourse of the Director of HCD or the Director's designee, with CalVet consultation as applicable, per noting limit requests in excess of \$10 million for Single Family Scattered Site Projects and \$35 million for all jects, may be approved as an exemption to the Project funding limits, if the Project uniquely advances state or the project in the Project in the 2023 Opportunity in shall provide data from HUD. The United Sites Consus Burnau, or another authoritative source to validate too. All exemption requests shall not exceed the percent (10% above the per Project funding limit. Upplicant be requesting excess of Project funding limit for the proposed Project? The HCD's Repeal of Stacking Prohibition of Multiple Department Funding Sources memo (Administrative steed August 20, 2021, is hereby incorporated by this reference as if set forth in full herein, and it shall be the resume that all HOD landing sources in the Project are respected pursuant of the memo. Homekey's very landing sources in a manner that causes either the per unit or total Project fanding to ent cost.		her Projects, ex	clusive of ga	ip financing projects described	cribed in Sectio	n 502, no	Yes
noting limit requests in excess of \$10 million for Single Family Scattered Site Projects and \$35 million for all jetcles, may be approved as an exemption to the Project turbing limits, if the Project uniquely advances state prities, is high scoring, a located in high or highest resource areas as identified in the 2023 Opportunity dopted January 2023, and/or is located in a high-cost report, Applicants assenting the Project is an inginability of the United States Comiss Bureau, or another authoritative account to validate form. All exemption requests sharl not access the protecting (19%) above the per Project sturbing limit. Applicant be requesting excess of Project funding limit for the proposed Project? No The HCD's Repeal of Stacking Prohibition of Multiple Department Funding Sources meno (Administrative active August 20, 2021; In hearity sourceable by this reference as fast from the line relies, and as the set ensure that all HCD funding sources in the Project are represented pursuant to the meno. Honekeys divid with other HCD funding sources in a manner that causes either the per unit or total Project funding to ent cost.	ct funding limits applies to						
the HCD's Repeal of Stacking Prohibition of Multiple Department Funding Sources memo (Administrative asted August 20, 2021, is hereby incorporated by this reference as if set forth in full herein, and it shall be at ensure that all HCD funding sources in the Project are represented pursuant to the memo. Howevey when the HCD funding sources in a manner that causes either the per unit or total Project funding to ent cost.	nding limit requests in exc jects, may be approved as crities, is high scoring, is lo dopted January 2023, and shall provide data from HU	ess of \$10 milli an exemption t cated in high o l/or is located in JD, the United to	ion for Single to the Project ir highest res n a high-cost States Censu	Family Scattered Site Pro t funding limits, if the Pro ource areas as identified region. Applicants asser us Bureau, or another au	rojects and \$35 ject uniquely as in the 2023 Op ting the Project thoritative source	million for all dvances state oportunity t is in a high- ce to validate	
ent cost. Prohibition of Multiple Department Funding Sources memo	pplicant be requesting exc	ess of Project t	funding limit	for the proposed Project?	•		No
ent cost. Prohibition of Multiple Department Funding Sources memo	the UCD's Bancal of Steel	ing Prohibition ereby incorpora ling sources in sources in a ma	of Multiple D ated by this re the Project a anner that ca	Department Funding Sour eference as if set forth in are represented pursuant suses either the per unit of	rces memo (Ad full herein, and to the memo. I or total Project f	ministrative it shall be Homekey+ funding to	Yes
	ated August 20, 2021, is h st ensure that all HCD fund d with other HCD funding						
rding any of the above requirements or answers.	ent cost. Prohibition of Multiple Dep	artment Fundi	ng Sources r cluded from	nemo the limits within the mem	10.		

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	_
ID 50% Income Limits	
ID 30 /e Income LITHIS	

lated from HU	D 50% Income	Limits	
ld Size			
5	6	7	8
\$253,800	\$272,640	\$291,360	\$310,200
\$232,650	\$249,920	\$267,080	\$284,350
\$211,500	\$227,200	\$242,800	\$258,500
\$200,925	\$215,840	\$230,660	\$245,575
\$190,350	\$204,480	\$218,520	\$232,650
\$179,775	\$193,120	\$206,380	\$219,725
\$169,200	\$181,760	\$194,240	\$206,800
\$158,625	\$170,400	\$182,100	\$193,875
\$148,050	\$159,040	\$169,960	\$180,950
\$137,475	\$147,680	\$157,820	\$168,025
\$126,900	\$136,320	\$145,680	\$155,100
\$84,600	\$90,880	\$97,120	\$103,400
\$74,025	\$79,520	\$84,980	\$90,475
\$63,450	\$68,160	\$72,840	\$77,550
\$52,875	\$56,800	\$60,700	\$64,625
\$42,300	\$45,440	\$48,560	\$51,700
\$31,725	\$34,080	\$36,420	\$38,775

1 1 additional person per additional bedroom

3 Bdrm. 4 Bdrm. 5 Bdrm.

m in other units)

3 Bdrm.	4 Bdrm.	5 Bdrm.
\$6,109	\$6,816	\$7,519
\$5,600	\$6,248	\$6,892
\$4,836	\$5,396	\$5,952
\$4,582	\$5,112	\$5,639
\$4,327	\$4,828	\$5,326
\$4,073	\$4,544	\$5,013
\$3,818	\$4,260	\$4,699
\$3,563	\$3,976	\$4,386
\$3,309	\$3,692	\$4,073
\$3,054	\$3,408	\$3,759
\$2,800	\$3,124	\$3,446
\$2,545	\$2,840	\$3,133
\$2,291	\$2,556	\$2,819
\$2,036	\$2,272	\$2,506
\$1,781	\$1,988	\$2,193
\$1,527	\$1,704	\$1,879
\$1,272	\$1,420	\$1,566
\$1,018	\$1,136	\$1,253

unty_nam lim50_21p1 lim50_21p2 lim50_21p3 lim50_21p4 lim50_21p5 lim50_21p6 lim50_21p7 lim50_21p8 \$54,500 \$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
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Project Name	835 Turk Street	Number of Project Units:	106

HCD Reserve Requirements

Replacement Reserve Calculator UMR §8309

(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	\$53,000
/h)	Replacement Reserve Amount = New construction: lesser of (a) and (b); Rehab: (b)		\$53,000
(b)	HCD Required Replacement Reserve Amount - included in "Operating budget" tab		\$53,000

Operating Reserve Calculator

1	Total Operating Expenses Excluding On-Site Service Coordinate		TAX CREDIT Project 3 Month Reserve Required	NON-TAX CREDIT Project 4 Month Reserve Required		
	(a) Total Operating Expenses: \$2,681,01		Amount subject to reserve	\$2,604,837	\$651,209	\$868,279
	(b) Minus: On-Site Service Coordinator Salaries:	\$76,180	calculation: (a - b)	\$2,004,037	\$651,209	\$000,279
2	Replacement Reserve amount from above : (Cell AJ10)			\$53,000	\$13,250	\$17,667
	Debt Service (including all HCD 0.42% Fees and Bond Issuer I	ee)				
	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		
		\$0	\$0	\$0		
3		\$0	\$0	\$0		
3			Other HCD .42% (Specify)	\$0	\$0	\$0
		Bond Issuer Fee	\$0	\$0	\$0	
		eous Financial Expenses (specify)	\$0	\$0	\$0	
		eous Financial Expenses (specify)	\$0	\$0	\$0	
		eous Financial Expenses (specify)	\$0	\$0	\$0	
		\$0	\$0	\$0		
			\$0	\$0		
			Totals	\$0	\$0	\$0
	•		UMR Required Operating F	Reserve Amount:	\$664,459	\$885,946

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

In the Dev Budget tab, we added \$32,167 (Row 88) as an add to the replacement reserve. The total capitalized reserve deposit is \$50,000 (\$32,167 + 17,833). The PNA submitted under Attachment 38 of this application notes an initial contribution to the replacement reserve of \$50,000 (PDF p. 48 of 49).

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 reques 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 Eliqible Applicant, as defined in \$200 and Article VII. Alternatively, each Eliqible Applicant may apply jointly with a Co-Applicant, as specified.

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.

Yes

§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? San Diego Anaheim Oakland Santa Ana

Yes

Bakersfield Long Beach Riverside San Francisco Stockton

Fresno Los Angeles Sacramento San Jose

Uploaded to HCD?

Uploaded to HCD?

San Francisco

b. California's 58 Counties

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.

vi. Applicant(s) certifies to submit all required documents from each Eligible Applicant and Co-Applicant as applicable, including but not limited to:

Yes Yes

- 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 signatories a. 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 Provide a non-discrimination policy.

Yes

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

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 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 Application release

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

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

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

UMR \$8303 and \$8316

File Name 27. Non-Discrimination Policy

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:	Expires	Extensions Available	Purchase Price	Total Land	Area				
Enforceable Option to Lease or Purchase	5/16/2025	12/31/2026	1 6-month extension	\$0	0.16	acres			
						acres			
						acres			
						acres			
						acres			

										acres	
										acres	
										acres	
Current owner				ner street add		City			State	Zip code	
The City ar	nd County of San Francisco		1 South Va	an Ness Avenu	e, 5th Floor	San F	rancisco		CA	94102	
	details for unusual site control special c					ls, scattered	I sites, lot line a	adjustmer	nts, air rights	parceling,	
Not applica	<u> </u>	<u> </u>		<u>'</u>							
Below, describ	e planned and completed property trans	fers occurring in cor	nection with de	evelopment of t	the proposed Project.						
Not applica	able										
Ground Lease										Yes	
	Lessor					erm				Payment	
	The City and County of Sar	n Francisco			55	years			\$	51	
				_							
File Name	30. Site Control	explanation of s	ite control and	values for appl	with UMR §8303, includi ications with multiple or projects, or other comple	non-contigu	uous parcels,	Uploa	ded to HCD?	Yes	
		transactions, se			orojects, or other compre	sx land and	acquisition				
facili	(h). For Applicants proposing sites that tate or expedite those processes, to not	delay expenditure a	nd occupancy	requirements.		housing, inc	lude a commitr	ment and	plan to		
Does	the proposed Project require a use cha	inge, lot split or othe	r local approva	ls for permane	nt housing?					Yes	
File Name	33. Project Use Change - Lot Split		itment and plai	n to facilitate or	lit or other local approva expedite those process			Uploa	ded to HCD?	Yes	
xi. A pre	eliminary title report for each site , dated	within 90 days of a	oplication subm	ission.							
File Name	34. Preliminary Title Report		dian country, ar	n attorney's opi	ays of application due d nion regarding chain of			Uploa	ded to HCD?	Yes	
xii expe	icant(s) certifies to provide a detailed de nditure before all program deadlines, fac ence of strong organizational and financi	ctoring in entitlemen	ts, permits, pro	curement, pote	ential construction delay	s and suppl	y chain issues,	and dem	onstrates	Yes	
					ports acquisition of a sit						
File Name	35. Development Plan	factoring in enti	tlements, perm	its, procuremer	nt, potential construction organizational and finar	n delays and	supply chain	Uploa	ded to HCD?	Yes	
viii acqu	icants shall provide an appraisal for eac l isition funds from Homekey+ or if proper aisal Guidance document, which will be	ty value will be used	d as local matc	h. The appraisa						y+ Yes	
File Name	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.										
	· ''	y+ Appraisal Guidar									
An apprais	al is not provided because 835 Turk Stre	eet ("Gotham") is no	t seeking acqui	sition funds.							

xiv. Applicant(s) acknowledges that all Projects seeking funding for Rehabilitation must submit the following:

Yes

- 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?

No

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

whic	n was prepared or updated no earlier th	an 12 months prior to application submission?		
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.

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:

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

The City and County of San Francisco acting by a

The Engine Applicant of 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 developed,

Project Name	Project Address (Complete address)	Entity proving experience	Experience Type	Population served	Latest date developed, owned, or operated
The Granada Residences	1000 Sutter Street, San Francisco CA 94109	The City and County of San Francisco acting by and through the	Owned	Homeless	11/13/2020

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

The Granada Residences is a 212-unit Permanent Supportive Housing (PSH) development in San Francisco which serves adults experiencing homelessness. It includes 212 single room occupancy units and 2 live-in manager's units. The building was acquired in 2020 and has undergone complete renovation including significant safety and seismic upgrades. Site amenities include 24/7 property management and the following communal spaces: kitchen, dining room, laundry room, and community room. Episcopal Community Services (ECS), a regional nonprofit organization with over 40 years of experience serving people experiencing homelessness, staffs and operates the building. Each resident is assigned a case manager and has access to on-site support services, helping to strengthen residents' stability and well-being. These include case management; behavioral health support; connections to primary healthcare; workforce development; and a daily meal program. Tenants are referred through San Francisco's Coordinated Entry System (CES).

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?

Has the Applic	Has the Applicant(s) selected a property manager for the proposed Project? Yes						
Project Name	Project Address (Complete address)	Property Manager name	Housing type	Experience Type	Population served	# of years serving	
Artmar Hotel	433 Ellis Street, San Francisco CA 94102	Five Keys Schools and Programs	Permanent Housing	Operated	Homeless	4	
OakDays Inn	8350 Edes Avenue, Oakland CA 94621	Five Keys Schools and Programs	Permanent Housing	Operated	Homeless	5	
Otis Street	42 Otis Street, San Francisco CA 94103	Five Keys Schools and Programs	Permanent Housing	Operated	Youth or Youth at Risk of Hon	Opening Soon	
			Permanent Housing				
			Permanent Housing				

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
Artmar Hotel		Five Keys Schools and Programs	Permanent Housing	Operated	Homeless	4
OakDays Inn		Five Keys Schools and Programs	Permanent Housing	Operated	Homeless	5
Otis Street		Five Keys Schools and Programs	Permanent Housing	Operated	Youth or Youth at Risk of Hon	Opening Soon

	Permanent Housing		
	Permanent Housing		

c. Statement confirming experience administering a Project in accordance with the core components of Housing First (Welfare & Institutions Code § 8255).

File Name	44. Housing First Statement	Provide relevant experience administering a Project in accordance with the core components of Housing First (Welfare & Institutions Code § 8255).	Uploaded to HCD?	Yes	
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Current capacity to develop, own, and operate the proposed Project. For purposes of satisfying this requirement, an Applicant has "capacity" if it has adequate staff, capital, assets, and other resources to efficiently meet the operational needs of the Project: to maintain the fiscal integrity of the Project: and to satisfy all legal requirements and obligations in connection with the Project. Evidence of permanent supportive housing experience and capacity must be reasonably acceptable to the Department in form and substance.

Applicant)s) certifies to have current capacity to develop, own, and operate the proposed Project

Yes

Development Team Staffing Chart (Project Executive and key Project Staff)

Staff Type	Employee / Consultant full name	Position Title and Employer	Full time / Part time	% of time dedicated to this Project
Consultant	Emily Van Loon	Associate Director of Housing Development, Tenderloin Neighborhood Developn	Part Time	10.00%
Consultant	Stacey Swain-Campos	Project Manager, Tenderloin Neighborhood Development Corporation	Part Time	40.00%
Consultant	Kate Brash	Assistant Project Manager, Tenderloin Neighborhood Development Corporation	Part Time	30.00%

Applicant or Co-Applicant that the Department can rely on for experience and capacity. Provide a statement of permanent supportive housing experience.

Five Keys is currently contracted to operate four permanent supportive housing (PSH) sites: Artmar Hotel in San Francisco, in operations since 2021; 835 Turk ("Gotham") in San Francisco (the subject of this appllication), in operations since 2022; OakDays Inn in Oakland, in operations since 2020; and Otis Street in San Francisco, coming soon. Five Keys' property development experience includes overseeing renovations of several properties, in coordination with experienced developers, architects, and construction teams. Five Keys has contracted with the Tenderloin Neighborhood Development Corporation (TNDC) for development services on 835 Turk Street ("Gotham"). TNDC has over 40 years of experience developing supportive housing in San Francisco. TNDC owns and operates 47 buildings and has nine developments in its pipeline. TNDC has undertaken many comprehensive rehabilitations of its portfolio properties in recent years similar to that planned at Gotham. TNDC's recent rehabilitation projects, including the Ambassador Hotel and Ritz Hotel, involve properties that serve formerly nomeless adults with complex medical needs and/or substance use disorders. TNDC is adept at managing the community outreach process for comprehensive rehabilitations at occupied properties serving this tenant population.

Five Keys has experience providing behavioral health services for their residents in San Francisco, including getting residents connected with the Permanent Housing Advanced Clinical Services (PHACS) team. As the Lead Service Provider and Property Manager at Gotham, Five Keys will provide tenant-centered, low-barrier access to services that will ensure residents are supported in their housing retention. Additionally, as a Permanent Supportive Housing provider in San Francisco, Five Keys is eligible for free technical assistance from the Corporation for Supportive Housing under a contract with the San Francisco Mayor's Office of Housing and Community Development (MOHCD).

xx Did the Eligible Applicant and all Co-Applicants attended a pre-application consultation with HCD prior to applying, as required in §401? Date of pre-application consultation: 2/14/2025

Yes

- xxi One-for-one replacement of assisted housing.
 - If the acquired housing or site is to be redeveloped/repositioned as part of the Local Public Entity's overall goal to address the needs of the Target Population and a. the community, the Applicant shall provide as part of the application a commitment to ensure one-for-one replacement of units.

Will the acquired housing or site be redeveloped/repositioned as part of the Local Public Entity's overall goal to address the needs of the Target Population and the community?

Yes Yes

File Name 45. One-for-one Replacement Provide a letter of commitment to ensure one-for-one replacement of units. Uploaded to HCD?

If acquired units will be subsequently combined to add kitchens, create larger units, and/or create units with additional bedrooms, the Applicant will provide such information in the application and ensure an approximate equivalence of square footage available for the benefit of Project residents

Will the acquired units be subsequently combined to add kitchens, create larger units, and/or create units with additional bedrooms? Yes Provide an existing unit mix of the current site including residential/commercial shared space. File Name 46. Existing Unit Mix Yes (Units, kitchens, rooms, bathrooms, Unit Amenities/Features, parking spaces, etc.

If the target site is going to be demolished before any occupancy by the Target Population, no one-for-one replacement commitment needs to be provided. The unit mix will be evaluated based on the Project proposal

Will the target site be demolished before any occupancy by the Target Population? Will the target site be demolished and currently units are occupied by the Target Population? No

The application shall include a site map indicating the original acquired housing location and all proposed housing location(s). If all proposed housing will be located within the neighborhood, no additional documentation is necessary.

File Name	47. Aerial Site Map	Provide an arerial map indicating the original target housing location and all proposed housing location(s).	Uploaded to HCD?	Yes
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If replacement housing is proposed outside the neighborhood of the acquired site, the application must also include a justification explaining why it is necessary to locate this replacement housing outside the neighborhood of the acquired site (i.e., offsite) and how doing so supports and enables the Target Population to maintain housing

Is replacement housing proposed outside the neighborhood of the acquired site?

N/A

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

§200 Affordability Covenant §203 Allocations and Geographic Distribution

§204 Program Deadlines §400 Application Process and Submission Yes
Yes
Yes
Yes

Cash Flow Analysis

Is Income from Restricted Units based on I

INCOME FROM HOUSING UNITS	Inflation	Year 1
Restricted Unit Rents	2.5%	\$190,800
Unrestricted Units	2.5%	\$0
Rental Subsidy Program Name (Specify)		\$0
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 (PHACS)	2.5%	\$149,074
Operating Subsidies (HSH Supportive Services)	2.5%	\$761,108
Operating Subsidy (LOSP)	2.5%	\$920,928
Operating Subsidy (LOSP)	LOSP cont'd	\$0
Operating Subsidy (LOSP)		(\$53,000)
Operating Subsidies (Specify)		
Operating Subsidies (Specify)		
Operating Subsidies (Specify)		
GROSS POTENTIAL INCOME - HOUSING	G	\$1,968,910

OTHER INCOME	Inflation	Year 1
Laundry & Vending	2.5%	\$0
Other Income	2.5%	\$0
Commercial Income	2.5%	\$0
GROSS POTENTIAL INCOME - OTHER		\$0
GROSS POTENTIAL INCOME - TOTAL		\$1,968,910

VACANCY ASSUMPTIONS	Inflation	Year 1
Vacancy Rate: Restricted Units	5.0%	\$9,540
Vacancy Rate: Unrestricted Units	5.0%	\$0
Vacancy Rate: Tenant Assistance Payments	0.0%	\$0
Vacancy Rate: Other (Specify)	0.0%	\$0
Vacancy Rate: Laundry & Vending & Other Income	5.0%	\$0
Vacancy Rate: Commercial Income	50.0%	\$0
TOTAL VACANCY LOSS		\$9,540
EFFECTIVE GROSS INCOME		\$1,959,370

OPERATING EXPENSES & RESERVE DEPOSITS	Inflation	Year 1
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Residential Exp. (w/o Real Estate Taxes & Sup. Services)	3.5%	\$1,918,409
Real Estate Taxes	3.5%	\$1,500
Supportive Services Costs	3.5%	\$761,108
Replacement Reserve	0.0%	\$53,000
Other Reserves	0.0%	\$0
Ground Lease	2.0%	\$1
Commercial Expenses	3.5%	\$0
TOTAL EXPENSES & RESERVES	\$2,734,018	
NET OPERATING INCOME		(\$774,648)

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
CASH FLOW after all debt service		(\$774,648)
Income Source for Debt Services:		
	Not applicable	\$0
Income Source	ce for Reserves:	
Operating	Operating Subsidy (LOSP)	
CASH FLOW after All	CASH FLOW after Allocated Sources	
Adjusted Operat	ing Award Need	(\$721,648)
Homekey+ COSR	\$3,561,599	\$721,648
Homekey+ COSR running available balance	\$0	\$2,839,951
CASH FLC	W after COSR	\$0

IDEBT SERVICE	COVERAGE RATIO	
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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		\$321,722
Asset Mgmt/Similar Fees	3.5%	\$0
Cumulative paid Deferred Dev. Fee		\$0
Total Deferred Developer Fee budgeted for payment productions and residual receipt payments		

Comments

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

stricted or Pro	pposed Rents?	Propose	ed Rents		
Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
\$195,570	\$200,459	\$205,471	\$210,607	\$215,873	\$221,270
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$152,801	\$156,621	\$160,536	\$164,550	\$168,664	\$172,880
\$780,136	\$799,639	\$819,630	\$840,121	\$861,124	\$882,652
\$943,951	\$967,550	\$991,739	\$1,016,532	\$1,041,946	\$1,067,994
\$0	\$0	\$0	\$502,590	\$960,396	\$1,014,923
(\$53,000)	(\$53,000)	(\$53,000)	(\$53,000)		
\$2,019,458	\$2,071,269	\$2,124,376	\$2,681,400	\$3,248,002	\$3,359,719
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	\$(
\$2,019,458	\$2,071,269	\$2,124,376	\$2,681,400	\$3,248,002	\$3,359,719
Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
\$9,779	\$10,023	\$10,274	\$10,530	\$10,794	\$11,063
\$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	\$(
\$9,779	\$10,023	\$10,274	\$10,530	\$10,794	\$11,063
\$2,009,679	\$2,061,246	\$2,114,102	\$2,670,870	\$3,237,208	\$3,348,65
Year 2			Year 5	Year 6	Year 7
	Year 3	Year 4			

\$1,985,553	\$2,055,048	\$2,126,974	\$2,201,418	\$2,278,468	\$2,358,214
\$1,553	\$1,607	\$1,663	\$1,721	\$1,782	\$1,844
\$787,747	\$815,318	\$843,854	\$873,389	\$903,958	\$935,596
\$53,000	\$53,000	\$53,000	\$53,000	\$53,000	\$53,000
\$0	\$0	\$0	\$0	\$0	\$0
\$1	\$1	\$1	\$1	\$1	\$1
\$0	\$0	\$0	\$0	\$0	\$0
\$2,827,854	\$2,924,973	\$3,025,493	\$3,129,530	\$3,237,208	\$3,348,656
(\$818,174)	(\$863,727)	(\$911,390)	(\$458,660)	(\$0)	(\$0)

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
(\$818,174)	(\$863,727)	(\$911,390)	(\$458,660)	(\$0)	(\$0)
\$0	\$0	\$0	\$0	\$0	\$0
\$53,000	\$53,000	\$53,000	\$53,000		
(\$765,174)	(\$810,727)	(\$858,390)	(\$405,660)	(\$0)	(\$0)
(\$765,174)	(\$810,727)	(\$858,390)	(\$405,660)	\$0	\$0
\$765,174	\$810,727	\$858,390	\$405,660	\$0	\$0
\$2,074,777	\$1,264,050	\$405,660	\$0	\$0	\$0
\$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

ject to inflate at the same rate as operating costs. of that gap, rather than at a fixed percentage.

Year 13	Year 12	Year 11	Year 10	Year 9	Year 8
\$256,605	\$250,346	\$244,240	\$238,283	\$232,471	\$226,801
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
¢200.489	¢105 500	¢400.927	¢406 472	¢191 622	¢477.202
\$200,488	\$195,598	\$190,827	\$186,173	\$181,632	\$177,202
\$1,023,606	\$998,640	\$974,283	\$950,520	\$927,336	\$904,718
\$1,238,546	\$1,208,337	\$1,178,866	\$1,150,113	\$1,122,061	\$1,094,694
\$1,397,788	\$1,326,801	\$1,258,837	\$1,193,778	\$1,131,511	\$1,071,928
\$4,117,032	\$3,979,722	\$3,847,053	\$3,718,867	\$3,595,012	\$3,475,344
Year 13	Year 12	Year 11	Year 10	Year 9	Year 8
\$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 \$4,117,032	\$3,979,722	\$3,847,053	\$3,718,867	\$3,595,012	\$3,475,344
	\$3,979,722 Year 12		\$3,718,867 Year 10	\$3,595,012 Year 9	\$3,475,344 Year 8
\$4,117,032 Year 13		\$3,847,053			
\$4,117,032 Year 13 \$12,830	Year 12	\$3,847,053 Year 11	Year 10	Year 9	Year 8
\$4,117,032	Year 12 \$12,517	\$3,847,053 Year 11 \$12,212	Year 10 \$11,914	Year 9 \$11,624	Year 8 \$11,340
\$4,117,032 Year 13 \$12,830 \$0	Year 12 \$12,517 \$0	\$3,847,053 Year 11 \$12,212 \$0	Year 10 \$11,914 \$0	Year 9 \$11,624 \$0	Year 8 \$11,340 \$0
\$4,117,032 Year 13 \$12,830 \$0 \$0	Year 12 \$12,517 \$0 \$0	\$3,847,053 Year 11 \$12,212 \$0 \$0 \$0 \$0	Year 10 \$11,914 \$0 \$0 \$0	Year 9 \$11,624 \$0 \$0 \$0	Year 8 \$11,340 \$0 \$0 \$0
\$4,117,032 Year 13 \$12,830 \$0 \$0 \$0	Year 12 \$12,517 \$0 \$0 \$0 \$0	\$3,847,053 Year 11 \$12,212 \$0 \$0 \$0 \$0 \$0	Year 10 \$11,914 \$0 \$0 \$0 \$0	Year 9 \$11,624 \$0 \$0 \$0	Year 8 \$11,340 \$0 \$0 \$0 \$0
\$4,117,032 Year 13 \$12,830 \$0 \$0	Year 12 \$12,517 \$0 \$0	\$3,847,053 Year 11 \$12,212 \$0 \$0 \$0 \$0	Year 10 \$11,914 \$0 \$0 \$0	Year 9 \$11,624 \$0 \$0 \$0	Year 8 \$11,340 \$0 \$0 \$0

Year 10

Year 8

Year 9

Year 11

Year 12

Year 13

\$2,440,752	\$2,526,178	\$2,614,595	\$2,706,105	\$2,800,819	\$2,898,848
\$1,908	\$1,975	\$2,044	\$2,116	\$2,190	\$2,267
\$968,342	\$1,002,234	\$1,037,312	\$1,073,618	\$1,111,195	\$1,150,086
\$53,000	\$53,000	\$53,000	\$53,000	\$53,000	\$53,000
\$0	\$0	\$0	\$0	\$0	\$0
\$1	\$1	\$1	\$1	\$1	\$1
\$0	\$0	\$0	\$0	\$0	\$0
\$3,464,003	\$3,583,389	\$3,706,952	\$3,834,840	\$3,967,205	\$4,104,202
\$0	(\$0)	\$0	\$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
\$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
0.00	0.00	0.00	0.00	0.00	0.00

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 14	Year 15
\$263,020	\$269,595
\$0	\$0
\$0	\$0
\$0	\$0
\$205,500	\$210,638
\$1,049,196	\$1,075,426
\$1,269,509	\$1,301,247
\$1,471,920	\$1,549,323
\$4,259,145	\$4,406,229
Year 14	Year 15
\$0	\$0
\$0	\$0
\$0	\$0
\$0	\$0
\$4,259,145	\$4,406,229
Year 14	Year 15
\$13,151	\$13,480
\$0	\$0
\$0	\$0
\$0	\$0
\$0	\$0
\$0	\$0
\$13,151	\$13,480
\$4,245,994	\$4,392,749
Year 14	Year 15

\$3,105,318	\$3,000,307
\$2,428	\$2,346
\$1,232,001	\$1,190,339
\$53,000	\$53,000
\$0	\$0
\$1	\$1
\$0	\$0
\$4,392,749	\$4,245,994
\$0	\$0

Year 14	Υ	ear 15
	\$0	\$0
	\$0	\$0
	\$0	\$0
	\$0	\$0
	\$0	\$0
	\$0	\$0
	\$0	\$0
	\$0	\$0
	\$0	\$0
	\$0	\$0
	\$0	\$0

0.00	0.00
\$0	\$0
\$0 \$0	\$0 \$0
\$0	\$0

Year 15

Year 14

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

Certification & Legal Disclosure

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 Project 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 Project. "Related Party" is defined in Section 10302 of the California Code of Party of Capacitations (CTCAC Party Lations):							
of Regulations (CTCAC Regulations):							
As of the date of application, the Project, or the appellate level.	real property on which the Project is proposed	(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 clain	n or action undertaken which affects or potential	Ilv affects the feasibility of the Project.					
In addition, I acknowledge that all information in the	•						
Printed Name	Title of Signatory	Signature	Date				
	Legal Discl	osure					
For purposes of the following questions, and with		t" shall include the applicant and joint applicant, and any subsidiary of the	applicant or				
joint applicant if the subsidiary is involved in (for e	example, as a guarantor) or will be benefited by	the application or the project.					
entity, as well as the officers, directors, principals	and senior executives of the entity if the entity i	and indirect holders of more than ten percent (10%) of the ownership inte s a corporation, the general and limited partners of the entity if the entity using tax-exempt bonds, it shall also include the individual who will be ex	is a partnership,				
The following questions must be responded to for	each entity and person qualifying as an "Applic	ant," or "joint applicant" as defined above.					
Explain all positive responses on a separate s	sheet and include with this questionnaire in t	he application.					
Exceptions:	-						
Public entity applicants without an ownership inte required to respond to this questionnaire.	rest in the proposed project, including but not lir	nited to cities, counties, and joint powers authorities with 100 or more me	mbers, are not				
Members of the boards of directors of non-profit of	corporations, including officers of the boards, are	e also not required to respond. However, chief executive officers (Executi	ve Directors,				
Chief Executive Officers, Presidents or their equiv	valent) must respond, as must chief financial offi	cers (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?							
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?							
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 project that is the subject of the application?							
4. Is the applicant currently subject to, or been no federal licensing or accreditation agency, a local,		administrative proceeding, examination, or investigation by a local, state e or federal regulatory or enforcement agency?	or				
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?							
Criminal Matters							
6. Is the applicant currently a party to, or the subject examination or investigation, of any kind, involving		ty to or the subject of, any criminal litigation, proceeding, charge, complai the applicant?	int,				
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?							
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?							
9. Is the applicant currently a party to, or the subject examination or investigation, of any kind, that cou		ty to or the subject of, any criminal litigation, proceeding, charge, complai applicant's business?	int,				
10. Within the past ten years, has the applicant be							
11. Within the past ten years, has the applicant be		e conduct of the applicant's business?					
12. Within the past ten years, has the applicant be	een convicted of any misdemeanor for any finar	icial or fraud related crime?					
	· · ·						
Printed Name	Title of Signatory	Signature	Date				

Project Name: 835 Turk Street 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):	\$73,104,490
SRO/Studio	\$689,665	106	\$73,104,490	TOTAL HCD ADJ. THRESHOLD BASIS LIMIT:	\$96,497,927
1 Bedroom	\$795,177	0	\$0 Adjusted Threshold Basis Limit multiplied by 16		\$154,396,683
2 Bedrooms	\$959,200	0	\$0	HCD HIGH COST TEST RESULT FOR: 835 Turk Street	0%
3 Bedrooms	\$1,227,776	0	\$0	HOD HIGH COST TEST RESULT FOR: 833 TURK Street	0 /0
4+ Bedrooms	\$1,367,819	0	\$0	Total Eligible Basis \$0	
4T DEGIOOTIS	φ1,307,019	U	φυ	Total Eligible Basis	φυ

Manager Units in Project: 0 TOTAL UNITS: 106

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

	3 3 4 (// ·// /								
(A)	Adjustment for Projects paid in whole or part out of public funds subject to a legal requirement for the payment of state or federal prevailing wages or financed in part by a labor-affiliated organization requiring the employment of construction workers who are pa at least state or federal prevailing wages (20%).								\$14,620,898
(A)	For Projects certifies that (1) they are subject to a Project labor agreement within the meaning of §2500(b)(1) of the Public Contra Code, or (2) they will use a skilled and trained workforce as defined by §25536.7 of the Health and Safety Code to perform all onsite work within an apprenticeable occupation in the building and construction trades (5%).								\$0
(B)	For New construction Projects required to provide parking beneath residential units (not "tuck under" parking) or through construction of an on-site parking structure of two or more levels (10%).								\$0
(C)	For Project	cts where	a day care center is p	art of the development (2%).				No	\$0
(D)	For Project	cts where	100 percent of the uni	ts are for Special Needs pop	ulations (2%).			Yes	\$1,462,090
(E)	Project ap	plying un	der §10325 or §10326	of the TCAC regulations that	t includes one or more of the	features below	w (up to 10%).	No	\$0
	Project requires seismic upgrading of existing structures, and/or requires toxic or other environmental mitigation as certified by the						s certified by the	No	\$0
(F)	Project ar	chitect/ e	ngineer (lesser of cost	s or 15% basis adjustment).					
l	If Yes, se	ect type	of work:		Enter Certified Cost	s of Work:			
(G)	G) Local development impact fees required to be paid to local government entities. Certification from local entities assessing fees als required. WAIVED IMPACT FEES ARE INELIGIBLE.							No	
(H)	Projects v	vhere at le	east 95% of the Projec	t's upper floor units are servi	ced by an elevator (10%).			Yes	\$7,310,449
(I)	Projects wherein at least 95% of the building(s) is constructed as Tyne Las defined in the California Building Code, in which case							No	\$0
(J)	Projects wherein at least 95% of the building(s) is constructed as (1) a Type III as defined in the California Building Code, or (2) a Type III/Type I combination, in which case, the Type I 15% increase above is not be allowed (10%).						ig Code, or (2) a	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 within a						,000 and within a	No	\$0
	census tra	act desigr	nated on the TCAC/HC	D Opportunity Map as Highe	st or High Resource (10%).				
(K)	census tract designated on the TCAC/HCD Opportunity Map as Highest or High Resource (10%). County Eligibility: No TCAC/HCD Opportunity Area Map Tract ID #: Map Tract ID #: Map Tract ID #:								

End of Document

2025 BASIS LIMITS

4

County	SRO & STUDIO	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4+ BEDROOMS
Alameda	\$473,390	\$545,814	\$658,400	\$842,752	\$938,878
Alpine	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Amador	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Butte	\$319,236	\$368,076	\$444,000 \$568,320		\$633,144
Calaveras	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Colusa	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Contra Costa	\$473,390	\$545,814	\$658,400	\$842,752	\$938,878
Del Norte	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
El Dorado	\$331,890	\$382,666	\$461,600	\$590,848	\$658,242
Fresno	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
Glenn	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Humboldt	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Imperial	\$324,988	\$374,708	\$452,000	\$578,560	\$644,552
Inyo	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Kern	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
Kings	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
Lake	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Lassen	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Los Angeles	\$437,727	\$504,695	\$608,800	\$779,264	\$868,149
San Francisco	\$689,665	\$795,177	\$959,200	\$1,227,776	\$1,367,819
San Joaquin	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
San Luis Obispo	\$404,366	\$466,230	\$562,400	\$719,872	\$801,982
San Mateo	\$532,060	\$613,460	\$740,000	\$947,200	\$1,055,240
Santa Barbara	\$404,366	\$466,230	\$562,400	\$719,872	\$801,982
Santa Clara	\$532,060	\$613,460	\$740,000	\$947,200	\$1,055,240
Santa Cruz	\$404,366	\$466,230	\$562,400	\$719,872	\$801,982
Shasta	\$319,236	\$368,076	\$444,000	\$568,320	\$633,144
Sierra	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Siskiyou	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Solano	\$384,234	\$443,018	\$534,400	\$684,032	\$762,054
Sonoma	\$384,234	\$443,018	\$534,400	\$684,032	\$762,054
Stanislaus	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
Sutter	\$331,890	\$382,666	\$461,600	\$590,848	\$658,242
Tehama	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Trinity	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Tulare	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
Tuolumne	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Ventura	\$404,366	\$466,230	\$562,400	\$719,872	\$801,982
Yolo	\$331,890	\$382,666	\$461,600	\$590,848	\$658,242
Yuba	\$331,890	\$382,666	\$461,600	\$590,848	\$658,242

HCD 2024 Developer Fee Calculator - 04/03/2024

TCAC regulations - 04/03/2024

Project Name: 835 Turk Street
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#	N/A
		HCD Limit	Project Amt.	
	Maximum Total Developer Fee - 2d	\$0	\$948,787	\$948,787
Max Developer Fe	e payable from development funding sources	\$0	\$948,787	\$948,787
Deferred Developer Fee payable	e on a priority basis from available Cash Flow	\$0	\$0	
Deferred Developer Fee p	ayable exclusively from Sponsor Distributions	\$0	\$0	
Total Budgeted or Actual Developer Fee: \$948,787 Dev	veloper Fee Contributed as Capital: \$0	Deferr	ed Developer Fee:	\$0
Proposed Project Type: No Tax Credits P	roject's type of construction:			
UMR §8312(a)(2-3)	for Projects without tax credits Max HCD Develo	per Fee		
(choose only one in the "a", "b", or "c", subsections)				
a. Substantial rehab projects UMR §8312(a)(2)	C			
substantial rehab = construction cost for rehab work (excluding contractor	r profit and overnead) in excess of \$48,000 per u	nit		
Number of units (include manager's unit) First 30 units at:	#25.000 h #0			
Units in excess of 30 at:	\$35,000 each \$0 \$13,500 each \$0			
	\$13,500 each \$0 substantial rehab \$0			
b. Acquisition and rehab projects UMR §8312(a)(2)				
with construction cost for robob work (evaluding contractor profit and eval	hood) hotwoon \$11 500 \$29 000 per unit			
with construction cost for rehab work (excluding contractor profit and over	head) between \$11,500 - \$38,000 per unit			
Number of units (include manager's unit)				
Number of units (include manager's unit) First 30 units at:	\$16,000 each \$0			
Number of units (include manager's unit) First 30 units at: Units in excess of 30 at:	\$16,000 each \$0 \$7,500 each \$0			
Number of units (include manager's unit) First 30 units at:	\$16,000 each \$0 \$7,500 each \$0			
Number of units (include manager's unit) First 30 units at: Units in excess of 30 at:	\$16,000 each \$0 \$7,500 each \$0			
Number of units (include manager's unit) First 30 units at: Units in excess of 30 at: Total acquisition and non-su	\$16,000 each \$0 \$7,500 each \$0			
Number of units (include manager's unit) First 30 units at: Units in excess of 30 at: Total acquisition and non-su c. All other projects UMR §8312(a)(3)	\$16,000 each \$0 \$7,500 each \$0			
Number of units (include manager's unit) First 30 units at: Units in excess of 30 at: Total acquisition and non-su c. All other projects UMR §8312(a)(3) Number of units (include manager's unit)	\$16,000 each \$0 \$7,500 each \$0 bstantial rehab \$0			

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No

Instructions: In the yellow shaded cells, enter the amount	•
amount from the program overiew tabs.	Capital Baseline Award - Progr
The tool will auto-calculate what the per unit should be for.	
	If amount exceeds \$100,000, applic
	ili amount exceeds \$100,000, applic
Instructions: In the yellow shaded cells, enter the number of HK+ Assisted Veteran Units	
The tool will auto-calculate what max eligible amount. For Veteran Op Award bonus.	

Match Calculator			
Dragues Oversiew A.C.		¢12 720 007	
- Program Overview, AJ6		\$12,729,907	
am Overview, K6		\$10,600,000	Addt'l Contrib
Total Match Contribution Needed		\$2,129,907	Does the Add'l Contr
Total HK+ Assisted Units 53			IF Add't Contributions Needed
Local Match Needed for Ea. U	nit	\$40,186.92	(Max Funds & Unit Mix Award
Does amount exceed \$100k No			
ant will need to bring in more capital sources	S.		

Veteran Operating Award Calc	ulator	
Number of HK+ Veteran Assisted Units	0	
Veteran Operating Award	\$0	

oution - Program Overview , W6 ibution match with what is needed? do not match, then the Local Ca, X5) will need to adjusted to Local	Yes apital Match Per Unit
Each Unit	cal Materi Needed for

§305. Scoring Criteria

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

 Site Control (Up to 20 Poin

Identification of the site suitable for development and evidence of site control, or

a. letter of intent, an exclusive negotiating agreement, ground lease, etc.). **NOTE**: { 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**)

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

Total Units 53 Total HK+ Development Cost \$12,729,907

b. Utilizing Publicly Owned Land: **5 points** will be awarded to Project that is located 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-

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

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

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

Does th

- Project operation subsidies: Up to one (1) point for each year through year fifte Applicant certifies that for each point assigned below, documentation meeting th for verification/score purposes?

Complete sheets "Operating Budget"	& "Cash Flow) before this chart.	Y	
Subsidy Name	Subsidy Type	Weight	Yea
N/A			
Operating Subsidies (PHACS)	Committed Operating Subsidy	1.00	Ę
Operating Subsidies (HSH Supportive	Committed Operating Subsidy	1.00	Ę
Operating Subsidy (LOSP)	Committed Operating Subsidy	1.00	1
Operating Subsidy (LOSP)	Committed Operating Subsidy	1.00	1
Operating Subsidy (LOSP)			
N/A			
N/A			
N/A			

Fundi

b. Homekey+ Award Utilization:

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

- Two (2) points for each 10% increment of Maximum Eligible Homekey+ Operat Maximum Eligible Award amount (for this Project) for Homekey operating fu Homekey+ Operating Award/request for this Project \$3,561,599
- No Homekey+ Operating Award Requested (20 points)
- Mental Health Services Act or Behavioral Health Services Act funds committed t meeting the EFC requirements in Article VII of this NOFA. (10 points)

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

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

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

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

	Project Name and Address	Project Development Type	Total Development Costs	Type of Tax Credits	# of Units	Hous
1	Diva Hotel (440 Geary Street, San Francisco CA 94102)	Acquisition & Rehabilitation	\$73,345,000	None	121	Aff F
2	685 Ellis Street (685 Ellis Street, San Francisco CA 94102)	Acquisition & Rehabilitation	\$19,900,000	None	74	lı H
3	1321 Mission Street (1321 Mission Street, San Francisco CA 94103)	Acquisition & Rehabilitation	\$86,500,000	None	160	Aff F

Documented evidence of LSP's experience helping persons address barriers to Project. The LSP may be an Applicant, or a member of the development team dwith the specific population(s) with Behavioral Health Challenges housed within 1 veterans, Homeless Youth, Chronically Homeless) and must describe how the S races, ethnicities, sexual orientations, gender identities, gender expressions, agar requirements.

- One point awarded for each year of service experience, after 3 years. (**up to 1**) How many lines/rows would you need to show the LSP experience?

			•	<u> </u>	
	Name of the LSP providing experience	Exp. Not within a housing project?	Project Name and Address	Project completion date	Date LSP started providing services.
1	Five Keys Schools and Programs	Yes	Bayshore Navigation Center/Site H, 125 Bayshore Blvd., San Francisco CA 94124	10/1/2018	10/1/2018
2	Five Keys Schools and Programs	Yes	Baldwin Hotel (Navigation Center), 74 6th Street, San Francisco CA 94103	7/1/2021	7/1/2021
3	Five Keys Schools and Programs	Yes	Adante Hotel/Site 35 (Extreme Weather Shelter), 610 Geary Street, San Francisco	5/1/2020	5/1/2020
4	Five Keys Schools and Programs	Yes	Mission Cabins (Tiny Homes Shelter), 1979 Mission Street, San Francisco CA 94103	4/1/2024	4/1/2024

5	Five Keys Schools and Programs Yes	Home Free Treasure Island, 1431 Halibut Court, San Francisco CA 94130	11/1/2020	11/1/2020
---	------------------------------------	--	-----------	-----------

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

File Name: 52. Commitment Letters, MOU(s) or other formal agreement Provide documentation as s section.

- 5. 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 large Points will be provided based on just this single TCAC Regulation (4 CCR § 103 Percentage of Assisted Units with **two-bedroom** or larges Units

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

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

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

Select "Yes" to **only one** of the items below, leave all other blank or "No" answe
Total Homekey Assisted Units 53 Number o

- At least 25% of Assisted Units restricted (3 points) No

- At least 50% of Assisted Units restricted (5 points) No

- At least 75% of Assisted Units restricted (10 points) No

- 100% of Assisted Units restricted (20 points) Yes 53

- c. The extent to which the Project commits to being accessible to persons with disa
 - Exceeds the state and federal accessibility requirements set forth in §508, sperpersons with mobility disabilities, as defined in 24 C.F.R. §8.22 and the parallel Number of Units that Exceeds the state and federal accessibility requirements for
 - A minimum of 10 percent of units with features accessible to persons with hear and CBC Chapter 11B provisions. (5 points)

Number of Units that Exceeds the state and federal accessibility requirements fc

6. Site	Selec	etion (Up to 40 Points)							
File Nar	ne:	53. Amenities Map	If applicable, provide a radiu						
Site a.		etion (Up to 12 points ; for Rural Projects: up Project site located within 1/2 mile of a bus	•						
The Project site is in proximity to essential services:									
b.	b. Grocery store – a full-scale grocery store/supermarket where staples, fresh mea								
NOT		Project site is in proximity to Within 1/2-mile applying for TCAC, it is advisable that the gro							
C.		th facility – a medical clinic (not merely a prival, or hospital (health facilities operated by Vet	,						
	The	Project site is in proximity to Within 1/2-mile	e radius						
NOTE : A qualifying medical clinic must accept Medi-Cal payments, or Medicare payn program for low-income patients.									
d.		ry – a book-lending public library. (up to 1 p o	,						
	The	Project site is in proximity to Within 1/2-mile	e radius						
e.		macy – may be included in a grocery store of	<u>, , , , , , , , , , , , , , , , , , , </u>						
	rne	Project site is in proximity to Within 1/2-mile	eradius						
f.	A pu	blic park or a community center accessible to	the general public. (up to 1 p						
	The	Project site is in proximity to Within 1/2-mile	e radius						
g.	char	speed internet service, with a minimum aver- ge to the tenants, and available within six mo to 3 points)	- ·						
		oposed Project site, Applicants certifies to pr	<u> </u>						
File Nar	ne:	54. High Speed Internet	Provide documentation of hi						

h. For Projects with units serving Homeless Youth: community colleges, universitie parenting youth, and/or community centers for youth (e.g., LGBTQ+ centers, drc Number of Homekey Assisted Units for Homeless Youth

7. Relocation Impacts (Up to -20 Points)

a. For any Project resulting in the permanent displacement of residents (not busine Does the proposed Project trigger State Relocation Assistance Law?

Will the proposed Project be resulting in the <u>permanent</u> displacement of resider

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 samincluding, but not limited to, cost-effectiveness, community impact (i.e. meeting the needs housing types, tenant stability and proximity to transit, and services and amenities.

End

Total Project/**Self** Score:

110.69

Total **Possible** Score:

176.00

Yes

rticle III, Applicants must score a minimum of 100 points to be eligible for funding	rticle III.	Applicants	must score a	a minimum	of 100	points to	be elic	aible for	fundina
--	-------------	-------------------	--------------	-----------	--------	-----------	---------	-----------	---------

ort and the Standard Agreement. Applicants should select criteria based on what t commits to the deliverable throughout the tenure of Homekey+ Project. Scores will be

	20				
a plan and timeline for obtaining site control along with other supporting evidence (e.g., §300-303 of this NOFA further outline site control requirements related to specific Project	20				
20					
	0				
per door of \$200,000, one (1) point will be assigned for every \$10,000 under the baseline					
per deer of \$200,000, one (1) point will be assigned for every \$10,000 drider the baseline					
Average total cost per Assisted Unit \$240,187 Points Assigned	0				
d on a site selected under Excess Sites (Executive Order N-06-19) or any land declared					
	0				
10) on any lond declared as Complete Landburg lands on a 2	N ₂				
19) or any land declared as Surplus Land by a local agency?	No				
	18				
unded services) that will be used to maintain the ongoing affordability and sustainability of					
, VASH vouchers, Mainstream vouchers, Faircloth to RAD conversions, tenant-based					
of commitment. Applications will need to score at least 10 points to be prioritized by the that will be prioritized in Homekey+.	13.69				
ne proposed project score at least 10 points to be prioritized by the Homekey+ Program.	Yes				
en (15). (up to 15 points)					
e EFC requirements in Article VII of this NOFA will be provide along with the Application	Voc				

arly	score>	0.72	0.71	0.70	0.70	0.86	1.00
ars	# Units	Year 1	Year 2	Year 3	Year 4	Year 5	Year 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
5	106	149,074	152,801	156,621	160,536	164,550	168,66
5	106	761,108	780,136	799,639	819,630	840,121	861,12
5	106	920,928	943,951	967,550	991,739	1,016,532	1,041,9
5	106	0	0	0	0	502,590	960,39
		-53,000	-53,000	-53,000	-53,000	-53,000	0
		0	0	0	0	0	0
		0	0	0	0	0	0
		0	0	0	0	0	0
ing R	Required	2,552,758	2,642,062	2,734,537	2,830,295	2,929,453	3,032,1
	Gap	(774,648)	(818,174)	(863,727)	(911,390)	(458,660)	(0)

ligible Award amount will earn more points. Applications that do not request an operating

4

ting Award not utilized.

unds.

\$4,452,000

Percentage of Unutilized Amount

20.00%

Applicant requesting an operating Homekey+ subsidy award

Yes

o the Project as evidenced by a letter from the local county behavioral health department

0 No

/ices Act funds committed to the Project?

40

development, ownership, or operation of a Project(s) similar in scope and size to the ience requirements.

requirement (development, ownership, or operation of affordable rental housing or arget Population). (**up to 15 points**)

15

ment (development, ownership, or operation of affordable rental housing or interim pulation)?

Yes

sing Type	Target Population	Other Population Type(s)	# of Units restricted to Target Population	Applicants responsibilitie s	Completion of Development, Ownership dates, or Operation dates.
ordable Rental	Homeless		121	Ownership	12/2/2020
nterim ousing	Homeless		74	Ownership	12/1/2022
ordable Rental	Homeless	Families	120	Ownership	3/1/2023

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

0 points) 10

Project Development Type	# of Units	Housing Type	Target Population	Other Population Type(s)	# of Units restricted to Target Population	Years providing services
Conversion	128 beds	Interim Housing	Homeless		128 beds	6.58
Conversion	200 beds	Interim Housing	Homeless		200 beds	3.83
Conversion	135 beds	Interim Housing	Homeless		135 beds	5.00
New Construction	60.00	Interim Housing	Homeless		60	1.08

Conversion	12.00	Interim Housing	At-Risk of Homelessness	Mature women survivors of trauma and	12	4.58
and Co-Applicant(s) and/or other involved partners documenting how the complete property manager, LSP, etc.) are connected and will work together on the Project. Embers of the team are aware of roles and responsibilities. (15 Points)						
tated above, b	e sure to ir	nclude all as de	scribed therein this	Upload	led to HCD?	Yes
r units, consistent with TCAC Regulations (4 CCR § 10325(g)(1)(A-I)), (10 points) 25(g)(1)(A). Applicants should still meet to meet the below (B-H)						
east 450 square feet and two bedroom Low-Income Units must include at least 700 at least 900 square feet of living space and four-bedroom Low-Income Units shall include with the requirements of another governmental agency to which the project is subject to retion of the Executive Director prior to the application submission. Bedrooms shall be adequately sized to accommodate families based on two persons per bedroom;					N/A	
s at year 15 fro	m the reco	ordation of the A	Affordability Covenar	nt, as described	d in §304(iii).	20
ncome limits at	year 15 fro	om the recordat	tion of the Affordabil	ity Covenant, a	s described in	Yes
r. of Homekey" Assisted Units being waived for potential accommodation as described above.						
abilities. (up to 10 points)						0
cifically providing a minimum of 15 percent of units with features accessible to ADAAG 2010 and CBC provisions; (5 points) or persons with mobility disabilities o o of total Project Units or persons with hearing or vision disabilities o o of total Project Units						

		13
is map with the amenities identified by markers	Uploaded to HCD?	Yes
its: up to 15 points) station, commuter rail station, ferry terminal, bus station, or public	bus stop? (4 points)	4 Yes
ıt, and fresh produce are sold. (up to 2 points)		2.00
jross interior square feet.		
ician, physician's assistant, or nurse practitioner on-site for a mini ualify if project is veteran serving). (up to 1 point)	mum of 40 hours each	1.00
nents, or Health Care for the Homeless, or have an equally compr	ehensive subsidy	
		1.00
\$)		2.00
oint)		1.00
gabits/second must be made available to each Unit for a minimum service date. Documentation of internet availability must be included	•	2.00
ice as described above?		Yes
igh speed internet availability.	Uploaded to HCD?	Yes
s, trade schools, apprenticeship programs, employment programs op-in youth centers). (up to 2 points)		
Are there at least two amenities located within 1 mile radiu	s as described above?	No

sses or	farm operations).		
es	Total Project Units	106	
ıts?			No

Negative Points Policy.

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

of Document

	1.00	1.00	1.00	1.00	1.00	1.00	
3	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Y
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
64	172,880	177,202	181,632	186,173	190,827	195,598	20
24	882,652	904,718	927,336	950,520	974,283	998,640	1,0
46	1,067,994	1,094,694	1,122,061	1,150,113	1,178,866	1,208,337	1,2
96	1,014,923	1,071,928	1,131,511	1,193,778	1,258,837	1,326,801	1,3
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
29	3,138,450	3,248,542	3,362,541	3,480,583	3,602,812	3,729,376	3,8
	(0)	0	(0)	0	0	(0)	

1.00	1.00	1.00
ear 13	Year 14	Year 15
0	0	0
0	0	0
0	0	0
0	0	0
00,488	205,500	210,638
)23,606	1,049,196	1,075,426
238,546	1,269,509	1,301,247
397,788	1,471,920	1,549,323
0	0	0
0	0	0
0	0	0
0	0	0
360,427	3,996,125	4,136,633
(0)	0	0

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:	The City and County of San Francisco
Applicant/Co-Applicant Address:	440 Turk Street
Applicant/Co-Applicant City:	San Francisco
Project Name:	835 Turk Street
Project Address/site:	835 Turk Street
Project City:	San Francisco
Project County:	San Francisco
Assessor Parcel Numbers (APNs):	0761/016A

To the local jurisdiction: The Applicant named above has submitted an application to the State Dept. of Housing and Community Development (HCD) requesting funding for the

Project readiness is a component of that process. Verific							
Is this Project approved "by right"?			•				Yes
			Applicable Projec		% Co	mplete	Approved Date
CEQA Environmental Clearance is in progress, approved	I, or determined to be unnecessary	CEQA	A No		10	00%	4/22/25
NEPA Environmental Clearance is in progress, approved, or determined to be unnecessary			No No		10	00%	4/22/25
Specify in the box below, items not required and explain	why (include documentation, if applica	ble):	•				•
			Required for this	Under Re	eview?		Completed and date
			Project?				completed
All necessary, discretionary, and non-discretionary public and other ministerial approvals are:	land use approvals except building pe	ermits	No	No			4/22/2025
Specify in the box below, items not required and explain	why (include documentation, if applica	ble):					
Dated: 5/8/2025							
	Carly Grob						
Statement Completed by (please print).	Carly Glob						
Signature:							
Title:	Principal Planner						
Agency or Department:	San Francisco Planning Department						
Agency or Department Address:	49 S. Van Ness Ave., Suite 1400						
Agency or Department Phone:	(628) 652-7600						

Full list of Uploads

				Green check
	FILE NAME	FILE DESCRIPTION		X mark, mea
HCD Excel Ap	plication			responsibility
File Name	01. HK Application Workbook	HK Application Excel Workbook.	Included	\checkmark
IID	sissed Observices			
	view" Sheet/Tab			7 /
File Name	02a. App1 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Included	Y
File Name	02b. App1 Authorizing Resolution	Authorizing Resolution	Included	V
File Name	02c. App1 Signature Block	Signature Block - upload in Microsoft Word Document.	Included	■ ✓
File Name	02d. App1 TIN Form	Completed Government TIN form.	Included	✓
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	\checkmark
File Name	03f. Co-App1 Cert of Good Standing	Dated 30 days or less from the application due date.	Included	\checkmark
File Name	03g. Co-App1 EIN Verification	EIN Verification (IRS form SS-4) (except jurisdictions)	Included	\checkmark
File Name	03h. Co-App1 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Included	\checkmark
File Name	03i. Co-App1 Payee Data Record	Completed Payee Data Record.	Included	\checkmark
File Name	03j. Co-App1 TIN Form	Completed Government TIN form (jurisdictions only).	Included	\checkmark
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	×

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				_
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	×
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	×
File Name	08c. AGP1 Resolution	Authorizing Resolution.	Not Applicable	×

En M	00 40040: 1 01 1	0: 1	NI-4 A
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
File Name	10b. MLLC OrgDoc1, MLLC OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Included
File Name	10c. MLLC Resolution	Authorizing Resolution.	Included
File Name	10e. MLLC Signature Block	Signature Block - upload in Microsoft Word Document.	Included
File Name	10f. MLLC Cert of Good Standing	Dated 30 days or less from the application due date.	Included
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
File Name	11. LP-2	Amendment to Certificate of Limited Partnership (LP-2)	Not Applicable
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
File Name	14. Existing HCD Award	Provide a copy of your existing HCD award letter - Upload as Capital EFCs	Not Applicable
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.	Not Applicable
File Name	17. CES Participation, CoC and Subsidy Form	Provide a plan for tenant selection, and it shall be reasonably detailed and comprehensive.	Included
File Name	18. Relocation Plan	Relocation Plan.	Included
File Name	19. CEQA	Copy of CEQA Determination Documents (if applicable).	Included

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 &	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.	Not Applicable
"Supportive S	ervices Plan" Sheet/Tab		
File Name:	22. LSP Contract	Lead Service Provider Contract, Agreement or Letter of Intent.	Included
File Name:	22. LSP NonApplicant Contract	Lead Service Provider Contract, Agreement or Letter of Intent. Lead Service Provider Contract, Agreement or Letter of Intent (non-Applicant provider).	Included
File 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
File Name	24. Property Management Plan	Submit Property Management Plan and Tenant Selection Policies	Included
"Threshold Re	equirements" Sheet/Tab 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
File Name	26. Project Ownership Structure	Provide a "Project Ownership Structure" chart.	Included
File Name	27. Non-Discrimination Policy	Provide a non-discrimination policy.	Included
File Name	28. Equity Statement	Provide Racial & Gender Equity statement by answering the above question.	Included
File Name	29. Engaging the Target Population Statement	Provide a response to the question above.	Included
File Name	30. Site Control	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
File Name	31. Indian Country Verification	Documentation verifying land is located in Indian Country as defined by 18 USC 1151.	Not Applicable
File Name	32. Fee or Trust Land Verification	Documentation verifying land is located on Fee or Trust Land.	Not Applicable
File Name	33. Project Use Change - Lot Split	For Projects that require a use change, lot split or other local approvals for permanent housing, include a commitment and plan to facilitate or expedite those processes, to not delay expenditure and occupancy requirements.	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.	Included

				_
File Name	35. Development Plan	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.	Included	√
File Name	36. Appraisal	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.	Not Applicable	×
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).	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	43. EFC #1, EFC #2, etc.	Provide a letter or other document for all funding commitments for developement and operating sources.	Included	✓
File Name	44. Housing First Statement	Provide relevant experience administering a Project in accordance with the core components of Housing First (Welfare & Institutions Code § 8255).	Included	✓
File Name	45. One-for-one Replacement	Provide a letter of commitment to ensure one-for-one replacement of units.	Included	✓
File Name	46. Existing Unit Mix	Provide an existing unit mix of the current site including residential/commercial shared space. (Units, kitchens, rooms, bathrooms, Unit Amenities/Features, parking spaces, etc.	Included	✓
File Name	47. Aerial Site Map	Provide an arerial map indicating the original target housing location and all proposed housing location(s).	Included	✓
File Name	48. Justification outside the neighborhood	Provide justification explaining why it is necessary to locate this replacement housing outside the target neighborhood (i.e., offsite) and how doing so supports and enables the Target Population to maintain housing.	Not Applicable	×
"Scoring" She	eet/Tab			1
File Name:	49. Excess state-owned property	Provide documentation/agreement for ground lease with the state to create affordable housing on Excess state-owned property.	Not Applicable	×
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 of formal agreement	her 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.	Included	\checkmark
"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	Included] <u>x</u>
The Name	55. Oor-Logal Explanation	upload separate from the application.	moladed	
OTHER				
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.	Included	✓ Only

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Application Development Team (ADT) Support Form V3 4/30/25 Please complete the "yellow" cells in the form below and email a copy to: AppSupport@hcd.ca.gov and Homekey.Help@hcd.ca.gov. A member of the Application Development Team will respond to your request. Application Full Name: Stacey Swain-Campos Date Requested: 5/20/25 4/30/25 Version Date: Tenderloin Neighborhood Development Email: scampos@tndc.org Contact Phone: 415-358-3942 Organization: Corporation Sheet/Tab **Status** Describe the issue/error or suggestion **ADT Status** Issue # Section Cell# Urgency name Date The project does not exceed # of ADA units required - so we've left these cells blank. But because we've left them blank, the Project AC106 / AC General Scoring Community Impact 1 108 Overview tab cell R12 reflects 0 ADA units. The project has 6 ADA Comment Noting that we didn't fill this tab out because we're submitting 3 Certification & General 2 ΑII ΑII Legal Disclosure individual disclosures for different entities Comment 3 4 5 6 7 8 9 10