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

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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) sc 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 Comp Microsoft Office 2013 or newer to complete the application.

Document

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 s with.

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

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 consi negatively impact your point score.
"Orange" cells	are **required** attachments. Failure to provide the required attachments and documentation may disqualify your application from consideration or may r your point score. Electronically attached files must use the naming convention in the Application.
"Red" cells	indicate the Applicant(s) has failed to meet a requirement of the program, threshold, scoring, upload, or certification.
"Blue" cells	are self-score points awarded in the "Scoring" worksheet. These are automated calculations based on the inputs provided by the Applicant.

Disclosure of Application: The application is a public record, which may be available for public review pursuant to the California Public Records Act (CPRA) (Division 10 Section 7920.000) of Title 1 of the Government Code). After final Homekey+ Awards have been issued, HCD may disclose any materials provided by the Applicant to any 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@sfgov.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

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Homekey Summary (auto populated from "Max Funds & Unit Mix Award", and "Scoring" worksheets)					
Gap Financing Project type?	FALSE	New construction cost containment Project type?	FALSE		
Capital Baseline Award	$12,729,907	Additional Contribution	$0	**Total Requested Capital Award**	$12,729,907
Operating Subsidy	$3,561,599	50% Relocation Costs	$1,000,000	**Total Requested Operating Subsidy**	$3,561,599
				Total Requested Homekey Award (capital + operating + 50% relocation costs)	$17,291,506
Number of Doors at Acquisition	114	Number of Units Proposed in the Project	106	Number of Assisted Units	53
Number of At-Risk of Homelessness Units	0	Number of Chronically Homeless Units	0	Number of Homeless Units	106
Number of Homeless Youth or Youth at Risk of Homelessness Units	0			Number of Units accessible to persons with hearing or vision disabilities	0
Number of Units accessible to persons with mobility disabilities	0	Veteran 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 Applicant	Entity name	The City and County of San Francisco		
Eligible applicant type	City and County	Organization type: Public Agency		
File Name	02a. App1 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Uploaded to HCD?	Yes
File Name	02b. App1 Authorizing Resolution	Authorizing Resolution	Uploaded to HCD?	Yes
File Name	02c. App1 Signature Block	Signature Block - upload in Microsoft Word Document.	Uploaded to HCD?	Yes
File Name	02d. App1 TIN Form	Completed Government TIN form.	Uploaded to HCD?	Yes

Co-Applicant #1	Entity name	835 Turk LLC		
Eligible applicant type	Limited Liability Corporation	Organization type: Non-profit Corporation		
File Name	03a. Co-App1 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Uploaded to HCD?	Yes
File Name	03b. Co-App1 OrgDoc1, Co-App1 OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Uploaded to HCD?	Yes
File Name	03c. Co-App1 Authorizing Resolution	Authorizing Resolution	Uploaded to HCD?	Yes
File Name	03e. Co-App1 Signature Block	Signature Block - upload in Microsoft Word Document.	Uploaded to HCD?	Yes
File Name	03f. Co-App1 Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	Yes
File Name	03g. Co-App1 EIN Verification	EIN Verification (IRS form SS-4) (except jurisdictions)	Uploaded to HCD?	Yes
File Name	03h. Co-App1 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-App1 Payee Data Record	Completed Payee Data Record.	Uploaded to HCD?	Yes
File Name	03j. Co-App1 TIN Form	Completed Government TIN form (jurisdictions only).	Uploaded to HCD?	Yes

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

Co-Applicant #3	Entity name	N/A
Co-Applicant #4	Entity name	N/A
Managing General Partner	Entity name	N/A
Administrative General Partner #1	Entity name	N/A
Administrative General Partner #2	Entity name	N/A

Manager of LLC	Entity name	Five Keys Schools and Programs		
File Name	10a. MLLC Cert & Legal 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

Project Overview

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File Name	10g. MLLC Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Uploaded to HCD?	Yes
File Name	10h. MLLC Payee Data Record	Completed Payee Data Record.	Uploaded to HCD?	Yes

Additional Applicant(s) documents

File Name	11. LLC OA	Operating Agreement	Uploaded to HCD?	Yes

Are there affiliate or subsidiary entities that provide operational or financial support to the Applicant or Co-Applicants?	N/A
Is the Applicant an affiliate or subsidiary of another entity such as a parent company?	N/A
Will the Applicant rely on related party entity(ies) to develop, construct, or operate the proposed Project?	N/A

Project Development Type	Rehabilitation	Housing Type	Permanent Housing	Geographic Region	Bay Area
Project Name	835 Turk Street	Project Address	835 Turk Street		
Project County	San Francisco	Project City	San Francisco	State: CA	Project Zip 94102

(APNs):			Census Tract(s)		
0761/016A			160		

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 status.	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.	Yes
i. The list of eligible uses are as follows: (Applicants, please select all the items below for which the Homekey+ funds will be utilized for. Select "Yes" or "No") to all below	
a. 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).	Yes
b. Master leasing of properties for PSH.	No
c. Conversion of units from nonresidential to residential PSH. (i.e. adaptive reuse) and conversion of Interim Housing to PSH.	No
d. New construction of dwelling units (see §501).	No
e. Gap financing (**Strictly for** §502 ***project types*** **only**, please read and understand this section before selecting "Yes").	No
f. The purchase of affordability covenants and restrictions for units.	No
g. Relocation costs for individuals who are being displaced because of the Homekey+ Project.	Yes
h. Capitalized operating subsidies for PSH units purchased, converted, constructed, or altered with funds provided pursuant to HSC §50675.1.3.	Yes
ii. Applicant acknowledges that the **Ineligible** uses include all those stated at §201(ii).	Yes

§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

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

i. 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.)?	Yes

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

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

Will Homekey+ be funding **all units** in the proposed Project?	No
At time of acquisition, are there tenants residing at the Project site?	Yes

ii. 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 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
iii. 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 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

a. HCD reserves the right to set restrictions on the unit mix, rent levels, and other factors deemed necessary. To the maximum extent possible, these changes shall minimize the impact on the lowest income Project residents and shall be phased in as gradually as possible. If, following any increase in rents and income limits, or 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

vi. 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:

a. 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

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Existing Doors versus proposed Units (include Manager's Units)

	Beds	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 + Bdrm	Total # Doors /Units	Total # Bedrooms	Total # Buildings	Total # Mgr. Units	Total # of Parking Spaces
Existing	113	113	1					114	114		1	16
Proposed	106	106	0	0	0	0	0	106	106		0	0

Building types	New Construction Units	New Construction Stories	New Construction Bldgs.	Rehabilitation Units	Rehabilitation Stories	Rehabilitation Bldgs.
Townhouse/Row House						
One or Two Story Walk-Up						
Mid-Rise (3-5 stories)						
High-Rise (6+stories)				106	7	1
Detached Single Family						
Duplex/4-Plex						
Non-Residential Bldg(s)						
Totals	0		0	106		1

Unit Size	Baths	Layout	Avg. Sq. Ft.	All Doors / Units
0 Bdrm.	106		249	106
1 Bdrm.				0
2 Bdrm.				0
3 Bdrm.				0
4 Bdrm.				0
5 Bdrm.				0
Total Doors / Units				106

Applicant Notes

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 to create fully accessible mobility units. The final 106 residential units will all be SROs. The 1 one-bedroom unit will be used as tenant programming space, not as a manager's unit.

Amenities

Unit Amenities/Features

No	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	Yes	Television	Yes	Desk, Chair	Yes	Bed frame, mattres

Project Amenities

Elevator(s)	Yes	2
Laundry Rms.	Yes	1
Washers	Yes	2
Dryers	Yes	4

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
No	Tennis Court	No	Swimming Pool	No	Jacuzzi/Sauna	Yes	Bike Parking
			(Other)		(Other)		(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

Residential Space

Residential Units	26,912	Common Areas	14,720	Community Room	818	Leasing Office	935	Additional Storage Space	N/A
Subtotal Residential SF	43,385								
Maintenance Shop	259	Childcare Center	N/A	Service Area	N/A	Service Office	672		
Abandoned Space	4,121	Exterior	241	Roof	6234	(Other)	N/A		
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

Extra Parking Spaces Tenants may Rent	N/A	Total Handicap Parking Spaces	N/A
Grand Total Parking Spaces	0		

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

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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

Laundry

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
Monthly Income Per Space	$0
Annual Commercial Parking Income	$0

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

Enter Allowances for Tenant or Homeownership Paid Utilities by Bdrm. Size

Utilities	Type of Utility (Select from dropdown)	Does the owner or tenant pay utilities?	0 bdrm	1 bdrm	2 bdrms	3 bdrms	4 bdrms	≥5 bdrms
Heating								
Cooking	Electric	Owner						
Other Electric								
Air Conditioning								
Water Heating								
Water	Public	Owner						
Sewer	Public	Owner						
Trash	Private	Owner						
Other	Boilers - Gas	Owner						
		Total Tenant Utility Allowance	$0	$0	$0	$0	$0	$0

Source for utility allowances

Local PHA?	Yes	Name:	San Francisco Housing Authority				Effective date:	1/1/2025
HUD?	N/A	Utility Company (Actual Survey)?	N/A	CUAC?	N/A	Other?	N/A	

Applicant Notes:

Owner pays all utilities. Utility Allowances not applicable.

File Name	16. Utility allowance	Schedule of utility allowances.	Uploaded to HCD?	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

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

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

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

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

Project Overview

§507 Relocation

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

a. A Department-approved relocation plan; or

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

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 obligations under CEQA.

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

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

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

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

HUD Exchange   HCD's Environmental Review Guidance

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

Project Overview

V3 4/30/25

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

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

Development Sources

Construction	Committed?	Source Name (lien priority order)	Source Type	Lien No.	Residential Amount	Commercial Amount	Total Amount	Interest Rate	Required Payment	Loan Term (months)	Rate	Type	Amortizing Period (yrs.)	Type	Due in (yrs.)	Required Residential Debt Service	Required Commercial Debt Service	Tax-Exempt Amount	Deferred Amount
			Construction Totals		$29,000,000	$0	$29,000,000	Construction Terms			Permanent Terms								De
			Permanent Totals		$29,000,000	$0	$29,000,000				Interest Rate		Repayment Terms			$0	$0	$0	$0
Construction	No	Homekey+ Grant	State-HCD	1	$12,729,907	$0	$12,729,907	0.00%	None	55									
Construction	Yes	HSH Capital Loan	Local	2	$16,270,093	$0	$16,270,093	0.00%	None	55									
		Homekey+ Relocation			$1,000,000		$1,000,000												
		Deferred Developer Fees																	
Construction	Yes	Other Deferred Costs			$0														
		Developer Fee Contribution																	
		GP Equity																	
Construction	Yes	Gross Tax Credit Equity																	
Permanent																			
Permanent	No	Homekey+ Grant	State-HCD	1	$12,729,907	$0	$12,729,907				0.00%	None	55	None	55	$0	$0	$0	
Permanent	Yes	HSH Capital Loan	Local	2	$16,270,093	$0	$16,270,093				0.00%	None	55	Deferred	55	$0	$0	$0	
		Homekey+ Relocation			$1,000,000		$1,000,000												
		Deferred Developer Fees																	
		Developer Fee Contribution																	
		GP Equity																	
Permanent	Yes	Gross Tax Credit Equity																	

Applicant Comments: Include a description of unusual or extraordinary circumstances that have resulted in higher than expected Project costs and provide a justification as to why these costs are reasonable.

Costs are not extraordinary.

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
6711		Payroll Taxes	$65,000	Show free rent as an expense?
6722		Workers Compensation	$12,500	
6723		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
	Total Square Footage		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: Unrestricted Units	5.0%	
	Vacancy Rate: Tenant Assistance Payments	0.0%	
	Vacancy Rate: Other (Specify)	0.0%	
	Vacancy Rate: Laundry & Vending & Other Income	5.0%	

Annual Income and Expenses

	Vacancy Rate: Commercial Income		50.0%
5220/5240	Vacancy Loss(es)	$9,540	$0
	Effective Gross Income (EGI)	$2,012,370	$0
Acct. No.	Expenses	Residential	Commercial
Administrative 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 Expenses: 6400			
6450	Electricity	$60,375	
6451	Water	$53,885	
6452	Gas	$45,400	
6453	Sewer	$45,343	
	Other (Specify)		
6400T	Total Utilities Expenses	$205,003	$0
Operating and Maintenance Expenses: 6500			
6510	Payroll -- from above	$614,813	
6515	Supplies	$50,901	
6520	Contracts	$91,665	
6521	Operating & Maintenance Free Rent Unit -- from above	$0	
6525	Garbage and Trash Removal	$42,099	
6530	Security Contract		
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 Insurance: 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 Benefits--from above	$267,591	
6790	Miscellaneous Taxes, Licenses, Permits & Insurance		
6700T	Total Taxes and Insurance	$513,014	$0
Supportive Services Costs: 6900			
6990	Staff Supervisor(s) Salaries - from above	$49,020	
6990	Services Coordinator Salaries, On-Site - from above	$76,180	
6990	Other Supportive Services Staff Salaries - from above	$280,000	
6990	Supportive Services Admin Overhead	$114,166	
6990	Tenant Transportation (per SSP)		
6990	Staff training (per SSP)		
6990	Equipment		
6990	Supplies	$59,709	

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 Reserves: 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 Expenses: 6800			
6820	1st Mortgage Debt Service		
6830	2nd Mortgage Debt Service		
6840	3rd Mortgage Debt Service		
6890	Other HCD .42% (Specify)		
6890	Other HCD .42% (Specify)		
6890	Bond Issuer Fee		
6890	Miscellaneous Financial Expenses (specify)		
6890	Miscellaneous Financial Expenses (specify)		
6890	Miscellaneous Financial Expenses (specify)		
6890	Miscellaneous Financial Expenses (specify)		
6800T	Total Financial Expenses	$0	$0
	Cash Flow	($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
Services benefits are below in Row 125

Comments

Comments
PM & AM Fees
Bad Debts
Comments
Comments
Comments
Comments

Comments
Comments

Development Budget

DEVELOPMENT COST	Total Project Costs	Residential Costs	Commercial Costs	Comments and explanation of basis changes
LAND COST/ACQUISITION				
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				
Design	$1,016,883	$1,016,883		
Supervision	$747,881	$747,881		
Total Architectural Costs	$1,764,764	$1,764,764	$0	
Total Survey & Engineering	$581,934	$581,934		Includes Special Inspections
CONSTRUCTION INTEREST & FEES				
Construction Loan Interest	$0			
Origination Fee	$0			
Credit Enhancement/Application Fee	$0			
Bond Premium	$0			
Cost of Issuance	$0			
Title & Recording	$0			
Taxes	$0			
Insurance	$625,000	$625,000		
Employment Reporting	$0			
Other Construction Int. & Fees (Specify)	$0			
Other Construction Int. & Fees (Specify)	$0			
Total Construction Interest & Fees	$625,000	$625,000	$0	
PERMANENT FINANCING				
Loan Origination Fee	$0			
Credit Enhancement/Application Fee	$0			
Title & Recording	$50,000	$50,000		

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				
Legal Paid by Applicant	$75,000	$75,000		
Other Attorney Costs (Relocation Legal)	$0			
Other Attorney Costs (Specify)	$0			
Other Attorney Costs (Specify)	$0			
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			
Additional Replacement Reserve (capitalized)	$32,167	$32,167		The PNA submitted under Attachment 38 of this 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	$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:	

Scroll to the Right for more data input (sources) -->

Residential Sources and Uses Budget

Commercial Sources

USES OF FUNDS	Total Cost from Dev Budget	Homekey+ Grant	HSH Capital Loan	Homekey+ Relocation										Deferred Developer Fees	Developer Fee Contribution	GP Equity	Gross Tax Credit Equity	Total Residential Sources	Residential Costs Total	Commercial Costs Total			Residential Cost Difference Dev Budget vs. Sources
LAND COST/ACQUISITION																							
Land Cost or Value	$0																	$0	$0	$0			$0
Demolition	$0																	$0	$0	$0			$0
Legal	$0																	$0	$0	$0			$0
Land Lease Rent Prepayment	$0																	$0	$0	$0			$0
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	$0	$0			$0
Off-Site Improvements	$0																	$0	$0	$0			$0
Total Acquisition Cost	$0	$0	$0	$0	$0	$0	$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	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Predevelopment Interest/Holding Cost	$0																	$0	$0	$0			$0
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)	$0																	$0	$0	$0			$0
Excess Purchase Price Over Appraisal	$0																	$0	$0	$0			$0
REHABILITATION																							
Site Work	$0																	$0	$0	$0			$0
Structures	$15,783,043	$12,729,907	$3,053,136															$15,783,043	$15,783,043	$0			$0
General Requirements	$1,362,998		$1,362,998															$1,362,998	$1,362,998	$0			$0
Contractor Overhead	$0																	$0	$0	$0			$0
Contractor Profit	$733,012		$733,012															$733,012	$733,012	$0			$0
Prevailing Wages	$0																	$0	$0	$0			$0
General Liability Insurance	$499,218		$499,218															$499,218	$499,218	$0			$0
Urban Greening	$0																	$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	$0	$0			$0
Total Rehabilitation Costs	$18,425,862	$12,729,907	$5,695,955	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$18,425,862	$18,425,862	$0	$0	$0	$0
Total Relocation Expenses	$2,000,000		$1,000,000	$1,000,000														$2,000,000	$2,000,000	$0			$0
NEW CONSTRUCTION																							
Site Work	$0																	$0	$0	$0			$0
Structures	$0																	$0	$0	$0			$0
General Requirements	$0																	$0	$0	$0			$0
Contractor Overhead	$0																	$0	$0	$0			$0
Contractor Profit	$0																	$0	$0	$0			$0
Prevailing Wages	$0																	$0	$0	$0			$0
General Liability Insurance	$0																	$0	$0	$0			$0
Urban Greening	$0																	$0	$0	$0			$0
Other New Construction (Specify)	$0																	$0	$0	$0			$0
Other New Construction (Specify)	$0																	$0	$0	$0			$0
Other New Construction (Specify)	$0																	$0	$0	$0			$0
Other New Construction (Specify)	$0																	$0	$0	$0			$0
Other New Construction (Specify)	$0																	$0	$0	$0			$0
Other New Construction (Specify)	$0																	$0	$0	$0			$0
Other New Construction (Specify)	$0																	$0	$0	$0			$0
Total New Construction Costs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
ARCHITECTURAL FEES																							
Design	$1,016,883		$1,016,883															$1,016,883	$1,016,883	$0			$0
Supervision	$747,881		$747,881															$747,881	$747,881	$0			$0
Total Architectural Costs	$1,764,764	$0	$1,764,764	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,764,764	$1,764,764	$0	$0	$0	$0
Total Survey & Engineering	$581,934		$581,934															$581,934	$581,934	$0			$0
CONSTRUCTION INTEREST & FEES																							
Construction Loan Interest	$0																	$0	$0	$0			$0
Origination Fee	$0																	$0	$0	$0			$0

Credit Enhancement/Application Fee	$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
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
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	$0	$0	$0	$0	$0	$0	$0	$0	$50,000	$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	$0	$23,447,560	$23,447,560	$0	$0	$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			$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

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 Bond Issuer Fee)	$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	$0

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

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	$400,000	$0			$0
Capital Fees	$0																$0	$0	$0			$0
Marketing	$0																$0	$0	$0			$0
Furnishings	$462,000		$462,000														$462,000	$462,000	$0			$0
Market Study	$0																$0	$0	$0			$0
Accounting/Reimbursable	$65,000		$65,000														$65,000	$65,000	$0			$0
Appraisal Costs	$0																$0	$0	$0			$0
Broadband Readiness	$0																$0	$0	$0			$0
Organizational Costs	$15,000		$15,000														$15,000	$15,000	$0			$0
Utility Fees	$0																$0	$0	$0			$0
Security During Construction	$489,001		$489,001														$489,001	$489,001	$0			$0
Relocation	$0																$0	$0	$0			$0
Other	$0																$0	$0	$0			$0
Total Other Costs	$1,431,001	$0	$1,431,001	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,431,001	$1,431,001	$0	$0	$0	$0
SUBTOTAL PROJECT COST	$29,051,213	$12,729,907	$15,321,306	$1,000,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$29,051,213	$29,051,213	$0	$0	$0	$0

DEVELOPER COSTS

Developer Overhead/Profit	$0																	$0	$0	$0			$0
Consultant/Processing Agent	$798,787	$0	$798,787															$798,787	$798,787	$0			$0
Project Administration	$0																	$0	$0	$0			$0
Broker Fees Paid to a Related Party	$0																	$0	$0	$0			$0
Construction Oversight by Developer	$150,000		$150,000															$150,000	$150,000	$0			$0
Other Developer Costs (Specify)	$0																	$0	$0	$0			$0
Total Developer Costs	$948,787	$0	$948,787	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$948,787	$948,787	$0	$0	$0	$0
TOTAL PROJECT COST	$30,000,000	$12,729,907	$16,270,093	$1,000,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$30,000,000	$30,000,000	$0	$0	$0	$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	$0	$0	$30,000,000	$30,000,000	$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 Restricted Rent	
###########	Annual Net Proposed Rent	
$0	Annual Unrestricted Rent	

ed	Target Population										Other population		TDC Per Door $283,018								
Baseline Capital Amounts	Homeless	Chronic Homelessness	At Risk of Homelessness	Homeless Youth or Youth at Risk of Homelessness	Veteran Homeless	Veteran Chronic Homelessness	Veteran At Risk of Homelessness	Veteran Homeless Youth or Youth at Risk of Homelessness	Other HCD Funding Source	Other HCD Funding Units	Special Needs Units	Senior Units	TDC HK+ Assisted x Units	Local Capital Match Per Door/Unit	Total Local Capital Match Assisted Units	HK+ Contribution / Match Assisted Units	Relocation Costs	Total Baseline plus HK+ additional Award	Total HK+ Restricted Units	Other Restricted Units	Total Un-Restricted Units
############	53	0	0	0	0	0	0	0	0	0	53	0	$537,576	###########	###########	###########	###########	############	53	0	
	53	0	0	0	0	0	0	0	0	0	0	0	$537,576	###########			###########			53	
	0	0	0	0	0	0	0	0	0	0	0	0	$537,576	###########			$0	$200,000		0	
													$537,576								
													$537,576								
													$537,576								
													$537,576								
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													$537,576								
$10,600,000	106	0	0	0	0	0	0	0	0		53	0	$14,514,541	$600,935	$2,129,907	$2,129,907	$2,000,000	$24,929,907	53	53	0
																	$2,000,000				
																	$1,000,000				
																	$2,000,000				

				Rental Subsidy Program Name (Specify)			Rental Subsidy Program Name (Specify)			Rental Subsidy Program Name (Specify)			Rental Subsidy Program Name (Specify)					
Restricted Monthly Rents	Unrestricted Monthly Rent	Proposed Monthly Rent	Monthly Utility Allowance	Monthly Rent Subsidy Amount	Subsidy Units	Monthly Subsidy Amount	Monthly Rent Subsidy Amount	Subsidy Units	Monthly Subsidy Amount	Monthly Rent Subsidy Amount	Subsidy Units	Monthly Subsidy Amount	Monthly Rent Subsidy Amount	Subsidy Units	Monthly Subsidy Amount	Net Monthly Restricted Rent	Net Monthly Proposed Rent	Monthly Unrestricted Rent
#########		########		$0	53											###########	$7,950	
#########		########		$0	53											###########	$7,950	
		$0		$0	0													
				$0	106	$0	$0	0	$0	$0	0	$0	$0	0	$0	$108,968	$15,900	$0

Gap Calculation	
	############
/Investor Equity	$0
Partner Equity (Including Deferred Developer Fee)	$0
ded	############
or Bond Debt Financing	$0
ıts.	############
	############

	############
ssisted Units	############
idy amount/award	############
	############
plication	############
nt (From "Dev Sources" sheet Cell "G23")	############
	############
	############
ding relocation costs)	############

ch

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? Yes

perating Award is tied to the amount of the Applicant's fully committed matching funds. Sources are only
d 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
ating 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 Calcula

TCAC/CDLAC/AHSC/CalHFA Income Limits Calcu

Income Level	Househ			
	1	2	3	4
120%	$164,520	$188,040	$211,560	$234,960
110%	$150,810	$172,370	$193,930	$215,380
100%	$137,100	$156,700	$176,300	$195,800
95%	$130,245	$148,865	$167,485	$186,010
90%	$123,390	$141,030	$158,670	$176,220
85%	$116,535	$133,195	$149,855	$166,430
80%	$109,680	$125,360	$141,040	$156,640
75%	$102,825	$117,525	$132,225	$146,850
70%	$95,970	$109,690	$123,410	$137,060
65%	$89,115	$101,855	$114,595	$127,270
60%	$82,260	$94,020	$105,780	$117,480
40%	$54,840	$62,680	$70,520	$78,320
35%	$47,985	$54,845	$61,705	$68,530
30%	$41,130	$47,010	$52,890	$58,740
25%	$34,275	$39,175	$44,075	$48,950
20%	$27,420	$31,340	$35,260	$39,160
15%	$20,565	$23,505	$26,445	$29,370

CalHFA 50% Rent Limits

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

Level	0 Bdrm.	1 Bdrm.	2 Bdrm.

TCAC/CDLAC/AHSC Rent Limits

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

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

			$4,844,268	$91,401	$7,617

Applicant(s) **total** operating subsidy committed amount	$45,358,556
Applicant(s) estimated **annual** subsidy amount	$4,844,268
Applicant(s) estimated monthly assisted per unit subsidy amount	$7,617
Homekey+ estimated monthly assisted per unit subsidy amount/award	$1,400
Homekey+ estimated **annual** subsidy amount/award	$890,400
Homekey+ **total** operating subsidy amount/award	$4,452,000
Homekey+ total operating subsidy amount/award requested	$3,561,599
Per cashflow, estimated **Homekey+** **total** amount/award based on need	$3,561,599

ermined 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 submit documentation showing that
ating funding were sought but were unavailable to support Project operations. The Applicant must demonstrate that they:

sible federal, state, and local sources of rental assistance and other operating assistance to support
sisted Units; and

ided applications or other written requests to the appropriate entity to secure Project-based rental or other
ance to support operating the Assisted Units; or

er evidence from the appropriate entities that rental assistance and other operating assistance is not
port operating the Assisted Units.

es to also commit to continuing to seek operating funding in future years as funding becomes available.
ncouraged to collaborate with their county behavioral health department to secure housing intervention
by the Behavioral Health Services Act, which becomes available in July 2026. — Yes

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
ses such as utilities, maintenance, management fees, taxes, licenses, and Supportive Services costs. — Yes

s that Awards for Operating Expenses shall not pay for the following expenses: §206(v)(a-g). — Yes

s 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
e eligible Operating Expenses, as outlined in this NOFA. HCD has the sole right to extend the expenditure
5 years. The deposit of the Homekey+ Award for Operating Expenses into the COSR does not count as — Yes

uired 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
period up to five (5) years. Eligible Applicants may include funds from the Homekey+ Award for Operating
udget for up to ten years from occupancy, as described in (vi.). Non-Homekey+ sources may be obtained
any federal, state, local, private, or philanthropic source. Applicants are encouraged to consider: see — Yes

ntial match sources is not exhaustive. Operating match requirements and the Project's potential match
during the required pre-application consultation.

nts acknowledges that the following requirements apply to operating match contributions: — Yes

st ensure the laws governing any funds to be used as matching contributions do not prohibit those funds
Homekey+ funds; and

e used to satisfy the matching requirements of another program, then funding from that program may not be
requirements of the Homekey+ program.

imits described throughout this NOFA, Homekey+ will implement additional funding limits as follows:

nt that is not an Eligible Applicant will be limited to a maximum of four (4) Homekey+ Awards. At the sole
Director of HCD or the Director's designee, requests for an exemption to this limit may be approved based
ing, but not limited to, CalVet consultation as applicable, Co-Applicant capacity and Co-Applicant
prior HCD awards.

Co-Applicants contemplate more than four (4) Homekey+ awards? — No

ding Limit:

s acknowledges that for other Projects, exclusive of gap financing projects described in Section 502, no
n $35 million in total HCD sources may be used per Project. — Yes

ect funding limits applies to Homekey+ capital and operating funds, and to all HCD sources of permanent
onsite development costs and operating costs. Grants from other HCD programs are excluded from this per
nding limit.

le discretion of the Director of HCD or the Director's designee, with CalVet consultation as applicable, per
nding 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
orities, is high scoring, is located in high or highest resource areas as identified in the 2023 Opportunity
dopted January 2023, and/or is located in a high-cost region. Applicants asserting the Project is in a high-
shall provide data from HUD, the United States Census Bureau, or another authoritative source to validate
tion. All exemption requests shall not exceed ten percent (10%) above the per Project funding limit.

pplicant be requesting excess of Project funding limit for the proposed Project? — No

the HCD's Repeal of Stacking Prohibition of Multiple Department Funding Sources memo (Administrative
ated August 20, 2021, is hereby incorporated by this reference as if set forth in full herein, and it shall be
st ensure that all HCD funding sources in the Project are represented pursuant to the memo. Homekey+
d with other HCD funding sources in a manner that causes either the per unit or total Project funding to
ent cost. — Yes

Prohibition of Multiple Department Funding Sources memo

g under gap financing Section 502, are excluded from the limits within the memo.

rding any of the above requirements or answers.

End of Document

tion Tables

ılated from HUD 50% Income Limits

old 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

d 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

4/1/2024

county_name	lim50_21p1	lim50_21p2	lim50_21p3	lim50_21p4	lim50_21p5	lim50_21p6	lim50_21p7	lim50_21p8
Alameda	$54,500	$62,300	$70,100	$77,850	$84,100	$90,350	$96,550	$102,800
Alpine	$37,000	$42,250	$47,550	$52,850	$57,050	$61,300	$65,550	$69,750
Amador	$35,300	$40,350	$45,400	$50,400	$54,450	$58,500	$62,500	$66,550
Butte	$31,750	$36,300	$40,850	$45,350	$49,000	$52,600	$56,250	$59,850
Calaveras	$33,150	$37,850	$42,600	$47,300	$51,100	$54,900	$58,700	$62,450
Colusa	$30,800	$35,200	$39,600	$43,950	$47,500	$51,000	$54,500	$58,050
Contra Costa	$54,500	$62,300	$70,100	$77,850	$84,100	$90,350	$96,550	$102,800
Del Norte	$30,800	$35,200	$39,600	$43,950	$47,500	$51,000	$54,500	$58,050
El Dorado	$41,300	$47,150	$53,050	$58,950	$63,650	$68,400	$73,100	$77,850
Fresno	$30,800	$35,200	$39,600	$43,950	$47,500	$51,000	$54,500	$58,050
Glenn	$30,800	$35,200	$39,600	$43,950	$47,500	$51,000	$54,500	$58,050
Humboldt	$30,950	$35,350	$39,750	$44,150	$47,700	$51,250	$54,750	$58,300
Imperial	$30,800	$35,200	$39,600	$43,950	$47,500	$51,000	$54,500	$58,050
Inyo	$30,800	$35,200	$39,600	$43,950	$47,500	$51,000	$54,500	$58,050
Kern	$30,800	$35,200	$39,600	$43,950	$47,500	$51,000	$54,500	$58,050
Kings	$30,800	$35,200	$39,600	$43,950	$47,500	$51,000	$54,500	$58,050
Lake	$30,800	$35,200	$39,600	$43,950	$47,500	$51,000	$54,500	$58,050
Lassen	$30,800	$35,200	$39,600	$43,950	$47,500	$51,000	$54,500	$58,050
Los Angeles	$48,550	$55,450	$62,400	$69,350	$74,900	$80,450	$86,000	$91,550
Madera	$30,800	$35,200	$39,600	$43,950	$47,500	$51,000	$54,500	$58,050
Marin	$68,550	$78,350	$88,150	$97,900	$105,750	$113,600	$121,400	$129,250
Mariposa	$30,800	$35,200	$39,600	$43,950	$47,500	$51,000	$54,500	$58,050
Mendocino	$31,650	$36,200	$40,700	$45,200	$48,850	$52,450	$56,050	$59,700
Merced	$30,800	$35,200	$39,600	$43,950	$47,500	$51,000	$54,500	$58,050
Modoc	$30,800	$35,200	$39,600	$43,950	$47,500	$51,000	$54,500	$58,050
Mono	$32,700	$37,400	$42,050	$46,750	$50,450	$54,200	$57,950	$61,700
Monterey	$46,350	$53,000	$59,600	$66,200	$71,500	$76,800	$82,100	$87,400
Napa	$51,400	$58,700	$66,100	$73,400	$79,300	$85,150	$91,050	$96,900
Nevada	$36,500	$41,700	$46,900	$52,100	$56,300	$60,450	$64,650	$68,800
Orange	$55,250	$63,100	$71,050	$78,900	$85,250	$91,550	$97,850	$104,150
Placer	$41,300	$47,150	$53,050	$58,950	$63,650	$68,400	$73,100	$77,850
Plumas	$32,250	$36,850	$41,450	$46,050	$49,750	$53,450	$57,150	$60,800
Riverside	$35,900	$41,000	$46,100	$51,250	$55,350	$59,450	$63,550	$67,650
Sacramento	$41,300	$47,150	$53,050	$58,950	$63,650	$68,400	$73,100	$77,850
San Francisco	$68,550	$78,350	$88,150	$97,900	$105,750	$113,600	$121,400	$129,250
San Joaquin	$33,750	$38,600	$43,400	$48,200	$52,100	$55,950	$59,800	$63,650
San Luis Obis	$44,600	$50,950	$57,300	$63,650	$68,750	$73,850	$78,950	$84,050
San Mateo	$68,550	$78,350	$88,150	$97,900	$105,750	$113,600	$121,400	$129,250
Santa Barbara	$56,950	$65,050	$73,200	$81,300	$87,850	$94,350	$100,850	$107,350
Santa Clara	$64,550	$73,750	$82,950	$92,150	$99,550	$106,900	$114,300	$121,650
Santa Cruz	$63,400	$72,450	$81,500	$90,550	$97,800	$105,050	$112,300	$119,550
Shasta	$31,200	$35,650	$40,100	$44,550	$48,150	$51,700	$55,250	$58,850
Sierra	$30,800	$35,200	$39,600	$43,950	$47,500	$51,000	$54,500	$58,050
Siskiyou	$30,800	$35,200	$39,600	$43,950	$47,500	$51,000	$54,500	$58,050
Solano	$44,050	$50,350	$56,650	$62,900	$67,950	$73,000	$78,000	$83,050
Stanislaus	$31,900	$36,450	$41,000	$45,550	$49,200	$52,850	$56,500	$60,150
Sutter	$30,800	$35,200	$39,600	$43,950	$47,500	$51,000	$54,500	$58,050
Tehama	$30,800	$35,200	$39,600	$43,950	$47,500	$51,000	$54,500	$58,050
Trinity	$30,800	$35,200	$39,600	$43,950	$47,500	$51,000	$54,500	$58,050
Tulare	$30,800	$35,200	$39,600	$43,950	$47,500	$51,000	$54,500	$58,050
Tuolumne	$33,900	$38,750	$43,600	$48,450	$52,350	$56,200	$60,100	$63,950
Ventura	$49,250	$56,300	$63,350	$70,350	$76,000	$81,650	$87,250	$92,900
Yolo	$40,400	$46,150	$51,900	$57,650	$62,300	$66,900	$71,500	$76,100
Yuba	$30,800	$35,200	$39,600	$43,950	$47,500	$51,000	$54,500	$58,050

Supportive Services Plan

Section 2: Referrals (NOFA §505. Tenant Referrals)

The following prompts address the required use of the Coordinated Entry System (CES) for all referrals into Homekey+ Assisted Units or an alternate comparable prioritization system based on greatest need. Note that use of standard waiting lists is prohibited, in that both of these systems must prioritize referrals based on highest acuity needs, rather than first-come first served. Applicants must demonstrate efforts to coordinate with their local county behavioral health department to ensure the referral process to the Homekey+ Assisted Units is aligned with the requirements of this NOFA.

a. Describe how the local CES will be used to fill Homekey+ Assisted Units based on the use of a standardized assessment tool which prioritizes those with the highest need and the most barriers to housing retention. Include the CES agency's name, primary staff person's name, and contact information. If the local CES is not yet operational, describe when it will be established and the plan to use it.

> The City of San Francisco's Coordinated Entry is the foundation of the Homelessness Response System (HRS) and is designed to assess, prioritize and match people experiencing homelessness to housing opportunities. Coordinated Entry organizes the Homelessness Response System with a common population-specific assessment, a centralized data system, a "by name" database of clients and a prioritization method. Coordinated Entry Access Points are the community gateways into San Francisco's Homelessness Response System and serve: Adults, Families and Transitional Age Youth. CE Access Points are located throughout the City and are operated by local non-profit service providers. At these community Access Points, eligible adults, youth and families experiencing homelessness are provided with Problem Solving opportunities, shelter, housing opportunities, and other services in San Francisco. The city operates separate Access Points for adults, families, and youth, which are designed to facilitate access to the HRS for each population. All Access Points provide the same assessment approach, including standardized decision-making based on the unique needs of the individuals and families they are designed to serve. The Department of Homelessness and Supportive Housing adopted CES Standards on February 1, 2021 and this, along with contact information, are attached to this application for reference.

b. If using a separate comparable prioritization system than CES please describe that system. 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.

> Not applicable.

Section 3: Housing First Certification §504

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. Complete the checklist below to certify compliance with Housing First.

Tenant Screening

1.	If the project cannot serve someone, it works through the coordinated entry process to ensure that those individuals or families have access to housing and services elsewhere.	Yes
2.	The project does everything possible not to reject an individual or family based on poor credit or financial history, poor or lack of rental history, minor criminal convictions, or behaviors that are interpreted as indicating a lack of "housing readiness."	Yes
3.	Access to the project is not contingent on sobriety, minimum income requirements, lack of a criminal record, completion of treatment, participation in services, or any other unnecessary condition not imposed by the terms of the funding itself.	Yes
4.	People with disabilities are offered clear opportunities to request reasonable accommodations within applications and screening processes and during tenancy. Building and units include physical features that accommodate disabilities.	Yes

Housing-Based Voluntary Services

1.	If serving youth experiencing homelessness, services use a positive youth development model and culturally competent services to engage with tenants.	N/A
2.	Services are informed by a harm-reduction philosophy that recognizes that substance use/ addiction are a part of some tenants' lives. Tenants are engaged in non-judgmental communication regarding substance use and are offered education regarding safer practices and how to avoid risky behaviors.	Yes
3.	Case managers and service coordinators who are trained in and actively employ evidence-based practices for client engagement, including, but not limited to, motivational interviewing and client-centered counseling.	Yes
4.	Participation in services or compliance with service plans are not conditions of tenancy but are reviewed with tenants and regularly offered as a resource to tenants. Housing and service goals and plans are highly tenant driven.	Yes
5.	Supportive services emphasize engagement and problem-solving over therapeutic goals.	Yes

Housing Permanency

1.	Substance use in and of itself, without other lease violations, is not considered a reason for eviction.	Yes
2.	Tenants in supportive housing are given reasonable flexibility in paying their share of rent on time and offered special payment arrangements for rent arrears and/or assistance with financial management, including representative payee arrangements.	Yes
3.	Every effort is made to provide a tenant the opportunity to transfer from one housing situation, program, or project to another if tenancy is in jeopardy. Whenever possible, eviction back into homelessness is avoided.	Yes
4.	Program Requires Housing Providers to Provide Tenants with Leases and Reflects Tenants' Rights & Responsibilities Of Tenancy Under CA Law (including eviction protections).	Yes
5.	§302(i)(b) Applicants certifies to provide and maintain written policies and procedures covering: §302(i)(b)(1-5)	Yes

Part II. Supportive Services Detail

Section 1: Lead Service Provider Information

If already identified, list the supportive service provider (s) for the Target Population and any proposed sub-populations to be served by the Project. If more than one Provider will be offering services, clearly identify who the Lead Service Provider is and describe how services will be coordinated.

Provider Name	Populations the Provider will serve	Services Provider will offer
City and County of San Francisco, Department of Homelessness and Supportive Housing (HSH) as contract manager to provider under local procurement policies	Homeless Adults	Outreach, Intake and Assessment, Case Management, Housing Stability Support, Coordination with Property Management, Wellness and Safety Checks, Community Building and Socialization, Exit Planning Strategies
Five Keys School and Programs	Homeless Adults	Lead Services Provider: Outreach, Intake and Assessment, Case Management, Housing Stability Support, Coordination with Property Management, Wellness and Safety Checks, Community Building and Socialization, Exit Planning Strategies
City and County of San Francisco Department of Public Health - PHACs team	Homeless Adults	On-call, clinical mental health and substance use disorder services
City and County of San Francisco Department of Public Health - Full Service Partnerships (FSP) and Intensive Case Management(ICM) programs	Homeless adults	Both the FSP and ICM programs provide clinical supports for homeless adults with mental illness or substance use disorder. HSH assumes 33 to 50% of CE housing status households are current program participants and will keep these services.

Describe any known conflicts and/or the mitigation strategy for when Homekey+ funding or other program requirements conflict with Housing First practices, as applicable.

> Not applicable.

If your tenant households will include minor children and/or adult dependents, describe any additional criteria that will be used to ensure prospective tenants are eligible to occupy the Homekey+ Assisted Units.

> Not applicable.

Section 2: Supportive Services Chart

Required Services: List and describe all services as required in §302 to be offered to tenants of the Homekey+ Assisted Units.

Resident Service	Service Description	Frequency	Hours	Service Provider	Off-site Service Location
List each service separately	Describe service, including the degree to which services are provided.	Frequency of services provided	Provide the hours of availability	Provider's Name	If service is on-site, leave blank. Enter distance, in miles, to off-site service and list resident commuting options. Reasonable access is access that does not require walking more that one-half mile.
Case management	4 FTE on site case managers: 1 FTE on site case manager supervisor; provides supervision and supports work of the case managers. Case management staff provide services to tenants with the primary goal of maintaining housing stability, including ongoing meetings and counseling to establish goals, develop services plans that are tenant-driven without predetermined goals, provide referrals and linkages to off-site Support Services, and support tenants toward	Depends on needs of tenants	8 hours a day; 5 days a week	Five Keys Schools and Programs	
Peer support activities	HSH funds case management for peer support activities such as support groups and workshops. The Service Provider will provide these activities as needed by the tenants.	Depends on needs of tenants	8 hours a day; 5 days a week	Five Keys Schools and Programs	
Mental health care	HSH-funded services provided by Five Keys will coordinate provision of mental health care through onsite case management. Support includes therapy and counseling, either on-site or through referral	Depends on needs of tenants	8 hours a day; 5 days a week	SF DPH	

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	Uploaded to HCD?	Yes

Section 2: Staffing Ratios

1. Complete case manager staffing ratio chart to show how many staff are assigned per client (for example 2:1, 3:1, etc.). Include all case management. Provide only the number of ongoing direct service staff positions that will provide services to the tenants of the Homekey+ Assisted Units, (for example, case manager, psychiatric nurse, services coordinator, etc.).
Do not include supervisors, peer support positions, or HMIS Administration positions.

Population Type:	Chronically Homeless (cannot exceed 20 to 1 ratio)	Homeless (cannot exceed 25 to 1 ratio)	At-Risk of Homelessness (cannot exceed 40 to 1 ratio)	Homeless Youth, or Youth at Risk of Homelessness (cannot exceed 15 to 1 ratio)	Veterans Chronically Homeless (cannot exceed 20 to 1 ratio)	Veterans Homeless (cannot exceed 25 to 1 ratio)	Veterans At-Risk of Homelessness (cannot exceed 40 to 1 ratio)	Veterans Homeless Youth, or Youth at Risk of Homelessness (cannot exceed 15 to 1 ratio)	Totals Units
Units Serving	0	106	0	0	0	0	0	0	106
Staff Serving		4.75							4.75
Case Manager		22.3 to 1							22.3 to 1

Describe staffing ratio special circumstances below.

Not applicable.

Part IV. Supportive Services and Property Management Budget

Provide a line item supportive services budget for the Project using the format below. Complete both income and expense portions of the budget on a yearly basis. Include all costs associated with implementing your SSP, including any in-kind services. Include income and expenses for all staff positions and partnering organizations who have committed time to the Project. Total expenses should equal total income. Add expense item categories & lines as necessary. Don't include costs associated with providing services in non-Homekey+ Assisted Units. If costs are associated with both Homekey+ & non-Homekey+ Assisted Units, include only the Homekey+ Assisted Units portion.

Staff Salaries: List by title of position. (This list must match the Staffing Chart above.)

Expense Item			Amount	Type	Funding Status	% of Total Budget
On-Site Manager(s)	FTE	1.00	#	Cash	Committed	#
On-Site Assistant Manager(s)	FTE	0.00	#			#
Supportive Services Staff Supervisor(s)	FTE	0.58	#	Cash	Committed	#
Supportive Services Coordinator, On-Site	FTE	1.00	#	Cash	Committed	#
Other Supportive Services Staff (inc. Case Manager)	FTE	4.00	#	Cash	Committed	#
On-Site Maintenance Employee(s)	FTE	2.00	#	Cash	Committed	#
On-Site Leasing Agent/Administrative Employee(s)	FTE	0.45	#	Cash	Committed	#
On-Site Security Employee(s)	FTE	6.00	#	Cash	Committed	#
PHACS Staffing	FTE	0.75	#	Cash	Committed	#
	FTE	0.00	#			#
	FTE	0.00	#			#
	FTE	0.00	#			#
Fringe Benefits			#	Cash	Committed	#
Total Staff Expenses			#			#

Staff Salaries: List by title of position. (This list must match the Staffing Chart above.)

Expense Item	Amount	Type	Funding Status	% of Total Budget
Tenant Transportation (per SSP)	#			#
Staff training (per SSP)	#			#
Equipment	#			#
Supplies	#	Cash	Committed	#
Travel	#			#
Office Rent/Occupancy Costs (don't include revenues	#			#
Training	#	Cash	Committed	#
Benefits associated with support services staff item	#	Cash	Committed	#
Supportive Services Admin Overhead	######## #####	Cash	Committed	#
Security Contract	## ##########			#
Other Supportive Services Costs (specify)	#			#
Total Expenses	#############			##################

Part V. Property Management Plans and Tenant Selection

Section 1: Property Management Plans and Tenant Selection

The Property Management Plan and tenant selection policies submitted with the Homekey+ application will be evaluated for the following consistent with state Housing First requirements. These documents must identify, describe, and utilize Housing First and low-barrier tenant selection processes that prioritize those with the highest needs for available housing. The descriptions of the use of Housing First and tenant selection in this SSP must be consistent with the Property Management Plan and the tenant selection policies. The Property Management Plan and tenant selection policies should address the following and be consistent with state Housing First requirements, as well as and other Homekey+ program requirements:

1. Applicant eligibility and screening standards	Included in Property Management Plan?	Yes
2. Confidentiality	Included in Property Management Plan?	Yes
3. Substance abuse policy	Included in Property Management Plan?	Yes
4. Communication between property manager and supportive services staff	Included in Property Management Plan?	Yes
5. Eviction policies and eviction prevention procedures	Included in Property Management Plan?	Yes
6. Process for assisting tenants to apply for different forms of cash and non-cash benefits to aid the household in retaining their housing, if needed	Included in Property Management Plan?	Yes
7. How applicants and residents will be assisted in making reasonable accommodation requests, in coordination with the services provider and persuasive to outside entities, such as Housing Authorities, to ensure that persons with disabilities have access to and can maintain housing	Included in Property Management Plan?	Yes
8. Policies and practices to facilitate Voluntary Moving On strategies	Included in Property Management Plan?	Yes
9. Appeal and Grievance Procedures	Included in Property Management Plan?	Yes
10. Payment of rent by residents during periods of hospitalization.	Included in Property Management Plan?	Yes
11. Coordination with property management for resolution of complaints from tenants or on behalf of tenants.	Included in Property Management Plan?	Yes
12. Use of best practices in service delivery for each unique Target Population served by the Project, including but not limited to critical time intervention; trauma-informed care and de-escalation; motivational interviewing; peer support; case conferencing; and providing care in a culturally competent manner.	Included in Property Management Plan?	Yes
13. Supportive Services for Youth Assisted Units must also include a Positive Youth Development (PYD) model and trauma-informed care. Services may include, but are not limited to, case management, income supports, educational and employment counseling, life skills, legal assistance, health and wellness, and family connection services. Youth Assisted Units occupied by a tenant over age 25 shall be replaced with a comparable unit in the same Project, if available. When a tenant older than 25 moves out of a unit restricted for Youth, the Youth Assisted Unit shall go back to serving Homeless Youth.	Included in Property Management Plan?	N/A

File Name	24. Property Management Plan	Submit Property Management Plan and Tenant Selection Policies	Uploaded to HCD?	Yes

Part VI. Measurable Outcomes and Plan for Evaluation

Specific target populations will likely have varying outcomes and evaluation strategies. List outcomes and evaluations plans specific to each target population.

Section 1: Measurable Outcomes

Outcomes are what you expect to happen for the people served by your Project. Outcomes are sometimes called results. Outcome objectives are time-specific measurable goals that identify how you know if you are achieving your desired results. Outcome objectives are sometimes called outcome benchmarks or indicators. Categorize the outcomes for your Project into the following three categories:

Category	Outcomes	Outcome Objectives
Residential Stability: Tenants maintain permanent housing (see examples in cell comments to the right)	1) At least 90% of participants will maintain their housing for a minimum of 12 months, move to other permanent housing, or be provided with more appropriate placements 2) Shall offer support services to 100% of all households who showed housing instability (e.g., non-payment of rent, program violations) at least once per incident.	Services will coordinate with Property Management on a weekly basis, and external community providers as needed to assist participants in maintaining housing. Services will engage in weekly wellness checks and tracks interactions with tenants through the individual assessments and ongoing referrals Services shall also provide housing related support that assists tenants in achieving goals.
Increased Skills and/or Income: Tenants gain job-related skills, participate in job-related training and/or education, gain stipend part-time or full-time supported employment, gain access to mainstream service/income support Programs for which they are eligible (see examples in cell comments to the right)	1) Five Keys shall offer assessment to 100% of participants within 90 days of move-in and annually therafter for primary medical care, mental health, and substance use and treatment needs, and to maximize their income and assist in applying for benefits for which they are eligible.	Services shall assess participant skills and goals at intake and encourage participants to engage in educational and employment services to increase education levels, skill levels, and find employment to increase tenant income.
Greater Self- Determination: Tenants gain daily living skills and ability to plan and advocate for themselves to maximize independence and self-sufficiency (see examples in cell comments to the right)	1) 75%of participants assessed with needs related to medical care, mental health, substance abuse, benefits and other income assistance will develop a service plan within the first six months, and Five Keys shall review service plans at least once every six months and update as needed.	Services shall create Individualized Service Plans to establish and support achievement of goals. Interactions, engagement, and weekly status will be documented to ensure participants are receiving the support they need. Service plans are reviewed every 6 months or as needed, to identify unmet needs and update plan accordingly.
Resident Satisfaction	1) At least 75% of participants shall complete an annual partiipant satisfaction survey and of those, 80% of participants completing an annual resident satisfaction survey will be satisfied or very satisfied with Support Services.	A written annual survey shall be offered to participants to gather feedback, satisfaction, and assess the effectiveness of services and systems within the program.Services shall offer assistance to participants regarding completion of the survey if the written format presents any problem.

Section 2: Plan for Evaluation

Describe your evaluation plan, including how you intend to collect, track and analyze data on the effectiveness of your Project, including the outcomes Projected above. Indicate who will analyze the data and perform your Program evaluation. (e.g., staff, consultant, etc.).

Data is reported by Support Service Providers on a monthly, quarterly and annual basis. Information is input into shared databases, CARBON and ONE (Online Navigation and Entry), managed by the City and County of San Francisco. There is least one dedicated HSH staff managing the contract with the Support Services Provider and who reviews the reports on the respective due dates, and provides feedback and follow-up as necessary. The HSH staff attends monthly operations meetings as needed to maintain quality oversight and ensure coordination among partners. Monitoring of the program occurs on an annual basis on-site at the building, at which time the program outcome objectives will be reviewed alongside program documents and client files. A comprehensive report, including findings and feedback, is then issued to the agency providing Support Services. Additionally, HSH will require programs to report how they will address issues of racial equity in services provided, the demographics of their staff at all levels, and internal mechanisms for advancement of staff of color. HSH will monitor and evaluate programs on their responsiveness to racial disparities.

Applicant Comments

No additional comments.

End of Document

Project Name	835 Turk Street	Number of Project Units:	106

HCD Reserve Requirements

Replacement Reserve Calculator UMR §8309

(a)	0.6% of New construction costs (structures excluding contractor profit, overhead, and general requirements and insurance):	$0	$0
	$500 per unit: (This is a placeholder for rehab projects and may be subject to higher amount)	$500	$53,000
(b)	Replacement Reserve Amount = *New construction: lesser of (a) and (b); Rehab: (b)*		$53,000
	HCD Required Replacement Reserve Amount - *included in "Operating budget"* tab		$53,000

Operating Reserve Calculator

					TAX CREDIT Project 3 Month Reserve Required	NON-TAX CREDIT Project 4 Month Reserve Required
1	Total Operating Expenses Excluding On-Site Service Coordinator Salaries.					
	(a) Total Operating Expenses:	$2,681,017	Amount subject to reserve calculation: *(a - b)*	$2,604,837	**$651,209**	**$868,279**
	(b) *Minus:* On-Site Service Coordinator Salaries:	$76,180				
2	Replacement Reserve amount from *above*: *(Cell AJ10)*			$53,000	**$13,250**	**$17,667**
3	Debt Service (including all HCD 0.42% Fees and Bond Issuer Fee)					
	Name of Lender *Operating Budget cells (D138 to D147)*			Annual Debt Service Amount	TAX CREDIT Project 3 Month Reserve Required	NON-TAX CREDIT Project 4 Month Reserve Required
	1st Mortgage Debt Service			$0	$0	$0
	2nd Mortgage Debt Service			$0	$0	$0
	3rd Mortgage Debt Service			$0	$0	$0
	Other HCD .42% (Specify)			$0	$0	$0
	Other HCD .42% (Specify)			$0	$0	$0
	Bond Issuer Fee			$0	$0	$0
	Miscellaneous Financial Expenses (specify)			$0	$0	$0
	Miscellaneous Financial Expenses (specify)			$0	$0	$0
	Miscellaneous Financial Expenses (specify)			$0	$0	$0
	Miscellaneous Financial Expenses (specify)			$0	$0	$0
	Other (Specify)				$0	$0
	Totals			$0	**$0**	**$0**
	UMR Required Operating 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

Program Threshold Requirements

Article III. Threshold and Scoring Criteria

§300. Threshold Requirements

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

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

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? — Yes

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

b. California's 58 Counties — County: San Francisco

c. The entities in a. and b. must have:

1 A compliant housing element as defined in Government Code §65589.9, at the time a Homekey+ application is submitted; and

Applicant(s) certifies to have a compliant housing element as defined in Government Code §65589.9. — Yes

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

iv. 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.

v. 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

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

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

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

a. 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 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.

b. Organizational documents supporting the resolutions submitted with the application. Eligible Applicants are exempted from this requirement. Notwithstanding the foregoing, HCD reserves the right to request additional documentation at any point to verify any entity's authority and/or organizational structure. For a complete list of organizational documents, refer to Appendix B.

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

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

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

viii. 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*? 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. — Homekey + website

File Name	28. Equity Statement	Provide Racial & Gender Equity statement by answering the above question.	Uploaded to HCD?	Yes

ix. 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. — Homekey + website

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

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

Site Control UMR §8303 and §8316

At time of application, does Applicant, or its wholly controlled affiliate have site control pursuant to UMR §8303? — Yes

Type of site control:	Date	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	Current owner street address	City	State	Zip code
The City and County of San Francisco	1 South Van Ness Avenue, 5th Floor	San Francisco	CA	94102

Below, provide details for unusual site control special circumstances, and for applications with multiple or non-contiguous parcels, scattered sites, lot line adjustments, air rights parceling, phased projects, or other complex land transactions, including unique value calculations and explanations as applicable:

Not applicable.

Below, describe planned and completed property transfers occurring in connection with development of the proposed Project.

Not applicable

Ground Lease planned?		Yes
Lessor	**Term**	**Annual Payment**
The City and County of San Francisco	55 years	$1

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).	Uploaded to HCD?	Yes

§300(h). For Applicants proposing sites that will 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.

Does the proposed Project require a use change, lot split or other local approvals for permanent housing? Yes

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.	Uploaded to HCD?	Yes

xi. A preliminary title report **for each site**, dated within 90 days of application submission.

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.	Uploaded to HCD?	Yes

xii Applicant(s) certifies to 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. Please see Homekey+ website for guidance at the time of application release. Yes

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.	Uploaded to HCD?	Yes

viii Applicants shall provide an appraisal for **each** site if necessary, 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. Yes

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.	Uploaded to HCD?	N/A

Add comments with regards to Appraisal. [Homekey+ Appraisal Guidance.]

An appraisal is not provided because 835 Turk Street ("Gotham") is not seeking acquisition 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

xv. 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

xvi Applicant(s) acknowledges all Projects seeking funding for Rehabilitation and new construction are required to submit a Phase I Environmental Site Assessment (ESA) which was prepared or updated no earlier than 12 months prior to application submission? Yes

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

xvii 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 issued.

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

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.

b. Rental subsidies, operations, and service costs with specific funding sources, including federal, state, local, private, or philanthropic sources for ongoing 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. Homekey + website

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

xix 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 City and County of San Francisco acting by a

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

a. 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 affordable rental housing Projects in the last 10 years, with at least one of those Projects containing at least one unit housing a tenant or who qualifies as a member of the Target Population.

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

Project Name	Project Address (Complete address)	Entity proving experience	Experience Type	Population served	Latest date developed, owned, or operated
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).

b. 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 manager or LSP is not yet selected for the proposed Project, the Eligible Applicant shall certify that this requirement will be reflected in any future solicitation or memorandum of understanding.

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

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	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			

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

d. 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 Developm	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 homeless 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? Yes

Date of pre-application consultation: 2/14/2025

xxi One-for-one replacement of assisted housing.

a. 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 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

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

b. 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

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.	Uploaded to HCD?	Yes

c. 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? No

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

d. 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

e. 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	Yes
§203 Allocations and Geographic Distribution	Yes
§204 Program Deadlines	Yes
§400 Application Process and Submission	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		$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

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
Miscellaneous Financial Expenses (specify)	$0
Miscellaneous Financial Expenses (specify)	$0
Miscellaneous Financial Expenses (specify)	$0
TOTAL REQUIRED DEBT SERVICE	$0

		Year 1
CASH FLOW after all debt service		($774,648)
Income Source for Debt Services:		
Not applicable		$0
Income Source for Reserves:		
Operating Subsidy (LOSP)		$53,000
CASH FLOW after Allocated Sources		($721,648)
Adjusted Operating Award Need		($721,648)
Homekey+ COSR	$3,561,599	$721,648
Homekey+ COSR running available balance	$0	$2,839,951
CASH FLOW after COSR		$0

DEBT SERVICE COVERAGE RATIO	**0.00**

USE OF CASHFLOW AFTER DEBT SERVICE		Year 1
Asset Mgmt./ Similar Fees		$0
Deferred Developer Fee prior to distributions & residual receipt payments		$0
Cash available for residual receipts loans and sponsor/Applicant distributions		$0
Sponsor Distributions	50%	$0
HCD Residual Payment	50%	$0
Other Residual Payments	0%	$0
Other Residual Payments	0%	$0
Other Residual Payments	0%	$0
Other Residual Payments	0%	$0
12% of Operating Expenses		$321,722
Asset Mgmt/Similar Fees	3.5%	$0
Cumulative paid Deferred Dev. Fee		$0

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

Comments

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

Restricted or Proposed Rents? | Proposed 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	$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	$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	$3,348,655

Year 2	Year 3	Year 4	Year 5	Year 6	Year 7

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

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
$3,475,344	$3,595,012	$3,718,867	$3,847,053	$3,979,722	$4,117,032

Year 8	Year 9	Year 10	Year 11	Year 12	Year 13
$11,340	$11,624	$11,914	$12,212	$12,517	$12,830
$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0
$11,340	$11,624	$11,914	$12,212	$12,517	$12,830
$3,464,004	$3,583,388	$3,706,952	$3,834,841	$3,967,205	$4,104,202

Year 8	Year 9	Year 10	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

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

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

Year 14	Year 15
$0	$0
$0	$0
$0	$0
0.00	**0.00**

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

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 Regulations (CTCAC Regulations):

4. As of the date of application, the Project, or the 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 appellate level.

5. I have disclosed and described below any claim or action undertaken which affects or potentially affects the feasibility of the Project.

In addition, I acknowledge that all information in this application and attachments is public, and may be disclosed by the State.

Printed Name	Title of Signatory	Signature	Date

Legal Disclosure

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

In addition to each of these entities themselves, the term “Applicant” shall also include the direct and indirect holders of more than ten percent (10%) of the ownership interests in the entity, as well as the officers, directors, principals and senior executives of the entity if the entity is a corporation, the general and limited partners of the entity if the entity is a partnership, and the members or managers of the entity if the entity is a limited liability company. For projects using tax-exempt bonds, it shall also include the individual who will be executing the bond purchase agreement.

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

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

Exceptions:

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

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

Civil Matters	
1. Has the applicant filed a bankruptcy or receivership case or had a bankruptcy or receivership action commenced against it, defaulted on a loan or been foreclosed against in *past ten years*?	
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 notified that it may become subject to, any civil or administrative proceeding, examination, or investigation by a local, state or federal licensing or accreditation agency, a local, state or federal taxing authority, or a local, state or federal regulatory or enforcement agency?	
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 of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, involving, or that could result in, felony charges against the applicant?	
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 of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, that could materially affect the financial condition of the applicant’s business?	
10. Within the past ten years, has the applicant been convicted of any felony?	
11. Within the past ten years, has the applicant been convicted of any misdemeanor related to the conduct of the applicant’s business?	
12. Within the past ten years, has the applicant been convicted of any misdemeanor for any financial or fraud related crime?	

Printed Name	Title of Signatory	Signature	Date

2025 TCAC Threshold Basis Limit (TBL) for HCD Developer Fee UMR §8312(b)&(c) and HCD High Cost Test for HCD Limits on Development Costs 2017 UMR §8311(a) & (b) Complete all yellow shaded cells below.

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 160%:	$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		
4+ Bedrooms	$1,367,819	0	$0	**Total Eligible Basis**	$0

Manager Units in Project:	0	TOTAL UNITS:	106

2 4
3 5
4 6
5 7
6 8

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

(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 paid at least state or federal prevailing wages (20%).	Yes	$14,620,898
	For Projects certifies that (1) they are subject to a Project labor agreement within the meaning of §2500(b)(1) of the Public Contract 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%).	No	$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%).	No	$0
(C)	For Projects where a day care center is part of the development (2%).	No	$0
(D)	For Projects where 100 percent of the units are for Special Needs populations (2%).	Yes	$1,462,090
(E)	Project applying under §10325 or §10326 of the TCAC regulations that includes one or more of the features below (up to 10%).	No	$0
(F)	Project requires seismic upgrading of existing structures, and/or requires toxic or other environmental mitigation as certified by the Project architect/ engineer (lesser of costs or 15% basis adjustment).	No	$0
	If Yes, select type of work:	Enter Certified Costs of Work:		
(G)	Local development impact fees required to be paid to local government entities. Certification from local entities assessing fees also required. **WAIVED IMPACT FEES ARE INELIGIBLE.**	No	
(H)	Projects where at least 95% of the Project's upper floor units are serviced by an elevator (10%).	Yes	$7,310,449
(I)	Projects wherein at least 95% of the building(s) is constructed as Type I as defined in the California Building Code, in which case, the Type III 10% increase below is not allowed (15%).	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%).	No	$0
(K)	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 census tract designated on the TCAC/HCD Opportunity Map as Highest or High Resource (10%).	No	$0
	County Eligibility: No	TCAC/HCD Opportunity Area Map Tract ID #: 6077003111	Opportunity Map Resource Level: High Resource		

End of Document

2025 BASIS LIMITS

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 Fee payable from development funding sources	$0	$948,787	$948,787
Deferred Developer Fee payable on a priority basis from available Cash Flow	$0	$0	
Deferred Developer Fee payable exclusively from Sponsor Distributions	$0	$0	

Total Budgeted or Actual Developer Fee: $948,787

Developer Fee Contributed as Capital: $0

Deferred Developer Fee: $0

Proposed Project Type: No Tax Credits

Project's type of construction:

UMR §8312(a)(2-3) for Projects without tax credits Max HCD Developer Fee

(choose only one in the "**a**", "**b**", or "**c**", subsections)

a. Substantial rehab projects *UMR §8312(a)(2)*

substantial rehab = construction cost for rehab work (excluding contractor profit and overhead) in excess of $48,000 per unit

Number of units (include manager's unit)			
First 30 units at:	$35,000	each	$0
Units in excess of 30 at:	$13,500	each	$0
Total substantial rehab			$0

b. Acquisition and rehab projects *UMR §8312(a)(2)*

with construction cost for rehab work (excluding contractor profit and overhead) between $11,500 - $38,000 per unit

Number of units (include manager's unit)			
First 30 units at:	$16,000	each	$0
Units in excess of 30 at:	$7,500	each	$0
Total acquisition and non-substantial rehab			$0

c. All other projects *UMR §8312(a)(3)*

Number of units (include manager's unit)			
Total other at:	$2,000	per unit	$0

Maximum allowable Developer Fee **$0**

No

Instructions: In the yellow shaded cells, enter the amount amount from the program overiew tabs. The tool will auto-calculate what the per unit should be for.	Total Requested Capital Award Capital Baseline Award **- Progr** If 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

- 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. Unit		$40,186.92	(**Max Funds & Unit Mix Award**	
Does amount exceed $100k	No			

:ant will need to bring in more capital sources.

Veteran Operating Award Calculator

Number of HK+ Veteran Assisted Units	0	
Veteran Operating Award	$0	

›ution - **Program Overview, W6**	$ 5,200,000
·ibution match with what is needed?	Yes

do not match, then the Local Capital Match Per Unit **, X5**) will need to adjusted to Local Match Needed for Each Unit

§305. Scoring Criteria

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

1. Site Control (**Up to 20 Points**)

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

   a. 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 tl

   - 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.			Ye
Subsidy Name	Subsidy Type	Weight	Yea
N/A			
N/A			
N/A			
N/A			
Operating Subsidies (PHACS)	Committed Operating Subsidy	1.00	5
Operating Subsidies (HSH Supportive S	Committed Operating Subsidy	1.00	5
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**)

c. 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 c proposed Project. **NOTE**: §300-303 of this NOFA further outline threshold exper

- Five (5) points awarded for each additional Project beyond the base threshold r interim Projects in the last ten (10) years serving at least one member of the Ta

Does the Applicants have additional Projects beyond the base threshold requirer Projects in the last ten (10) years serving at least one member of the Target Pop

	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	I H
3	1321 Mission Street (1321 Mission Street, San Francisco CA 94103)	Acquisition & Rehabilitation	$86,500,000	None	160	Aff F

b. 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 d with the specific population(s) with Behavioral Health Challenges housed within t veterans, Homeless Youth, Chronically Homeless) and must describe how the S races, ethnicities, sexual orientations, gender identities, gender expressions, ag 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? | 5

	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

c. Commitment letter(s), MOU(s) or other formal agreement between the Primary a 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 0.0

Applicant(s) certifies that one-bedroom Low-Income Units must include at l 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 v approval. These limits may be waived for rehabilitation projects, at the discr large enough to accommodate two persons each and living areas shall be a

b. 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, spe persons 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 fo

- 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 fo

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

File Name:	53. Amenities Map	If applicable, provide a radiu

Site Selection (**Up to 12 points**; for Rural Projects: **up to 16 points**; for Youth Projec

a. Is the Project site located within 1/2 mile of a bus rapid transit station, light rail s

The Project site is in proximity to essential services:

b. Grocery store – a full-scale grocery store/supermarket where staples, fresh mea

The Project site is in proximity to | Within 1/2-mile radius

NOTE: If applying for TCAC, it is advisable that the grocery store be at least 25,000 g

c. Health facility – a medical clinic (not merely a private doctor's office) with a phys week, or hospital (health facilities operated by Veterans Health Administration qu

The Project site is in proximity to | Within 1/2-mile radius

NOTE: A qualifying medical clinic must accept Medi-Cal payments, or Medicare paym program for low-income patients.

d. Library – a book-lending public library. (**up to 1 point**)

The Project site is in proximity to | Within 1/2-mile radius

e. Pharmacy – may be included in a grocery store or health facility. (**up to 2 points**

The Project site is in proximity to | Within 1/2-mile radius

f. A public 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 radius

g. High speed internet service, with a minimum average download speed of 25 meg charge to the tenants, and available within six months of the Project's placed-in- (**up to 3 points**)

At proposed Project site, Applicants certifies to provide High speed internet serv

File Name:	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, dro

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? | Ye

Will the proposed Project be resulting in the **permanent** 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 sam including, 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**

rticle III, ***Applicants must score a minimum of 100 points to be eligible for funding*** .
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

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

19) or any land declared as Surplus Land by a local agency? No

18

funded services) that will be used to maintain the ongoing affordability and sustainability of
, VASH vouchers, Mainstream vouchers, Faircloth to RAD conversions, tenant-based

gth of commitment. Applications will need to score at least 10 points to be prioritized by
ts that will be prioritized in Homekey+.

13.69

he proposed project score at least 10 points to be prioritized by the Homekey+ Program . Yes

een (15). (**up to 15 points**)

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

Yes

early 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 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

vices Act funds committed to the Project? | No

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.
fordable Rental	Homeless		121	Ownership	12/2/2020
nterim ousing	Homeless		74	Ownership	12/1/2022
fordable 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, upportive 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

ınd Co-Applicant(s) and/or other involved partners documenting how the complete ›roperty manager, LSP, etc.) are connected and will work together on the Project. ›mbers of the team are aware of roles and responsibilities. (**15 Points**) | 15

tated above, be sure to include all as described therein this | Uploaded to HCD? | Yes

20

r units, consistent with TCAC Regulations (4 CCR § 10325(g)(1)(A-I)), (**10 points**) | 0

25(g)(1)(A). Applicants should still meet to meet the below (B-H)

0%

›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 ›ith the requirements of another governmental agency to which the project is subject to ›etion 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

› at year 15 from the recordation of the Affordability Covenant, as described in §304(iii). | 20

ıcome limits at year 15 from the recordation of the Affordability Covenant, as described in | Yes

r.

›f Homekey" Assisted Units being waived for potential accommodation as described above.

›bilities. (**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**)

›r persons with mobility disabilities | 0 | 0% | of total Project Units

›ing or vision disabilities, as defined in 24 CFR Part 8.22 and the parallel ADAAG 2010

›r persons with hearing or vision disabilities | 0 | 0% | of total Project Units

		13
ıs map with the amenities identified by markers	Uploaded to HCD?	Yes
:ts: **up to 15 points**)		4
;tation, commuter rail station, ferry terminal, bus station, or public bus stop? (4 points)		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 minimum of 40 hours each ıalify if project is veteran serving). (**up to 1 point**)		1.00
ıents, or Health Care for the Homeless, or have an equally comprehensive subsidy		
		1.00
;)		2.00
oint)		1.00
gabits/second must be made available to each Unit for a minimum of 15 years, free of service date. Documentation of internet availability must be included in the application.		2.00
ice as described above?		Yes
igh speed internet availability.	Uploaded to HCD?	Yes
s, trade schools, apprenticeship programs, employment programs, childcare centers for ɔp-in youth centers). (up to 2 points)		
Are there at least **two amenities** located within 1 mile radius as described above?		No
		0

sses or farm operations).

es	Total Project Units	106	

its? No

s [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	
6	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	
4	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
6	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
)0,488	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 named above, under the Homekey+ Program. Projects submitted for program funding are subject continuous, over the Counter basis, with exceptions noted in Section 400. Project readiness is a component of that process. Verification of items listed below will be used in evaluating Homekey+ applications.

Is this Project approved "by right"? Yes

		Applicable for this Project	% Complete	Approved Date
CEQA Environmental Clearance is in progress, approved, or determined to be unnecessary	**CEQA**	No	100%	4/22/25
NEPA Environmental Clearance is in progress, approved, or determined to be unnecessary	**NEPA**	No	100%	4/22/25

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

	Required for this Project?	Under Review?	Verified as Completed and date completed
All necessary, discretionary, and non-discretionary public land use approvals except building permits and other ministerial approvals are:	No	No	4/22/2025

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

Dated: 5/8/2025

Statement Completed by (please print):	Carly Grob
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 checkı

X mark, mear responsibility

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

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

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

File Name	07a. MGP Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Not Applicable	✘
File Name	07b. MGP OrgDoc1, MGP OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Not Applicable	✘
File Name	07c. MGP Resolution	Authorizing Resolution.	Not Applicable	✘
File Name	07e. MGP Signature Block	Signature Block - upload in Microsoft Word Document.	Not Applicable	✘
File Name	07f. MGP Cert of Good Standing	Dated 30 days or less from the application due date.	Not Applicable	✘
File Name	07g. MGP Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Not Applicable	✘
File Name	07h. MGP Payee Data Record	Completed Payee Data Record.	Not Applicable	✘

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	✘

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 Services 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 (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 Requirements" Sheet/Tab				
File Name	25. Tribal Entity Waiver	Modifications or waivers as provided for in HSC §50406, subdivision (p) (Assembly Bill 1010 (Chapter 660, Statutes of 2019).	Not Applicable	✗
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" Sheet/Tab				
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 other formal agreement	Provide documentation as stated above, be sure to include all as described therein this section.	Included	✓
File Name:	53. Amenities Map	If applicable, provide a radius map with the amenities identified by markers	Included	✓
File Name:	54. High Speed Internet	Provide documentation of high speed internet availability.	Included	✓

"Certification & Legal" Sheet/Tab				
File Name	55. Cert-Legal Explanation	Letter of explanation for any "Yes" answers or red shaded items above. Copy this sheet and upload separate from the application.	Included	✘

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	✓ Onl

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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.							
Full Name:	Stacey Swain-Campos			Date Requested:	5/20/25	Application Version Date:	4/30/25
Organization:	Tenderloin Neighborhood Development Corporation		Email:	scampos@tndc.org		Contact Phone:	415-358-3942

Issue #	Sheet/Tab name	Section	Cell#	Describe the issue/error or suggestion	Urgency	ADT Status	Status Date
1	Scoring	Community Impact	AC106 / AC 108	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 Overview tab cell R12 reflects 0 ADA units. The project has 6 ADA units	General Comment		
2	Certification & Legal Disclosure	All	All	Noting that we didn't fill this tab out because we're submitting 3 individual disclosures for different entities	General Comment		
3							
4							
5							
6							
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