# 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) so that the macros are enabled. Enabling macros is necessary for full workbook/application functionality.

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



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

When completing this Application, it is required not to skip/jump to other sheets, start entering data from top to bottom and left to right when selecting a new sheet to work 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 <a href="https://example.com/html/>
Homekey+ | California Department of Housing and Community">Housing and Community</a>

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 <a href="mailto:AppSupport@hcd.ca.gov">AppSupport@hcd.ca.gov</a>

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 <u>cell comments</u>. Cell Notes/Comments are very important to read as some of these will provide directions for completing your application.

"Yellow" cells	are for Applicant input. It is very important that you answer <b>ALL</b> yellow cells, failure to provide all information may disqualify your application from consideration or may negatively impact your point score.
	are <b>required</b> attachments. Failure to provide the required attachments and documentation may disqualify your application from consideration or may negatively impact your point score. Electronically attached files must use the naming convention in the Application.
"Red" cells	indicate the Applicant(s) has failed to meet a requirement of the program, threshold, scoring, upload, or certification.
"Blue" cells	are self-score points awarded in the "Scoring" worksheet. These are automated calculations based on the inputs provided by the Applicant.

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

V2 3/10/25 **Project Overview** 

	Но	mekey Sur	nmary (aut	to populated fro	om "Max F	-unds &	Unit Mix	: Award", ar	nd "Scoring" works	sheets)		
Gap Financing	Project type	? FALSE	New constru	uction cost containr	ment Projec	t type? F	ALSE					
Capital Baselin	e Award		\$0	Additional Contrib	oution		\$0		Total Requested C	apital Award	\$0	)
Operating Sub	sidy		\$0	50% Relocation 0	Costs		\$0	Т	otal Requested Opera	ting Subsidy	\$0	)
				,	Total Requ	ested Ho	mekey Aw	ard (capital +	operating + 50% relo	cation costs)	\$0	
Number of Doo	ors at Acquis	ition	0	Number of U	nits Propos	ed in the F	Project	0	Nu	mber of Assisted	Units	0
Number of At-F	Risk of Home	lessness Uni	ts 0	Number of	Chronically	Homeless	Units	0	Num	ber of Homeless	Units	0
Number of Hor					0				ole to persons with hear		oilities	0
Number of Uni	ts accessible	to persons w	ith mobility di	isabilities	0	Ve	teran Units	8 0	Non HK+ units (	0		
10327(c)(2)(E)?				king. Applicant(s) or c	Joint Venture	Entity mee	ts CDLAC	Definition of BIF	POC Organization? per CE	DLAC 523(f)(1)(B),	TCAC	
Eligible Applica		Entity na	ame									
Eligible applicar								zation type		T		
File Name		ert & Legal Dis		eference: Applicant (		Worksheet.				Uploaded to HC		
File Name		uthorizing Reso		uthorizing Resolution		- ft \\\ - = -   D				Uploaded to HC		
File Name		gnature Block		ignature Block - uplo		oπ word Do	ocument.			Uploaded to HC		
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Co-Applicant #	1 Entity na	me										
CO-Applicant #	Littly fie	IIIC										
Co-Applicant #	2 Entity na	me										
Co-Applicant #	3 Entity na	me										
Co-Applicant #	4 Entity na	me										
	<u>I</u>											
Managing Gene	eral Partner	Entity na	ame									
Administrative	General Parti	ner#1 En	tity name									
<b>-</b>												
Administrative	General Parti	ner #2 En	tity name									
Manager of LLC	Entity na	me										
	•	·	•	onal or financial supp		oplicant or (	Co-Applicar	nts?				
		•	-	uch as a parent com	•	and Drains	· 2				-	
will the Applicat	it rely on relat	ed party entity	(les) to develo	p, construct, or opera	ate trie propo	iseu Projec	Lf					
Project Develop	ment Tyne				Но	using Type	Perma	nent Housing	Geographic Region			
Project Name	пен турс				110		ct Address	The fit i lousing	Ocographic region			
Project County			Project City				-	CA Project	7in	Ι		
roject County		(	APNs):						Census Tract(s)			
Has the Applica	ant(s) applied	, plan to appl	y, or been awa	arded other HCD pr	ogram funds	s for <u>this</u> p	roposed P	roject?				
11				ir-				-				
Utilizing Tax Cre	edits?											
Is Project locate status.	d in a Rural A	rea as defined	by H&S Code	§50199.21? Applicar	nt must use t	he TCAC N	lethod for d	etermining rura	I <u>Documentation</u>	of rural status (202	<u>25)</u>	

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

Project Overview	V2	3/10/25
<ul> <li>\$201. Eligible Uses</li> <li>Applicants acknowledges the "Eligible Uses" of the Homekey+ funds.</li> <li>i. The list of eligible uses are as follows: (Applicants, please select all the items below for which the Homekey+ funds will be utilized for. Select "Yes" or "No") to all below acquisition or Rehabilitation, or Acquisition and Rehabilitation, of motels, hotels, hostels, apartments or homes, assisted living residences, manufactured housing commercial properties, and other buildings with existing uses that could be converted to Permanent Supportive Housing (PSH).</li> <li>b. Master leasing of properties for PSH.</li> <li>c. Conversion of units from nonresidential to residential PSH. (i.e. adaptive reuse) and conversion of Interim Housing to PSH.</li> <li>d. New construction of dwelling units (see §501).</li> <li>e. Gap financing (Strictly for §502 project types only, please read and understand this section before selecting "Yes").</li> <li>f. The purchase of affordability covenants and restrictions for units.</li> </ul>		
g. Relocation costs for individuals who are being displaced because of the Homekey+ Project.		
h. Capitalized operating subsidies for PSH units purchased, converted, constructed, or altered with funds provided pursuant to HSC §50675.1.3.  ii. Applicant acknowledges that the <b>Ineligible</b> uses include all those stated at §201(ii).		
Solution Frojects  Homekey+ funds Permanent Supportive Housing (PSH) and will require a 55-year affordability term. HCD welcomes and will consider a variety of innovative housing solution as eligible Projects, including excess state-owned property developments. The following list of eligible Projects is not exhaustive.  Eligible Project Type	ons	
S205 Capital Award and Match		
§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?	Г	
	L	
§301. Additional Application Materials  In addition to requirements detailed in §300, to be eligible for Homekey+ funding, an application shall demonstrate to HCD the following:		
Applicants and Co-Applicants must be in good standing with the State of California and all agencies and departments thereof. By way of example and not limitation, ar 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 reasona 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)		
<ul> <li>ix. NEPA Authority to Use Grant Funds (if applicable)</li> <li>NOTE: These items above (viii-xi) are requested at the "Project Overview" sheet, starting with row 474.</li> </ul>		
x. Phase 2 Environmental Report if needed as stated in Phase I ESA report (if Applicable)		
NOTE: This item above (x) is requested at "Threshold Requirements" sheet at row 123.		
A letter from the local county behavioral health department describing the support for the Project (capital, operating or service commitments, referrals, stakeholder		
collaboration, etc.). If the letter can't be secured, Applicant must describe efforts to obtain the letter.  Will the Applicant secure and provide the Department with letter from the local county behavioral health department describing the support for the Project (capital,	ſ	
collaboration, etc.). If the letter can't be secured, Applicant must describe efforts to obtain the letter.		

**Project Overview** V2 3/10/25

8304	Pecording	Income	and	Underwriting	Requirements
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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? At time of acquisition, are there tenants residing at the Project site? Applicant(s) acknowledges and understand that at year 15 from the recordation of the Affordability Covenant, in circumstances where the Grantee has not waived their iii. right and Grantee has exhausted available operating funding and demonstrated to HCD that the Project is no longer feasible, HCD may approve an increase in income levels, to the minimum extent required for fiscal integrity, in five percent increments of Assisted Units up to 50 percent AMI. AND HCD reserves the right to set restrictions on the unit mix, rent levels, and other factors deemed necessary. To the maximum extent possible, these changes shall minimize the impact on the lowest income Project residents and shall be phased in as gradually as possible. If, following any increase in rents and income limits, or a. modification of Target Population occupancy requirements, new resources become available, or market demand changes, allowing reversion to the former income and rent limits or Target Population occupancy requirements, HCD may re- impose these income limits and rent limits or Target Population occupancy requirements, in whole or in part, subject to an analysis of Project iv. In addition to §300 above, Applicants purchasing Affordability Covenants and restrictions will also be evaluated on the following requirements: Will the Applicants be purchasing Affordability Covenants and restrictions? As described in §101, the Project shall comply with the UMRs (Cal. Code Regs., tit. 25, § 8300 et seq.), to the extent those regulations are consistent with Homekey+ requirements, and shall meet the following Homekey+ underwriting requirements: Applicants acknowledges and certifies to the following: In analyzing Project feasibility, Projects planning to use Tenant Based Vouchers (TBV) for rental income/subsidy sources shall limit projected TBV revenue sources to no more than 50% of the Project's assisted housing units in the application. Nothing in this NOFA shall be construed to conflict with or limit the operation of state law prohibiting discrimination against tenants based on source of income. Refer to §508 for non-discrimination policy requirements. 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. **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? Existing Doors versus proposed Units (include Manager's Units) Total # Total # Total # Total # Mgr. Total # of Parking Doors Bedrooms **Buildings** Units **Spaces** 5 + Bdrm Beds 0 Bdrm 1 Bdrm 2 Bdrm 3 Bdrm 4 Bdrm /Units Existing 0 Proposed 0 0 0 All Doors / Units **New Construction** Rehabilitation Unit Size **Baths** Avg. Sq. Ft. Layout 0 Bdrm. 0 Units Stories Bldgs. Stories Bldgs. Townhouse/Row House 1 Bdrm. 0 0 One or Two Story Walk-Up 2 Bdrm. Mid-Rise (3-5 stories) 0 3 Bdrm. High-Rise (6+stories) 4 Bdrm. 0 **Detached Single Family** 5 Bdrm. 0 Duplex/4-Plex Total Doors / Units 0 Non-Residential Bldg(s) 0 Totals 0 0 0 Applicant Notes **Amenities Unit Amenities/Features** Air Conditioning Refrigerator Microwave Disposal Range Curtains/Blinds Dishwasher Walk-In Closet Fenced Rear Yard Ceiling Fans Lofts Fireplace **Emergency Call** Free Cable TV Storage Area Balcony Patio (Other) (Other) (Other) **Project Amenities** Elevator(s) Laundry Rms. Washers Dryers

Project Overview											V2 3/10/25
Community Room		Community Kitc	hen			Computer R	loom			High Speed	Internet
Fitness Room		Picnic/BBQ Area	a(s)			Tot Lot/Play	ground			Sports Cour	t
Tennis Court		Swimming Pool				Jacuzzi/Sau	ına			Bike Parking	g
(Other)		(Other)				(Other)				(Other)	
Security & Other				_							
Gated Entry	Bldg.	. Card Key		Securit	y Patrol		Secur	ity Camer	ras		
Describe any mandatory charges to tenants be	eyond allow	/able Rents.									
List type of furnishings provided in each unit.											
Miscellaneous Information											
Residential Space											
	on Areas		Community	Poom		Leasing	Office		Additional	Storage Space	
Subtotal Residential SF 0	On Aleas		Offifficiality	Room		Leasing	Ollice		Additional	Storage Space	
Subtotal Residential SF											
Maintenance Shop	Childe	are Center		Sen	vice Area			San	vice Office		
·	(Other)	are Cerrier		(Other)	ice Alea		(Other)	361	vice Office		-
Total Residential SF 0	(Other)			(Other)			(Other)				
Total Nesidential of											
Residential Parking											
Treordonial Family			Free Resi	dential Par	king Space	es					
Uncovered Tenant Parking	Cov	ered Tenant Parking				nant Parking		Т	enant Guest	Spaces	
Subtotal Parking Spaces 0		9		_		· ·				·	
, <u> </u>											
			Extra Spa	ices Tenan	ts may Rer	nt					
Extra Parking Spaces Tenants may Rent							To	otal Handi	icap Parking	Spaces	
Grand Total Parking Spaces											
ğ											
Commercial Space											
			Comm	nercial Squ	are Feet						
Commercial Area	Offices	C	hildcare C	enter		Storaç	ge Space		(Oth	er)	
Total Commercial SF 0						•					
		Pai	king Space	es for Com	mercial Te	nants					
Uncovered Parking		Covered Pa	rking		To	otal Spaces	0				
Describe other available parking for commerc	ial patrons										
Income from sources other than residentia	I Rents and	d subsidies									
Laundry							r Leased Spac	es			
No. of Units Using Central Laundry		Resid	ential			Lease	Terms		Rent//M		Annual Gross
Weekly Assumed Income Per Unit										\$(	
Annual Total Laundry Income	\$0									\$(	
Residential Parking										\$(	
Tenant Rental Spaces	0									\$(	)
Monthly Income Per Space		Comn	nercial								
Annual Residential Parking Income	\$0									\$(	
Commercial Parking										\$(	
Number of Rental Spaces	0									\$(	
Monthly Income Per Space										\$0	
Annual Commercial Parking Income	\$0						Total Incor	ne from O	Other Leased	Spaces \$0	J
Monthly utility allowance				_		_					
Type of Utility		Does the owner or					Homeownersh				٦
Utilities (Select from dropdo	wn)	tenant pay utilities?	_ [0	bdrm	1 bdrm	2 bdrm	s 3 bdrr	ns 4	4 bdrms	≥5 bdrms	4
Heating											-
Cooking			4 📙								-
Other Electric			4 📙								-
Air Conditioning											

<b>Project Overview</b>									V2	3/10/25
Water Heating										
Water										
Sewer										
Trash										
Other										
	Total Tenant Utility Allowance	e _	\$0	\$0	\$0	\$0	\$0	\$0		

#### Source for utility allowances

Local PHA?		Name:							E	Effective date:			
HUD?		Utility Company	y (Actual Survey)?		CUAC?		Other?						
Applicant Note	licant Notes:												
File Name	16. Utili	ty allowance	Sche	dule of utility	allowances	S.				Uploaded to H	ICD?		

#### §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.

#### §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?

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

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

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

Homelessness Program Data Reporting | California Department of Housing and Community Development

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

### §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?

#### §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.

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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.)?

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

### **Project milestones**

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

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

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

F	Applicant comments:			

# **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 Z	Zip Code
Eligible Applicant																	
Property Management Agent																	
Financial Consultant																	
Lead (primary) Service Provider																	
Legal Counsel																	
General Contractor																	
Architect																	
Other (Specify)																	
Other (Specify)																	
Other (Specify)																	
Other (Specify)																	

Developme	nt Sources	Construction 7	Totals	\$0	\$0	\$0				Permanent Terms							Details of Deferred Costs		
Developine	The Gources	Permanent 7		\$0			Cons	truction Terms		In	terest Rate		nent Terms		\$0	\$0	\$0	\$0	0. 20.002
Construction	Source Name (lien priority order)	Source Type	Lien No.	Residential Amount	Commercial Amount	Total Amount	Interest Rate	Required Payment	Loan Term (months)		Туре	Amortizing Period (yrs.)	Туре	Due in (yrs.)	Required Residential Debt Service	Required Commercial Debt Service	Tax-Exempt Amount	Deferred Amount	Description
Construction	No Homekey+ Grant	State-HCD		\$0	\$0														
	Deferred Developer Fees																		
Construction	Yes Other Deferred Costs			\$0															
	Developer Fee Contribution			<b>,</b> -															
	GP Equity																		
Construction	Yes Gross Tax Credit Equity																		
Permanent								ı											
Permanent	No Homekey+ Grant	State-HCD		\$0	\$0														
	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.	

homekey-plus-application

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Dev Sources

### **Annual Income and Expenses**

Employee Information Comments

No.	FTE	Employee Job Title	Salary/Wages	Value of Free Rent	
		On-Site Manager(s)			
		On-Site Assistant Manager(s)			
		Supportive Services Staff Supervisor(s)			
		Supportive Services Coordinator, On-Site			
		Other Supportive Services Staff (inc. Case Manager)			
		On-Site Maintenance Employee(s)			
		On-Site Leasing Agent/Administrative Employee(s)			
		On-Site Security Employee(s)			
		Other (specify)			
		Other (specify)			
		Other (specify)			
		Other (specify)			
	•	Total Salaries and Value of Free Rent Units	\$0	\$0	
67	'11	Payroll Taxes		Show free rent as an	
67	'22	Workers Compensation		expense?	
67	'23	Employee Benefits			
		Employee(s) Payroll Taxes, Workers Comp. & Benefits	\$0		
		Total Employee(s) Expenses	\$0		

### **Employee Units**

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

### Annual Operating Budget

Acct. No.	Revenue - Income	Residential	Commercial	Comments
5120/5140	Rent Revenue - Gross Potential		\$0	
	Restricted Unit Rents	\$0		
	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 (Specify)			
	Operating Subsidies (Specify)			
	Operating Subsidies (Specify)			
	Operating Subsidies (Specify)			
	Operating Subsidies (Specify)			
	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)	\$0	\$0	
	Vacancy Rate: Restricted Units	5.0%		
	Vacancy Rate: Unrestricted Units	5.0%		
	Vacancy Rate: Tenant Assistance Payments	5.0%		
	Vacancy Rate: Other (Specify)	5.0%		
	Vacancy Rate: Laundry & Vending & Other Income	5.0%		

#### **Annual Income and Expenses**

<b>Annual Inc</b>	ome and Expenses			
	Vacancy Rate: Commercial Income		50.0%	
5220/5240	Vacancy Loss(es)	\$0	\$0	
	Effective Gross Income (EGI)	\$0	\$0	
Acct. No.	Expenses	Residential	Commercial	Comments
	•			
Administrativ	/e Expenses: 6200/6300			
6203	Conventions and Meetings			
	Advertising and Marketing			
6250				
	Other Renting Expenses	Φ0		
6310	Office/Administrative Salaries from above	\$0		
6311	Office Expenses			
6312	Office or Model Apartment Rent			
	Management Fee			
6330	Site/Resident Manager(s) Salaries from above	\$0		
6331	Administrative Free Rent Unit from above	\$0		
6340	Legal Expense Project			
6350	Audit Expense			
6351	Bookkeeping Fees/Accounting Services			
6390	Miscellaneous Administrative Expenses			
6263T	Total Administrative Expenses	\$0	\$0	
Acct. No.	Expenses	Residential	Commercial	Comments
Utilities Expe	·			
	Electricity			
	Water			
6452	Gas			
6453	Sewer			
	Other Utilities (specify)			
6400T	Total Utilities Expenses	\$0	\$0	
	nd Maintenance Expenses: 6500	Φ0	ΦΟ	Commonto
	·	Φ0		Comments
	Payroll from above	\$0		
6515	Supplies			
6520	Contracts			
6521	Operating & Maintenance Free Rent Unit from above	\$0		
6525	Garbage and Trash Removal			
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			
6500T	TOTAL Operating & Maintenance Expenses	\$0	\$0	
Taxes and Ir	nsurance: 6700	·	-	Comments
	Real Estate Taxes			
	Payroll Taxes (Project's Share) from above	\$0		
	Property and Liability Insurance (Hazard)	7.5		
6729	Other Insurance (e.g. Earthquake)			
6721	Fidelity Bond Insurance			
	Worker's Compensation from above	\$0		
	Health Insurance/Other Employee Benefitsfrom above			
		\$0		
	Miscellaneous Taxes, Licenses, Permits & Insurance	ah an	**	
6700T	Total Taxes and Insurance	\$0	\$0	
	Services Costs: 6900			Comments
	Staff Supervisor(s) Salaries - from above	\$0		
6990	Services Coordinator Salaries, On-Site - from above	\$0		
6990	Other Supportive Services Staff Salaries - from above	\$0		
6990	Supportive Services Admin Overhead			
6990	Tenant Transportation (per SSP)			
6990	Staff training (per SSP)			
6990	Equipment			
6990	Supplies			

#### **Annual Income and Expenses**

Annual inc	come and Expenses			
6990	Travel			
6990	Office Rent/Occupancy Costs (don't include rent/leasing costs for SH units)			
6990	Training			
6990	Other Supportive Services Costs (specify)			
6990	Other Supportive Services Costs (specify)			
6900T	Total Supportive Services Costs	\$0	\$0	
	Total Operating Expenses	\$0	\$0	Comments
Funded Res	serves: 7200	Residential	Commercial	
7210	Required Replacement Reserve Deposits	\$0		
7220	Other Reserves (specify)			
7230	Other Reserves (specify)			
7240	Other Reserves (specify)			
	Total Reserves	\$0	\$0	
	Ground Lease	Residential	Commercial	
	Ground Lease			
	Total Ground Lease	\$0	\$0	
	Net Operating Income	\$0	\$0	
Financial Ex	rpenses: 6800			Comments
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	\$0	\$0	
7190	Asset Management/Similar Fees			

Total Operating Expenses Per Unit	Per Year	Per Month	
Without any Adjustments	\$0	\$0	
With the Value of Rent-Free Units Included	\$0	\$0	
Without RE Taxes, Social Services Coordinator or Social Services/Social Programs and With the Value of Rent Fee Units Included	\$0	\$0	

#### **Development Budget**

Development Budget		Г	· · · · · · · · · · · · · · · · · · ·	
DEVELOPMENT COST	Total Project Costs	Residential Costs	Commercial Costs	Comments and explanation of basis changes
LAND COST/ACQUISITION		ļ	,	
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	\$0			
General Requirements	\$0			
Contractor Overhead	\$0			
Contractor Profit	\$0			
Prevailing Wages	\$0			
General Liability Insurance	\$0			
Urban Greening	\$0			
Other Rehabilitation (Specify)	\$0			
Other Rehabilitation (Specify)	\$0			
Other Rehabilitation (Specify)	\$0			
Total Rehabilitation Costs	\$0	\$0	\$0	
NEW CONSTRUCTION	·		· .	
Site Work	\$0			
Structures	\$0			
General Requirements	\$0			
Contractor Overhead	\$0			
Contractor Profit	\$0			
Prevailing Wages	\$0			
General Liability Insurance	\$0			
Urban Greening	\$0			
Other New Construction (Specify)	\$0			
Other New Construction (Specify)	\$0			
Other New Construction (Specify)	\$0			
Other New Construction (Specify)	\$0			
Other New Construction (Specify)	\$0			
Other New Construction (Specify)	\$0			
Other New Construction (Specify)	\$0			
Total New Construction Costs	\$0	\$0	\$0	
ARCHITECTURAL FEES				
Design	\$0			
Supervision	\$0			
Total Architectural Costs	\$0		\$0	
Total Survey & Engineering	\$0			
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	\$0			
Employment Reporting	\$0			
Other Construction Int. & Fees (Specify)	\$0			
Other Construction Int. & Fees (Specify)	\$0			
Total Construction Interest & Fees	\$0	\$0	\$0	
PERMANENT FINANCING				
Loan Origination Fee	\$0			
	<del></del>			

#### **Development Budget**

Development Budget				
DEVELOPMENT COST	Total Project Costs	Residential Costs	Commercial Costs	Comments and explanation of basis changes
Credit Enhancement/Application Fee	\$0			
Title & Recording	\$0			
Taxes	\$0			
Insurance	\$0			
Other Perm. Financing Costs (Specify)	\$0			
Other Perm. Financing Costs (Specify)	\$0			
Total Permanent Financing Costs	\$0		\$0	
Subtotals Forward	\$0		\$0	
LEGAL FEES	Ψ"	Ψ	ΨΟ	
Legal Paid by Applicant	\$0			
Other Attorney Costs (Specify)	\$0			
Other Attorney Costs (Specify)	\$0			
	\$0			
Other Attorney Costs (Specify)			ΦO	
Total Attorney Costs	\$0	\$0	\$0	
RESERVES	<u> </u>	<b>A</b> =		
Operating Reserve	\$0			
Replacement Reserve	\$0			
Transition Reserve Pool Fee	\$0	-		
Rent Reserve	\$0			
Other Reserve Costs (Specify)	\$0			
Other Reserve Costs (Specify)	\$0			
Other Reserve Costs (Specify)	\$0			
Total Reserve Costs	\$0	\$0	\$0	
CONTINGENCY COSTS				
Construction Hard Cost Contingency	\$0			
Soft Cost Contingency	\$0			
Total Contingency Costs	\$0	\$0	\$0	
OTHER PROJECT COSTS				
TCAC App/Allocation/Monitoring Fees	\$0			
Environmental Audit	\$0			
Local Development Impact Fees	\$0			
Permit Processing Fees	\$0			
Capital Fees	\$0			
Marketing	\$0			
Furnishings	\$0			
Market Study	\$0			
Accounting/Reimbursable	\$0			
Appraisal Costs	\$0			
Broadband Readiness Other Costs (Specify)	\$0			
Other Costs (Specify)	\$0			
Other Costs (Specify)	\$0			
Other Costs (Specify)	\$0			
Other Costs (Specify)	\$0			
Other Costs (Specify)	\$0			
Total Other Costs	\$0		\$0	
SUBTOTAL PROJECT COST	\$0	\$0	\$0	
DEVELOPER COSTS	ļ			
Developer Overhead/Profit	\$0			
Consultant/Processing Agent	\$0			
Project Administration	\$0			
Broker Fees Paid to a Related Party	\$0			
Construction Oversight by Developer	\$0			
Other Developer Costs (Specify)	\$0			
Total Developer Costs	\$0		\$0	
TOTAL PROJECT COST	\$0			
	, , , ,	, ,	Eligible Basis:	
			J 24010.	<u> </u>
<u>L</u>				

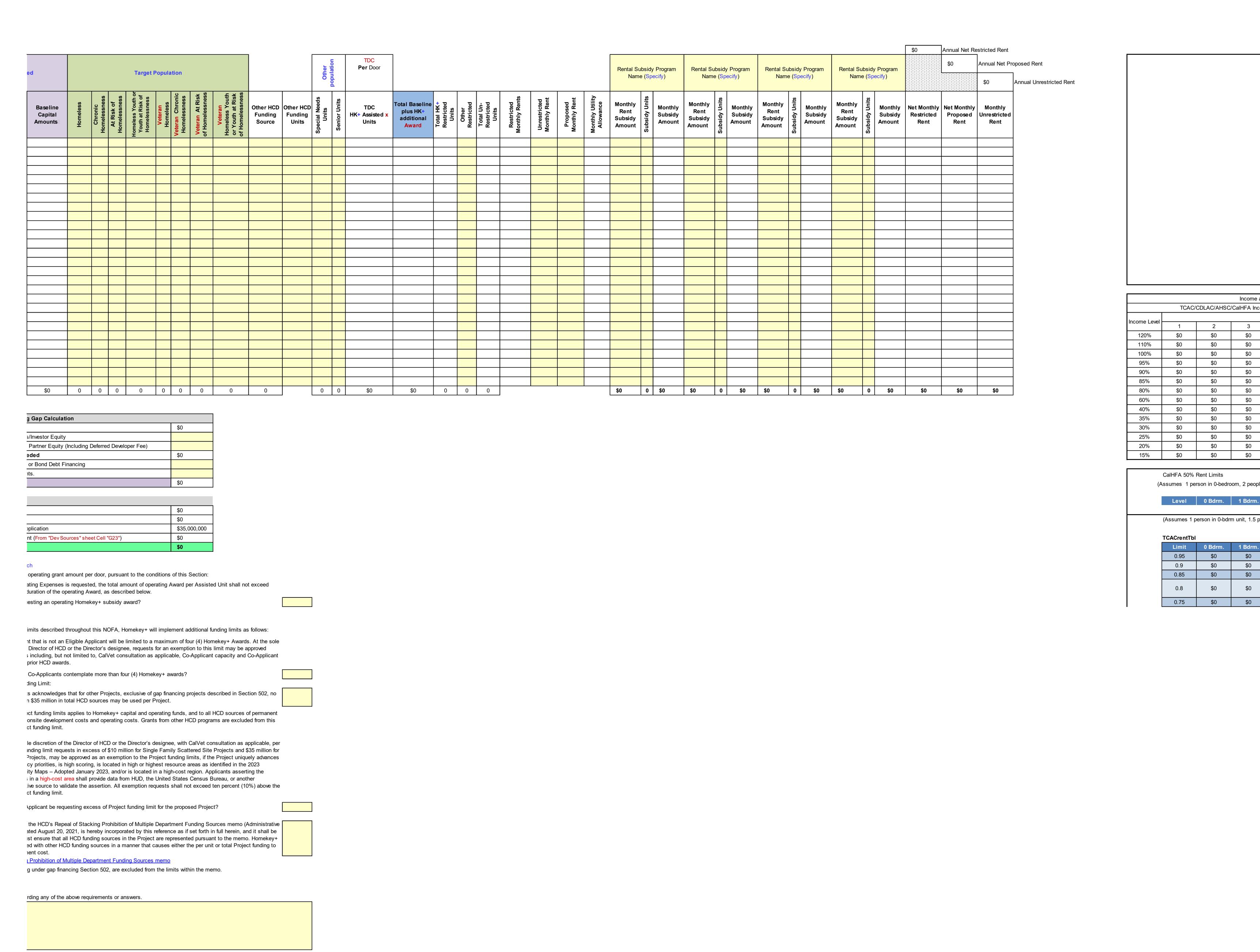
# Residential Sources and Uses Budget

Residential Sources and Uses Budget																		Commercial	Sources	
USES OF FUNDS	Total Cost from Dev Budget	Homekey+ Grant									Deferre Develop Fees	•	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																rotar	Total			
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 5	50 \$0	\$0	\$0 \$	0 \$(	\$0	\$0	\$0 9	50 \$0	\$0	\$0	\$0	\$0	\$0	\$0
Existing Improvements Cost or Value	\$0	<b>4</b> 0	Ψ	Ų,	Ψ	Ψ0	Ψ.	ψ S	<b>4</b> 0		40	Ψ0	40	, o	\$0	\$0	\$0	Ψ0	<b>4</b> 5	\$0
Off-Site Improvements	\$0														\$0	\$0	\$0			\$0
Total Acquisition Cost	\$0	\$0	\$0	\$0	\$0	\$0	50 \$0	\$0	\$0 \$	0 \$(	\$0	\$0	\$0 \$	50 \$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Land Cost / Acquisition Cost	\$0	\$0	\$0	\$0	\$0		50 \$0	\$0	\$0 \$		\$0	\$0	\$0 9	50 \$0	\$0	\$0	\$0	\$0	\$0	\$0
Predevelopment Interest/Holding Cost	\$0	43	+-	Ţ,	+ -	<b>4</b> 0	,	43	+3	•	40	Ψ.	43	<b>,</b>	\$0	\$0	\$0	40	40	\$0
Assumed, Accrued Interest on Existing Debt	40														4.0	Ψ.	40			
(Rehab/Acq)	\$0														\$0	\$0	\$0			\$0
Excess Purchase Price Over Appraisal	\$0														\$0	\$0	\$0			\$0
REHABILITATION																				
Site Work	\$0														\$0	<b>ش</b>	\$0			\$0
Structures	\$0														\$0	\$0	\$0			\$0
General Requirements	\$0														\$0	\$0	\$0			\$0
Contractor Overhead	\$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 Rehabilitation (Specify)	\$0														\$0	\$0	\$0			\$0
Other Rehabilitation (Specify)	\$0														90	- Φ - Ω	\$0			0.2
Other Rehabilitation (Specify)	\$0														\$0	Ψ <u>Φ</u>	\$0			0.2
Total Rehabilitation Costs	\$0	\$0	0.2	\$0	90	\$0	0.0	0.2	\$0 \$	0 \$0	0.2	\$0	\$0 \$	<u> </u>	0.00	Ψ <u>0</u>	\$0	\$0	90	0.2
Total Relocation Expenses	\$0	ΨΟ	ΨΟ	ΨΟ	ΨΟ	ΨΟ	ΨΟ	ΨΟ	Ψ	Ψ	σ φυ	ΨΟ	ΨΟ	Ψ	90	- φ <del>0</del> Ω\$	\$0	ΨΟ	ΨΟ	0.2
Total Relocation Expenses	ΨΟ														ΨΟ	ΨΟ	ΨΟ			ΨΟ
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 \$	50 \$0	\$0	\$0	\$0	\$0	\$0	\$0
ADOLUTECTUDAL ESSO						· · · · · · · · · · · · · · · · · · ·														<del></del>
ARCHITECTURAL FEES	60														ФО	<b>ф</b> О	<b>#</b> 0			
Design	\$0														\$0 \$0	\$0	\$0 \$0			<b>\$</b> 0
Supervision Total Architectural Costs	\$0	00	0.9	40	Ф.С	00	50 \$0	40	0.0	0 \$0	0	0.0	40	0 \$0	φυ	\$U	\$0 \$0	\$0	0.2	\$0
Total Survey & Engineering	\$0	\$0	\$0	\$0	\$0	\$0	50 \$0	\$0	\$0 \$	\$	\$0	\$0	\$0 \$	\$0	\$0	\$0	\$0 \$0	<b>Φ</b> U	<b>⊅</b> U	\$0 \$0
Total Survey & Engineering	Φυ														ΦΟ	ΦΟ	ΦΟ			Φυ

CONSTRUCTION INTEREST & FEES								<u> </u>											. 1					
Construction Loan Interest	\$0																	\$0	\$0		00			\$0
Origination Fee	\$0																	\$0	\$0	\$	0			\$0
Credit Enhancement/Application Fee	\$0																	\$0	\$0	\$	60			\$0
Bond Premium	\$0																	\$0	\$0	\$	60			\$0
Cost of Issuance	\$0																	\$0	\$0	\$	60			\$0
Title & Recording	\$0																	\$0	\$0	\$	60			\$0
Taxes	\$0																	\$0	\$0	\$	60			\$0
Insurance	\$0																	\$0	\$0	\$	60			\$0
Employment Reporting	\$0																	\$0	\$0	\$	60			\$0
Other Construction Int. & Fees (Specify)	\$0																	\$0	\$0	\$	60			\$0
Other Construction Int. & Fees (Specify)	\$0																	\$0	\$0	<del>-</del>				\$0
Total Construction Interest & Fees	\$0	\$0	\$0	\$0	\$(	\$	0 9	0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(	\$0	\$0	\$0	\$0	<del></del>	30	\$0	\$0	\$0
Total Conduction Interest a 1 ccs	ΨΟ	ΨΟ	ΨΟ	ΨΟ	Ψ	ή Ψ		Ψ	ΨΟ	ΨΟ	ΨΟ	ΨΟ	ΨΟ	ΨΟ	Ψ	σ ψο	ή ψο	ΨΟ	ΨΟ	Ψ	,,,	ΨΟ	ΨΟ	ΨΟ
PERMANENT FINANCING																								
	¢0																	\$0	0.0	Ф.	20			ΦΩ
Loan Origination Fee	\$0																	\$0	\$0		50			\$0
Credit Enhancement/Application Fee	\$0																	\$0	\$0		50			\$0
Title & Recording	\$0																	\$0	\$0	<u> </u>	50			\$0
Taxes	\$0																	\$0	\$0	т	50			\$0
Insurance	\$0																	\$0	\$0	т	60			\$0
Other Perm. Financing Costs (Specify)	\$0																	\$0	\$0		60			\$0
Other Perm. Financing Costs (Specify)	\$0																	\$0	\$0	\$	60			\$0
Total Permanent Financing Costs	\$0	\$0	\$0	\$0	\$0	\$	0 9	0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$	60	\$0	\$0	\$0
Subtotals Forward	\$0	\$0	\$0	\$0	\$0	\$	0 9	0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$	60	\$0	\$0	\$0
<u> </u>	•					•	•	•	•	•	•	•	<u> </u>	•		•	<u> </u>	•	•		•	•		
LEGAL FEES																								
Legal Paid by Applicant	\$0																	\$0	\$0	\$	60			\$0
Other Attorney Costs (Specify)	\$0																	\$0	\$0		60			\$0
Other Attorney Costs (Specify)	\$0																	\$0	\$0		60			\$0
Other Attorney Costs (Specify)	0.2																	0\$	0.0		50			\$0
	φ0 Φ0	0.2	0.0	0.2	<b>\$</b> (	) \$	0	0 \$0	0.2	\$0	Φ0			<b>*</b> • •	Φ.		4.0	0\$	φ0		50	\$0	\$0	\$0
Total Attorney Costs	שט	-DUI			ות	)i D	UI a	UI - 5UI				<u></u> ወ	ወ 🗆	(1/1/D		11 (1.7.1	11 CAL					שטו	ΦU	ΦU
	40	ΨΟ	ΨΟ	ΨΟ	4.0	1 +	<u> </u>	Ψ	φΟ	ΦΟ	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	ΦΟ	Ψ	,0	Ψ.	•	• -
		Ψ0	ΨΟ	ΨΟ	4.0	<u> </u>	<u> </u>	<u> </u>	ΨΟ	Φ0	\$0	<u>\$0</u>	\$0	\$0	\$0	)  \$0	)[ \$0[	<b>\$</b> 0	ΦΟ	Ψ				
RESERVES	90	Ψ	ΨΟ	Ψ0	, , , , , , , , , , , , , , , , , , ,	· · · · · · ·	<u> </u>	<u> </u>	ΨΟ	Φ0	\$0	\$0	\$0	\$0	\$0	)  \$0	)  \$0	Ψ0	\$0 <u> </u>			**		
RESERVES Operating Reserve	\$0	Ψ	ΨΟ	ΨΟ		,	<u> </u>	<b>σ</b>	ΨΟ	Φ0	\$0	\$0	\$0	\$0	\$0	5  \$0	\$0	\$0	\$0	\$	60	<b>40</b>		\$0
RESERVES  Operating Reserve  Replacement Reserve	\$0 \$0	Ψ0	Ψ0	ΨΟ			<u></u>	Ψο	ΨΟ	Φ0	\$0	\$0	\$0	\$0	\$0	5] \$0	\$0	Ψ0	\$0 \$0 \$0	\$	60	<b>**</b>		\$0 \$0
RESERVES  Operating Reserve  Replacement Reserve  Transition Reserve Pool Fee	\$0 \$0 \$0	Ψ0	ΨΟ	ΨΟ			<u></u>	Ψο	ΨΟ	Φ0	\$0	\$0	\$0	\$0	\$0	5) \$0	\$0	\$0	\$0 \$0 \$0 \$0	\$ \$ \$	60 60			\$0 \$0 \$0
RESERVES  Operating Reserve  Replacement Reserve  Transition Reserve Pool Fee  Rent Reserve	\$0 \$0 \$0 \$0 \$0	Ψ0	Ψ0	ΨΟ				Ψ0	ΨΟ	Φ0	\$0	\$0	\$0	\$0	\$0	5 \$0	\$0	\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0	\$ \$ \$	60 60 60			\$0 \$0 \$0 \$0
RESERVES  Operating Reserve  Replacement Reserve  Transition Reserve Pool Fee  Rent Reserve  Other Reserve Costs (Specify)	\$0 \$0 \$0 \$0 \$0 \$0		ΨΟ	ΨΟ					ΨΟ	Φ0	\$0	\$0	\$0	\$0	\$0	5 \$0	\$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0	\$ \$ \$	60 60			\$0 \$0 \$0 \$0
RESERVES  Operating Reserve  Replacement Reserve  Transition Reserve Pool Fee  Rent Reserve	\$0 \$0 \$0 \$0 \$0 \$0		ΨΟ	ΨΟ					ΨΟ	Φ0	\$0	\$0	\$0	\$0	\$0	5 \$0	\$0	\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0	\$ \$ \$ \$	60 60 60			\$0 \$0 \$0 \$0
RESERVES  Operating Reserve  Replacement Reserve  Transition Reserve Pool Fee  Rent Reserve  Other Reserve Costs (Specify)	\$0 \$0 \$0 \$0 \$0 \$0 \$0			ΨΟ					Ψ0	Φ0	\$0	\$0	\$0	\$0	\$0	5 \$0	\$0	\$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0	\$ \$ \$ \$ \$	60 60 60			\$0 \$0 \$0 \$0 \$0
RESERVES  Operating Reserve  Replacement Reserve  Transition Reserve Pool Fee  Rent Reserve  Other Reserve Costs (Specify)  Other Reserve Costs (Specify)	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0	\$0	\$0	\$0		0 3	0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0 \$0	\$0	\$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$ \$ \$ \$ \$	60 60 60 60 60	\$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0
RESERVES  Operating Reserve  Replacement Reserve  Transition Reserve Pool Fee  Rent Reserve  Other Reserve Costs (Specify)  Other Reserve Costs (Specify)  Other Reserve Costs (Specify)	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0	\$0	\$0	\$0		0	0 \$0	\$0	\$0	\$0	\$0 \$0	\$0	\$0	\$0	) \$0	\$0	\$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$ \$ \$ \$ \$ \$	60 60 60 60 60	\$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0
RESERVES  Operating Reserve  Replacement Reserve  Transition Reserve Pool Fee  Rent Reserve  Other Reserve Costs (Specify)  Other Reserve Costs (Specify)  Other Reserve Costs (Specify)	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0	\$0	\$0	\$0		0 9	0 \$0	\$0	\$0	\$0	\$0 \$0	\$0	\$0	\$0	) \$0	\$0	\$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$ \$ \$ \$ \$ \$	60 60 60 60 60 60	\$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0
RESERVES  Operating Reserve  Replacement Reserve  Transition Reserve Pool Fee  Rent Reserve Other Reserve Costs (Specify) Other Reserve Costs (Specify)  Other Reserve Costs (Specify)  Total Reserve Costs  CONTINGENCY COSTS	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0	\$0	\$0	\$0		0	0 \$0	\$0	\$0	\$0	\$0 \$0	\$0	\$0	\$0	5) \$0	\$0	\$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$ \$ \$ \$ \$ \$	60 60 60 60 60 60	\$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0
RESERVES  Operating Reserve  Replacement Reserve  Transition Reserve Pool Fee  Rent Reserve  Other Reserve Costs (Specify)  Other Reserve Costs (Specify)  Other Reserve Costs (Specify)  Total Reserve Costs  CONTINGENCY COSTS  Construction Hard Cost Contingency	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0	\$0	\$0	\$0		0 9	0 \$0	\$0	\$0	\$0	\$0 \$0	\$0	\$0	\$0	5) \$0	\$0	\$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$ \$ \$ \$ \$	60 60 60 60 60 60	\$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0
RESERVES  Operating Reserve  Replacement Reserve  Transition Reserve Pool Fee  Rent Reserve Other Reserve Costs (Specify) Other Reserve Costs (Specify) Other Reserve Costs (Specify)  Total Reserve Costs  CONTINGENCY COSTS  Construction Hard Cost Contingency Soft Cost Contingency	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0	\$0	\$0	\$0		0 9	0 \$0	\$0	\$0	\$0	\$0	\$0 \$0	\$0	\$0	) \$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$ \$ \$ \$ \$ \$	60 60 60 60 60 60 60	\$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
RESERVES  Operating Reserve  Replacement Reserve  Transition Reserve Pool Fee  Rent Reserve  Other Reserve Costs (Specify)  Other Reserve Costs (Specify)  Other Reserve Costs (Specify)  Total Reserve Costs  CONTINGENCY COSTS  Construction Hard Cost Contingency	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0	\$0	\$0	\$0		0 3	0 \$0	\$0	\$0	\$0 \$0 \$0	\$0 \$0 \$0	\$0	\$0 \$0	\$0	) \$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$ \$ \$ \$ \$ \$	60 60 60 60 60 60	\$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
RESERVES  Operating Reserve Replacement Reserve Transition Reserve Pool Fee Rent Reserve Other Reserve Costs (Specify) Other Reserve Costs (Specify) Other Reserve Costs (Specify) Total Reserve Costs  CONTINGENCY COSTS Construction Hard Cost Contingency Soft Cost Contingency Total Contingency Costs	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0	\$0	\$0	\$0		0 9	0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	) \$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$ \$ \$ \$ \$ \$	60 60 60 60 60 60 60	\$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
RESERVES  Operating Reserve Replacement Reserve Transition Reserve Pool Fee Rent Reserve Other Reserve Costs (Specify) Other Reserve Costs (Specify) Other Reserve Costs (Specify) Total Reserve Costs  CONTINGENCY COSTS Construction Hard Cost Contingency Soft Cost Contingency Total Contingency Costs  OTHER PROJECT COSTS	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0	\$0	\$0	\$0		0 3	0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	) \$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$ \$ \$ \$ \$ \$	60 60 60 60 60 60 60 60	\$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
RESERVES  Operating Reserve  Replacement Reserve  Transition Reserve Pool Fee  Rent Reserve Other Reserve Costs (Specify) Other Reserve Costs (Specify)  Other Reserve Costs (Specify)  Total Reserve Costs  CONTINGENCY COSTS  Construction Hard Cost Contingency Soft Cost Contingency Total Contingency Costs  OTHER PROJECT COSTS  TCAC App/Allocation/Monitoring Fees	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0	\$0	\$0	\$0		0 9	0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	) \$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$ \$ \$ \$ \$ \$	60 60 60 60 60 60 60 60 60	\$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
RESERVES  Operating Reserve Replacement Reserve Transition Reserve Pool Fee Rent Reserve Other Reserve Costs (Specify) Other Reserve Costs (Specify) Other Reserve Costs (Specify) Total Reserve Costs  CONTINGENCY COSTS Construction Hard Cost Contingency Soft Cost Contingency Total Contingency Costs  OTHER PROJECT COSTS TCAC App/Allocation/Monitoring Fees Environmental Audit	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0	\$0	\$0	\$0		0 3	0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	) \$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$ \$ \$ \$ \$ \$ \$	60 60 60 60 60 60 60 60 60	\$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
RESERVES  Operating Reserve Replacement Reserve Transition Reserve Pool Fee Rent Reserve Other Reserve Costs (Specify) Other Reserve Costs (Specify) Other Reserve Costs (Specify) Total Reserve Costs  CONTINGENCY COSTS Construction Hard Cost Contingency Soft Cost Contingency Total Contingency Costs  OTHER PROJECT COSTS TCAC App/Allocation/Monitoring Fees Environmental Audit Local Development Impact Fees	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0	\$0	\$0	\$0		0 3	0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	) \$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$ \$ \$ \$ \$ \$ \$ \$	60 60 60 60 60 60 60 60 60 60 60	\$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$
RESERVES  Operating Reserve Replacement Reserve Transition Reserve Pool Fee Rent Reserve Other Reserve Costs (Specify) Other Reserve Costs (Specify) Other Reserve Costs (Specify) Total Reserve Costs  CONTINGENCY COSTS Construction Hard Cost Contingency Soft Cost Contingency Total Contingency Costs  OTHER PROJECT COSTS TCAC App/Allocation/Monitoring Fees Environmental Audit Local Development Impact Fees Permit Processing Fees	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0	\$0	\$0	\$0		0 9	0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	) \$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$ \$ \$ \$ \$ \$ \$ \$	60 60 60 60 60 60 60 60 60 60 60 60	\$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$
RESERVES  Operating Reserve Replacement Reserve Transition Reserve Pool Fee Rent Reserve Other Reserve Costs (Specify) Other Reserve Costs (Specify) Other Reserve Costs (Specify) Total Reserve Costs  CONTINGENCY COSTS Construction Hard Cost Contingency Soft Cost Contingency Total Contingency Costs  OTHER PROJECT COSTS TCAC App/Allocation/Monitoring Fees Environmental Audit Local Development Impact Fees Permit Processing Fees Capital Fees	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0	\$0	\$0	\$0		0 3	0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	) \$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$ \$ \$ \$ \$ \$ \$ \$ \$	60 60 60 60 60 60 60 60 60 60 60 60 60	\$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$
RESERVES  Operating Reserve Replacement Reserve Transition Reserve Pool Fee Rent Reserve Other Reserve Costs (Specify) Other Reserve Costs (Specify) Other Reserve Costs (Specify) Total Reserve Costs  CONTINGENCY COSTS Construction Hard Cost Contingency Soft Cost Contingency Total Contingency Costs  OTHER PROJECT COSTS TCAC App/Allocation/Monitoring Fees Environmental Audit Local Development Impact Fees Permit Processing Fees Capital Fees Marketing	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0	\$0	\$0	\$0			0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	) \$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$ \$ \$ \$ \$ \$ \$ \$ \$	60 60 60 60 60 60 60 60 60 60 60 60	\$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$
RESERVES  Operating Reserve Replacement Reserve Transition Reserve Pool Fee Rent Reserve Other Reserve Costs (Specify) Other Reserve Costs (Specify) Other Reserve Costs (Specify) Total Reserve Costs  CONTINGENCY COSTS Construction Hard Cost Contingency Soft Cost Contingency Total Contingency Costs  OTHER PROJECT COSTS TCAC App/Allocation/Monitoring Fees Environmental Audit Local Development Impact Fees Permit Processing Fees Capital Fees	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0	\$0	\$0	\$0			0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	) \$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$	60 60 60 60 60 60 60 60 60 60 60 60 60	\$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$
RESERVES  Operating Reserve Replacement Reserve Transition Reserve Pool Fee Rent Reserve Other Reserve Costs (Specify) Other Reserve Costs (Specify) Other Reserve Costs (Specify) Total Reserve Costs  CONTINGENCY COSTS Construction Hard Cost Contingency Soft Cost Contingency Total Contingency Costs  OTHER PROJECT COSTS TCAC App/Allocation/Monitoring Fees Environmental Audit Local Development Impact Fees Permit Processing Fees Capital Fees Marketing	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0	\$0	\$0	\$0		0 3	0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	) \$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$	60 60 60 60 60 60 60 60 60 60	\$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$
RESERVES  Operating Reserve Replacement Reserve Transition Reserve Pool Fee Rent Reserve Other Reserve Costs (Specify) Other Reserve Costs (Specify) Total Reserve Costs (Specify)  Total Reserve Costs  CONTINGENCY COSTS  Construction Hard Cost Contingency Soft Cost Contingency Total Contingency Costs  OTHER PROJECT COSTS  TCAC App/Allocation/Monitoring Fees Environmental Audit Local Development Impact Fees Permit Processing Fees Capital Fees Marketing Furnishings Market Study	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0	\$0	\$0	\$0		0 3	0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	) \$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$	60 60 60 60 60 60 60 60 60 60	\$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$
RESERVES  Operating Reserve Replacement Reserve Transition Reserve Pool Fee Rent Reserve Other Reserve Costs (Specify) Other Reserve Costs (Specify) Total Reserve Costs (Specify) Total Reserve Costs  CONTINGENCY COSTS Construction Hard Cost Contingency Soft Cost Contingency Total Contingency Costs  OTHER PROJECT COSTS TCAC App/Allocation/Monitoring Fees Environmental Audit Local Development Impact Fees Permit Processing Fees Capital Fees Marketing Furnishings Market Study Accounting/Reimbursable	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0	\$0	\$0	\$0			0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	) \$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	60 60 60 60 60 60 60 60 60 60	\$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$
RESERVES  Operating Reserve Replacement Reserve Transition Reserve Pool Fee Rent Reserve Other Reserve Costs (Specify) Other Reserve Costs (Specify) Total Reserve Costs (Specify)  Total Reserve Costs  CONTINGENCY COSTS  Construction Hard Cost Contingency Soft Cost Contingency Total Contingency Costs  OTHER PROJECT COSTS  TCAC App/Allocation/Monitoring Fees Environmental Audit Local Development Impact Fees Permit Processing Fees Capital Fees Marketing Furnishings Market Study Accounting/Reimbursable Appraisal Costs	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0	\$0	\$0	\$0			0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	) \$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	60	\$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$
RESERVES  Operating Reserve  Replacement Reserve  Transition Reserve Pool Fee  Rent Reserve Costs (Specify)  Other Reserve Costs (Specify)  Other Reserve Costs (Specify)  Total Reserve Costs  CONTINGENCY COSTS  Construction Hard Cost Contingency  Soft Cost Contingency  Total Contingency Costs  OTHER PROJECT COSTS  TCAC App/Allocation/Monitoring Fees  Environmental Audit  Local Development Impact Fees  Permit Processing Fees  Capital Fees  Marketing  Furnishings  Market Study  Accounting/Reimbursable  Appraisal Costs  Broadband Readiness	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0	\$0	\$0	\$0			0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	) \$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	60	\$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$
RESERVES Operating Reserve Replacement Reserve Transition Reserve Pool Fee Rent Reserve Costs (Specify) Other Reserve Costs (Specify) Other Reserve Costs (Specify) Total Reserve Costs  CONTINGENCY COSTS Construction Hard Cost Contingency Soft Cost Contingency Total Contingency Costs  OTHER PROJECT COSTS TCAC App/Allocation/Monitoring Fees Environmental Audit Local Development Impact Fees Permit Processing Fees Capital Fees Marketing Furnishings Market Study Accounting/Reimbursable Appraisal Costs Broadband Readiness Other Costs (Specify)	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0	\$0	\$0	\$0			0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	) \$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	60	\$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$
RESERVES  Operating Reserve Replacement Reserve Transition Reserve Pool Fee Rent Reserve Other Reserve Costs (Specify) Other Reserve Costs (Specify) Other Reserve Costs (Specify) Total Reserve Costs  CONTINGENCY COSTS Construction Hard Cost Contingency Soft Cost Contingency Total Contingency Costs  OTHER PROJECT COSTS TCAC App/Allocation/Monitoring Fees Environmental Audit Local Development Impact Fees Permit Processing Fees Capital Fees Marketing Furnishings Market Study Accounting/Reimbursable Appraisal Costs Broadband Readiness	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0	\$0	\$0	\$0			0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	) \$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	60	\$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$

Other Costs (Specify)	\$0																		\$0	\$0	\$0			\$0
Other Costs (Specify)	\$0																		\$0	\$0	\$0			\$0
Total Other Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(	0 9	\$0 \$	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SUBTOTAL PROJECT COST	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(	0 9	\$0 \$	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DEVELOPER COSTS																								
Developer Overhead/Profit	\$0																		\$0	\$0	\$0			\$0
Consultant/Processing Agent	\$0																		\$0	\$0	\$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	\$0																		\$0	\$0	\$0			\$0
Other Developer Costs (Specify)	\$0																		\$0	\$0	\$0			\$0
Total Developer Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(	0 9	50 \$	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL PROJECT COST	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$	0 9	\$0 \$	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		. 1		. 1	. 1		. 1		1 .			. 1			. 1	. 1	. 1	. 1		. T	, г			
TOTAL PROJECT COSTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(	0 \$	SO \$(	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

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

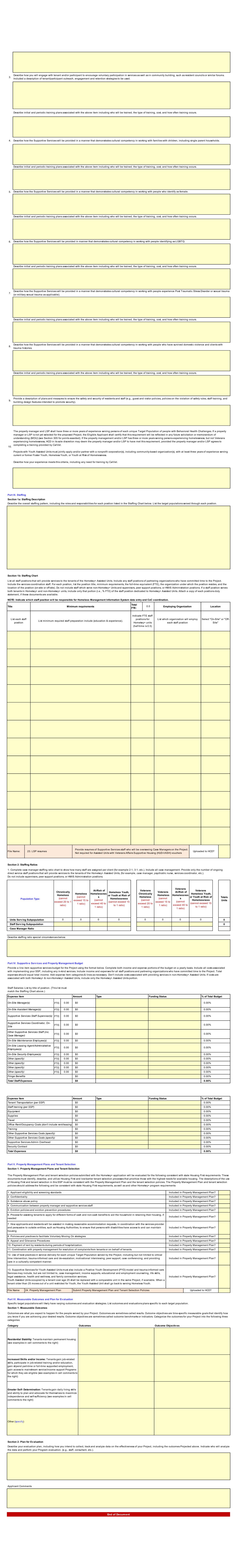


						4/1/2024	1							
						county_nam e	lim50_21p1	lim50_21p2	lim50_21p3	lim50_21p4	lim50_21p5	lim50_21p6	lim50_21p7	lim50_21p8
						Alameda	\$54,500	\$62,300	\$70,100	\$77,850	\$84,100	\$90,350	\$96,550	\$102,800
							\$37,000	\$42,250	\$47,550	\$52,850	\$57,050	\$61,300	\$65,550	\$69,750
						Alpine								
						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		\$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 \$54,500	\$58,050
						Inyo	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000 \$51,000	\$54,500 \$54,500	\$58,050
						Kern	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,050
						Kings	\$30,800 \$30,800	\$35,200 \$35,200	\$39,600 \$39,600	\$43,950 \$43,950	\$47,500 \$47,500	\$51,000 \$51,000	\$54,500 \$54,500	\$58,050 \$58,050
						Lake	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,050
						Lassen	\$48,550	\$55,450	\$62,400	\$69,350	\$74,900	\$80,450	\$86,000	\$91,550
Income	and Rent Calcu	ation Tables			1	Los Angeles	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,050
	come Limits Cal		JD 50% Income	e I imits		Madera Marin	\$68,550	\$78,350	\$88,150	\$97,900	\$105,750	\$113,600	\$121,400	\$129,250
		hold Size	22 00 / 0 1110 01111			Mariposa	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,050
3	4	5	6	7	8	Mendocino	\$31,650	\$36,200	\$40,700	\$45,200	\$48,850	\$52,450	\$56,050	\$59,700
\$0	\$0	\$0	\$0	\$0	\$0	Merced	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,050
\$0	\$0	\$0	\$0	\$0	\$0	Modoc	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,050
\$0	\$0	\$0	\$0	\$0	\$0	Mono	\$32,700	\$37,400	\$42,050	\$46,750	\$50,450	\$54,200	\$57,950	\$61,700
\$0	\$0	\$0	\$0	\$0	\$0	Monterey	\$46,350	\$53,000	\$59,600	\$66,200	\$71,500	\$76,800	\$82,100	\$87,400
\$0	\$0	\$0	\$0	\$0	\$0	Napa	\$51,400	\$58,700	\$66,100	\$73,400	\$79,300	\$85,150	\$91,050	\$96,900
\$0	\$0	\$0	\$0	\$0	\$0	Nevada	\$36,500	\$41,700	\$46,900	\$52,100	\$56,300	\$60,450	\$64,650	\$68,800
\$0	\$0	\$0	\$0	\$0	\$0	Orange	\$55,250	\$63,100	\$71,050	\$78,900	\$85,250	\$91,550	\$97,850	\$104,150
\$0	\$0	\$0	\$0	\$0	\$0	Sacramento	\$41,300	\$47,150	\$53,050	\$58,950	\$63,650	\$68,400	\$73,100	\$77,850
\$0	\$0	\$0	\$0	\$0	\$0	San Francisco	\$68,550	\$78,350	\$88,150	\$97,900	\$105,750	\$113,600	\$121,400	\$129,250
\$0	\$0	\$0	\$0	\$0	\$0	San Joaquin	\$33,750	\$38,600	\$43,400	\$48,200	\$52,100	\$55,950	\$59,800	\$63,650
\$0	\$0	\$0	\$0	\$0	\$0	San Luis Obis	\$44,600	\$50,950	\$57,300	\$63,650	\$68,750	\$73,850	\$78,950	\$84,050
\$0	\$0	\$0	\$0	\$0	\$0	San Mateo	\$68,550	\$78,350	\$88,150	\$97,900	\$105,750	\$113,600	\$121,400	\$129,250
\$0	\$0	\$0	\$0	\$0	\$0	Santa Barbara		\$65,050	\$73,200	\$81,300	\$87,850	\$94,350	\$100,850	\$107,350
\$0	\$0	\$0	\$0	\$0	\$0	Santa Clara	\$64,550	\$73,750	\$82,950	\$92,150	\$99,550	\$106,900	\$114,300	\$121,650
					<del>1</del>	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
om, 2 peop	ole in a 1 bdrm a	nd 1 additional	person per add	litional bedroor	n)	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
1 Bdrm	. 2 Bdrm.	3 Bdrm.	4 Bdrm.	5 Bdrm.		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
m unit, 1.5	people per bedro	om in other uni	ts)			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
	0.0-1	2.0.1	4.0.1	E.D.L.	1	Tuolumne	\$33,900	\$38,750	\$43,600	\$48,450	\$52,350	\$56,200	\$60,100	\$63,950
	. 2 Bdrm.	3 Bdrm.	4 Bdrm.	5 Bdrm.	ı	Ventura	\$49,250	\$56,300	\$63,350	\$70,350	\$76,000	\$81,650	\$87,250	\$92,900
1 Bdrm \$0	\$0	\$0	\$0	\$0		Volkara	•							,

Max Funds & Unit Mix Award

Supportive Services Plan §302 Supportive Services Requirements To be eligible to receive funding, all applications must 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. HCD in its sole discretion shall make the determination (1) if the Supportive Services plan is sufficiently complete to pass threshold and (2) if the Supportive Services plan and property management plan is compliant with Housing First and other evidence-based practices for each unique Target Population served by the Project. For example, Projects serving Veterans must incorporate evidence-based practices specific to Veterans. Part I. Tenant Selection The plan is required by Section §302(ii)(a) and must be compliant with Section §504, and §508. Using the titled sections below, the narrative should be as specific as possible, delineating the roles of property management and the support service provider and how these functions will be coordinated. Your description should clearly and conclusively document processes to ensure compliance with the Homekey+ NOFA for Tenant Selection and Housing First Practices. Section 1: Tenant Selection Criteria Target Population and Eligibility Criteria a. Do you use Housing First Practices? b. Describe the criteria that will be used to ensure that tenants are eligible to occupy the Homekey+ Assisted Units. Description of the Target Population to be served, and identification of any additional subpopulation target or occupancy preference for the Project (all sub-population targeting c. must be approved by HCD prior to standard agreement issuance and must be consistent with federal and state fair housing requirements). Describe any additional eligibility criteria other than those indicated above, i.e., information needed to determine if the tenant can comply with lease terms. NOTE: Selection d. criteria designed to assess anything other than the ability to comply with lease terms generally run afoul of fair housing laws designed to protect equal access to housing for people with disabilities. See Between the Lines, A Question and Answer Guide on Legal Issues in Supportive Housing Chapter 4. e. Identify all disclosures that will be provided to applicants/tenants. Example: Megan's Law disclosures, HMIS reporting, etc. 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. 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 a. 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. 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 b. 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. 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. 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. 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." 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. 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. 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. 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. 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. 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. 5. Supportive services emphasize engagement and problem-solving over therapeutic goals. **Housing Permanency** 1. Substance use in and of itself, without other lease violations, is not considered a reason for eviction. 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. 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 3. back into homelessness is avoided. 4. Program Requires Housing Providers to Provide Tenants with Leases and Reflects Tenants' Rights & Responsibilities Of Tenancy Under CA Law (including eviction protections). 5. §302(i)(b) Applicants certifies to provide and maintain written policies and procedures covering: §302(i)(b)(1-5) 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. Populations the Provider will serve Services Provider will offer Describe any known conflicts and/or the mitigation strategy for when Homekey+ funding or other program requirements conflict with Housing First practices, as 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+ 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. Hours Service Provider Off-site Service Location Resident Service Service Description If service is on-site, leave blank. Enter distance, in miles, to off-site service and list resident Describe service, including the degree to which services Frequency of commuting options. Reasonable access is access that does not require walking more that one-half Physical health services benefits and essential documentation employment services Veteran specific Supportive Services (required for Veteran serving projects) people with co-occurring placements for higher Other services, such as housing retention skills, legal assistance, family connection services, access to food and clothing, representative payee services, adult day care, financial counseling, etc. Parenting education, childcare, DV support in compliance with required services in Sect Services (specify) File Name: 22. LSP Contract Lead Service Provider Contract, Agreement or Letter of Intent. Uploaded to HCD? File Name: 22. LSP NonApplicant Contract Uploaded to HCD? Lead Service Provider Contract, Agreement or Letter of Intent (non-Applicant provider). Section 3: Supportive Services Coordination Describe the accessibility of Supportive Services, whether they are on-site or off-site, the frequency, and travel time required to access the Supportive Services including both public and 1. private transportation services (e.g. van owned by the provider). Ensure transportation costs for off-site Supportive Services are reflected in the Project budget. Describe how the Supportive Services will be provided in a manner that is culturally and linguistically competent for persons of different races, ethnicities, sexual orientations, gender identities, and gender expressions. This includes explaining how services will be provided to Homekey+ tenants who do not speak English, or have other communication barriers, including sensory disabilities, and how communication among the services providers, the property manager and these tenants will be facilitated. Additionally, describe how services will accommodate trauma-based, barriers to services. Responses should be as specific as possible in addressing the specific populations served by the Project. For example, if the Project will have Veteran serving units, responses should evidence competency in Supportive Service delivery to Veterans. If available, provide documentation, in the form of Memorandum of Understanding, Memorandum of Agreement, letters of support or contracts demonstrating who will be responsible for ensuring access to services and how accessibility will be accomplished.

Describe initial and periodic training plans associated with the above item including who will be trained, the type of training, cost, and how often training occurs.



<del></del>	ement Reserve Calculator UMR §8309	Cr. I I			Ι φο	Φ0
a) I	.6% of New construction costs (structures excluding contracto	•	. ,		\$0	\$0
\$	500 per unit: (This is a placeholder for rehab projects and ma				\$500	\$0
b) l	eplacement Reserve Amount = New construction: lesser of (a					\$0
`	CD Required Replacement Reserve Amount - included in "O	perating budget" tab				\$0
)perati	ng Reserve Calculator					
1	Total Operating Expenses Excluding On-Site Service Coord	dinator Salaries.			TAX CREDIT Project 3 Month Reserve Required	NON-TAX CREDI Project 4 Month Reserve Require
	(a) Total Operating Expenses:	\$0	Amount subject to reserve	\$0	\$0	\$0
	(b) Minus: On-Site Service Coordinator Salaries:	\$0	calculation: (a - b)	φυ	<b>40</b>	<b>4</b> 0
2	Replacement Reserve amount from above: (Cell AJ10)			\$0	\$0	\$0
	Debt Service (including all HCD 0.42% Fees and Bond Issu	er Fee)			•	
	Name of Lender Operating Budget cells (D138 to D147)	Annual Debt Service Amount	TAX CREDIT Project 3 Month Reserve Required	NON-TAX CRED Project 4 Month Reserve Require		
			1st Mortgage Debt Service	\$0	\$0	\$0
			2nd Mortgage Debt Service	\$0	\$0	\$0
			3rd Mortgage Debt Service	\$0	\$0	\$0
0			Other HCD .42% (Specify)	\$0	\$0	\$0
3			Other HCD .42% (Specify)	\$0	\$0	\$0
			Bond Issuer Fee	\$0	\$0	\$0
		N	liscellaneous Financial Expenses (specify)	\$0	\$0	\$0
		N	liscellaneous Financial Expenses (specify)	\$0	\$0	\$0
		N	liscellaneous Financial Expenses (specify)	\$0	\$0	\$0
		N	liscellaneous Financial Expenses (specify)	\$0	\$0	\$0
			Other (Specify)		\$0	\$0
			Totals	\$0	\$0	\$0
			UMR Required Operating	Reserve Amount:	\$0	\$0

Number of Project Units:

0

Construction Hard Cost Contingency Calculator UMR §8310

**Project Name** 

	reshold and Scoring Criteria				
Applicants ack	•		s must meet the threshold requirements of this Section. HCD re rting documents.	serves the right to request	
	licant(s) acknowledges that Applications licant may apply jointly with a Co-Applica		by an Eligible Applicant, as defined in §200 and Article VII. Alter	rnatively, each Eligible	
Арр	,,	•	purpose entities will be considered subsequent to the date	of application, including	
	0. Eligible Applicants			L	
	iii. Pursuant to CA HSC § 50237 and a. California's 14 largest cities w	50241, HHAP Homekey+ Supplen vith a population of 300,000 or mo			
	Is the Applicant or Co-Applica	ant one of these 14 largest cities, n	mentioned below, with a population of 300,000 or more as of Jar	nuary 1, 2022?	
	Anaheim Irvine Bakersfield Long Beach	Oakland San Diego Riverside San Francisco	Santa Ana Stockton		
	Fresno Los Angeles				
	<ul><li>b. California's 58 Counties</li><li>c. The entities in a. and b. must</li></ul>	have:		County	
			ode §65589.9, at the time a Homekey+ application is submitted;	and	
	,	nave a compliant housing element conally coordinated homelessness	as defined in Government Code §65589.9.		
		•	y coordinated homelessness action plan.		
	d. Tribal Entities				
ii. App	licant(s) certifies that the proposed Proje	cts must serve persons qualifying	or households that include persons qualifying as members of th	ne Target Population?	
	,	, , , ,			
iii. App	licant(s) certifies to submit a completed a	application workbook with all works	sheets, documents and supplemental information.		
	licant(s) certifies to include a Project-spenekey+ Program Requirements noted in N		at shall be consistent with any representations made in the appl	ication, and it shall meet the	
own	ect Ownership Structure submitted with t ership structure. cle VI – Definitions	he application workbook that demo	onstrates the relationship of the Applicants, Co-applicants and p	project entities within the	
Aith		ns a Project-specific entity organiz	zational chart that shows the ownership relationship between the	e Project Applicants and all	
	Project entities (including the spec organizational documents (i.e. Ope	ial purpose entity). This document erating Agreement, Limited Partne	is used by HCD to connect the Project Ownership Structure wit rship Agreement, By Laws, etc.) to ensure the Primary Applican The Project Ownership Structure chart must be provided with t	th the provided legal t or Co-Applicant has legal	
File Name	26. Project Ownership Structure	Provide a "Project Ownership S	tructure" chart.	Uploaded to HCD?	
vi. App	licant(s) certifies to submit all required do	ocuments from each Eligible Applic	cant and Co-Applicant as applicable, including but not limited to	):	
a.	by a person other that the person identi- are required to submit and execute prog	fied as the authorized signatory. If gram documents. If the application authority. The resolutions should	participate in the Homekey+ Program in connection with each of there is more than one authorized signatory identified, state while is being signed by a designee of the authorized signatory, the materially comport with the Homekey+ resolution templates that	nether one or all signatories Applicant must also submit a	
b.	• • • • • • • • • • • • • • • • • • • •	quest additional documentation at	application. Eligible Applicants are exempted from this requirement any point to verify any entity's authority and/or organizational st		
	NOTE: These documents are requested	l at "Project Overview" sheet unde	er the Applicant and Co-Applicant entity names.		
vii. App	licants shall provide a written non-discrin	nination policy that complies with t	he requirements in §508 - Accessibility and Non-Discrimination.		
equi viii. wha of C	itable access to housing and services for tapplicants should consider include race	groups that are overrepresented as, ethnicity, age (e.g. youth, elderly	must answer the following question: What specific actions will the among residents experiencing homelessness in its jurisdiction are y), disability status, LGBTQ+ status, etc. The response shall reference data to explain. Please see the Homekey+ website for the status of the status	nd region? Examples of erence the latest Continuum	Homekey + website
File Name	28. Equity Statement	Provide Racial & Gender Equity	y statement by answering the above question.	Uploaded to HCD?	
ix. the	•	, , ,	Population that must answer the following question: <i>How did/will</i> ortive Services? Please see Homekey+ website for guidance do	cuments at the time of	Homekey + website
File Name	29. Engaging the Target Population Statement	Provide a response to the ques	tion above.	Uploaded to HCD?	
			and such control shall not be contingent on the approval of any D's approval. Site control may be evidenced by one of the follow		
Site Control	UMR §8303 and §8316	-			

homekey-plus-application 23 of 40 Threshold Requirements

At time of appli Type of site co	ication, does Applicant, or its wholly o	controlled affiliate have s	site control pur Date	rsuant to <mark>UMR</mark> § Expires	8303? Extensions Availa	hle	Purchase Pric	ne.	Total La	nd Are	ea
. ypo or site oo	na vi.		Date	пурнез	Extensions Availa		i dionase Fill		i Jiai La		acres
									1		acres
											acres
									1		acres
											acres
											acres
											acres
											acres
Current owner			Current own	er street addres	s	City		St	ate	Zip	code
	e details for unusual site control speci is, or other complex land transactions					scattered	sites, lot line adj	justments	s, air rights	parcel	ling,
priadou project	is, or other complex land transactions	, merading anique value	· carcarations o	and explanations	, че прричине.						
Below, describ	e planned and completed property tra	ansfers occurring in con	nection with de	evelopment of th	e proposed Proiect.						
,	, sample of the point of the			1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1						
Ground Lease	planned?										
	•										
					UMR §8303, including a	•	•		•		
File Name	30. Site Control		• •		iple or non-contiguous pa plex land and acquisition			Upload	ded to HCD	?	
8300	(h). For Applicants proposing sites the	nat will require a use cha	ange lot enlit o	or other local an	orovals for permanent ho	usina incl	ude a commitme	ant and n	lan to facilit	ate	
	spedite those processes, to not delay		•	• •	provate for permanent no	asing, mo		ont and p	iaii to iaoiiit	ato	
Does	s the proposed Project require a use	change, lot split or other	· local approva	lls for permanen	t housing?						
										<u> </u>	
xi. A pre	eliminary title report <b>for each site</b> , da	ted within 90 days of ap	plication subm	nission.							
		Provide a prelimin	ary report date	ed within 90 day	s of application due date.	. For proje	cts developed				
File Name	34. Preliminary Title Report		an attorney's c	ppinion regarding	g chain of title and currer		=	Upload	ded to HCD	?	
		acceptable in fled	or a title repor	ι.							
• • •	icant(s) certifies to provide a detailed enditure before all program deadlines	•		· · · · · · · · · · · · · · · · · · ·	•		•	•			
•	ence of strong organizational and fina	•	•	•	•						
	3 3	· ·	· · ·								
			· •	•	rts acquisition of a site, c nd expenditure before all	•					
File Name	35. Development Plan	factoring in entitle	ments, permits	s, procurement, p	ootential construction del	ays and su	upply chain	Upload	ded to HCD	?	
		issues, and demor	nstrates evider	nce of strong org	ganizational and financial	capacity t	to develop the				
		1 10,601.									
		_									
	icants shall provide an appraisal for <b>c</b> iisition funds from Homekey+ or if pro	· · · · · · · · · · · · · · · · · · ·	-				•		_	/+	
-	raisal Guidance document, which will			• •	mast comply with the MC	ATIONEY FIR	oquironionio Duli	iiiiou III ll	io i ioilieke	y .	
11	,		•								
					o earlier than 12 months ion funds from Homekey	-	-				
File Name	36. Appraisal		•		ion tunas trom Homekey- iply with the Homekey+ re		•	Upload	ded to HCD	?	
					hich will be available on						
Add comments	s with regards to Appraisal. Hom	ekey+ Appraisal Guidan	ce.								
commonts	regardo to rippidiodi.	Appraisal Guldall	<u></u>								

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.

15 (1)	e Applicant(s) seeking funding for maste	r leasing and purchase of Affordability Covenants?	[	
appli <b>xvii</b> not s is va	icable relocation assistance laws and rec sufficiently demonstrate such consideration acant by including either an explanation t	nall submit a concise, sufficiently detailed narrative to demonstrate its consideration of, and early engouirements. An Applicant's unsupported conclusion that relocation law does not apply or that the Proport and engagement. The Applicant must support any representation that relocation law does not apply at supports this representation or supporting documentation that establishes that the property is vactorially to determine whether a relocation plan is required by law or whether a certificate of no-relocation of	oject Site is vacant does bly or that the Project Site cant. This Relocation	
certi		ot take the place of these two documents. Grantee shall submit either a relocation plan or a isbursement. See §507 and Homekey+ website for more information and template, which will be	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?	
a. b.	Development costs with specific funding Rental subsidies, operations, and service sustainability. For projects applying for a	le Funding Commitments (EFCs) as defined by Article VII (xviii) for: sources, including federal, state, local, private, or philanthropic sources for the proposed Project. se costs with specific funding sources, including federal, state, local, private, or philanthropic sources a program operating Award (see §206) EFCs must be fully committed to match the numbers of years at and the Homekey+ website for EFC templates, which will be posted at the time of application releases	of the operating award.	Homekey + website
will c	control the Project during acquisition, dev	applicant or Co-Applicant applying for Homekey+ funding is the entity that HCD relies upon for experion velopment, and occupancy?  Idemonstrate the following minimum experience and capacity requirements:	ence and capacity, and	
		f a Project similar in scope and size to the proposed Project; or development, ownership, or operation last 10 years, with at least one of those Projects containing at least one unit housing a tenant or who		
	Applicant(s) certifies that it has success	fully Developed, owned, or operated a Project similar in scope and size to the proposed Project?	[	
		e Provider (LSP) shall have three or more years of experience serving persons of the Target Populati he proposed Project, the Eligible Applicant shall certify that this requirement will be reflected in any fu		
	Has the Applicant(s) selected a <b>propert</b>	y manager for the proposed Project?	[	
			-	
	Has the Applicant(s) selected a <b>Lead S</b> e	ervice Provider for the proposed Project?	[	
	., ,,	ervice Provider for the proposed Project?  Istering a Project in accordance with the core components of Housing First (Welfare & Institutions Co	ode § 8255).	
	., ,,		ode § 8255). Uploaded to HCD?	
c. File Name	Statement confirming experience admin  44. Housing First Statement  Current capacity to develop, own, and o capital, assets, and other resources to e	istering a Project in accordance with the core components of Housing First (Welfare & Institutions Co	Uploaded to HCD?  if it has adequate staff, to satisfy all legal	
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c. File Name  d.  xx Did t Date  xxi One- a.	Statement confirming experience admin  44. Housing First Statement  Current capacity to develop, own, and o capital, assets, and other resources to expedit requirements and obligations in connect the Department in form and substance.  Applicant)s) certifies to have current capethe Eligible Applicant and all Co-Applicant of pre-application consultation:  -for-one replacement of assisted housing of the acquired housing or site is to be retorned to the community, the Applicant shall proving the acquired housing or site be redocommunity?  the Threshold Requirements above,	istering a Project in accordance with the core components of Housing First (Welfare & Institutions Code Provide relevant experience administering a Project in accordance with the core components of Housing First (Welfare & Institutions Code § 8255).  perate the proposed Project. For purposes of satisfying this requirement, an Applicant has "capacity" ifficiently meet the operational needs of the Project; to maintain the fiscal integrity of the Project; and ion with the Project. Evidence of permanent supportive housing experience and capacity must be real project.  Into attended a pre-application consultation with HCD prior to applying, as required in §401?  Into address the needs of the Tode as part of the application a commitment to ensure one-for-one replacement of units.  Into address the needs of the Tode as part of the Local Public Entity's overall goal to address the needs of the Tode as part of the application a commitment to ensure one-for-one replacement of units.	Uploaded to HCD?  If it has adequate staff, to satisfy all legal asonably acceptable to  Farget Population and the	FA.
c. File Name  d.  xx Did t Date  xxi One- a.  In addition to  §200 Affordabi §203 Allocation	Statement confirming experience admin  44. Housing First Statement  Current capacity to develop, own, and o capital, assets, and other resources to exequirements and obligations in connect the Department in form and substance.  Applicant)s) certifies to have current cape of pre-application consultation:  -for-one replacement of assisted housing of the acquired housing or site is to be rethe community, the Applicant shall provide Will the acquired housing or site be redecommunity?  the Threshold Requirements above, sility Covenant of the community of the communi	istering a Project in accordance with the core components of Housing First (Welfare & Institutions Code Provide relevant experience administering a Project in accordance with the core components of Housing First (Welfare & Institutions Code § 8255).  perate the proposed Project. For purposes of satisfying this requirement, an Applicant has "capacity" ifficiently meet the operational needs of the Project; to maintain the fiscal integrity of the Project; and ion with the Project. Evidence of permanent supportive housing experience and capacity must be real project.  Into attended a pre-application consultation with HCD prior to applying, as required in §401?  Into address the needs of the Tode as part of the application a commitment to ensure one-for-one replacement of units.  Into address the needs of the Tode as part of the Local Public Entity's overall goal to address the needs of the Tode as part of the application a commitment to ensure one-for-one replacement of units.	Uploaded to HCD?  If it has adequate staff, to satisfy all legal asonably acceptable to  Farget Population and the	FA.
c. File Name  d.  xx Did t Date  xxi One- a.  In addition to  §200 Affordabi §203 Allocation §204 Program	Statement confirming experience admin  44. Housing First Statement  Current capacity to develop, own, and o capital, assets, and other resources to exequirements and obligations in connect the Department in form and substance.  Applicant)s) certifies to have current cape of pre-application consultation:  -for-one replacement of assisted housing of the acquired housing or site is to be rethe community, the Applicant shall provide Will the acquired housing or site be redecommunity?  the Threshold Requirements above, sility Covenant of the community of the communi	istering a Project in accordance with the core components of Housing First (Welfare & Institutions Code Provide relevant experience administering a Project in accordance with the core components of Housing First (Welfare & Institutions Code § 8255).  perate the proposed Project. For purposes of satisfying this requirement, an Applicant has "capacity" ifficiently meet the operational needs of the Project; to maintain the fiscal integrity of the Project; and ion with the Project. Evidence of permanent supportive housing experience and capacity must be real project.  Into attended a pre-application consultation with HCD prior to applying, as required in §401?  Into address the needs of the Tode as part of the application a commitment to ensure one-for-one replacement of units.  Into address the needs of the Tode as part of the Local Public Entity's overall goal to address the needs of the Tode as part of the application a commitment to ensure one-for-one replacement of units.	Uploaded to HCD?  If it has adequate staff, to satisfy all legal asonably acceptable to  Farget Population and the	FA.

homekey-plus-application 25 of 40 Threshold Requirements

Cash	<b>Flow</b>	<b>Anal</b>	vsis

Is Income	e from Restricte	d Units based on F	Restricted or Pro	onosed Rents?	Restricte	nd Ponts															
INCOME FROM HOUSING UNITS	Inflation	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Restricted Unit Rents	2.5%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>1 ear 19</b> \$0	- Teal 20
Unrestricted Units	2.5%	\$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0
Rental Subsidy Program Name (Specify)	2.5%	\$0	\$0	\$0	\$0 \$0	φ0 \$0	<b>\$</b> 0	\$0	\$0 \$0	\$0	\$0 \$0	φ0 \$0	\$0	\$0 \$0	<b>\$</b> 0	<b>\$</b> 0	\$0 \$0	φ0 \$0	φ0 \$0	ф0 \$0	\$0
Rental Subsidy Program Name (Specify)	2.5%	\$0	\$0	\$0	\$0 \$0	φ0 \$0	<b>\$</b> 0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	ф0 \$0	\$0	\$0 \$0	<b>\$</b> 0	<b>\$</b> 0	\$0 \$0	φ0 \$0	\$0 \$0	ф0 \$0	\$0
Rental Subsidy Program Name (Specify)	2.070	\$0	Ψ	Ψ	<b>4</b> 0	Ψ	Ψ	Ψΰ	Ψ	<b>4</b> 0	Ψ	Ψ	Ψ	<b>4</b> 0	Ψ	Ψ	Ψ0	Ψ	ΨΟ	Ψ	Ψ0
Rental Subsidy Program Name (Specify)		\$0																			
Operating Subsidies (Specify)	2.5%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Subsidies (Specify)	2.5%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Subsidies (Specify)	2.5%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Subsidies (Specify)	2.070	Ψ	ΨΟ	ΨΟ	ΨΟ	ΨΟ	ΨΟ	ΨΟ	ΨΟ	ΨΟ	ΨΟ	ΨΟ	ΨΟ	ΨΟ	ΨΟ	ΨΟ	ΨΟ	ΨΟ	ΨΟ	ΨΟ	ΨΟ
Operating Subsidies (Specify)																					
Operating Subsidies (Specify)																					
Operating Subsidies (Specify)																					
Operating Subsidies (Specify)																					
GROSS POTENTIAL INCOME - HOUSE	SING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		Ψ.	ΨΨ			Ψ-			Ψ0		Ψ0							Ψ5			Ψΰ
OTHER INCOME	Inflation	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Laundry & Vending	2.5%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Income	2.5%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commercial Income	2.5%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
GROSS POTENTIAL INCOME - OTHER		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
GROSS POTENTIAL INCOME - TOTAL		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
VACANCY ASSUMPTIONS	Inflation	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Vacancy Rate: Restricted Units	5.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Vacancy Rate: Unrestricted Units	5.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													·						·		. 1
Vacancy Rate: Tenant Assistance Payments	5.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Vacancy Rate: Other (Specify)	5.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Vacancy Rate: Laundry & Vending & Other			* -	<b>.</b> -		<u>-</u> ند		<b>.</b> ≠ =		<i>*</i> -	<b>4</b>		<b>.</b> .		<b>.</b> .	<b>.</b>	<b>x</b> .	<b>1</b> -	<b>.</b> .		
Income	5.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Vacancy Rate: Commercial Income	50.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL VACANCY LOSS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EFFECTIVE GROSS INCOME		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		•																			
OPERATING EXPENSES & RESERVE						., -									., .,						
DEPOSITS	Inflation	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Residential Exp. (w/o Real Estate Taxes &	0.50/																				
Sup. Services)	3.5%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Real Estate Taxes	3.5%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Supportive Services Costs	3.5%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Replacement Reserve	0.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Reserves	0.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$C	\$0	\$0
Ground Lease	2.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commercial Expenses	3.5%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENSES & RESERVES		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NET OPERATING INCOME		╡ .									\$0		\$0	<b>ተ</b> ດ				ΨΟ		\$0	
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	ΨΟ	\$0	7.7	\$0	\$0	\$0	\$0	\$0	\$0	Ψ	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	ΨΟ	\$0		<b>\$</b> 0	\$0	\$0	\$0	\$0	\$0	Ψ	\$0
DEBT SERVICE		Year 1	\$0 Year 2	\$0 Year 3	\$0 Year 4	\$0 Year 5	\$0 Year 6	\$0 <b>Year 7</b>	\$0 Year 8	\$0 <b>Year 9</b>	Year 10	\$0 Year 11	Year 12	Year 13	\$0 Year 14	\$0 Year 15	\$0 Year 16	\$0 Year 17	\$0 <b>Year 18</b>	Year 19	\$0 Year 20
DEBT SERVICE  1st Mortgage Debt Service			\$0 Year 2	\$0 Year 3		\$0 Year 5		\$0 Year 7		\$0 Year 9	Year 10 \$0		<b>Year 12</b> \$0		Year 14 \$0		Year 16	Year 17	Year 18	Year 19	
		Year 1	\$0 Year 2		Year 4		Year 6		Year 8			Year 11		Year 13	Year 14 \$0	Year 15	Year 16	Year 17	Year 18	Year 19	
1st Mortgage Debt Service		Year 1	\$0 Year 2 \$0		Year 4		Year 6		Year 8			Year 11		Year 13	\$0	<b>Year 15</b> \$0	<b>Year 16</b> \$0	<b>Year 17</b> \$0	<b>Year 18</b> \$0	<b>Year 19</b> \$0	\$0
1st Mortgage Debt Service  Bridge Loan (repaid from Investor equity)		<b>Year 1</b> \$0	\$0	\$0	<b>Year 4</b> \$0	\$0	<b>Year 6</b> \$0	\$0	<b>Year 8</b> \$0	\$0	\$0	<b>Year 11</b> \$0	\$0	<b>Year 13</b> \$0	\$0 \$0	<b>Year 15</b> \$0	<b>Year 16</b> \$0	<b>Year 17</b> \$0	<b>Year 18</b> \$0	<b>Year 19</b> \$0	\$0
1st Mortgage Debt Service  Bridge Loan (repaid from Investor equity)  2nd Mortgage Debt Service		<b>Year 1</b> \$0	\$0	\$0	<b>Year 4</b> \$0 \$0	\$0 \$0	<b>Year 6</b> \$0 \$0	\$0	<b>Year 8</b> \$0 \$0	\$0	\$0 \$0	<b>Year 11</b> \$0 \$0	\$0	<b>Year 13</b> \$0	\$0 \$0 \$0	<b>Year 15</b> \$0	<b>Year 16</b> \$0 \$0 \$0	<b>Year 17</b> \$0	<b>Year 18</b> \$0 \$0 \$0	<b>Year 19</b> \$0	\$0
1st Mortgage Debt Service  Bridge Loan (repaid from Investor equity)  2nd Mortgage Debt Service  3rd Mortgage Debt Service		<b>Year 1</b> \$0	\$0	\$0	<b>Year 4</b> \$0 \$0 \$0	\$0 \$0	<b>Year 6</b> \$0 \$0 \$0	\$0	<b>Year 8</b> \$0 \$0 \$0	\$0	\$0 \$0 \$0	<b>Year 11</b> \$0 \$0 \$0	\$0	<b>Year 13</b> \$0 \$0 \$0	\$0 \$0 \$0	<b>Year 15</b> \$0 \$0 \$0	Year 16 \$0 \$0 \$0 \$0 \$0	<b>Year 17</b> \$0 \$0 \$0	<b>Year 18</b> \$0 \$0 \$0	<b>Year 19</b> \$0	\$0
1st Mortgage Debt Service  Bridge Loan (repaid from Investor equity)  2nd Mortgage Debt Service  3rd Mortgage Debt Service  Other HCD .42% (Specify)		<b>Year 1</b> \$0	\$0	\$0	<b>Year 4</b> \$0 \$0 \$0 \$0 \$0	\$0 \$0	<b>Year 6</b> \$0 \$0 \$0 \$0 \$0 \$0	\$0	<b>Year 8</b> \$0 \$0 \$0 \$0 \$0 \$0	\$0	\$0 \$0 \$0	<b>Year 11</b> \$0 \$0 \$0 \$0 \$0	\$0	Year 13 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0	<b>Year 15</b> \$0 \$0 \$0 \$0 \$0	Year 16 \$0 \$0 \$0 \$0 \$0 \$0 \$0	<b>Year 17</b> \$0 \$0 \$0	Year 18 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Year 19  \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0
1st Mortgage Debt Service  Bridge Loan (repaid from Investor equity)  2nd Mortgage Debt Service  3rd Mortgage Debt Service  Other HCD .42% (Specify)  Other HCD .42% (Specify)		<b>Year 1</b> \$0	\$0	\$0	<b>Year 4</b> \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0	<b>Year 6</b> \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0	<b>Year 8</b> \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0	\$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0	<b>Year 13</b> \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0	<b>Year 15</b> \$0 \$0 \$0 \$0 \$0 \$0 \$0	Year 16 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Year 17 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Year 18 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Year 19  \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0
1st Mortgage Debt Service  Bridge Loan (repaid from Investor equity)  2nd Mortgage Debt Service  3rd Mortgage Debt Service  Other HCD .42% (Specify)  Other HCD .42% (Specify)  Bond Issuer Fee		<b>Year 1</b> \$0	\$0	\$0	<b>Year 4</b> \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0	Year 6 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0	Year 8 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$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 18  \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Year 19  \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0
1st Mortgage Debt Service  Bridge Loan (repaid from Investor equity)  2nd Mortgage Debt Service  3rd Mortgage Debt Service  Other HCD .42% (Specify)  Other HCD .42% (Specify)  Bond Issuer Fee  Miscellaneous Financial Expenses (specify)		\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$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 18  \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Year 19  \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0
1st Mortgage Debt Service  Bridge Loan (repaid from Investor equity)  2nd Mortgage Debt Service  3rd Mortgage Debt Service  Other HCD .42% (Specify)  Other HCD .42% (Specify)  Bond Issuer Fee  Miscellaneous Financial Expenses (specify)  Miscellaneous Financial Expenses (specify)		\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$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 18  \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Year 19  \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0
1st Mortgage Debt Service  Bridge Loan (repaid from Investor equity)  2nd Mortgage Debt Service  3rd Mortgage Debt Service  Other HCD .42% (Specify)  Other HCD .42% (Specify)  Bond Issuer Fee  Miscellaneous Financial Expenses (specify)  Miscellaneous Financial Expenses (specify)  Miscellaneous Financial Expenses (specify)	/ICE	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$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 18  \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Year 19  \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
1st Mortgage Debt Service  Bridge Loan (repaid from Investor equity)  2nd Mortgage Debt Service  3rd Mortgage Debt Service  Other HCD .42% (Specify)  Other HCD .42% (Specify)  Bond Issuer Fee  Miscellaneous Financial Expenses (specify)  Miscellaneous Financial Expenses (specify)  Miscellaneous Financial Expenses (specify)  Miscellaneous Financial Expenses (specify)	/ICE	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$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 18  \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Year 19  \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
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1st Mortgage Debt Service  Bridge Loan (repaid from Investor equity)  2nd Mortgage Debt Service  3rd Mortgage Debt Service  Other HCD .42% (Specify)  Other HCD .42% (Specify)  Bond Issuer Fee  Miscellaneous Financial Expenses (specify)		\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$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 16  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Year 18  \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Year 19  \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
1st Mortgage Debt Service  Bridge Loan (repaid from Investor equity)  2nd Mortgage Debt Service  3rd Mortgage Debt Service  Other HCD .42% (Specify)  Other HCD .42% (Specify)  Bond Issuer Fee  Miscellaneous Financial Expenses (specify)  TOTAL REQUIRED DEBT SERV		\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$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 4  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Year 6  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Year 8  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Year 13  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Year 15  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$	Year 16  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$	Year 17  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$	Year 18  \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Year 19  \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
1st Mortgage Debt Service  Bridge Loan (repaid from Investor equity)  2nd Mortgage Debt Service  3rd Mortgage Debt Service  Other HCD .42% (Specify)  Other HCD .42% (Specify)  Bond Issuer Fee  Miscellaneous Financial Expenses (specify)  TOTAL REQUIRED DEBT SERV  CASH FLOW after all debt service  DEBT SERVICE COVERAGE RATIO	ce	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$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 6  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Year 8  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Year 11  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Year 13  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 <b>Year 14</b>	Year 15  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$	Year 16  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$	Year 17  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$	Year 18  \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Year 19  \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$
1st Mortgage Debt Service Bridge Loan (repaid from Investor equity) 2nd Mortgage Debt Service 3rd Mortgage Debt Service Other HCD .42% (Specify) Other HCD .42% (Specify) Bond Issuer Fee Miscellaneous Financial Expenses (specify) TOTAL REQUIRED DEBT SERV  CASH FLOW after all debt service DEBT SERVICE COVERAGE RATIO	ce	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$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 4  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Year 6  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Year 8  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 <b>Year 12</b>	Year 13  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Year 15  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$	Year 16  \$0 \$0 \$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 18  \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Year 19  \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
1st Mortgage Debt Service  Bridge Loan (repaid from Investor equity)  2nd Mortgage Debt Service  3rd Mortgage Debt Service  Other HCD .42% (Specify)  Other HCD .42% (Specify)  Bond Issuer Fee  Miscellaneous Financial Expenses (specify)  TOTAL REQUIRED DEBT SERV  CASH FLOW after all debt service  DEBT SERVICE COVERAGE RATIO	ce	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$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 6  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Year 8  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Year 11  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Year 13  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 <b>Year 14</b>	Year 15  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$	Year 16  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$	Year 17  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$	Year 18  \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Year 19  \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$
1st Mortgage Debt Service  Bridge Loan (repaid from Investor equity)  2nd Mortgage Debt Service  3rd Mortgage Debt Service  Other HCD .42% (Specify)  Other HCD .42% (Specify)  Bond Issuer Fee  Miscellaneous Financial Expenses (specify)  TOTAL REQUIRED DEBT SERVICE  CASH FLOW after all debt service  DEBT SERVICE COVERAGE RATIO  USE OF CASHFLOW AFTER DEBT SERVICE  Asset Mgmt./ Similar Fees  Deferred Developer Fee prior to distributions	ce	Year 1  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$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 6  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	Year 8  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$	\$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 <b>Year 10</b>	Year 11  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 <b>Year 12</b> \$0 <b>Year 12</b>	Year 13  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 <b>Year 14</b>	Year 15  \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Year 16  \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Year 17  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$	Year 18  \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Year 19  \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$
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Total Deferred Developer Fee budgeted for payment prior to distributions and residual receipt payments

Comments

								Т	otal Project/ <b>Sel</b> Total <b>Possibl</b> e		. <mark>00</mark> 76.00					
In addition Points ear	rned from the application scor	m Homekey+ Program Requiremer	the projec	ct report a	nd the Sta	ndard Agreem	ent. Applicants s	hould select c	iteria based on	what						
based on	the following:	s achievable. By earning these poir	nts, the App	olicant con	nmits to th	e deliverable tl	hroughout the ter	nure of Homek	ey+ Project. Sc	ores will be						
a.	letter of intent, an exclusive r type.	ble for development and evidence of the devidence of the development, ground least		•			•	•		, •	0					
	Type of site control 1 Type of site control 2 Type of site control 3 Type of site control 4 Type of site control 5															
•	t Containment ( <b>Up to 15 Poin</b> For any Project where the average baseline amount. ( <b>up to 10p</b> )	verage total cost per Assisted Unit	is below ba	aseline per	door of \$2	200,000, one (	(1) point will be a	ssigned for ev	ery \$10,000 und	der the	0					
	Total Units 0	Total Development Costs	\$0			total cost per		\$0	_	ints Assigned	0					
D.	as Surplus Land by a local ag New Construction or Convers						·		, .	and declared	0					
Docu		p to 45 Points)  Homekey+ rental or operating subsi	•	•	,			• •	•	•	0					
a		assistance. subsidy type, percentage of costs of \$400 on the process and determine						core at least	10 points to be բ	orioritized by	0.00					
	•	: Up to one (1) point for each year ch point assigned below, documentes?	through ye	ar fifteen (	(15). ( <b>up t</b> o	o 15 points)	e VII of this NOF	·			No					
Complete N/A	e sheets "Operating Budget" Subsidy Name	& "Cash Flow) before this chart.  Subsidy Type	Weight	Yearly	score> # Units	0.00 Year 1 0	0.00 Year 2	0.00 Year 3	0.00 Year 4	0.00 Year 5	0.00 Year 6	0.00 Year 7 0	0.00 Year 8	0.00 Year 9	0.00 Year 10	0.00 Year 11
N/A N/A N/A						0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0
N/A N/A N/A						0 0 0	0 0	0 0	0 0	0 0 0	0 0	0 0	0 0	0 0	0 0	0 0
N/A N/A N/A						0 0 0	0 0 0	0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0	0 0 0	0 0 0
N/A N/A				Funding I	•	0 0 0 FALSE	0 0 0 FALSE	0 0 0 FALSE	0 0 0 FALSE	0 0 0 FALSE	0 0 0 FALSE	0 0 0 FALSE	0 0 0 FALSE	0 0 0 FALSE	0 0 0 FALSE	0 0 0 FALSE
	• • •	s Homekey+ Operating Award than	the Maxim	num Eligibl	Gap e Award a		1				0	TALSE	TALSE	TALSE	TALSE	TALSE
	- Two (2) points for each 109	n 20 points. ( <b>up to 20 points</b> ): % increment of Maximum Eligible H d amount (for this Project) for Home	•	. •		utilized.	\$0									
	Homekey+ Operating Av	ward/request for this Project ward Requested (20 points)	\$0	Pe	ercentage c	of Unutilized Ar	mount 0.00% Applicant request		ng Homekey+ s	ubsidy award						
C.	meeting the EFC requiremen	r Behavioral Health Services Act futs in Article VII of this NOFA. ( <b>10 p</b> ental Health Services Act or Behav	oints)					e local county	behavioral healt	h department	0					
•		r member(s) of development team	-		-	-	pperation of a Pro	oject(s) similar	in scope and si	ze to the	0					
	<ul> <li>Five (5) points awarded for interim Projects in the last to Does the Applicants have add</li> </ul>	00-303 of this NOFA further outline each additional Project beyond the en (10) years serving at least one reditional Projects beyond the base the ears serving at least one member of	base thre member of hreshold re	shold requalshed the Targe	uirement (d et Population	evelopment, o	points)				0					
	Project. The LSP may be an	D's experience helping persons add Applicant, or a member of the deve ) with Behavioral Health Challenges	elopment te	eam descr	ibed in App	olicant's respo	nse to point cate	gory 4.c., belo	w. LSP experie	ence must be						
D.	Homeless Youth, Chronically ethnicities, sexual orientation requirements.  - One point awarded for each	Homeless) and must describe how s, gender identities, gender expres	the Supposions, ages	ortive Serv s, and disa	rices are cu abilities. <b>N</b> O	ulturally and lin	guistically compe	etent for perso	ns of different ra	aces,	0					
	Name of the Exp. Not	Project Name and Address Project date	Date L starte provid service	ed ing De	Project velopment Type	# of Units	ousing Type Tar	get Population	Other Population Type(s)	# of Units restricted to Target Population	Years providing services					
C.	development and manageme Applicants are encouraged to	s) or other formal agreement betwo nt team (which includes the Applica o complete due diligence checklists	ant, develop to ensure	per, prope all membe	erty manage ers of the te	er, LSP, etc.) a eam are aware	are connected are of roles and res	nd will work to sponsibilities. (	gether on the Pr 15 Points)	•	0					
File Nan	me: 52. Commitment Lette formal agreement	section.	cumentatio	n as state	d above, b	e sure to inclu	de all as describe	ed therein this	Upload	ded to HCD?						
	Assisted Units include units for - At least 25% of the Assiste Points will be provided based	or large family housing types (10 po d Units in the Project shall be two-l d on just this single TCAC Regulations with <b>two-bedroom</b> or larges Units	pedroom or on (4 CCR	•	)(1)(A). Ap		•			points)	0					
	square feet of living spa at least 1,100 square fe approval. These limits m	at one-bedroom Low-Income Units ce. Three-bedroom Low-Income Units et of living space, unless these resumay be waived for rehabilitation promodate two persons each and living	nits shall in trictions co jects, at the	le at least clude at le inflict with e discretio	450 squar east 900 so the require on of the Ex	quare feet of li ements of anot cecutive Direct	ving space and fo ther governmenta or prior to the ap	our-bedroom L al agency to w plication subm	ow-Income Unit nich the project nission. Bedroon	ts shall include is subject to ns shall be						
D.	Applicant waives any potentia (up to 20 points)	al accommodation by HCD to increa	ase income	e limits at y	year 15 fro	m the recorda	ition of the Afford	lability Covena	nt, as described	d in §304(iii).	0					
	§304(iii).	ect commits to being accessible to				•			•		0					
		eral accessibility requirements set for lities, as defined in 24 C.F.R. §8.22 sthe state and federal accessibility	2 and the p	arallel AD	AAG 2010	and CBC prov	visions; (5 points			to of total Project	et Units					
		o the state and rederal accessionity	requireme		or vision di	sabilities, as d	lefined in 24 CFR	Part 8 22 and	the parallel AD							
6. Site	and CBC Chapter 11B prov	f units with features accessible to p	ersons wit			hearing or vis	ion disabilities			OAAG 2010 of total Project	et Units					
Eila Nan	and CBC Chapter 11B proving Number of Units that Exceeds Selection ( <b>Up to 40 Points</b> )	f units with features accessible to prisions. ( <b>5 points</b> ) s the state and federal accessibility	ersons with	ents for pe	ersons with				0%	of total Projec	et Units					
	and CBC Chapter 11B proving Number of Units that Exceeds Selection ( <b>Up to 40 Points</b> )  me: 53. Amenities Map  Selection ( <b>Up to 12 points</b> ; f	f units with features accessible to prisions. ( <b>5 points</b> ) s the state and federal accessibility	requirements, provide a	ents for pe a radius m Projects:	ersons with hap with the up to 15 p	e amenities ide	entified by marke	rs	0% Upload	of total Project	o O					
Site a. The b.	and CBC Chapter 11B proving Number of Units that Exceeds Selection ( <b>Up to 40 Points</b> )  me: 53. Amenities Map  Selection ( <b>Up to 12 points</b> ; for the Project site located we have the project site is in proximity to expend the project site is	f units with features accessible to prisions. ( <b>5 points</b> ) is the state and federal accessibility or Rural Projects: <b>up to 16 points</b> ithin 1/2 mile of a bus rapid transit essential services:	e, provide a	ents for pe a radius m Projects: at rail statio	nap with the up to 15 p	e amenities ide points) iter rail station	<mark>entified by marke</mark> , ferry terminal, b	rs ous station, or	0% Upload	of total Project	0					
Site a. The b.	and CBC Chapter 11B proving Number of Units that Exceeds Selection (Up to 40 Points)  Te: 53. Amenities Map  Selection (Up to 12 points; for Is the Project site located we have a full-scale of the Project site is in proximity to end of the Project site is in proximity for TCAC, it is	f units with features accessible to prisions. (5 points) s the state and federal accessibility  If applicable or Rural Projects: up to 16 points ithin 1/2 mile of a bus rapid transit sessential services:  grocery store/supermarket where services y to advisable that the grocery store be	e, provide a g for Youth station, light	ents for pear radius managements for pear radius managements. The radius managements are radius for pear radius meat, and radius for pear radi	nap with the up to 15 pon, communicated fresh possinterior s	e amenities ide points) iter rail station roduce are sol	entified by marke , ferry terminal, b	rs ous station, or ts)	Upload public bus stop	of total Project	0					
Site a. The b. NOT	and CBC Chapter 11B proving Number of Units that Exceeds Selection (Up to 40 Points)  me: 53. Amenities Map  Selection (Up to 12 points; for Is the Project site located work of Project site is in proximity to each of the Project site is in proximity to Each of The Project site is in proximity for TCAC, it is the Project site is in proximity for TCAC, it is the Project site is in proximity for TCAC, it is the Project site is in proximity for TCAC, it is the Project site is in proximity for TCAC, it is the Project site is in proximity for TCAC, it is the Project site is in proximity for TCAC, it is the Project site is in proximity for TCAC, it is the Project site is in proximity for TCAC, it is the Project site is in proximity for TCAC, it is the Project site is in proximity for TCAC.	f units with features accessible to prisions. (5 points) s the state and federal accessibility  If applicable or Rural Projects: up to 16 points ithin 1/2 mile of a bus rapid transit sessential services:  grocery store/supermarket where service y to advisable that the grocery store be accepted by Veterans Health	e, provide a gray for Youth station, light taples, fres at least 26 fice) with a	ents for pear radius managements for pear radius managements. The radius managements are radius managements for a physician qualify	nap with the up to 15 pon, communicated fresh pons interior son, physician of the project	e amenities ide points) iter rail station roduce are sol square feet. n's assistant, o is veteran serv	entified by marke or ferry terminal, but define the control of t	rs  ous station, or  ts)  her on-site for pint)	Upload public bus stop?	of total Project ded to HCD?  (4 points)	0					
Site a. The b. NOT c. NOT prog	and CBC Chapter 11B proving Number of Units that Exceeds Selection (Up to 40 Points)  me: 53. Amenities Map  Selection (Up to 12 points; for Is the Project site located work Project site is in proximity to each of the Project site is in proximity for The Project site is in proximity for TCAC, it is the Project site is in proximity for TCAC, it is the Project site is in proximity for TCAC, it is the Project site is in proximity for TCAC, and the Project site is in proximity for TCAC, and the Project site is in proximity for TCAC, and the Project site is in proximity for TCAC, and the Project site is in proximity for TCAC, and the Project site is in proximity for TCAC, and the Project site is in proximity for TCAC, and the Project site is in proximity for TCAC, and the Project site is in proximity for TCAC, and the Project site is in proximity for TCAC, and the Project site is in proximity for TCAC, and the Project site is in proximity for TCAC, and the Project site is in proximity for TCAC, and the Project site is in proximity for TCAC, and the Project site is in proximity for TCAC, and the Project site is in proximity for TCAC, and the Project site is in proximity for TCAC, and the Project site is in proximity for TCAC, and the Project site is in proximity for TCAC, and the Project site is in proximity for TCAC.	If applicable or Rural Projects: up to 16 points ithin 1/2 mile of a bus rapid transit sessential services:  grocery store/supermarket where service advisable that the grocery store bearing (not merely a private doctor's of lities operated by Veterans Health by to must accept Medi-Cal payments, of lice library. (up to 1 point)	e, provide a gray for Youth station, light taples, fres at least 26 fice) with a	ents for pear radius managements for pear radius managements. The radius managements are radius managements for a physician qualify	nap with the up to 15 pon, communicated fresh pons interior son, physician of the project	e amenities ide points) iter rail station roduce are sol square feet. n's assistant, o is veteran serv	entified by marke or ferry terminal, but define the control of t	rs  ous station, or  ts)  her on-site for pint)	Upload public bus stop?	of total Project ded to HCD?  (4 points)	0					
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Site a. The b. NOT c. NOT prog d. e.	And CBC Chapter 11B proving Number of Units that Exceeds Selection (Up to 40 Points)  Me: 53. Amenities Map  Selection (Up to 12 points; for Is the Project site located work Project site is in proximity to each of the Project site is in proximity for The Project site is in proximity for TCAC, it is the Project site is in proximity for TCAC, it is the Project site is in proximity for TCAC, it is the Project site is in proximity for TCAC, and the Project site is in proximity for TCAC, and the Project site is in proximity for Isaac proving the Project site is in proximity for Pharmacy — may be included the Project site is in proximity for Project site is in Project	If applicable or Rural Projects: up to 16 points ithin 1/2 mile of a bus rapid transit sessential services:  grocery store/supermarket where services advisable that the grocery store bearing (not merely a private doctor's of lities operated by Veterans Health by to must accept Medi-Cal payments, or lice library. (up to 1 point)  y to in a grocery store or health facility by to center accessible to the general payments or center accessible to the general payments or center accessible to the general payments.	e, provide a grant for Youth station, light taples, frest at least 25 frice) with a Administration Medicare	ents for period radius managements for period radius managements for period radius managements for payments for qualify the payments for period payments for paym	nap with the up to 15 pon, communicated fresh pons interior son, physician of the interior son, or Health so, or Health	e amenities ide points) iter rail station roduce are sol square feet. n's assistant, o is veteran serv	entified by marke or ferry terminal, but define the control of t	rs  ous station, or  ts)  her on-site for pint)	Upload public bus stop?	of total Project ded to HCD?  (4 points)	0					

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**General NOTE**: In the event of program oversubscription, where Applicants have the same score and the same date and time stamp, HCD may consider additional criteria as a tiebreaker, including, but not limited to, cost-effectiveness, community impact (i.e. meeting the needs of individuals with behavioral health challenges), affirmatively furthering fair housing, innovative housing types, tenant stability and proximity to transit, and services and amenities.

h. For Projects with units serving Homeless Youth: community colleges, universities, trade schools, apprenticeship programs, employment programs, childcare centers for parenting youth, and/or community centers for youth (e.g., LGBTQ+ centers, drop-in youth centers). (up to 2 points)

Number of Homekey Assisted Units for Homeless Youth

a. For any Project resulting in the permanent displacement of residents (not businesses or farm operations).

a. Negative Points assessed by HCD to the Applicant pursuant to the Department's Negative Points Policy.

Does the proposed Project trigger State Relocation Assistance Law?

Will the proposed Project be resulting in the **permanent** displacement of residents?

Relocation Impacts (Up to -20 Points)

Negative Points

Are there at least **two amenities** located within 1 mile radius as described above?

End of Document

Project Name: County: Project's Proposed Tax Credits:

HCD Phase: Origination

Unit Size	Thres	25 TCAC shold Basis its (TBL)	# of Units	Basis x Number of Units	TOTAL <b>UNADJUSTED</b> THRESHOLD BASIS LIMIT (TBL):	\$0
SRO/Studio	\$0		0	\$0	TOTAL HCD ADJ. THRESHOLD BASIS LIMIT:	\$0
1 Bedroom	\$0		0	\$0	Adjusted Threshold Basis Limit multiplied by 160%:	\$0
2 Bedrooms	\$0		0	\$0	HCD HIGH COST TEST RESULT:	0%
3 Bedrooms	\$0		0	\$0	HCD HIGH COST TEST RESULT.	U%
4+ Bedrooms	\$0		0	\$0	Total Eligible Basis	\$0
	-			•		•
Manager Units in Project:	0	TOTAL UNIT	ΓS:	0		

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

	OSTNIENTS Car code of freg 310	(5)(5)(111)			1						
(4)	•	whole or part out of public funds s need in part by a labor-affiliated or deral prevailing wages (20%).	•	• •		\$0					
(A) -	Contract Code, or (2) they will u	ey are subject to a Project labor a se a skilled and trained workforce a apprenticeable occupation in the	as defined by §25536.7 of the	Health and Safety Code to		\$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%).									
(C)	For Projects where a day care of	center is part of the development (	(2%).			\$0					
(D)	For Projects where 100 percent	of the units are for Special Needs	s populations (2%).			\$0					
(E)	Project applying under §10325	or §10326 of the TCAC regulation	s that includes one or more of the	he features below (up to 10%).		\$0					
(F)		ling of existing structures, and/or rlesser of costs or 15% basis adjust	•	ental mitigation as certified by		\$0					
``	If Yes, select type of work:		Enter Certified Cost	ts of Work:							
(G)	Local development impact fees also required. WAIVED IMPAC	required to be paid to local gover	nment entities. Certification fron	n local entities assessing fees							
(H)	Projects where at least 95% of	the Project's upper floor units are	serviced by an elevator (10%).			\$0					
(I)	Projects wherein at least 95% ocase, the Type III 10% increase	f the building(s) is constructed as below is not allowed (15%).	Type I as defined in the Californ	nia Building Code, in which		\$0					
(J)	•	f the building(s) is constructed as which case, the Type I 15% incre	• •	• ,		\$0					
		unadjusted 9% threshold basis lir			No	\$0					
		I on the TCAC/HCD Opportunity N	Map as Highest or High Resource	ce (10%).	]						
(K)	County Eligibility:  TCAC/HC Opportun Map Trace										

**End of Document** 

#### 2025 BASIS LIMITS

4

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

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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

High-Cost Verification

# HCD 2024 Developer Fee Calculator - 04/03/2024

TCAC regulations - 04/03/2024

Project Name:

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?

# **Certification & Legal Disclosure**

On behalf of the entity identified in the signatu	re block below, I certify that:		
1. The information, statements and attachments in	ncluded in this application are, to the best of my kr	owledge and belief, true and correct.	
2. I possess the legal authority to submit this appli	ication on behalf of the entity identified in the sign	ature block.	
3. The following is a complete disclosure of all ide	entities of interest - of all persons or entities, include	ling affiliates, that will provide goods or services to the Project either (a) in one	or more
_ ·		vices to the Project. "Related Party" is defined in Section 10302 of the Californi	
A As of the close of emplication the During and an the	unal management and orbitals that Duniant is managed (Du		
level.	real property on which the Project is proposed (Pi	roperty) is not party to or the subject of any claim or action at the State or Feder	аг аррепате
		(C. ) (C. ) (C. ) (C. )	
5. I have disclosed and described below any claim			
In addition, I acknowledge that all information in th	nis application and attachments is public, and may	be disclosed by the State.	
Printed Name	Title of Signatory	Signature	Date
	Legal Disclo	esure	
For purposes of the following questions, and with		shall include the applicant and joint applicant, and any subsidiary of the applica	nt or joint
applicant if the subsidiary is involved in (for example)			it or joint
,	,		
		d indirect holders of more than ten percent (10%) of the ownership interests in t	
		ration, the general and limited partners of the entity if the entity is a partnership	
agreement.	a limited liability company. For projects using tax-6	exempt bonds, it shall also include the individual who will be executing the bond	purcnase
agreement.			
The following questions must be responded to for	each entity and person qualifying as an "Applican	t," or "joint applicant" as defined above.	
Explain all positive responses on a separate s	heet and include with this questionnaire in the	application.	
Exceptions:			
·	rest in the proposed project, including but not limit	ed to cities, counties, and joint powers authorities with 100 or more members, a	re not
required to respond to this questionnaire.	est in the proposed project, moldaning but not innit	ou to office, counties, and joint powers authorities with 100 of more members, a	io not
			01 : 1
<u> </u>	•	lso not required to respond. However, chief executive officers (Executive Direct easurers, Chief Financial Officers, or their equivalent).	ors, Chief
. ,	Thust respond, as must offer illiancial officers (Tre	easurers, Criter Financial Officers, or their equivalently.	
Civil Matters			
	ship case or had a bankruptcy or receivership act	on 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 not	tified that it may become a party to, any civil litigat	on that may materially and adversely affect (a) the financial condition of the	
applicant's business, or (b) the project that is the s	subject of the application?		
3. Have there been any administrative or civil settl	lements, decisions, or judgments against the appli	cant within the past ten years that materially and adversely affected (a) the	
financial condition of the applicant's business, or (	, ,		
4 Is the applicant currently subject to or been not	tified that it may become subject to any civil or ad	ministrative proceeding, examination, or investigation by a local, state or federa	1
licensing or accreditation agency, a local, state or			.1
	· · · · · · · · · · · · · · · · · · ·		
1	•	amination, or investigation by a local, state or federal licensing or accreditation at agency that resulted in a settlement, decision, or judgment?	
	of a local, state of federal regulatory of efficience	it agency that resulted in a settlement, decision, or judgment?	
Criminal Matters			
1	•	to or the subject of, any criminal litigation, proceeding, charge, complaint,	
examination or investigation, of any kind, involving	g, or that could result in, felony charges against th	e applicant?	
7. Is the applicant currently a party to, or the subje	ect of, or been notified that it may become a party	to or the subject of, any criminal litigation, proceeding, charge, complaint,	
1		ainst the applicant for matters relating to the conduct of the applicant's	
business?			
	•	to or the subject of, any criminal litigation, proceeding, charge, complaint, r felony or misdemeanor) against the applicant for any financial or fraud related	
crime?	g, or that could result in, chillinal charges (whethe	relong of misdemeanor) against the applicant for any illiancial of fraud related	
	• • •	to or the subject of, any criminal litigation, proceeding, charge, complaint,	
examination or investigation, of any kind, that cou	ld materially affect the financial condition of the ap	oplicant's business?	
10. Within the past ten years, has the applicant be	een convicted of any felony?		
11. Within the past ten years, has the applicant be	een convicted of any misdemeanor related to the c	conduct of the applicant's business?	
12. Within the past ten years, has the applicant be	een convicted of any misdemeanor for any financia	al or fraud related crime?	
	·		
Printed Name	Title of Signatory	Signature	Date

# **Local Approvals and Environmental Review Verification**

To the Applicant: Submit this form to the agency or de	partment 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 iten	n is not required, include the reason why in box provided.
Project Applicant/Co-Applicant:	

*							
Applicant/Co-Applicant Address:							
Applicant/Co-Applicant City:							
Project Name:							
Project Address/site:							
Project City:							
Project County:							
Assessor Parcel Numbers (APNs):	FALSE						
To the local jurisdiction: The Applicant named above he for the Project named above, under the Homekey+ Pr noted in Section 400. Project readiness is a compone	ogram. Projects submitted for progr	am funding	are subject con	tinuous, c	over the C	Counter basis	s, with exceptions
Is this Project approved "by right"?							
			Applicable Proje		% C	omplete	Approved Date
CEQA Environmental Clearance is in progress, approunnecessary	ved, or determined to be	CEQA					
NEPA Environmental Clearance is in progress, approvunnecessary	ved, or determined to be	NEPA					
Specify in the box below, items not required and expla	ain why (include documentation, if ap	oplicable):					
		R	equired for this Project?	Under F	Review?		Completed and date completed
All necessary, discretionary, and non-discretionary pu permits and other ministerial approvals are:	blic land use approvals except build	ing					
Specify in the box below, items not required and expla	ain why (include documentation, if ap	oplicable):					
Dated:							
Statement Completed by (please print):							
Signature:							
Title:							
Agency or Department:							
Agency or Department Address:							
Agency or Department Phone:							

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# **Full list of Uploads**

**FILE NAME FILE DESCRIPTION** X mark, means not a sibility of the

Green checkmark =

HCD Excel Application  File Name   01 HK Application Workbook   HK Application Excel Workbook	responsi
File Name O1 LIK Application Workhook LIK Application Event Workhook	
File Name	<b>▼</b>
"Project Overview" Sheet/Tab	
File Name 02a. App1 Cert & Legal Disclosure Reference: Applicant Certification Work	heet.
File Name 02b. App1 Authorizing Resolution <u>Authorizing Resolution</u>	×
File Name	ord Document.
File Name	×
File Name 03a. Co-App1 Cert & Legal Disclosure Reference: Applicant Certification Work	sheet.
File Name 03b. Co-App1 OrgDoc1, Co-App1 Reference: Entity Org Docs Worksheet.	×
File Name 03c. Co-App1 Authorizing Resolution Authorizing Resolution	×
File Name 03e. Co-App1 Signature Block Signature Block - upload in Microsoft W	ord Document.
File Name 03f. Co-App1 Cert of Good Standing Dated 30 days or less from the applicati	on due date.
File Name 03g. Co-App1 EIN Verification EIN Verification (IRS form SS-4) (excep	jurisdictions) 🗶
File Name 03h. Co-App1 Tax-Exempt Status Evidence of tax-exempt status from IRS	and FTB for Corporations (Non-Profits Only).
File Name 03i. Co-App1 Payee Data Record <u>Completed Payee Data Record.</u>	×
File Name 03j. Co-App1 TIN Form Completed Government TIN form (jurison	ictions only).
File Name 04a. Co-App2 Cert & Legal Disclosure Reference: Applicant Certification Work	sheet.
File Name 04b. Co-App2 OrgDoc1, Co-App2 OrgDoc2, etc. Reference: Entity Org Docs Worksheet.	×
File Name 04c. Co-App2 Authorizing Resolution Authorizing Resolution	×
File Name 04e. Co-App2 Signature Block Signature Block - upload in Microsoft W	ord Document.
File Name 04f. Co-App2 Cert of Good Standing Dated 30 days or less from the application	on due date.
File Name 04g. Co-App2 EIN Verification EIN Verification (IRS form SS-4) (excep	jurisdictions)
File Name 04h. Co-App2 Tax-Exempt Status Evidence of tax-exempt status from IRS	and FTB for Corporations (Non-Profits Only).
File Name 04i. Co-App2 Payee Data Record Completed Payee Data Record.	×
File Name 04j. Co-App2 TIN Form Completed Government TIN form (jurisc	ictions only).

File Name	05a. Co-App3 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	×
File Name	05b. Co-App3 OrgDoc1, Co-App3 OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	×
File Name	05c. Co-App3 Authorizing Resolution	Authorizing Resolution	×
File Name	05e. Co-App3 Signature Block	Signature Block - upload in Microsoft Word Document.	×
File Name	05f. Co-App3 Cert of Good Standing	Dated 30 days or less from the application due date.	×
File Name	05g. Co-App3 EIN Verification	EIN Verification (IRS form SS-4) (except jurisdictions)	×
File Name	05h. Co-App3 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	×
File Name	05i. Co-App3 Payee Data Record	Completed Payee Data Record.	×
File Name	05j. Co-App3 TIN Form	Completed Government TIN form (jurisdictions only).	×
File Name	06a. Co-App4 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	×
File Name	06b. Co-App4 OrgDoc1, Co-App4 OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	×
File Name	06c. Co-App4 Authorizing Resolution	Authorizing Resolution	×
File Name	06e. Co-App4 Signature Block	Signature Block - upload in Microsoft Word Document.	×
File Name	06f. Co-App4 Cert of Good Standing	Dated 30 days or less from the application due date.	×
File Name	06g. Co-App4 EIN Verification	EIN Verification (IRS form SS-4) (except jurisdictions)	×
File Name	06h. Co-App4 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	×
File Name	06i. Co-App4 Payee Data Record	Completed Payee Data Record.	×
File Name	06j. Co-App4 TIN Form	Completed Government TIN form (jurisdictions only).	×
File Name	07a. MGP Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	×
File Name	07b. MGP OrgDoc1, MGP OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	×
File Name	07c. MGP Resolution	Authorizing Resolution.	×
File Name	07e. MGP Signature Block	Signature Block - upload in Microsoft Word Document.	×
File Name	07f. MGP Cert of Good Standing	Dated 30 days or less from the application due date.	×
File Name	07g. MGP Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	×
File Name	07h. MGP Payee Data Record	Completed Payee Data Record.	×
Tile NI:	00- 4004 0-404 - 10	Defended Applicant Contification Workshort	
File Name	08a. AGP1 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	<u>×</u>
File Name	08b. AGP1 OrgDoc1, AGP1 OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	×
File Name	08c. AGP1 Resolution	Authorizing Resolution.	×
File Name	08e. AGP1 Signature Block	Signature Block - upload in Microsoft Word Document.	×

File Name	08f. AGP1 Cert of Good Standing	Dated 30 days or loss from the application due date	
	<b>3</b>	Dated 30 days or less from the application due date.	
File Name	08g. AGP1 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	
File Name	08h. AGP1 Payee Data Record	Completed Payee Data Record.	•
File Name	09a. AGP2 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	
File Name	09b. AGP2 OrgDoc1, AGP2 OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	\$
File Name	09c. AGP2 Resolution	Authorizing Resolution.	
File Name	09e. AGP2 Signature Block	Signature Block - upload in Microsoft Word Document.	
File Name	09f. AGP2 Cert of Good Standing	Dated 30 days or less from the application due date.	
File Name	09g. AGP2 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	
File Name	09h. AGP2 Payee Data Record	Completed Payee Data Record.	
File Name	10a. MLLC Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	
File Name	10b. MLLC OrgDoc1, MLLC OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	:
File Name	10c. MLLC Resolution	Authorizing Resolution.	9
File Name	10e. MLLC Signature Block	Signature Block - upload in Microsoft Word Document.	3
File Name	10f. MLLC Cert of Good Standing	Dated 30 days or less from the application due date.	
File Name	10g. MLLC Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	
File Name	10h. MLLC Payee Data Record	Completed Payee Data Record.	
File Name	11. LLC OA	Operating Agreement	
File Name	11. LP-1	Certificate of Limited Partnership (LP-1)	
File Name	11. LP-2	Amendment to Certificate of Limited Partnership (LP-2)	
File Name	11. LPA	Limited Partnership Agreement	
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.)	;
File Name	13. Unsuccessful tax credit-bonds	Provide evidence if your unsuccessful application for tax credit/bonds.	
File Name	14. Existing HCD Award	Provide a copy of your existing HCD award letter - Upload as Capital EFCs	
File Name	15. Tax Credit Reservation	If the Project has already received a tax credit reservation, upload documentation - Upload as Capital EFCs	:
File Name	16. Utility allowance	Schedule of utility allowances.	
File Name	17. CES Participation, CoC and Subsidy Form	Provide a plan for tenant selection, and it shall be reasonably detailed and comprehensive.	:
File Name	18. Relocation Plan	Relocation Plan.	
File Name	19. CEQA	Copy of CEQA Determination Documents (if applicable).	

File Name	20. NEPA	NEPA Authority to Use Grant Funds issued by the Responsible Entity if the project is proposing use of federal funds.  Note: Not required at time of application, but required prior to disbursements.	×
"Max Funds &	& Unit Mix" Sheet/Tab	1	
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.	×
IIO	Paris and Dianii Chart/Tak	1	
	Services Plan" Sheet/Tab		1 60
File Name:	22. LSP Contract	Lead Service Provider Contract, Agreement or Letter of Intent.	X
File Name:	22. LSP NonApplicant Contract	Lead Service Provider Contract, Agreement or Letter of Intent (non-Applicant provider).	×
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	×
File Name	24. Property Management Plan	Submit Property Management Plan and Tenant Selection Policies	×
"Threshold R	equirements" Sheet/Tab  25. Tribal Entity Waiver	Modifications or waivers as provided for in HSC §50406, subdivision (p) (Assembly Bill 1010	] <u>x</u>
1 lie Mairie	20. Tribal Endty Walver	(Chapter 660, Statutes of 2019).	
File Name	26. Project Ownership Structure	Provide a "Project Ownership Structure" chart.	×
File Name	27. Non-Discrimination Policy	Provide a non-discrimination policy.	×
File Name	28. Equity Statement	Provide Racial & Gender Equity statement by answering the above question.	×
File Name	29. Engaging the Target Population Statement	Provide a response to the question above.	×
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).	×
File Name	31. Indian Country Verification	Documentation verifying land is located in Indian Country as defined by 18 USC 1151.	×
File Name	32. Fee or Trust Land Verification	Documentation verifying land is located on Fee or Trust Land.	×
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.	×
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.	×

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.	
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.	
File Name	37. Rehab Description	Narrative description of current condition of structure(s) and overall scope of work.	
File Name	38. PNA or CAN	PNA or CNA prepared by a qualified independent third-party contractor.	
File Name	39. Market Study	Provide a Market Study dated within the 12 months from Application submission.	
File Name	40. Env. Report 1	Environmental Site Assessment Phase I (prepared or updated no earlier than 12 months prior to the application due date).	
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).	
File Name	42. Relocation narrative	Applicant's Relocation Assistance Narrative shall include or identify the following: §300(xvii)(a-i)	
File Name	43. EFC #1, EFC #2, etc.	Provide a letter or other document for all funding commitments for developement and operating sources.	
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).	
File Name	45. One-for-one Replacement	Provide a letter of commitment to ensure one-for-one replacement of units.	
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.	
File Name	47. Aerial Site Map	Provide an arerial map indicating the original target housing location and all proposed housing location(s).	
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.	

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"Scoring" Sh	eet/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.	×
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.	×
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.	×

File Name:	52. Commitment Letters, MOU(s) or o formal agreement	ther Provide documentation as stated above, be sure to include all as described therein this section.		×
File Name:	53. Amenities Map	If applicable, provide a radius map with the amenities identified by markers		×
File Name:	54. High Speed Internet	Provide documentation of high speed internet availability.		×
"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.		×
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.		✓ Only if ap

Application Development Team (ADT) Support Form V2 3/10/25											3/10/25		
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