

1 [Local Operating Subsidy Program Contract - Plaza Apartments Associates, L.P. - 988
2 Howard Street - Not to Exceed \$19,119,769]

3 **Resolution authorizing the Director of the Mayor's Office of Housing and Community**
4 **Development to execute a Local Operating Subsidy Program Grant Agreement with**
5 **Plaza Apartments Associates, LP, a California limited partnership, to provide**
6 **operating subsidies for formerly homeless households at Plaza Apartments, 988**
7 **Howard Street, for a 15-year period, in an amount not to exceed \$19,119,769.**

8
9 WHEREAS, The Mayor's Office of Housing and Community Development (MOHCD)
10 administers a variety of housing programs that provide financing for the development of
11 new housing and the rehabilitation of single-and multi-family housing for low- and
12 moderate-income households in San Francisco; and

13 WHEREAS, In 2004, the City and County of San Francisco (City) published its "Ten
14 Year Plan to End Chronic Homelessness," and established a goal of creating 3,000
15 permanent affordable housing units for homeless households by 2016; and

16 WHEREAS, MOHCD developed the Local Operating Subsidy Program (LOSP) in
17 order to establish long-term financial support to operate and maintain permanent affordable
18 housing for homeless households. Through the LOSP, the City subsidizes the difference
19 between the cost of operating housing for homeless persons and all other sources of
20 operating revenue for a given project, such as tenant rental payments, commercial space
21 lease payments, Stewart B. McKinney Homeless Assistance Act subsidies, project-based
22 Section 8 rent subsidies and California Mental Health Services Act operating subsidies; and

23 WHEREAS, All supportive housing projects selected for capital funding by the
24 Citywide Affordable Housing Loan Committee (Loan Committee) pursuant to a competitive
25

1 Notice of Funding Availability (NOFA) or Request for Proposals (RFP) process and
2 intended to serve homeless individuals or families are eligible to receive LOSP funds; and

3 WHEREAS, The Board of Supervisors of the City and County of San Francisco
4 (Board of Supervisors) authorizes City funding for LOSP projects as part of the Annual
5 Appropriation Ordinance; and

6 WHEREAS, MOHCD enters into grant agreements with supportive housing owners
7 and operators for LOSP projects in consultation with the Department of Public Health
8 (DPH) and Human Services Agency (HSA), administers LOSP contracts, reviews annual
9 audits and prepares recommendations for annual adjustments to project funding, monitors
10 compliance with LOSP requirements as part of monitoring compliance with capital funding
11 regulatory agreements, and if necessary, takes appropriate action to enforce compliance;
12 and

13 WHEREAS, Plaza Apartments Associates L.P., a California limited partnership
14 (Developer), is the owner and developer of the Plaza Apartments (Project), which will
15 provide 106 studios and one-bedroom units for formerly homeless households at 988
16 Howard Street; and

17 WHEREAS, On February 21, 2014, the Loan Committee recommended approval to
18 the Mayor of a LOSP grant award for the Project not to exceed \$19,119,769; and

19 WHEREAS, MOHCD proposes to provide a LOSP grant in the amount not to exceed
20 \$19,119,769 to the Developer pursuant to a LOSP Grant Agreement (the Agreement) in
21 substantially the form on file with the Clerk of the Board in File No. 140646 and in such final
22 form as approved by the Director of MOHCD and the City Attorney; and

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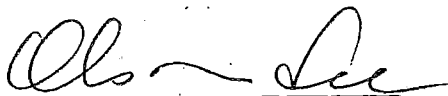
1 WHEREAS, the Agreement is for a 15 year term, and therefore requires Board of
2 Supervisors authorization; now, therefore, be it

3 RESOLVED, That the Board of Supervisors hereby authorizes the Director of
4 MOHCD or his designee to execute the Agreement for an amount not to exceed
5 \$19,119,769,; and be it

6 FURTHER RESOLVED, That this Board of Supervisors authorizes MOHCD to
7 proceed with actions necessary to implement the Agreement following execution, and
8 ratifies, approves and authorizes all actions heretofore taken by any City official in
9 connection with such Agreement; and, be it

10 FURTHER RESOLVED, That this Board of Supervisors hereby authorizes the
11 Director of MOHCD or his designee to enter into any amendments or modifications to
12 the Agreement, including without limitation, the exhibits, that the Director determines, in
13 consultation with the City Attorney, are in the best interest of the City, do not materially
14 increase the obligations or liabilities for the City or materially diminish the benefits of the
15 City, are necessary or advisable to effectuate the purposes and intent of this Resolution
16 and are in compliance with all applicable laws, including the City Charter.

17
18 RECOMMENDED:

19 

20 Olson Lee, Director
21 Mayor's Office of Housing and Community Development

GRANT AGREEMENT

between

CITY AND COUNTY OF SAN FRANCISCO

and

PLAZA APARTMENTS ASSOCIATES L.P.

For

PLAZA APARTMENTS

988 HOWARD STREET
SAN FRANCISCO, CA 94103

THIS GRANT AGREEMENT (this "**Agreement**") is made this _____, by and between Plaza Apartments Associates L.P. a California limited partnership ("**Grantee**"), and the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation ("**City**") acting by and through the Mayor's Office of Housing and Community Development ("**MOHCD**").

WITNESSETH:

WHEREAS, in response to a Notice of Funding Availability issued by MOHCD in November of 2004, Grantee submitted the Application Documents (as hereinafter defined) to MOHCD for a grant through MOHCD's Local Operating Subsidy Program ("**Program**"); and

WHEREAS, City desires to provide such a grant on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the premises and the mutual covenants contained in this Agreement and for other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties hereto agree as follows:

**ARTICLE 1
DEFINITIONS**

1.1 Specific Terms. Unless the context otherwise requires, the following capitalized terms (whether singular or plural) shall have the meanings set forth below:

"**ADA**" shall mean the Americans with Disabilities Act (including all rules and regulations thereunder) and all other applicable federal, state and local disability rights legislation, as the same may be amended, modified or supplemented from time to time.

"**Additional Leasing Date**" shall have the meaning given to it in Section 4.1.

"**Agreement Date**" means the date this Agreement is duly executed and delivered by Grantee and MOHCD.

"**Annual Monitoring Report**" shall have the meaning given to it in Section 6.1.

"**Annual Operating Budget**" means the operating budget for the Project approved by City attached hereto as **Exhibit E**, or as otherwise amended by Grantee and City.

"**Applicable Laws**" means all applicable present or future federal, state, local and administrative laws, rules, regulations, codes, orders and requirements.

"**Application Documents**" shall mean collectively: (i) the grant application submitted by Grantee for a Program grant, including all exhibits, schedules, appendices and attachments thereto; (ii) all documents, correspondence and other written materials submitted in respect of such grant application; and (iii) all amendments, modifications or supplements to any of the foregoing approved in writing by City.

"**Assisted Units**" means 106 residential units at the Project.

"**Calendar Year**" means each period of twelve (12) calendar months commencing on January 1 and ending December 31 during all or any portion of which this Agreement is in effect.

"**CFR**" means the Code of Federal Regulations.

"**Charter**" shall mean the Charter of City.

"**Charter Documents**" shall have the meaning given in Section 6.2.

"**City**" means the City and County of San Francisco.

"**City Loan Documents**" means the MOHCD Loan Agreement and the documents executed in connection therewith.

"**Controller**" shall mean the Controller of City.

"**DPH**" means the San Francisco Department of Public Health.

"**Director**" means MOHCD's Director or an authorized representative of the Director.

"**Event of Default**" shall have the meaning set forth in Section 11.1.

"**First Subsidy Payment**" shall mean the Subsidy Payment for the initial Fiscal Year starting from the Agreement Date.

"**Fiscal Year**" shall mean each period of twelve (12) calendar months commencing on July 1 and ending on June 30 during all or any portion of which this Agreement is in effect.

"**Grant Amount**" shall have the meaning set forth in Section 5.1.

"**Grant Funds**" shall mean any and all funds allocated or disbursed to Grantee under this Agreement.

"**HSA**" shall mean the City's Human Services Agency.

"**HUD**" means the United States Department of Housing and Urban Development acting by and through the Secretary of Housing and Urban Development and any authorized agents.

"**Indemnified Parties**" shall mean City, including MOHCD and all of City's commissions, departments, agencies and other subdivisions, and City's elected officials, directors, officers, employees, agents, and representatives, and their respective successors and assigns.

"Loan Committee" means the MOHCD review committee that selects Program grantees.

"LOSP Clients" means the formerly homeless individuals or households that MOHCD deems eligible for Program assistance pursuant to the Program criteria set forth on the attached **Exhibit B** (as such criteria may be amended from time to time by MOHCD) and refers to Grantee pursuant to this Agreement.

"Maintenance Duties" shall have the meaning given to it in Section 4.8(a).

"Median Income" means area median income determined by HUD for the San Francisco area, adjusted solely for household size, but not high housing cost area.

"MOHCD" shall mean the Mayor's Office of Housing and Community Development of the City and County of San Francisco.

"MOHCD Loan Agreement" means that certain loan agreement dated as of July 1, 2002, between the former San Francisco Redevelopment Agency and Grantee with respect to a \$11,200,518 loan, as amended.

"Operating Costs" means the following costs: (a) all charges incurred in the operation of the Project for utilities, real estate taxes and assessments and premiums for insurance required under this Agreement or the City Loan Documents; (b) salaries, wages and any other compensation due and payable to the employees or agents of Grantee employed in connection with the Project, including all related withholding taxes, insurance premiums, Social Security payments and other payroll taxes or payments; (c) Qualified Minimal Debt Service Payments, if any; (d) the asset management fees, partnership management fees, investor services fee and deferred developer fees described in the Annual Operating Budget or otherwise approved by MOHCD in writing; (e) all other expenses actually incurred to cover the operation of the Project to the standards required under this Agreement, including maintenance and repairs, and property management fees (to the extent such fees are permitted to be made under the MOHCD Loan Agreement); (f) required deposits to the Replacement Reserve Account (as defined in the MOHCD Loan Agreement), Operating Reserve Account, and any other reserve account required under this Agreement (excluding the Subsidy Reserve Account) or the City Loan Documents; and (g) any extraordinary expenses arising from the ownership or operation of the Project approved in advance and in writing by MOHCD. "Operating Costs" shall not include any loan payments to be made under the City Loan Documents or any other loan payments other than Qualified Minimal Debt Service Payments, nor any costs Grantee incurs in providing services to a Project tenant other than the services to be provided under such Project tenant's lease or otherwise approved hereunder.

"Operating Reserve Account" means the interest-bearing operating reserve depository account Grantee is required to maintain pursuant to the MOHCD Loan Agreement.

"Operating Statement" shall have the meaning set forth in Section 6.1.

"Opinion" means an opinion of Grantee's California legal counsel, satisfactory to MOHCD and its legal counsel, that Grantee is a duly formed, validly existing limited partnership in good standing under the laws of the State of California, has the power and authority to enter into the Agreement and will be bound by their terms when executed and delivered, that each of Grantee's general partners is a duly formed, validly existing nonprofit corporation in good standing under the laws of the State of California, which has established and maintains valid nonprofit status under Section 501(c)(3) of the United States Internal Revenue Code of 1986, as amended, and all rules and regulations promulgated thereunder or is a duly formed, validly existing limited liability company whose sole member is nonprofit corporation in good standing under the laws of the State of California, which has established and maintains valid nonprofit status under Section 501(c)(3) of the United States Internal Revenue Code of 1986, as

amended, and all rules and regulations promulgated thereunder and each has the power and authority to act as Grantee's general partner, and that addresses any other matters MOHCD reasonably requests.

"**Program**" means the Local Operating Subsidy Program, through which MOHCD provides operating subsidies to housing projects that provide permanent supportive housing for formerly homeless individuals and households.

"**Program Transition Reserve Account**" shall have meaning given to it in Section 2.5.

"**Project**" means the One Hundred Six (106) unit housing project commonly known as Plaza Apartments, which is located on the Real Property.

"**Project Income**" means all income and receipts in any form received by Grantee from the operation, use or ownership of the Project, calculated on an accrual basis, including rents, fees, deposits (other than tenant security deposits), reimbursements and other charges paid to Grantee by MOHCD in connection with the Project (other than Grant Funds), and any funds held in the Subsidy Reserve Account.

"**Project Operating Account**" means a checking account maintained by Grantee, which shall be held in a bank or savings and loan institution acceptable to MOHCD as a segregated account insured by the Federal Deposit Insurance Corporation or other comparable federal insurance program.

"**Qualified Minimal Debt Service Payment**" means a minimal debt service payment that Grantee must make under the MOHCD Loan Agreement or any additional state or federal affordable housing loan for the Project, provided that Grantee first obtains MOHCD's written consent to such additional loan.

"**Real Property**" shall mean the real property described on the attached **Exhibit C**.

"**Referral Report**" means the report prepared by Program staff for a LOSP Client, which shall be substantially in the form attached hereto as **Exhibit D**.

"**Rent**" means the aggregate annual sum charged to Tenants for rent and utilities, with utility charges limited to an allowance determined by DPH.

"**Services Agreement**" means the Contract for Services dated _____, and between Tenant Services Contractor and DPH for the provision of services to LOSP Clients at the Project.

"**Shortfall**" means the amount, if any, by which the Operating Costs Assisted Units Operating Costs (as defined in Section 5.6) for any Calendar Year during the Term exceed the Project Income obtained from the Assisted Units for such Calendar Year.

"**Subsidy Payment**" means a payment made by MOHCD to Grantee pursuant to the terms of this Agreement, which shall be made in the manner and in the amount specified in Article 5 below.

"**Subsidy Reserve Account**" means a checking account maintained by Grantee, which shall be held in a bank or savings and loan institution acceptable to MOHCD as a segregated account insured by the Federal Deposit Insurance Corporation or other comparable federal insurance program, and used only for the purposes specified in Section 4.3.

"**Tenant**" shall mean a LOSP Client who leases an Assisted Unit.

"**Tenant Services Contractor**" shall mean Conard House Inc., a California non-profit public benefit corporation.

"Term" shall have the meaning given to in Section 3.

"Termination Notice Date" shall have the meaning given to in Section 4.1.

"Transition Plan" shall have the meaning given to in Section 2.5.

"Underlying Restricted Rent" is the maximum rent allowed under the MOHCD Loan Agreement.

"Vacancy Period" shall have the meaning given to in Section 4.1.

"15-Year Cash Flow" means the cash flow projection described in the attached **Exhibit E**.

1.2 Additional Terms. The terms "as directed," "as required" or "as permitted" and similar terms shall refer to the direction, requirement, or permission of MOHCD. The terms "sufficient," "necessary" or "proper" and similar terms shall mean sufficient, necessary or proper in the sole judgment of MOHCD. The terms "approval," "acceptable" or "satisfactory" or similar terms shall mean approved by, or acceptable to, or satisfactory to MOHCD. The terms "include," "included" or "including" and similar terms shall be deemed to be followed by the words "without limitation". The use of the term "subcontractor," "successor" or "assign" herein refers only to a subcontractor ("subgrantee"), successor or assign expressly permitted under Article 13.

1.3 References to this Agreement. References to this Agreement include: (a) any and all appendices, exhibits, schedules, attachments hereto; (b) any and all statutes, ordinances, regulations or other documents expressly incorporated by reference herein; and (c) any and all amendments, modifications or supplements hereto made in accordance with Section 17.2. References to articles, sections, subsections or appendices refer to articles, sections or subsections of or appendices to this Agreement, unless otherwise expressly stated. Terms such as "hereunder," herein or "hereto" refer to this Agreement as a whole.

ARTICLE 2 APPROPRIATION AND CERTIFICATION OF GRANT FUNDS; LIMITATIONS ON CITY'S OBLIGATIONS

2.1 Risk of Non-Appropriation of Grant Funds. This Agreement is subject to the budget and fiscal provisions of the Charter. City shall have no obligation to make appropriations for this Agreement in lieu of appropriations for new or other agreements or for other MOHCD expenditures. Grantee acknowledges that MOHCD's obligation to make Subsidy Payments under this Agreement is expressly conditioned on the (a) appropriation of sufficient funds to DPH for Subsidy Payments and transfer of such funds from /DPH to MOHCD (or as MOHCD may direct such funds to be transferred directly by /DPH to Grantee), which appropriation and transfer is subject to /DPH's annual operating budget, or (b) appropriation of sufficient funds for Subsidy Payments to MOHCD's annual operating budget. If the funds appropriated for Program subsidy payments in a Fiscal Year will be insufficient to fund the total Program subsidy payments MOHCD intended to make in such Fiscal Year, MOHCD shall have the right to reduce the amount of Program subsidy payments and to select the qualifying projects subject to such reduced payments.

Notwithstanding the foregoing, however, qualifying projects that are not financed with State Department of Housing and Community Development Multifamily Housing Program Supportive Housing Component funds ("HCD Funds") will be subject to such Program subsidy payment reductions before any such reductions are made to qualifying projects financed with HCD Funds.

If MOHCD determines that Subsidy Payments for any given Fiscal Year must be reduced due to a shortfall in appropriated Program funds (a "Non-Appropriation Event"), MOHCD shall notify Grantee that a Non-Appropriation Event has occurred. City's obligation to make any Subsidy Payments in excess of those for which sufficient funds have been appropriated shall automatically terminate as of such Non-Appropriation Event, except as may be required pursuant to Section 2.5 below. Grantee acknowledges

that /DPH's and MOHCD's annual operating budgets are each subject to the discretion of City's Mayor and Board of Supervisors and a Non-Appropriation Event may occur during the Term and, accordingly, that Subsidy Payments may subsequently not be made in the amounts projected pursuant to this Agreement. Grantee's assumption of such risks is part of the consideration for this Agreement.

2.2 Certification of Controller; Guaranteed Maximum Costs. No funds shall be available under this Agreement until prior written authorization certified by the Controller. In addition, as set forth in Section 21.10-1 of the San Francisco Administrative Code:

(a) City's obligations hereunder shall not at any time exceed the amount certified by the Controller for the purpose and period stated in such certification, the current Controller certification for Grant Funds is only for the First Subsidy Payment, and Controller certification will be a condition precedent for all other Subsidy Payments to the extent that Project Transition Reserve Account funds are not available to fund such Subsidy Payments.

(b) Except as may be provided by City ordinances governing emergency conditions, City and its employees and officers are not authorized to request Grantee to perform services or to provide materials, equipment and supplies that would result in Grantee performing services or providing materials, equipment and supplies that are beyond the scope of the services, materials, equipment and supplies specified in this Agreement unless this Agreement is amended in writing and approved as required by law to authorize the additional services, materials, equipment or supplies. City is not required to pay Grantee for services, materials, equipment or supplies provided by Grantee if they are beyond the scope of the services, materials, equipment and supplies agreed upon herein and were not approved by a written amendment to this Agreement lawfully executed by City.

(c) City and its employees and officers are not authorized to offer or promise to Grantee additional funding for this Agreement that would exceed the maximum amount of funding provided for herein. Additional funding for this Agreement in excess of the maximum provided herein shall require lawful approval and certification by the Controller. City is not required to honor any offered or promised additional funding that exceeds the maximum provided in this Agreement, which requires lawful approval and certification of the Controller when the lawful approval and certification by the Controller has not been obtained.

(d) The Controller is not authorized to make payments on any agreement for which funds have not been certified as available for such purposes in the budget of /DPH or MOHCD or by supplemental appropriation.

2.3 Automatic Termination for Nonappropriation or Nontransfer of Funds. This Agreement shall automatically terminate, without penalty, liability or expense of any kind to City, at the end of the period of the Fiscal Year that a Non-Appropriation Event occurs, except as otherwise set forth in Section 2.5.

2.4 SUPERSEDURE OF CONFLICTING PROVISIONS. IN THE EVENT OF ANY CONFLICT BETWEEN ANY OF THE PROVISIONS OF THIS ARTICLE 2 AND ANY OTHER PROVISION OF THIS AGREEMENT, THE APPLICATION DOCUMENTS OR ANY OTHER DOCUMENT OR COMMUNICATION RELATING TO THIS AGREEMENT, THE TERMS OF THIS ARTICLE 2 SHALL GOVERN.

2.5 Program Transition Reserve Account. All LOSP subsidy payments, including the Subsidy Payments, are conditioned on the appropriation of sufficient funds therefor and the transfer of such funds to MOHCD's annual budget. MOHCD intends to establish a reserve account, as MOHCD deems appropriate and in its sole discretion, to fund all or a portion of selected LOSP subsidy payments in the event sufficient funds are not so appropriated or transferred (the "**Program Transition Reserve Account**"). If there is a Non-Appropriation Event, City shall use Program Transition Reserve Account funds to disburse such Subsidy Payments to the extent there are sufficient Program Transition Reserve Account funds for such disbursements.

If there is a Non-Appropriation Event, and City fully funds the following Fiscal Year's Subsidy Payment in the amount shown on Exhibit A (whether with Program Transition Reserve Account funds or otherwise), this Agreement shall remain in effect through the last day of the Fiscal Year for which such Subsidy Payment is made. In the event City continues to fully fund subsequent Subsidy Payments, this Agreement shall remain in effect through the last day of the Fiscal Year for which each such subsequent Subsidy Payment is made.

City shall have no obligation to replenish or supplement the Program Transition Reserve Account. City shall have the right to, at MOHCD's discretion, use Program Transition Reserve Account funds to make subsidy payments to LOSP grantees other than Grantee. The Program Transition Reserve Account shall remain the City's property at all times and any interest that accrues thereon shall remain the sole property of City and will be deemed part of the Program Transition Reserve Account. If any funds remain in the Program Transition Reserve Account at the expiration of the Term or earlier termination of this Agreement, such funds shall remain with City and Grantee shall have no rights thereto.

Grantee agrees that it shall not make any distributions or payments of Residual Receipts, as defined in the MOHCD Loan Agreement, until City has approved the distribution or payment of such Residual Receipts.

ARTICLE 3 TERM

The term of this Agreement (the "**Term**") shall commence on the Agreement Date and shall terminate on the fifteenth (15th) anniversary of the Agreement Date, unless earlier terminated in accordance with the terms herein.

ARTICLE 4 PERFORMANCE OF GRANT OBLIGATIONS

4.1 Lease of Assisted Units.

(a) Commencing on the Agreement Date, Grantee shall lease all of the Assisted Units to LOSP Clients.

If an Assisted Unit lease terminates at any time, Grantee shall deliver written notice of such termination to City within five (5) business days of such termination (the "**Termination Notice Date**"). City shall accordingly deliver at least five (5) Referral Reports to Grantee within fifteen (15) business days of receiving such Assisted Unit lease termination notice and Grantee shall lease such vacated Assisted Unit to an LOSP Client it selects from such Referral Reports within the sixty (60) day period immediately following its receipt of such Referral Reports (each such additional lease up date shall be referred to as an "**Additional Leasing Date**"). The period of time between a Termination Notice Date and the corresponding Additional Leasing Date shall be referred to as a "**Vacancy Period**". After the Agreement Date, an Assisted Unit may remain vacant during any Vacancy Period applicable to such Assisted Unit. If City fails to timely deliver the required Referral Reports at any time, until City delivers such Referral Reports, Grantee can submit a request to City to use a qualified candidate identified by Grantee that satisfies the requirements of **Exhibit B**, and such request shall not be unreasonably denied.

(b) Grantee shall have sole discretion in selecting the LOSP Clients that will be Tenants, provided that Grantee's decision not to rent an Assisted Unit to an LOSP Client referred to Grantee by City shall not be unreasonably withheld or conditioned, and provided further that Grantee shall not discriminate against or permit discrimination against any person or group of persons because of race,

color, creed, national origin, ancestry, age, sex, sexual orientation, disability, gender identity, height, weight, source of income or acquired immune deficiency syndrome (AIDS) or AIDS related condition (ARC) in the leasing of the Assisted Units.

(c) Grantee shall comply with the Tenant Selection Plan Policy set forth in the attached Exhibit H.

(d) Grantee shall comply with the Tenant Screening Criteria Policy set forth in the attached Exhibit I.

(e) Grantee shall rent each Assisted Unit to a Tenant pursuant to a separate lease agreement that complies with this Agreement. Each Tenant lease shall provide for termination of such lease and such Tenant's consent to immediate eviction if the Tenant has made any material misrepresentation in the initial income certification made by Tenant to City or in any later income certification made by Tenant to Grantee.

(f) Grantee shall obtain each Tenant's recertification of his/her household income on an annual basis. Such income certifications shall be prepared pursuant to low income housing tax credit guidelines for household income and shall be maintained on file at Grantee's principal office for no less than five (5) years following the date of such certification, and Grantee must file or cause to be filed copies thereof with MOHCD promptly upon MOHCD's request therefor.

(g) Security deposits may be required of Tenants only in accordance with applicable federal regulations, state law and this Agreement. Any security deposits collected must be segregated from all other funds of the Project in an account held in trust for the benefit of the Tenants and other tenants of the Project and disbursed in accordance with California law. The balance in such security deposit account must at all times equal or exceed the aggregate of all security deposits collected plus accrued interest thereon, less any security deposits or interest thereon returned to Tenants or any other tenants of the Project.

(h) To the extent permitted by applicable state and federal law, the Grantee shall comply with the Operational Rules for Residential Certificate of Preference Holder and Ellis Act Housing Preference set forth in the attached Exhibit L. The requirements of the attached Exhibit L apply to the Assisted Units as defined in this agreement as well as any other units in the project that are required by any agreement to be used as affordable housing.

4.2 Rent Restrictions.

(a) Rent charged to any Tenant shall be the lower of fifty percent (50%) of a Tenant's gross monthly income, or the maximum rent allowed under the MOHCD Loan Agreement.

(b) With the written approval of DPH, the Rent charged to a Tenant may be increased as a result of a determination by DPH that such Tenant is no longer eligible under the Program, so long as the Rent charged does not exceed the Underlying Restricted Rent. Notwithstanding the forgoing, Tenants deemed no longer eligible by DPH who remain occupants of the Project shall still be considered a LOSP Client and the Tenant's Unit shall still constitute an Assisted Unit for purposes of compliance with the requirements of this Agreement.

(c) Grantee must provide MOHCD at least annually a report showing actual household income level and Rent for each Tenant.

4.3 Operating Reserve Account; Subsidy Reserve Account. Grantee shall comply with all of its requirements for the Operating Reserve Account under the MOHCD Loan Agreement. In addition, if the Subsidy Payment made to Grantee for a Calendar Year exceeds the certified Shortfall for such Calendar Year, as determined pursuant to the reports delivered under Section 6.1, Grantee shall deposit such excess

amount in the Subsidy Reserve Account. Grantee shall not use Subsidy Reserve Account funds, or any interest earned thereon, for any purpose other than as provided in this Agreement. The only funds that shall be held in the Subsidy Reserve Account shall be the moneys deposited therein pursuant to this Section and the interest earned thereon.

If the Shortfall for a Calendar Year exceeds the Subsidy Payment made to Grantee for such Calendar Year, Grantee shall first use Subsidy Reserve Account funds, to the extent available, to pay the Operating Costs that comprise such excess Shortfall. If the Subsidy Reserve Account plus Subsidy Payment funds are insufficient to pay all of the Operating Costs in any given Calendar Year, Grantee shall use Operating Reserve Account funds, if any, to pay the remaining Operating Costs, subject to any approval Grantee must obtain from Grantee's tax credit limited partner to so use the Operating Reserve Account funds.

4.4 [Intentionally Omitted]

4.5 Annual Operating Budget. The Annual Operating Budget attached hereto as **Exhibit E** sets forth Grantee's anticipated Operating Costs, Project Income and Shortfall for the Term of the Agreement. Grantee shall pay Operating Costs in conformity with the approved Annual Operating Budget. MOHCD's prior written consent shall not be required before Grantee can spend funds on Operating Costs that differ in amount from the amounts in the Annual Operating Budget.

Grantee can submit requests to change the amount of the Annual Operating Budget and corresponding Subsidy Payment for any year during the term by supplying a written proposal with the Annual Monitoring Report. Such proposals should include a variance analysis that includes a quantitative assessment of the difference between projected annual income and expenses and actual annual income and expenses, and explanations for the cause of any significant variances.

4.6 Grantee's Board of Directors. Grantee's manager, if Grantee is a limited liability company, or Grantee's general partner or the sole member of the limited liability company general partner, if Grantee is a limited partnership, shall at all times be governed by a legally constituted and fiscally responsible board of directors. Such board of directors shall meet regularly and maintain appropriate membership, as established in such entity's bylaws and other governing documents and shall adhere to applicable provisions of federal, state and local laws governing nonprofit corporations. Such entity's board of directors shall exercise such oversight responsibility with regard to this Agreement as is necessary to ensure full and prompt performance by Grantee of its obligations under this Agreement.

4.7 [Intentionally Omitted]

4.8 Maintenance and Management of Project.

(a) Grantee shall be responsible for ensuring all Project maintenance, repair and management functions, including the collection of rents, routine and extraordinary repairs and replacement of capital items, and for keeping the Project in a safe and sanitary manner and in good operating condition in accordance with all Applicable Laws and the City Loan Documents (collectively, the "**Maintenance Duties**").

(b) Grantee may contract with a management agent for the performance of the Maintenance Duties subject to MOHCD's prior written approval of both the management agent and the management contract, provided, however, that the arrangement will not relieve Grantee of responsibility for performance of those duties. A management contract must contain a provision allowing Grantee to terminate the contract without penalty upon no more than thirty (30) days' notice.

(c) MOHCD will provide written notice to Grantee if MOHCD determines that the Maintenance Duties are not being performed in accordance with this Agreement. If Grantee is then in contract with a management agent pursuant to subsection (b) above, and such management agent fails to fully cure such

failure within thirty (30) days of the date that MOHCD delivers such written notice, Grantee shall exercise such thirty (30) day termination right, terminate the management contract and make immediate arrangements for cure of such failure and for the continuous and continuing performance of the Maintenance Duties. If, at the time of such notice, Grantee is not in contract with a management agent pursuant to subsection (b) above, in addition to MOHCD's rights hereunder, MOHCD shall have the right to require that Grantee, at Grantee's sole cost, contract with a management agent to perform the Maintenance Duties, or to make other arrangements the City deems necessary to ensure full and timely performance of the Maintenance Duties.

(d) Grantee shall operate the Project in compliance with all Applicable Laws.

4.9 Services Agreement; Provision of Services.

(a) Grantee hereby agrees to allow the Tenant Services Contractor (and any subsequent service provider) access to the Project at all reasonable times for the provision of services to the Project's LOSP Clients.

(b) Grantee shall promptly provide written notice to MOHCD if Grantee obtains knowledge of any default, or event that with notice or the passage of time or both could constitute a default, under the Services Agreement.

(c) In the event that the Services Agreement is terminated for any reason, or that MOHCD and/or DPH determines that the Tenant Services Contractor needs to be replaced, Grantee shall cooperate in good faith with MOHCD and HSA/DPH in obtaining a new service provider for the LOSP Clients in the Project. In such an event, the selection of the new service provider for the Project shall require Grantee's prior consent, which shall not be unreasonably delayed or denied. Grantee hereby agrees and acknowledges that nothing in this Agreement gives Grantee any right to consent to the MOHCD and/or DPH determination to terminate the Services Agreement or to replace the Tenant Services Contractor.

ARTICLE 5 USE AND DISBURSEMENT OF GRANT FUNDS

5.1 Maximum Amount of Grant Funds; Disbursement of Subsidy Payments. In no event shall the total amount of Grant Funds disbursed hereunder exceed Nineteen Million One Hundred Nineteen Thousand Seven Hundred Sixty Nine Dollars (\$19,119,769) (the "**Grant Amount**"). Subject to Grantee's performance of its obligations under this Agreement and MOHCD's receipt of sufficient funds, as further set forth in Article 2, the Grant Funds shall be disbursed through Subsidy Payments.

Provided that Grantee is in compliance with all of the conditions for receipt of the First Subsidy Payment, City shall deliver the First Subsidy Payment to Grantee within ten (10) business days immediately following the Agreement Date. For every subsequent Fiscal Year during the Term, provided that Grantee is in compliance with all of the conditions for receipt of a Subsidy Payment, City shall deliver the Subsidy Payment for such Fiscal Year to Grantee within fifteen (15) business days immediately following the commencement of the applicable Fiscal Year.

5.2 Subsidy Payment Amounts and Adjustments.

(a) The 15-Year Cash Flow is the Parties' current expectations of Operating Costs and Shortfalls during the Term. The Parties anticipate that the amount of the First Subsidy Payment and each subsequent Subsidy Payment shall be as shown on **Exhibit A**. The First Subsidy Payment amount reflects the Shortfall for the Fiscal Year starting on the Agreement Date. Notwithstanding the foregoing initial calculations of the 9-Year Cash Flow and the Subsidy Payment amounts, however, each Subsidy Payment (including the First Subsidy Payment) is subject to further adjustment pursuant to this Section

and City's annual review and approval of the applicable Annual Operating Budget. The City shall reduce the subsequent Subsidy Payments by the amount of any funds held in the Subsidy Reserve Account.

(b) The total amount of all Subsidy Payments made hereunder shall not exceed the Grant Amount. If the total amount of all Subsidy Payments made hereunder equals the Grant Amount at any time prior to the expiration of the Term, no further Subsidy Payments shall be made hereunder. If any Subsidy Payment would, if made, cause the total amount of all Subsidy Payments made hereunder to exceed the Grant Amount, such Subsidy Payment shall be accordingly reduced so the total amount of Subsidy Payments made hereunder equals the Grant Amount.

5.3 Use of Grant Funds. Grantee shall use the Grant Funds only for Operating Costs and for no other purpose. Grantee shall expend the Grant Funds in accordance with the Annual Operating Budget.

5.4 Conditions Precedent to Payment of First Subsidy Payment. Grantee shall fully satisfy each of the following conditions prior to delivery of the First Subsidy Payment.

(a) Grantee must have delivered to the City fully executed (and for documents to be recorded, acknowledged) originals of the following documents, in form and substance satisfactory to the City: (i) this Agreement (in triplicate); (ii) the Opinion; and (iii) the Authorizing Resolutions.

(b) Grantee must have delivered its Charter Documents to the City.

(c) Grantee shall be in compliance with all of its obligations under City Loan.

(d) Tenant Services Contractor shall be in compliance with all of its obligations under the Services Agreement. and no default, or event that with notice or the passage of time or both could constitute a default, shall exist and remain uncured under the Services Agreement; provided however that disbursement of the First Subsidy Payment shall not be withheld due to an uncured default under the Services Agreement if at the time of expected disbursement, Grantee provides City with sufficient evidence that it is cooperating in good faith with the City and DPH to diligently pursue a cure of said default, which may or may not include Grantee directly providing the required services under the Services Agreement.

(e) No Event of Default, or event that with notice or the passage of time or both could constitute an Event of Default, shall exist and remain uncured as of the date of the Initial Subsidy Payment is to be disbursed hereunder.

5.5 Conditions Precedent to Payment of Subsequent Subsidy Payments. Grantee shall fully satisfy each of the following conditions prior to delivery of any Subsequent Subsidy Payment:

(a) Grantee shall be in compliance with all of its obligations under the City Loan Documents.

(b) Tenant Services Contractor shall be in compliance with all of its obligations under the Services Agreement, and no default, or event that with notice or the passage of time or both could constitute a default, shall exist and remain uncured under the Services Agreement; provided however that disbursement of any Subsequent Subsidy Payment shall not be withheld due to an uncured default under the Services Agreement if at the time of expected disbursement, Grantee provides City with sufficient evidence that it is cooperating in good faith with the City and DPH to diligently pursue a cure of said default, which may or may not include Grantee directly providing the required services under the Services Agreement.

(c) No Event of Default, or event that with notice or the passage of time or both could constitute an Event of Default, shall exist and remain uncured as of the date of such Subsidy Payment is to be disbursed hereunder.

ARTICLE 6
REPORTING REQUIREMENTS; AUDITS;
PENALTIES FOR FALSE CLAIMS

6.1 Regular Reports; Operating Statements.

Grantee must file electronically with the City no later than one hundred twenty (120) days after the end of Grantee's calendar year annual report forms (the "Annual Monitoring Report") that include audited financial statements including any management letters; an income and expense statement for the Project covering the applicable reporting period "Operating Statement"; a statement of balances, deposits and withdrawals from all Accounts; and evidence of required insurance. The Annual Monitoring Report must be in substantially the form attached as Exhibit G or as later modified by MOHCD during the Term.

Such Annual Monitoring Report shall include a list of the Operating Costs paid by Grantee during such applicable prior Calendar Year and Grantee's certifications that (a) the total Grant Funds received by Grantee as of the end date of the applicable Calendar Year have been used only to pay Operating Costs, (b) all of Grantee's representations and warranties in this Agreement remain true and correct in all material respects as if made on the end date of such the applicable Calendar Year, (c) there is no Event of Default by Grantee as of the end date of the applicable Calendar Year, and (d) the party signing the Annual Monitoring Report is an officer of Grantee authorized to do so on Grantee's behalf.

6.2 Organizational Documents. Prior to the Agreement Date, Grantee shall provide to City the following documents (collectively, the "Charter Documents"): a certified certificate of status and (a) if Grantee is a corporation, its bylaws, and a certified copy of its articles of incorporation; (b) if Grantee is limited partnership, its partnership agreement, a certified copy of its certificate of partnership, and the organizational documents of its general partner; and (c) if Grantee is a limited liability company, its operating agreement, a certified copy of its certificate of limited liability company, and the organizational documents of its manager. All certified documents to be provided pursuant to this Section shall be certified by the California Secretary of State or, if the entity for which a certified document is to be provided was not organized in the State of California, certified by the Secretary of State of such entity's state of organization, no earlier than two (2) months prior to the Agreement Date. The Charter Documents must be delivered to the City in their original form and as amended from time to time.

6.3 Notification of Defaults or Changes in Circumstances. Grantee shall notify City immediately of (a) any Event of Default or event that, with the passage of time, would constitute an Event of Default; and (b) any change of circumstances that would cause any of the representations and warranties contained in Article 8 to be false or misleading at any time during the term of this Agreement.

6.4 Financial Statements. As noted in Section 6.1, Grantee shall also deliver to City, no later than one hundred twenty (120) days following the end of any Calendar Year, an audited balance sheet and the related statement of income and cash flows for such Calendar Year, certified by a reputable accounting firm as accurately presenting the financial position of Grantee, including any management letters supplied by the auditors.

6.5 Books and Records. Grantee shall establish and maintain accurate files and records of all aspects of Operating Expenses and Project Income and the matters funded in whole or in part with Grant Funds during the term of this Agreement. Without limiting the scope of the foregoing, Grantee shall establish and maintain accurate financial books and accounting records relating to Operating Costs incurred and paid and Grant Funds received and expended under this Agreement, together with all invoices, documents, payrolls, time records and other data related to the matters covered by this Agreement, whether funded in whole or in part with Grant Funds. Grantee shall maintain all of the files, records, books, invoices, documents, payrolls and other data required to be maintained under this Section in a

readily accessible location and condition for a period of not less than five (5) years after final payment under this Agreement or until any final audit has been fully completed, whichever is later. Grantee agrees to maintain and make available to MOHCD, during regular business hours, accurate books and accounting records relating to the Project and the Tenants. The State of California or any federal agency having an interest in the subject matter of this Agreement shall have the same rights conferred upon MOHCD by this Section. All financial reports must be prepared and maintained in accordance with GAAP as in effect at the time of performance.

6.6 Inspection and Audit. Grantee shall make available to MOHCD, its employees and authorized representatives, during regular business hours all of the files, records, books, invoices, documents, payrolls and other data required to be established and maintained by Grantee under Section 6.5. Grantee shall permit MOHCD, its employees and authorized representatives to inspect, audit, examine and make excerpts and transcripts from any of the foregoing. The rights of MOHCD pursuant to this Section shall remain in effect so long as Grantee has the obligation to maintain such files, records, books, invoices, documents, payrolls and other data under this Article 6.

6.7 Submitting False Claims; Monetary Penalties. Grantee acknowledges and agrees that it is a "contractor" under and is subject to San Francisco Administrative Code Section 21.35. Under such Section 21.35, any contractor, subgrantee or consultant who submits a false claim shall be liable to City for three times the amount of damages which City sustains because of the false claim. A contractor, subgrantee or consultant who submits a false claim shall also be liable to City for the costs, including attorney's fees, of a civil action brought to recover any of those penalties or damages, and may be liable to City for a civil penalty of up to Ten Thousand Dollars (\$10,000) for each false claim. A contractor, subgrantee or consultant will be deemed to have submitted a false claim to City if the contractor, subgrantee or consultant: (a) knowingly presents or causes to be presented to an officer or employee of City a false claim or request for payment or approval; (b) knowingly makes, uses, or causes to be made or used a false record or statement to get a false claim paid or approved by City; (c) conspires to defraud City by getting a false claim allowed or paid by City; (d) knowingly makes, uses, or causes to be made or used a false record or statement to conceal, avoid, or decrease an obligation to pay or transmit money or property to City; or (e) is a beneficiary of an inadvertent submission of a false claim to City, subsequently discovers the falsity of the claim, and fails to disclose the false claim to City within a reasonable time after discovery of the false claim.

6.8 Project Monitoring Generally. Grantee understands and agrees that it will be monitored by the City from time to time to assure compliance with all terms and conditions in this Agreement and all Laws. Grantee acknowledges that the City may also conduct periodic on-site inspections of the Project. Grantee must cooperate with the monitoring by the City and ensure full access to the Project and all information related to the Project as reasonably required by the City.

6.9 Notice Requirement for Changes in Director Positions. Grantee must provide written notice of the replacement of its executive director, director of housing development, director of property management and/or any equivalent position within thirty (30) days after the effective date of such replacement.

ARTICLE 7 TAXES

7.1 Grantee to Pay All Taxes. Grantee shall pay to the appropriate governmental authority, as and when due, any and all taxes, fees, assessments or other governmental charges, including possessory interest taxes and California sales and use taxes, levied upon or in connection with this Agreement, the Grant Funds or any of the activities contemplated by this Agreement.

7.2 Use of City Real Property. If at any time this Agreement entitles Grantee to the possession, occupancy or use of City real property for private gain, the following provisions shall apply:

(a) Grantee, on behalf of itself and any subgrantees, successors and assigns, recognizes and understands that this Agreement may create a possessory interest subject to property taxation and Grantee, and any subgrantee, successor or assign, may be subject to the payment of such taxes.

(b) Grantee, on behalf of itself and any subgrantees, successors and assigns, further recognizes and understands that any assignment permitted hereunder and any exercise of any option to renew or other extension of this Agreement may constitute a change in ownership for purposes of property taxation and therefore may result in a revaluation of any possessory interest created hereunder. Grantee shall report any assignment or other transfer of any interest in this Agreement or any renewal or extension thereof to the County Assessor within sixty (60) days after such assignment, transfer, renewal or extension.

(c) Grantee shall provide such other information as may be requested by City to enable City to comply with any reporting requirements under applicable law with respect to possessory interests.

7.3 Earned Income Credit (EIC) Forms. Administrative Code Section 12O requires that employers provide their employees with IRS Form W-5 (The Earned Income Credit Advance Payment Certificate) and the IRS EIC Schedule, as set forth below. Employers can locate these forms at the IRS Office, on the Internet, or anywhere that Federal Tax Forms can be found.

(a) Grantee shall provide EIC Forms to each Eligible Employee at each of the following times: (i) within thirty (30) days following the date on which this Agreement becomes effective (unless Grantee has already provided such EIC Forms at least once during the calendar year in which such effective date falls); (ii) promptly after any Eligible Employee is hired by Grantee; and (iii) annually between January 1 and January 31 of each calendar year during the term of this Agreement.

(b) Failure to comply with any requirement contained in subparagraph (a) of this Section shall constitute a material breach by Grantee of the terms of this Agreement. If, within thirty (30) days after Grantee receives written notice of such a breach, Grantee fails to cure such breach or, if such breach cannot reasonably be cured within such period of thirty (30) days, Grantee fails to commence efforts to cure within such period or thereafter fails to diligently pursue such cure to completion, the City may pursue any rights or remedies available under this Agreement or under applicable law.

(c) Any Subcontract entered into by Grantee shall require the subgrantee to comply, as to the subgrantee's Eligible Employees, with each of the terms of this Section.

(d) Capitalized terms used in this Section and not defined in this Agreement shall have the meanings assigned to such terms in Section 12O of the San Francisco Administrative Code.

ARTICLE 8 REPRESENTATIONS AND WARRANTIES

Grantee represents and warrants each of the following as of the date of this Agreement and at all times throughout the term of this Agreement:

8.1 Organization; Authorization. Grantee shall be a limited liability company or a limited partnership, and Grantee's manager, if Grantee is a limited liability company, or Grantee's general partner, or the general partner's sole member of the general partner (if general partner is a limited liability company), is a nonprofit corporation, duly organized and validly existing and in good standing under the laws of the jurisdiction in which it was formed, and which has established and maintains valid nonprofit

status under Section 501(c)(3) of the United States Internal Revenue Code of 1986, as amended, and all rules and regulations promulgated thereunder. Grantee has duly authorized by all necessary action the execution, delivery and performance of this Agreement. Grantee has duly executed and delivered this Agreement and this Agreement constitutes a legal, valid and binding obligation of Grantee, enforceable against Grantee in accordance with the terms hereof.

8.2 Location. Grantee's operations, offices and headquarters are located at the address for notices set forth in Section 15.

8.3 No Misstatements. No document furnished or to be furnished by Grantee to MOHCD in connection with the Application Documents, this Agreement, or any other document relating to any of the foregoing, contains or will contain any untrue statement of material fact or omits or will omit a material fact necessary to make the statements contained therein not misleading, under the circumstances under which any such statement shall have been made.

8.4 Conflict of Interest. Through its execution of this Agreement, Grantee acknowledges that it is familiar with the provision of Section 15.103 of the City's Charter, Article III, Chapter 2 of the City's Campaign and Governmental Conduct Code, and Section 87100 *et seq.* and Section 1090 *et seq.* of the Government Code of the State of California, and certifies that it does not know of any facts which constitutes a violation of said provisions and agrees that it will immediately notify MOHCD if it becomes aware of any such fact during the term of this Agreement.

8.5 [Intentionally Omitted]

ARTICLE 9 INDEMNIFICATION AND GENERAL LIABILITY

9.1 Indemnification. Grantee shall indemnify, protect, defend and hold harmless each of the Indemnified Parties from and against any and all Losses arising from, in connection with or caused by: (a) a material breach of this Agreement by Grantee; (b) a material breach of any representation or warranty of Grantee contained in this Agreement; (c) any personal injury caused, directly or indirectly, by any act or omission of Grantee or its employees, subgrantees or agents; (d) any property damage caused, directly or indirectly by any act or omission of Grantee or its employees, subgrantees or agents; (e) the use, misuse or failure of any equipment or facility used by Grantee, or by any of its employees, subgrantees or agents, regardless of whether such equipment or facility is furnished, rented or loaned to Grantee by an Indemnified Party; (f) any tax, fee, assessment or other charge for which Grantee is responsible under Article 7; or (g) any infringement of patent rights, copyright, trade secret or any other proprietary right or trademark of any person or entity in consequence of the use by any Indemnified Party of any goods or services furnished to such Indemnified Party in connection with this Agreement. Grantee's obligations under the immediately preceding sentence shall apply to any Loss that is caused in whole or in part by the active or passive negligence of any Indemnified Party, but shall exclude any Loss caused solely by the willful misconduct or gross negligence of the Indemnified Party. The foregoing indemnity shall include, without limitation, reasonable fees of attorneys, consultants and experts and related costs and City's costs of investigating any claims against the City.

9.2 Duty to Defend; Notice of Loss. Grantee acknowledges and agrees that its obligation to defend the Indemnified Parties under Section 9.1: (a) is an immediate obligation, independent of its other obligations hereunder; (b) applies to any Loss which actually or potentially falls within the scope of Section 9.1, regardless of whether the allegations asserted in connection with such Loss are or may be groundless, false or fraudulent; and (c) arises at the time the Loss is tendered to Grantee by the Indemnified Party and continues at all times thereafter. The Indemnified Party shall give Grantee prompt notice of any Loss under Section 9.1 and Grantee shall have the right to defend, settle and compromise any such Loss; provided, however, that the Indemnified Party shall have the right to retain its own counsel at the expense of Grantee if representation of such Indemnified Party by the counsel retained by Grantee would be inappropriate due to conflicts of interest between such Indemnified Party and Grantee.

An Indemnified Party's failure to notify Grantee promptly of any Loss shall not relieve Grantee of any liability to such Indemnified Party pursuant to Section 9.1, unless such failure materially impairs Grantee's ability to defend such Loss. Grantee shall seek the Indemnified Party's prior written consent to settle or compromise any Loss if Grantee contends that such Indemnified Party shares in liability with respect thereto.

9.3 Incidental and Consequential Damages. Losses covered under this Article 9 shall include any and all incidental and consequential damages resulting in whole or in part from Grantee's acts or omissions. Nothing in this Agreement shall constitute a waiver or limitation of any rights that any Indemnified Party may have under applicable law with respect to such damages.

9.4 LIMITATION ON LIABILITY OF CITY. CITY'S OBLIGATIONS UNDER THIS AGREEMENT SHALL BE LIMITED TO THE AGGREGATE AMOUNT OF GRANT FUNDS ACTUALLY DISBURSED HEREUNDER. NOTWITHSTANDING ANY OTHER PROVISION CONTAINED IN THIS AGREEMENT, THE APPLICATION DOCUMENTS OR ANY OTHER DOCUMENT OR COMMUNICATION RELATING TO THIS AGREEMENT, IN NO EVENT SHALL CITY BE LIABLE, REGARDLESS OF WHETHER ANY CLAIM IS BASED ON CONTRACT OR TORT, FOR ANY SPECIAL, CONSEQUENTIAL, INDIRECT OR INCIDENTAL DAMAGES, INCLUDING LOST PROFITS, ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT, THE GRANT FUNDS OR ANY ACTIVITIES PERFORMED IN CONNECTION WITH THIS AGREEMENT.

ARTICLE 10 INSURANCE

10.1 Types and Amounts of Coverage. Without limiting Grantee's liability pursuant to Article 9, Grantee shall maintain in force, during the full term of this Agreement, insurance in the following amounts and coverages:

(a) Workers' Compensation, in statutory amounts, with Employers' Liability Limits not less than One Million Dollars (\$1,000,000) each accident, injury, or illness.

(b) Commercial General Liability Insurance with limits not less than One Million Dollars (\$1,000,000) each occurrence Combined Single Limit for Bodily Injury and Property Damage, including Contractual Liability, Personal Injury, Products and Completed Operations.

(c) Commercial Automobile Liability Insurance with limits not less than One Million Dollars (\$1,000,000) each occurrence Combined Single Limit for Bodily Injury and Property Damage, including Owned, Non-Owned and Hired auto coverage, as applicable.

(d) Professional liability insurance for negligent acts, errors or omission with respect to professional or technical services, if any, required in the performance of this Agreement with limits not less than One Million Dollars (\$1,000,000) each claim.

10.2 Additional Requirements for General and Automobile Coverage. Commercial General Liability and Commercial Automobile Liability insurance policies shall:

(a) Name as additional insured City and its officers, agents and employees. With respect to the Commercial Automobile Insurance the City and its officers, agents and employees shall only be additional insured as to liability arising out of the use, by Mercy employees, of automobiles, whether owned, leased, hired or borrowed, in connection with the Project.

(b) Provide that such policies are primary insurance to any other insurance available to the Additional Insureds, with respect to any claims arising out of this Agreement, and that insurance applies

separately to each insured against whom claim is made or suit is brought, except with respect to limits of liability.

10.3 Additional Requirements for All Policies. Contractor shall provide thirty (30) days' advance written notice to City of cancellation of policy for any reason, nonrenewal or reduction in coverage and specific notice mailed to City's address for notices pursuant to Article 15 .

10.4 Required Post-Expiration Coverage. Should any of the insurance required hereunder be provided under a claims-made form, Grantee shall maintain such coverage continuously throughout the term of this Agreement and, without lapse, for a period of three (3) years beyond the expiration or termination of this Agreement, to the effect that, should occurrences during the term hereof give rise to claims made after expiration or termination of the Agreement, such claims shall be covered by such claims-made policies.

10.5 General Annual Aggregate Limit/Inclusion of Claims Investigation or Legal Defense Costs. Should any of the insurance required hereunder be provided under a form of coverage that includes a general annual aggregate limit or provides that claims investigation or legal defense costs be included in such general annual aggregate limit, such general annual aggregate limit shall be double the occurrence or claims limits specified above.

10.6 Evidence of Insurance. Before commencing any operations under this Agreement, Grantee shall furnish to City certificates of insurance, and additional insured policy endorsements, in form and with insurers satisfactory to City, evidencing all coverages set forth above, and shall furnish complete copies of policies promptly upon City's request. Before commencing any operations under this Agreement, Grantee shall furnish to City certificates of insurance and additional insured policy endorsements with insurers with ratings comparable to A-, VIII or higher, that are authorized to do business in the State of California, and that are satisfactory to City, in form evidencing all coverages set forth above. Failure to maintain insurance shall constitute a material breach of this Agreement.

10.7 Effect of Approval. Approval of any insurance by City shall not relieve or decrease the liability of Grantee hereunder.

ARTICLE 11 EVENTS OF DEFAULT AND REMEDIES

11.1 Events of Default. The occurrence of any one or more of the following events shall constitute an "Event of Default" under this Agreement:

(a) **False Statement.** Any statement, representation or warranty contained in this Agreement, in the Application Documents, or in any other document submitted to City under this Agreement is found by City to be false or misleading when made.

(b) **Improper Use of Grant Funds; Failure to Perform Other Covenants and Obligations.** Grantee uses Grant Funds for any purpose other than for the payment of Operating Costs [OR: Assisted Units Operating Costs] (or reimbursement for its advance payment thereof), fails to use the Subsidy Payments it receives to pay Operating Costs [OR: Assisted Units Operating Costs] (or reimbursement for its advance payment thereof), or otherwise fails to perform or breaches any other agreement or covenant of this Agreement to be performed or observed by Grantee as and when performance or observance is due and such failure or breach continues for a period of ten (10) days after the date on which such performance or observance is due, or if such breach can not be cured in ten (10) days, then City shall not exercise its remedies hereunder as long as Grantee continues to diligently pursue a cure of the breach; provided, however, that: (i) in the case of an improper use of Grant Funds, in no event shall such cure period extend beyond thirty (30) days after the date on which such performance or observance is due, and (ii) in the case of other defaults under this Section 11.1(b), in no event shall such cure period extend beyond ninety (90) days after the date on which such performance or observance is due.

(c) **Default under City Loan Documents.** Grantee defaults under any City Loan Document (after expiration of any grace period expressly stated in any such agreement.

(d) **Voluntary Insolvency.** Grantee (i) is generally not paying its debts as they become due, (ii) files, or consents by answer or otherwise to the filing against it of, a petition for relief or reorganization or arrangement or any other petition in bankruptcy or for liquidation or to take advantage of any bankruptcy, insolvency or other debtors' relief law of any jurisdiction, (iii) makes an assignment for the benefit of its creditors, (iv) consents to the appointment of a custodian, receiver, trustee or other officer with similar powers of Grantee or of any substantial part of Grantee's property or (v) takes action for the purpose of any of the foregoing.

(e) **Involuntary Insolvency.** Without consent by Grantee, a court or government authority enters an order, and such order is not vacated within 60 days, (i) appointing a custodian, receiver, trustee or other officer with similar powers with respect to Grantee or with respect to any substantial part of Grantee's property, (ii) constituting an order for relief or approving a petition for relief or reorganization or arrangement or any other petition in bankruptcy or for liquidation or to take advantage of any bankruptcy, insolvency or other debtors' relief law of any jurisdiction or (iii) ordering the dissolution, winding-up or liquidation of Grantee.

(f) **New Encumbrances.** Any lien is recorded against all or any part of the Real Property or the Project without MOHCD's prior written consent, and the lien is not removed from title or otherwise remedied to MOHCD's satisfaction within thirty (30) days after Grantee's receipt of written notice from MOHCD to cure the default, or, if the default cannot be cured within a thirty (30) day period, Grantee will have sixty (60) days to cure the default, or any longer period of time deemed necessary by MOHCD, provided that Grantee commences to cure the default within the thirty (30) day period and diligently pursues the cure to completion.

(g) **Damage or Destruction.** All or a substantial or material portion of the Project is damaged or destroyed by fire or other casualty or is condemned, seized or appropriated by any non-City governmental agency or subject to any action or other proceeding instituted by any non-City governmental agency for any purpose with the result that the Project cannot be operated for its intended purpose.

(h) **Dissolution.** Grantee or Grantee's general partners are dissolved or liquidated or merged with or into any other entity or ceases to exist in its present form and (where applicable) in good standing and duly qualified under the laws of the jurisdiction of formation and California for any period of more than ten (10) days, or all or substantially all of Grantee's assets are sold or otherwise transferred except as permitted.

(i) **Assignment.** Without MOHCD's prior written consent, Grantee assigns or attempts to assign any rights or interest under this Agreement or encumber its interests hereunder, whether voluntarily or involuntarily, or voluntarily or involuntarily assigns or attempts to sell, lease, assign, encumber or otherwise transfer all or any portion of the ownership interests in Grantee or of its right, title or interest in the Project or the Real Property, other than: (a) leases, subleases or occupancy agreements to occupants of Units and/or Commercial Space in the Project; or (b) security interests for the benefit of lenders securing loans for the Project as approved by the City on terms and in amounts as approved by City in its reasonable discretion (c) transfers from Borrower to a limited partnership or limited liability company formed for the tax credit syndication of the Project, where Borrower or an affiliated nonprofit public benefit corporation is the sole general partner or manager of that entity; (d) transfers of the general partner's or manager's interest in Borrower to a nonprofit public benefit corporation approved in advance by the City; (e) transfers of any limited partnership or membership interest in Borrower to an investor pursuant to the tax credit syndication of the Project or any subsequent transfer of a limited partnership interest in Borrower by an investor limited partner in Borrower, or any direct or indirect transfer of a limited partnership interest or membership interest in any investor limited

partner in Borrower; (f) any transfer permitted under the City Documents; or (g) the grant or exercise of an option agreement between Borrower and Borrower's general partner or manager or any of its affiliates in connection with the tax credit syndication of the Project. Any other transfer, assignment, encumbrance or lease without the City's prior written consent will be voidable and, at the City's election, constitute an Event of Default under this Agreement. The City's consent to any specific assignment, encumbrance, lease or other transfer will not constitute its consent to any subsequent transfer or a waiver of any of the City's rights under this Agreement.

(j) **Account Transfers.** Without MOHCD's prior written consent, to the extent such consent is required pursuant to this Agreement, Grantee transfers, or authorizes the transfer of, funds in any account required or authorized under this Agreement.

(k) **Changed Financing Condition.** Any material adverse change occurs in the financial condition or operations of Grantee, such as a loss of services funding or rental subsidies (excluding the reduction of any Subsidy Payment hereunder) that has a material adverse impact on the Project.

An Event of Default under this Agreement that remains uncured shall be a default under the City Loan Documents.

11.2 Remedies Upon Event of Default. Upon and during the continuance of an Event of Default, City may do any of the following, individually or in combination with any other remedy:

(a) **Termination.** City may terminate this Agreement by giving a written termination notice to Grantee and, on the date specified in such notice, this Agreement shall terminate and all rights and obligations of Grantee hereunder shall be extinguished. In the event of such termination, the City will allow Grantee to use previously disbursed Subsidy Payment funds to pay for only Operating Costs incurred prior to the termination date. The remaining balance of any Subsidy Payment not used to pay for previously incurred Operating Costs must be returned to the City..

(b) **Withholding of Grant Funds.** City may withhold all or any portion of Grant Funds not yet disbursed hereunder. Any Grant Funds withheld pursuant to this Section and subsequently disbursed to Grantee after cure of applicable Events of Default shall be disbursed without interest.

(c) **Offset.** City may offset against all or any portion of undisbursed Grant Funds hereunder or against any payments due to Grantee under the MOHCD Loan Agreement or any other agreement between Grantee and City the amount of any outstanding Loss incurred by any Indemnified Party, including any Loss incurred as a result of the Event of Default.

(d) **Return of Grant Funds.** City may demand the immediate return of any previously disbursed Grant Funds that have been claimed or expended by Grantee in breach of the terms of this Agreement, together with interest thereon from the date of disbursement at the maximum rate permitted under applicable law.

11.3 Remedies Nonexclusive. Each of the remedies provided for in this Agreement may be exercised individually or in combination with any other remedy available under this Agreement, any other City Document and/or Applicable Laws. The remedies contained herein are in addition to all other remedies available to City at law or in equity by statute or otherwise and the exercise of any such remedy shall not preclude or in any way be deemed to waive any other remedy.

ARTICLE 12 DISCLOSURE OF INFORMATION AND DOCUMENTS

12.1 Proprietary or Confidential Information of City. Grantee understands and acknowledges that, in the performance of this Agreement or in contemplation thereof, Grantee may have access to private or

confidential information that may be owned or controlled by City and that such information may contain proprietary or confidential information, the disclosure of which to third parties may be damaging to City. Grantee agrees that all information disclosed by City to Grantee shall be held in confidence and used only in the performance of this Agreement. Grantee shall exercise the same standard of care to protect such information as a reasonably prudent nonprofit entity would use to protect its own proprietary or confidential data.

12.2 Sunshine Ordinance. Grantee acknowledges and agrees that this Agreement and the Application Documents are subject to Section 67.24(e) of the San Francisco Administrative Code, which provides that contracts, including this Agreement, grantee's bids, responses to Requests for Proposals (RFPs) and all other records of communications between City and persons or entities seeking contracts, shall be open to inspection immediately after a contract has been awarded. Nothing in such Section 67.24(e) (as it exists on the date hereof) requires the disclosure of a private person's or organization's net worth or other proprietary financial data submitted for qualification for a contract or other benefit until and unless that person or organization is awarded the contract or benefit. All information provided by Grantee that is covered by such Section 67.24(e) (as it may be amended from time to time) will be made available to the public upon request.

12.3 Financial Projections. Pursuant to San Francisco Administrative Code Section 67.32, Grantee has on or before the date hereof provided to City financial projections, including profit and loss figures, for the Project. The Grantee acknowledges and agrees that the financial projections and audited financial statements required under this Agreement shall be public records subject to disclosure upon request.

ARTICLE 13 ASSIGNMENTS AND SUBCONTRACTING

13.1 No Assignment by Grantee. Grantee shall not, either directly or indirectly, assign, transfer, hypothecate, subcontract or delegate all or any portion of this Agreement or any rights, duties or obligations of Grantee hereunder without the prior written consent of City. This Agreement shall not, nor shall any interest herein, be assignable as to the interest of Grantee involuntarily or by operation of law without the prior written consent of City. A change of ownership or control of Grantee or a sale or transfer of substantially all of the assets of Grantee shall be deemed an assignment for purposes of this Agreement. Notwithstanding any provision of this Agreement to the contrary, this Section 13.1 shall not prevent transfers that are expressly permitted under the City Loan Documents.

13.2 Agreement Made in Violation of this Article. Any agreement made in violation of Section 13.1 shall confer no rights on any person or entity and shall automatically be null and void.

13.3 Subcontracting. Grantee shall not subcontract or assign any portion of this Agreement to any other party without the prior written consent of City; notwithstanding the foregoing, Grantee may subcontract for property management and maintenance without the consent of the City.

13.4 Grantee Retains Responsibility. Grantee shall in all events remain liable for the performance by any assignee or subgrantee of all of the covenants terms and conditions contained in this Agreement.

ARTICLE 14 INDEPENDENT CONTRACTOR STATUS

14.1 Nature of Agreement. Grantee shall be deemed at all times to be an independent contractor and is solely responsible for the manner in which Grantee uses the Grant Funds. Grantee shall at all times remain solely liable for the acts and omissions of Grantee, its officers and directors, employees and agents. Nothing in this Agreement shall be construed as creating a partnership, joint venture, employment or agency relationship between City and Grantee.

14.2 Direction. Any terms in this Agreement referring to direction or instruction from MOHCD or City shall be construed as providing for direction as to policy and the result of Grantee's work only, and not as to the means by which such a result is obtained.

14.3 Consequences of Recharacterization.

(a) Should City, in its discretion, or a relevant taxing authority such as the Internal Revenue Service or the State Employment Development Division, or both, determine that Grantee is an employee for purposes of collection of any employment taxes, the amounts payable under this Agreement shall be reduced by amounts equal to both the employee and employer portions of the tax due (and offsetting any credits for amounts already paid by Grantee which can be applied against this liability). City shall subsequently forward such amounts to the relevant taxing authority.

(b) Should a relevant taxing authority determine a liability for past services performed by Grantee for City, upon notification of such fact by City, Grantee shall promptly remit such amount due or arrange with City to have the amount due withheld from future payments to Grantee under this Agreement (again, offsetting any amounts already paid by Grantee which can be applied as a credit against such liability).

(c) A determination of employment status pursuant to either subsection (a) or (b) of this Section 14.3 shall be solely for the purposes of the particular tax in question, and for all other purposes of this Agreement, Grantee shall not be considered an employee of City. Notwithstanding the foregoing, if any court, arbitrator, or administrative authority determine that Grantee is an employee for any other purpose, Grantee agrees to a reduction in City's financial liability hereunder such that the aggregate amount of Grant Funds under this Agreement does not exceed what would have been the amount of such Grant Funds had the court, arbitrator, or administrative authority had not determined that Grantee was an employee.

**ARTICLE 15
NOTICES AND OTHER COMMUNICATIONS**

15.1 Requirements. Unless otherwise specifically provided herein, all notices, consents, directions, approvals, instructions, requests and other communications hereunder shall be in writing, shall be addressed to the person and address set forth below and shall be (a) deposited in the U.S. mail, first class, certified with return receipt requested and with appropriate postage, (b) hand delivered, (c) sent by facsimile (if a facsimile number is provided below), provided that a copy of such notice shall be deposited in the U.S. mail, first class, or (d) deposited with a nationally-recognized overnight delivery service, provided that next business-day delivery is requested:

If to MOHCD or City:

Mayor's Office of Housing and Community Development
One South Van Ness, 5th Floor
San Francisco, CA 94103
Attn: Asset Manager
Telephone No.: 415-701-5500
Facsimile No.: 415-701-5501

If to Grantee:

San Francisco, CA 94102
Attention: Executive Director

With a copy to:

San Francisco, CA 94103

Attn: Vice President

With a copy to:

Attention: General Counsel

15.2 Effective Date. All communications sent in accordance with Section 15.1 shall become effective on the date of receipt. Such date of receipt shall be determined by: (a) if mailed, the return receipt, completed by the U.S. postal service; (b) if sent by hand delivery, a receipt executed by a duly authorized agent of the party to whom the notice was sent; (c) if sent by facsimile, the date of telephonic confirmation of receipt by a duly authorized agent of the party to whom the notice was sent or, if such confirmation is not reasonably practicable, the date indicated in the facsimile machine transmission report of the party giving such notice; or (d) if sent by nationally-recognized overnight delivery service, the next business day following deposit therewith, provided that next business-day delivery is requested.

15.3 Change of Address. From time to time any party hereto may designate a new address for purposes of this Article 15 by notice to the other party.

ARTICLE 16 COMPLIANCE

16.1 Left blank by agreement of the Parties.

16.2 Nondiscrimination; Penalties.

(a) **Grantee Shall Not Discriminate.** In the performance of this Agreement, Grantee agrees not to discriminate against any employee, City and County employee working with such grantee or subgrantee, applicant for employment with such grantee or subgrantee, or against any person seeking accommodations, advantages, facilities, privileges, services, or membership in all business, social, or other establishments or organizations, on the basis of the fact or perception of a person's race, color, creed, religion, national origin, ancestry, age, height, weight, sex, sexual orientation, gender identity, domestic partner status, marital status, disability or Acquired Immune Deficiency Syndrome or HIV status (AIDS/HIV status), or association with members of such protected classes, or in retaliation for opposition to discrimination against such classes.

(b) **Subcontracts.** Grantee shall incorporate by reference in all subcontracts the provisions of Sections 12B.2(a), 12B.2(c)-(k), and 12C.3 of the San Francisco Administrative Code and shall require all subgrantees to comply with such provisions. Grantee's failure to comply with the obligations in this subsection shall constitute a material breach of this Agreement.

(c) **Non-Discrimination in Benefits.** Grantee does not as of the date of this Agreement and will not during the term of this Agreement, in any of its operations in San Francisco or where the work is being performed for the City or elsewhere within the United States, discriminate in the provision of bereavement leave, family medical leave, health benefits, membership or membership discounts, moving expenses, pension and retirement benefits or travel benefits, as well as any benefits other than the benefits specified above, between employees with domestic partners and employees with spouses, and/or between the domestic partners and spouses of such employees, where the domestic partnership has been registered with a governmental entity pursuant to state or local law authorizing such registration, subject to the conditions set forth in Section 12B.2(b) of the San Francisco Administrative Code.

(d) **Condition to Contract.** As a condition to this Agreement, Grantee shall execute the "Chapter 12B Declaration: Nondiscrimination in Contracts and Benefits" form (Form HRC-12B-101) with supporting documentation and secure the approval of the form by the San Francisco Human Rights Commission.

(e) **Incorporation of Administrative Code Provisions by Reference.** The provisions of Chapters 12B and 12C of the San Francisco Administrative Code are incorporated in this Section by reference and made a part of this Agreement as though fully set forth herein. Grantee shall comply fully with and be bound by all of the provisions that apply to this Agreement under such Chapters of the Administrative Code, including the remedies provided in such Chapters. Without limiting the foregoing, Grantee understands that pursuant to Sections 12B.2(h) and 12C.3(g) of the San Francisco Administrative Code, a penalty of Fifty Dollars (\$50) for each person for each calendar day during which such person was discriminated against in violation of the provisions of this Agreement may be assessed against Grantee and/or deducted from any payments due Grantee.

16.3 MacBride Principles--Northern Ireland. Pursuant to San Francisco Administrative Code Section 12F.5, City urges companies doing business in Northern Ireland to move towards resolving employment inequities, and encourages such companies to abide by the MacBride Principles. City urges San Francisco companies to do business with corporations that abide by the MacBride Principles. By signing below, the person executing this agreement on behalf of Grantee acknowledges and agrees that he or she has read and understood this Section.

16.4 Tropical Hardwood and Virgin Redwood Ban. Pursuant to Section 804(b) of the San Francisco Environment Code, City urges all grantees not to import, purchase, obtain, or use for any purpose, any tropical hardwood, tropical hardwood wood product, virgin redwood or virgin redwood wood product.

16.5 Drug-Free Workplace Policy. Grantee acknowledges that pursuant to the Federal Drug-Free Workplace Act of 1989, the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited on City premises. Grantee and its employees, agents or assigns shall comply with all terms and provisions of such Act and the rules and regulations promulgated thereunder.

16.6 Resource Conservation; Liquidated Damages. Chapter 5 of the San Francisco Environment Code (Resource Conservation) is incorporated herein by reference. Failure by Grantee to comply with any of the applicable requirements of Chapter 5 will be deemed a material breach of contract. If Grantee fails to comply in good faith with any of the provisions of Chapter 5, Grantee shall be liable for liquidated damages in an amount equal to Grantee's net profit under this Agreement, or five percent (5%) of the total contract amount, whichever is greater. Grantee acknowledges and agrees that the liquidated damages assessed shall be payable to City upon demand and may be offset against any monies due to Grantee from any contract with City.

16.7 Compliance with ADA. Grantee acknowledges that, pursuant to the ADA, programs, services and other activities provided by a public entity to the public, whether directly or through a grantee or contractor, must be accessible to the disabled public. Grantee shall not discriminate against any person protected under the ADA in connection with its activities hereunder and shall comply at all times with the provisions of the ADA.

16.8 Requiring Minimum Compensation for Employees.

a. Grantee agrees to comply fully with and be bound by all of the provisions of the Minimum Compensation Ordinance (MCO), as set forth in San Francisco Administrative Code Chapter 12P (Chapter 12P), including the remedies provided, and implementing guidelines and rules. The provisions of Chapter 12P are incorporated herein by reference and made a part of this Agreement as though fully set forth. The text of the MCO is available on the web at www.sfgov.org/olse/mco. A partial listing of some of Grantee's obligations under the MCO is set forth in this Section. Grantee is required to comply with all the provisions of the MCO, irrespective of the listing of obligations in this Section.

b. The MCO requires Grantee to pay Grantee's employees a minimum hourly gross compensation wage rate and to provide minimum compensated and uncompensated time off. The minimum wage rate may change from year to year and Grantee is obligated to keep informed of the then-

current requirements. Any subcontract entered into by Grantee shall require the subgrantee to comply with the requirements of the MCO and shall contain contractual obligations substantially the same as those set forth in this Section. It is Grantee's obligation to ensure that any subgrantees of any tier under this Agreement comply with the requirements of the MCO. If any subgrantee under this Agreement fails to comply, City may pursue any of the remedies set forth in this Section against Grantee.

c. Grantee shall not take adverse action or otherwise discriminate against an employee or other person for the exercise or attempted exercise of rights under the MCO. Such actions, if taken within 90 days of the exercise or attempted exercise of such rights, will be rebuttably presumed to be retaliation prohibited by the MCO.

d. Grantee shall maintain employee and payroll records as required by the MCO. If Grantee fails to do so, it shall be presumed that the Grantee paid no more than the minimum wage required under State law.

e. The City is authorized to inspect Grantee's job sites and conduct interviews with employees and conduct audits of Grantee

f. Grantee's commitment to provide the Minimum Compensation is a material element of the City's consideration for this Agreement. The City in its sole discretion shall determine whether such a breach has occurred. The City and the public will suffer actual damage that will be impractical or extremely difficult to determine if the Grantee fails to comply with these requirements. Grantee agrees that the sums set forth in Section 12P.6.1 of the MCO as liquidated damages are not a penalty, but are reasonable estimates of the loss that the City and the public will incur for Grantee's noncompliance. The procedures governing the assessment of liquidated damages shall be those set forth in Section 12P.6.2 of Chapter 12P.

g. Grantee understands and agrees that if it fails to comply with the requirements of the MCO, the City shall have the right to pursue any rights or remedies available under Chapter 12P (including liquidated damages), under the terms of the contract, and under applicable law. If, within 30 days after receiving written notice of a breach of this Agreement for violating the MCO, Grantee fails to cure such breach or, if such breach cannot reasonably be cured within such period of 30 days, Grantee fails to commence efforts to cure within such period, or thereafter fails diligently to pursue such cure to completion, the City shall have the right to pursue any rights or remedies available under applicable law, including those set forth in Section 12P.6(c) of Chapter 12P. Each of these remedies shall be exercisable individually or in combination with any other rights or remedies available to the City.

h. Grantee represents and warrants that it is not an entity that was set up, or is being used, for the purpose of evading the intent of the MCO.

i. If Grantee is exempt from the MCO when this Agreement is executed because the cumulative amount of agreements with this department for the fiscal year is less than \$25,000, but Grantee later enters into an agreement or agreements that cause Grantee to exceed that amount in a fiscal year, Grantee shall thereafter be required to comply with the MCO under this Agreement. This obligation arises on the effective date of the agreement that causes the cumulative amount of agreements between the Grantee and this department to exceed \$25,000 in the fiscal year.

16.9 Limitations on Contributions. Through execution of this Agreement, Grantee acknowledges that it is familiar with Section 1.126 of the City's Campaign and Governmental Conduct Code, which prohibits any person who contracts with the City for the rendition of personal services, for the furnishing of any material, supplies or equipment, for the sale or lease of any land or building, or for a grant, loan or loan guarantee, from making any campaign contribution to (1) an individual holding a City elective office if

the contract must be approved by the individual, a board on which that individual serves, or a board on which an appointee of that individual serves, (2) a candidate for the office held by such individual, or (3) a committee controlled by such individual, at any time from the commencement of negotiations for the contract until the later of either the termination of negotiations for such contract or six months after the date the contract is approved. Grantee acknowledges that the foregoing restriction applies only if the contract or a combination or series of contracts approved by the same individual or board in a fiscal year have a total anticipated or actual value of \$50,000 or more. Grantee further acknowledges that the prohibition on contributions applies to each prospective party to the contract; each member of Grantee's board of directors; Grantee's chairperson, chief executive officer, chief financial officer and chief operating officer; any person with an ownership interest of more than 20 percent in Grantee; any subgrantee listed in the bid or contract; and any committee that is sponsored or controlled by Grantee. Additionally, Grantee acknowledges that Grantee must inform each of the persons described in the preceding sentence of the prohibitions contained in Section 1.126.

16.10 First Source Hiring Program.

a. Incorporation of Administrative Code Provisions by Reference. The provisions of Chapter 83 of the San Francisco Administrative Code are incorporated in this Section by reference and made a part of this Agreement as though fully set forth herein. Contractor shall comply fully with, and be bound by, all of the provisions that apply to this Agreement under such Chapter, including but not limited to the remedies provided therein. Capitalized terms used in this Section and not defined in this Agreement shall have the meanings assigned to such terms in Chapter 83.

b. First Source Hiring Agreement. As an essential term of, and consideration for, any contract or property contract with the City, not exempted by the FSHA, the Contractor shall enter into a first source hiring agreement ("agreement") with the City, on or before the effective date of the contract or property contract. Contractors shall also enter into an agreement with the City for any other work that it performs in the City. Such agreement shall:

(1) Set appropriate hiring and retention goals for entry level positions. The employer shall agree to achieve these hiring and retention goals, or, if unable to achieve these goals, to establish good faith efforts as to its attempts to do so, as set forth in the agreement. The agreement shall take into consideration the employer's participation in existing job training, referral and/or brokerage programs. Within the discretion of the FSHA, subject to appropriate modifications, participation in such programs maybe certified as meeting the requirements of this Chapter. Failure either to achieve the specified goal, or to establish good faith efforts will constitute noncompliance and will subject the employer to the provisions of Section 83.10 of this Chapter.

(2) Set first source interviewing, recruitment and hiring requirements, which will provide the San Francisco Workforce Development System with the first opportunity to provide qualified economically disadvantaged individuals for consideration for employment for entry level positions. Employers shall consider all applications of qualified economically disadvantaged individuals referred by the System for employment; provided however, if the employer utilizes nondiscriminatory screening criteria, the employer shall have the sole discretion to interview and/or hire individuals referred or certified by the San Francisco Workforce Development System as being qualified economically disadvantaged individuals. The duration of the first source interviewing requirement shall be determined by the FSHA and shall be set forth in each agreement, but shall not exceed 10 days. During that period, the employer may publicize the entry level positions in accordance with the agreement. A need for urgent

or temporary hires must be evaluated, and appropriate provisions for such a situation must be made in the agreement.

(3) Set appropriate requirements for providing notification of available entry level positions to the San Francisco Workforce Development System so that the System may train and refer an adequate pool of qualified economically disadvantaged individuals to participating employers. Notification should include such information as employment needs by occupational title, skills, and/or experience required, the hours required, wage scale and duration of employment, identification of entry level and training positions, identification of English language proficiency requirements, or absence thereof, and the projected schedule and procedures for hiring for each occupation. Employers should provide both long-term job need projections and notice before initiating the interviewing and hiring process. These notification requirements will take into consideration any need to protect the employer's proprietary information.

(4) Set appropriate record keeping and monitoring requirements. The First Source Hiring Administration shall develop easy-to-use forms and record keeping requirements for documenting compliance with the agreement. To the greatest extent possible, these requirements shall utilize the employer's existing record keeping systems, be nonduplicative, and facilitate a coordinated flow of information and referrals.

(5) Establish guidelines for employer good faith efforts to comply with the first source hiring requirements of this Chapter. The FSHA will work with City departments to develop employer good faith effort requirements appropriate to the types of contracts and property contracts handled by each department. Employers shall appoint a liaison for dealing with the development and implementation of the employer's agreement. In the event that the FSHA finds that the employer under a City contract or property contract has taken actions primarily for the purpose of circumventing the requirements of this Chapter, that employer shall be subject to the sanctions set forth in Section 83.10 of this Chapter.

(6) Set the term of the requirements.

(7) Set appropriate enforcement and sanctioning standards consistent with this Chapter.

(8) Set forth the City's obligations to develop training programs, job applicant referrals, technical assistance, and information systems that assist the employer in complying with this Chapter.

(9) Require the developer to include notice of the requirements of this Chapter in leases, subleases, and other occupancy contracts.

c. Hiring Decisions. Contractor shall make the final determination of whether an Economically Disadvantaged Individual referred by the System is "qualified" for the position.

d. Exceptions. Upon application by Employer, the First Source Hiring Administration may grant an exception to any or all of the requirements of Chapter 83 in any situation where it concludes that compliance with this Chapter would cause economic hardship.

e. Liquidated Damages. Contractor agrees:

(1) To be liable to the City for liquidated damages as provided in this section;

(2) To be subject to the procedures governing enforcement of breaches of contracts based on violations of contract provisions required by this Chapter as set forth in this section;

(3) That the contractor's commitment to comply with this Chapter is a material element of the City's consideration for this contract; that the failure of the contractor to comply with the contract provisions required by this Chapter will cause harm to the City and the public which is significant and substantial but extremely difficult to quantify; that the harm to the City includes not only the financial cost of funding public assistance programs but also the insidious but impossible to quantify harm that this community and its families suffer as a result of unemployment; and that the assessment of liquidated damages of up to \$5,000 for every notice of a new hire for an entry level position improperly withheld by the contractor from the first source hiring process, as determined by the FSHA during its first investigation of a contractor, does not exceed a fair estimate of the financial and other damages that the City suffers as a result of the contractor's failure to comply with its first source referral contractual obligations.

(4) That the continued failure by a contractor to comply with its first source referral contractual obligations will cause further significant and substantial harm to the City and the public, and that a second assessment of liquidated damages of up to \$10,000 for each entry level position improperly withheld from the FSHA, from the time of the conclusion of the first investigation forward, does not exceed the financial and other damages that the City suffers as a result of the contractor's continued failure to comply with its first source referral contractual obligations;

(5) That in addition to the cost of investigating alleged violations under this Section, the computation of liquidated damages for purposes of this section is based on the following data:

A. The average length of stay on public assistance in San Francisco's County Adult Assistance Program is approximately 41 months at an average monthly grant of \$348 per month, totaling approximately \$14,379; and

B. In 2004, the retention rate of adults placed in employment programs funded under the Workforce Investment Act for at least the first six months of employment was 84.4%. Since qualified individuals under the First Source program face far fewer barriers to employment than their counterparts in programs funded by the Workforce Investment Act, it is reasonable to conclude that the average length of employment for an individual whom the First Source Program refers to an employer and who is hired in an entry level position is at least one year;

therefore, liquidated damages that total \$5,000 for first violations and \$10,000 for subsequent violations as determined by FSHA constitute a fair, reasonable, and conservative attempt to quantify the harm caused to the City by the failure of a contractor to comply with its first source referral contractual obligations.

(6) That the failure of contractors to comply with this Chapter, except property contractors, may be subject to the debarment and monetary penalties set forth in Sections 6.80 et seq. of the San Francisco Administrative Code, as well as any other remedies available under the contract or at law; and

Violation of the requirements of Chapter 83 is subject to an assessment of liquidated damages in the amount of \$5,000 for every new hire for an Entry Level Position improperly withheld from the first source hiring process. The assessment of liquidated damages and the evaluation of any defenses or mitigating factors shall be made by the FSHA.

f. Subcontracts. Any subcontract entered into by Contractor shall require the subcontractor to comply with the requirements of Chapter 83 and shall contain contractual obligations substantially the same as those set forth in this Section.

16.11 Prohibition on Political Activity with City Funds. In accordance with S. F. Administrative Code Chapter 12.G, no funds appropriated by the City and County of San Francisco for this Agreement may be expended for organizing, creating, funding, participating in, supporting, or attempting to influence any political campaign for a candidate or for a ballot measure (collectively, "Political Activity"). The terms of San Francisco Administrative Code Chapter 12.G are incorporated herein by this reference. Accordingly, an employee working in any position funded under this Agreement shall not engage in any Political Activity during the work hours funded hereunder, nor shall any equipment or resource funded by this Agreement be used for any Political Activity. In the event Grantee, or any staff member in association with Grantee, engages in any Political Activity, then (i) Grantee shall keep and maintain appropriate records to evidence compliance with this Section, and (ii) Grantee shall have the burden to prove that no funding from this Agreement has been used for such Political Activity. Grantee agrees to cooperate with any audit by the City or its designee in order to ensure compliance with this Section. In the event Grantee violates the provisions of this Section, the City may, in addition to any other rights or remedies available hereunder, (i) terminate this Agreement and any other agreements between Grantee and City, (ii) prohibit Grantee from bidding on or receiving any new City contract for a period of two (2) years, and (iii) obtain reimbursement of all funds previously disbursed to Grantee under this Agreement.

16.12 Preservative-treated Wood Containing Arsenic. Grantee may not purchase preservative-treated wood products containing arsenic in the performance of this Agreement unless an exemption from the requirements of Chapter 13 of the San Francisco Environment Code is obtained from the Department of the Environment under Section 1304 of the Code. The term "preservative-treated wood containing arsenic" shall mean wood treated with a preservative that contains arsenic, elemental arsenic, or an arsenic copper combination, including, but not limited to, chromated copper arsenate preservative, ammoniacal copper zinc arsenate preservative, or ammoniacal copper arsenate preservative. Grantee may purchase preservative-treated wood products on the list of environmentally preferable alternatives prepared and adopted by the Department of the Environment. This provision does not preclude Grantee from purchasing preservative-treated wood containing arsenic for saltwater immersion. The term "saltwater immersion" shall mean a pressure-treated wood that is used for construction purposes or facilities that are partially or totally immersed in saltwater.

16.13 16. Supervision of Minors. Grantee, and any subgrantees, shall comply with California Penal Code section 11105.3 and request from the Department of Justice records of all convictions or any arrest pending adjudication involving the offenses specified in Welfare and Institution Code section 15660(a) of any person who applies for employment or volunteer position with Grantee, or any subgrantee, in which he or she would have supervisory or disciplinary power over a minor under his or her care.

If Grantee, or any subgrantee, is providing services at a City park, playground, recreational center or beach (separately and collectively, "Recreational Site"), Grantee shall not hire, and shall prevent its subgrantees from hiring, any person for employment or volunteer position to provide those services if that person has been convicted of any offense that was listed in former Penal Code section 11105.3 (h)(1) or 11105.3(h)(3).

If Grantee, or any of its subgrantees, hires an employee or volunteer to provide services to minors at any location other than a Recreational Site, and that employee or volunteer has been convicted of an

offense specified in Penal Code section 11105.3(c), then Grantee shall comply, and cause its subgrantees to comply with that section and provide written notice to the parents or guardians of any minor who will be supervised or disciplined by the employee or volunteer not less than ten (10) days prior to the day the employee or volunteer begins his or her duties or tasks. Grantee shall provide, or cause its subgrantees to provide City with a copy of any such notice at the same time that it provides notice to any parent or guardian.

Grantee shall expressly require any of its subgrantees with supervisory or disciplinary power over a minor to comply with this section of the Agreement as a condition of its contract with the subgrantee.

Grantee acknowledges and agrees that failure by Grantee or any of its subgrantees to comply with any provision of this section of the Agreement shall constitute an Event of Default.

16.14 Protection of Private Information. Grantee agrees to comply fully with and be bound by all of the provisions of Chapter 12M of the San Francisco Administrative Code ("Protection of Private Information"), including the remedies provided. The provisions of Chapter 12M are incorporated herein by reference and made a part of this Agreement as though fully set forth. Capitalized terms used in this Section and not defined in this Agreement shall have the meanings assigned to such terms in Chapter 12M. Consistent with the requirements of Chapter 12M, Grantee agrees to all of the following:

(a) Neither Grantee nor any of its subgrantees shall disclose Private Information obtained from the City in the performance of this Agreement to any other subgrantee, person, or other entity, unless one of the following is true:

- (1) The disclosure is authorized by this Agreement;
- (2) The Grantee received advance written approval from the Contracting Department to disclose the information; or
- (3) The disclosure is expressly required by a judicial order.

(b) Any disclosure or use of Private Information authorized by this Agreement shall be in accordance with any conditions or restrictions stated in this Agreement. Any disclosure or use of Private Information authorized by a Contracting Department shall be in accordance with any conditions or restrictions stated in the approval.

(c) "Private Information" shall mean any information that: (1) could be used to identify an individual, including without limitation, name, address, social security number, medical information, financial information, date and location of birth, and names of relatives; or (2) the law forbids any person from disclosing.

(d) Any failure of Grantee to comply with Chapter 12M shall be a material breach of this Agreement. In such an event, in addition to any other remedies available to it under equity or law, the City may terminate this Agreement, debar Grantee, or bring a false claim action against Grantee.

16.15 Public Access to Meetings and Records. If the Grantee receives a cumulative total per year of at least \$250,000 in City funds or City-administered funds and is a non-profit organization as defined in Chapter 12L of the San Francisco Administrative Code, the Grantee shall comply with and be bound by all the applicable provisions of that Chapter. By executing this Agreement, the Grantee agrees to open its meetings and records to the public in the manner set forth in Sections 12L.4 and 12L.5 of the Administrative Code. The Grantee further agrees to make good-faith efforts to promote community membership on its Board of Directors in the manner set forth in Section 12L.6 of the Administrative Code. The Grantee acknowledges that its material failure to comply with any of the provisions of this paragraph shall constitute a material breach of this Agreement. The Grantee further acknowledges that

such material breach of the Agreement shall be grounds for the City to terminate and/or not renew the Agreement, partially or in its entirety.

16.16 Graffiti Removal. Graffiti is detrimental to the health, safety and welfare of the community in that it promotes a perception in the community that the laws protecting public and private property can be disregarded with impunity. This perception fosters a sense of disrespect of the law that results in an increase in crime; degrades the community and leads to urban blight; is detrimental to property values, business opportunities and the enjoyment of life; is inconsistent with the City's property maintenance goals and aesthetic standards; and results in additional graffiti and in other properties becoming the target of graffiti unless it is quickly removed from public and private property. Graffiti results in visual pollution and is a public nuisance. Graffiti must be abated as quickly as possible to avoid detrimental impacts on the City and County and its residents, and to prevent the further spread of graffiti.

Grantee shall remove all graffiti from any real property owned or leased by Grantee in the City and County of San Francisco within forty eight (48) hours of the earlier of Grantee's (a) discovery or notification of the graffiti or (b) receipt of notification of the graffiti from the Department of Public Works. This Section is not intended to require a Grantee to breach any lease or other agreement that it may have concerning its use of the real property. The term "graffiti" means any inscription, word, figure, marking or design that is affixed, marked, etched, scratched, drawn or painted on any building, structure, fixture or other improvement, whether permanent or temporary, including by way of example only and without limitation, signs, banners, billboards and fencing surrounding construction sites, whether public or private, without the consent of the owner of the property or the owner's authorized agent, and which is visible from the public right-of-way. "Graffiti" shall not include: (1) any sign or banner that is authorized by, and in compliance with, the applicable requirements of the San Francisco Public Works Code, the San Francisco Planning Code or the San Francisco Building Code; or (2) any mural or other painting or marking on the property that is protected as a work of fine art under the California Art Preservation Act (California Civil Code Sections 987 *et seq.*) or as a work of visual art under the Federal Visual Artists Rights Act of 1990 (17 U.S.C. Sections 101 *et seq.*).

Any failure of Grantee to comply with this Section shall constitute an Event of Default of this Agreement.

16.17 Food Service Waste Reduction Requirements. Grantee agrees to comply fully with and be bound by all of the provisions of the Food Service Waste Reduction Ordinance, as set forth in San Francisco Environment Code Chapter 16, including the remedies provided, and implementing guidelines and rules. The provisions of Chapter 16 are incorporated herein by reference and made a part of this Agreement as though fully set forth. This provision is a material term of this Agreement. By entering into this Agreement, Grantee agrees that if it breaches this provision, City will suffer actual damages that will be impractical or extremely difficult to determine; further, Grantee agrees that the sum of one hundred dollars (\$100) liquidated damages for the first breach, two hundred dollars (\$200) liquidated damages for the second breach in the same year, and five hundred dollars (\$500) liquidated damages for subsequent breaches in the same year is reasonable estimate of the damage that City will incur based on the violation, established in light of the circumstances existing at the time this Agreement was made. Such amount shall not be considered a penalty, but rather agreed monetary damages sustained by City because of Grantee's failure to comply with this provision.

16.18 Slavery Era Disclosure.

(a) Grantee acknowledges that this Agreement shall not be binding upon the City until the Director receives the affidavit required by the San Francisco Administrative Code's Chapter 12Y, "San Francisco Slavery Era Disclosure Ordinance."

(b) In the event the Director finds that Grantee has failed to file an affidavit as required by Section 12Y.4(a) and this Agreement, or has willfully filed a false affidavit, the Grantee shall be liable for

liquidated damages in an amount equal to the Grantee's net profit on the Agreement, 10 percent of the total amount of the Agreement, or \$1,000, whichever is greatest as determined by the Director. Grantee acknowledges and agrees that the liquidated damages assessed shall be payable to the City upon demand and may be set off against any monies due to the Grantee from any Agreement with the City.

(c) Grantee shall maintain records necessary for monitoring their compliance with this provision.

16.19 Compliance with Other Laws. Without limiting the scope of any of the preceding sections of this Article 16, Grantee shall keep itself fully informed of City's Charter, codes, ordinances and regulations and all state, and federal laws, rules and regulations affecting the performance of this Agreement and shall at all times comply with such Charter codes, ordinances, and regulations rules and laws.

ARTICLE 17 MISCELLANEOUS

17.1 No Waiver. No waiver by MOHCD or City of any default or breach of this Agreement shall be implied from any failure by MOHCD or City to take action on account of such default if such default persists or is repeated. No express waiver by MOHCD or City shall affect any default other than the default specified in the waiver and shall be operative only for the time and to the extent therein stated. Waivers by City or MOHCD of any covenant, term or condition contained herein shall not be construed as a waiver of any subsequent breach of the same covenant, term or condition. The consent or approval by MOHCD or City of any action requiring further consent or approval shall not be deemed to waive or render unnecessary the consent or approval to or of any subsequent similar act.

17.2 Modification. This Agreement may not be modified, nor may compliance with any of its terms be waived, except by written instrument executed and approved in the same manner as this Agreement.

17.3 Administrative Remedy for Agreement Interpretation. Should any question arise as to the meaning or intent of this Agreement, the question shall, prior to any other action or resort to any other legal remedy, be referred to the director or president, as the case may be, of MOHCD who shall decide the true meaning and intent of the Agreement. Such decision shall be final and conclusive.

17.4 Governing Law; Venue. The formation, interpretation and performance of this Agreement shall be governed by the laws of the State of California, without regard to its conflict of laws principles. Venue for all litigation relative to the formation, interpretation and performance of this Agreement shall be in San Francisco.

17.5 Headings. All article and section headings and captions contained in this Agreement are for reference only and shall not be considered in construing this Agreement.

17.6 Entire Agreement. This Agreement and the Application Documents set forth the entire Agreement between the parties, and supersede all other oral or written provisions. If there is any conflict between the terms of this Agreement and the Application Documents, the terms of this Agreement shall govern. The following appendices are attached to and a part of this Agreement:

- Exhibit A, Projected Project Subsidy Payments
- Exhibit B, LOSP Client Selection Criteria
- Exhibit C, Real Property Legal Description
- Exhibit D, Form of Referral Report
- Exhibit E, Annual Operating Budget for Initial Operating Period and 15-Year Cash Flow
- Exhibit F, Lobbying/Debarment Certification Form
- Exhibit G, Annual Monitoring Report
- Exhibit H, Tenant Selection Plan Policy

Exhibit I, Tenant Screening Criteria Policy
Exhibit J, Operational Rules for Residential Certificate of Preference (COP) Holder and Ellis Act
Housing Preference (EAHP) Priority

17.7 Certified Resolution of Signatory Authority. Upon request of City, Grantee shall deliver to City a copy of the corporate resolution(s) authorizing the execution, delivery and performance of this Agreement, certified as true, accurate and complete by the secretary or assistant secretary of Grantee.

17.8 Severability. Should the application of any provision of this Agreement to any particular facts or circumstances be found by a court of competent jurisdiction to be invalid or unenforceable, then (a) the validity of other provisions of this Agreement shall not be affected or impaired thereby, and (b) such provision shall be enforced to the maximum extent possible so as to effect the intent of the parties and shall be reformed without further action by the parties to the extent necessary to make such provision valid and enforceable.

17.9 Successors; No Third-Party Beneficiaries. Subject to the terms of Article 13, the terms of this Agreement shall be binding upon, and inure to the benefit of, the parties hereto and their successors and assigns. Nothing in this Agreement, whether express or implied, shall be construed to give any person or entity (other than the parties hereto and their respective successors and assigns and, in the case of Article 9, the Indemnified Parties) any legal or equitable right, remedy or claim under or in respect of this Agreement or any covenants, conditions or provisions contained herein.

17.10 Survival of Terms. The obligations of Grantee and the terms of the following provisions of this Agreement shall survive and continue following expiration or termination of this Agreement:

Section 6.4	Financial Statements.
Section 6.5	Books and Records.
Section 6.6	Inspection and Audit.
Section 6.7	Submitting False Claims; Monetary Penalties
Section 6.8	Ownership of Results.
Article 7	Taxes
Article 9	Indemnification and General Liability
Section 10.4	Required Post-Expiration Coverage.
Article 12	Disclosure of Information and Documents
Section 13.4	Grantee Retains Responsibility.
Section 14.3	Consequences of Recharacterization.
This Article 17	Miscellaneous

17.11 Further Assurances. From and after the date of this Agreement, Grantee agrees to do such things, perform such acts, and make, execute, acknowledge and deliver such documents as may be reasonably necessary or proper and usual to complete the transactions contemplated by this Agreement and to carry out the purpose of this Agreement in accordance with this Agreement.

17.13 Cooperative Drafting. This Agreement has been drafted through a cooperative effort of both parties, and both parties have had an opportunity to have the Agreement reviewed and revised by legal counsel. No party shall be considered the drafter of this Agreement, and no presumption or rule that an ambiguity shall be construed against the party drafting the clause shall apply to the interpretation or enforcement of this Agreement.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed as of the date first specified herein.

CITY:

CITY AND COUNTY OF SAN FRANCISCO,
a municipal corporation

By: _____
Edwin M. Lee
Mayor

By: _____
Olson Lee
Director, Mayor's Office of Housing and
Community Development

APPROVED AS TO FORM:

DENNIS J. HERRERA
City Attorney

By: _____
Deputy City Attorney

GRANTEE:

By signing this Agreement, I certify that I comply with the requirements of the Minimum Compensation Ordinance, which entitle Covered Employees to certain minimum hourly wages and compensated and uncompensated time off.

I have read and understood Section 16.2, the City's statement urging companies doing business in Northern Ireland to move towards resolving employment inequities, encouraging compliance with the MacBride Principles, and urging San Francisco companies to do business with corporations that abide by the MacBride Principles.

_____,
a California limited partnership

By: _____,
a California limited liability company, its
General Partner

By: _____,
a California nonprofit public
benefit corporation, its Sole
Member/Manager

Name: _____
Its: _____

By: _____,
a California nonprofit public benefit
corporation, its General Partner

By: _____
Name: _____
Its: _____

Federal Tax ID #: _____

City Vendor Number: _____

Exhibit A1/A2 – Project Annual Subsidy Payments

988 Howard Street
7/1/2014

Exhibit A-2: LOSP Funding By Calendar Year

	n/a	7/1-12/31	TOT	Total Months
2014	\$0.00	\$429,130.00	\$429,130.00	6
	1/1-6/30	7/1-12/31	TOT	Total Months
2015	\$444,699.84	\$444,699.84	\$889,399.68	12
2016	\$469,077.44	\$469,077.44	\$938,154.87	12
2017	\$494,535.22	\$494,535.22	\$989,070.44	12
2018	\$521,059.14	\$521,059.14	\$1,042,118.27	12
2019	\$548,763.92	\$548,763.92	\$1,097,527.84	12
2020	\$577,901.21	\$577,901.21	\$1,155,802.43	12
2021	\$608,204.46	\$608,204.46	\$1,216,408.91	12
2022	\$639,864.12	\$639,864.12	\$1,279,728.24	12
2023	\$672,944.49	\$672,944.49	\$1,345,888.99	12
2024	\$707,513.54	\$707,513.54	\$1,415,027.08	12
2025	\$743,642.36	\$743,642.36	\$1,487,284.73	12
2026	\$781,406.16	\$781,406.16	\$1,562,812.32	12
2027	\$820,884.47	\$820,884.47	\$1,641,768.95	12
2028	\$862,160.93	\$862,160.93	\$1,724,321.87	12
	1/1-6/30	n/a		
2028	\$905,323.79	n/a	\$905,323.79	6
			\$19,119,768.41	180

Exhibit A-1: LOSP Disbursement Schedule By Fiscal Year

		n/a	TOT	Total Months
n/a		\$0.00	\$0.00	0
sent to sponsor btwn 7/1 & 9/1	7/1-12/31	1/1-6/30	TOT	Total Months
2014-15	\$429,130.00	\$444,699.84	\$873,829.84	12
	7/1-12/31	1/1-6/30		
2015-16	\$444,699.84	\$469,077.44	\$913,777.28	12
2016-17	\$469,077.44	\$494,535.22	\$963,612.66	12
2017-18	\$494,535.22	\$521,059.14	\$1,015,594.36	12
2018-19	\$521,059.14	\$548,763.92	\$1,069,823.06	12
2019-20	\$548,763.92	\$577,901.21	\$1,126,665.13	12
2020-21	\$577,901.21	\$608,204.46	\$1,186,105.67	12
2021-22	\$608,204.46	\$639,864.12	\$1,248,068.58	12
2022-23	\$639,864.12	\$672,944.49	\$1,312,808.61	12
2023-24	\$672,944.49	\$707,513.54	\$1,380,458.04	12
2024-25	\$707,513.54	\$743,642.36	\$1,451,155.91	12
2025-26	\$743,642.36	\$781,406.16	\$1,525,048.52	12
2026-27	\$781,406.16	\$820,884.47	\$1,602,290.63	12
2027-28	\$820,884.47	\$862,160.93	\$1,683,045.41	12
	7/1-12/31	1/1-6/30		
2028-29	\$862,160.93	\$905,323.79	\$1,767,484.72	12
	n/a			
n/a	n/a		n/a	0
			\$19,119,768.41	180

Exhibit B - LOSP Client Selection Criteria



THE PLAZA APARTMENTS

RESIDENT SELECTION CRITERIA

The following Resident Selection Criteria has been established to ensure fair and equitable practices for selecting applicants to occupy housing units at The Plaza Apartments. This selection policy complies with standards set forth by the Federal Low Income Tax Credit Program, the San Francisco Redevelopment Agency, and the San Francisco Department of Public Health.

I. POLICY ON NON-DISCRIMINATION

With respect to the treatment of applicants, the Management Agent will not discriminate against any individual or family household because of race, color, creed, national or ethnic origin or ancestry, religion, sex, sexual preference, gender identity, sexual orientation, age, disability, handicap, military status, source of income, marital status or presence of children in a household, acquired immune deficiency syndrome (AIDS) or AIDS-related conditions (ARC), or any other arbitrary basis. No criteria will be applied or information considered pertaining to attributes of behavior that may be imputed by some to a particular group or category. All criteria shall be applied equitably and all information considered on an applicant shall be related solely to the attributes and behavior of individuals as they may affect residency.

II. ELIGIBILITY FOR SELECTION

All former residents who were living at the Plaza Hotel at the time it was vacated in 2003 will have the right to return to the property and become a member of the newly created Plaza Apartments' resident's community.

Persons displaced or about to be displaced from their homes, including individuals and households who have been issued Certificates of Preference ("Certificate Holders"), by relevant San Francisco Redevelopment Agency activities.

For all other individuals and households, an eligible applicant must meet criteria established by the San Francisco Department of Public Health's Direct Access to Housing (DAH) program to define and certify the applicant as "homeless". Direct Access to Housing defines homeless as "living in one of the following situations at the time of application/occupancy interview:

- (1) Street, Park, Abandoned Building
- (2) Emergency Shelter
- (3) Emergency Voucher

- (4) Domestic Violence Shelter
- (5) Alcohol or Drug Treatment Facility
- (6) Psychiatric Facility or Residential Treatment Program
- (7) Hospital
- (8) Jail
- (9) Other Qualifying Emergency or Transient Situation.”

Long-term transitional housing or permanent tenancy in a SRO or other housing unit is not considered homeless for this program.

The homeless applicant must be referred to the Plaza Apartments by the (DAH) program, which assists homeless individuals with concurrent mental health, substance abuse, and chronic medical conditions locate permanent housing with on-site supportive services.

III. INCOME ELIGIBILITY

All applicants must demonstrate income eligibility through certification at initial occupancy as well as verify their continued compliance with respect to income eligibility standards as set forth by the Federal Low Income Tax Credit Program on an annual basis.

The maximum income levels for AMI are adjusted by household size as published by HUD. The current maximum annual income limits for the City and County of San Francisco for 2005 are:

	30% of AMI
1 person	\$23,750
2 persons	\$27,150
3 persons	\$30,550

Income limits may change annually on or about the month of January. No individual or household will be admitted if their annual gross income exceeds the current annual published limits for their household size. Annual income is the gross amount of income anticipated to be received by all adult members (18 years old and over) of the household during the 12 months following the date of certification or recertification.

For purposes of determining income eligibility, the Federal Low Income Tax Credit program requires counting all members of the applicant household regardless of age. Unborn children will not be counted.

IV. OCCUPANCY STANDARDS

All units at the Plaza Apartments are studios which may be occupied by an individual or a couple with written documentation of familial status, marital status or domestic partnership.

Unit Size	Minimum	Maximum
Studio apartment	1 person	2 persons

For purposes of determining occupancy standards, the City and County of San Francisco does not count children six years old or younger as members of an applicant household.

Units designated specifically for handicapped or disabled:

- (1) For all units designated specifically for wheelchair accessibility, priority will be given to those applicants needing such modifications
- (2) Preference will be given to individuals or households whose head or spouse or domestic partner is a member of the group for which the units were designated.
- (3) If there are not enough such individuals or households to fill all specifically equipped units, the Plaza Apartments may give preference to individuals or households that have disabled/handicapped members who are not head or spouse/domestic partner.

Transfers from one unit to another unit within the property may take precedence over new move-ins for the following reasons:

- (1) For verifiable medical necessity (i.e., wheelchair accessible unit)
- (2) For emergency temporary relocation (If a unit becomes uninhabitable due to a catastrophe, the resident household will be given an "open unit" for temporary living quarters until their own unit is repaired. An "open unit" is a unit for which the keys are in the possession of the property management agent.)

V. FAIR HOUSING

The Plaza Apartments will comply with all Federal, State, and local fair housing and civil rights laws and with all equal opportunity requirements set forth in HUD's administrative procedures.

It is the policy of the Plaza Apartments to guard the privacy of individuals conferred by the Federal Privacy Act of 1974, and to ensure the protection of such individuals' records maintained by the Plaza Apartment.

The Plaza Apartment will seek to identify and eliminate situations or procedures which create a barrier to equal housing opportunity for all. In accordance with Section 504, the Plaza Apartments will make reasonable accommodation for individuals with handicaps or disabilities (applicants or tenants). Such accommodations may include changes in the method of administering policies, procedures, and/or services.

VI. PROCEDURES FOR PROCESSING APPLICANT HOUSEHOLDS

The Department of Public Health's DAH program will provide homeless referrals to the Plaza Apartments. Applicants will be processed in the order they are received.

DAH will provide relevant information pertaining to the applicant household to both the support service team and to the property management staff. The support service team first interviews the applicant and determines if a referral is warranted to property management staff.

If referred, property management staff will schedule an interview to meet with the applicant to determine if suitable for living at The Plaza Apartments. The property management agent will determine an applicant's eligibility by conducting the following:

A. Income Verification

During the screening process, and in accordance with the Federal Low Income Tax Credit Program:

- (1) All income will be verified in writing from the income source
- (2) All assets, including bank accounts, will be verified.
- (3) The applicant household must have a gross income equal to or less than the established income limits.

B. Unlawful Detainer Check

A check will be made of unlawful detainer records for the past ten years for all applicants.

C. Criminal Background Check

A check will be made of criminal conviction records for the past ten years for all applicants.

In order to facilitate these procedures, the applicant must provide Management with the following materials:

A. Social Security Number.

The applicant must provide management with their social security number. If an applicant's social security number cannot be verified, Management will require presentation of supporting documentation for a social security number.

B. Photo Identification

Applicants may be required to present the Management Agent with a photo identification card. Acceptable identification includes a driver's license, passport, or other government issued identification cards. A photo ID previously accepted by DAH is also acceptable.

After property management has completed the income verification and screening checks, support service team members and property management representatives will discuss a) whether to admit the applicant, b) reject the applicant; or, c) schedule an additional interview for the purpose of clarifying information gathered to date which may effect whether the applicant can be successfully housed at the Plaza Apartments.

VII. ELIGIBILITY DETERMINATION

Applicants may be determined ineligible for the following reasons:

A. Failure to present all members of the household at the Management Agent interview (or some other time acceptable to management) prior to completion of the screening process.

B. Falsification of any information on the application.

C. Eligibility income exceeding the maximum allowed for The Plaza Apartments

D. Household composition not appropriate for studio unit size.

E. Applicants who report to their interview intoxicated or high will not be interviewed. Management will request that the interview be rescheduled. Reporting to an interview a second time intoxicated or high is grounds for denial.

- F. Blatant disrespect, disruptive or anti-social behavior toward the property management staff, the property or other residents exhibited by an applicant any time prior to move-in (or a demonstrable history of such behavior). If an applicant exhibits this behavior during the initial interview, a second interview will be set up. If the applicant once again demonstrates this behavior, the application will be cancelled.
- G. The property management staff determines that there is reasonable cause to believe that an individual's illegal use or a pattern of illegal use of a drug or alcohol may interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents (determined by criminal or eviction history, behavior during interview, etc).
- H. Unlawful detainers may be grounds for denial if such evictions involve the following:
- Drug-related criminal activity
 - Sales of narcotics
 - Domestic violence
 - Physical violence to persons or property
- I. Documented history of failure to comply with lease provisions equivalent to the provisions in the Plaza Apartment's lease, including but not limited to substantive violation of the lease, poor housekeeping habits, eviction for cause, or criminal activity.
- J. Criminal convictions may be grounds for denial if such offenses involve the following:
- Physical violence to persons or property
 - Domestic violence
 - Illegal weapons possession
 - Sales of narcotics

VIII. GRIEVANCE AND APPEAL PROCEDURE

Management will inform the applicant household and the Department of Public Health in writing of acceptance or non-acceptance of applications and provide the reason(s) for ineligibility. The Management Agent will also supply the applicant household with a copy of the Plaza Apartments Grievance and Appeal Procedure.

Every applicant who is determined to be potentially ineligible for admission, based on the criteria described herein, will be scheduled for a second interview

and encouraged to present additional facts and evidence for consideration. Following the second interview, if the applicant is still determined to be potentially ineligible, the applicant can, if he/she desires, enact the formal Grievance and Appeal Procedure.

Upon request by the applicant to enact the formal Grievance and Appeal Procedure, the management representative will submit the grievance to Mediator using submission forms specifically for the Plaza Apartments Grievance and Appeal Procedure. Any applicant participating in mediation, as a result of this grievance and appeal procedure, has the right to have someone speak on his/her behalf, to use an interpreter, present evidence or to have an attorney present. Attorney participation will be consistent with the Community Dispute Arbitration Rules of the State of California.

Applicants may request copies of their public background record (s).

The Management Agent may consider the following mitigating documentation and may, but is not required, admit the individual.

Examples of mitigating documentation may include:

- A job or professional reference that attests to a potential residents character
- Successfully completed supervised drug/alcohol rehabilitation program
- Completion of anger management
- Circumstances leading to an eviction no longer exist

IX. ADDITIONAL REQUIREMENTS OF OCCUPANCY

All applicants will be interviewed by the Property Administrator or other representative(s) of the Management Agent.

The applicant must be able to sufficiently perform Activities of Daily Living (ADL's) without assistance. ADL's are defined as "activity regularly necessary for personal care," and include eating, dressing, bathing, grooming, getting in and out of bed and chairs, walking, going outdoors, using the toilet, and household management activities. If the applicant is unable to perform ADL's without assistance, the applicant must have a care provider before admission to the property.

The applicant must agree to pay the resident's portion of the Contract Rent required under the terms of the Lease.

All applicants must fulfill the terms of the Lease (with or without 3rd party assistance), particularly concerning:

1. Timely payment of rent and other charges; and,
2. Maintaining premises in safe and sanitary condition; and,
3. Not interfering with the Management Agent or quiet enjoyment of the property by others.

No animals will be allowed except those agreed to in writing by property management representatives. An animal required for physical or emotional assistance by a person who is 62 years of age or older, handicapped or disabled (e.g., Seeing Eye dog or dog for the deaf) is not considered a pet, but may be subject to reasonable regulations and a cleaning deposit.

Exhibit C – Legal Description of Real Property

Legal Description of the Site

All that certain real property situate in the City and County of San Francisco, State of California, more particularly described as follows:

BEGINNING, at the corner formed by the intersection of the Northwesterly line of Howard Street with the Northeasterly line of Sixth Street; and running thence Northeasterly along said line of Howard 100 feet; thence at right angles Northwesterly 81 feet; thence at right angles Southwesterly 25 feet; thence at right angles Northwesterly 4 feet; thence right angles Southwesterly 75 feet to said Northeasterly line of Sixth Street; and thence at right angles Southeasterly along said last named line 85 feet to the point of beginning.

BEING portion of 100 Vara Lot Number 220.

EXHIBIT A

Exhibit D – Form of Referral Report

Direct Access to Housing (DAH) Clinical Rererral Form

Please fill out this Clinical Referral Form (CRF) electronically to refer your client to the Direct Access to Housing (DAH) program. We use the information in this CRF to find the best possible placement for each client. DAH units vary in size, amenities, accessibility, and onsite support services. The more thorough your answers, the better the DAH Access and Referral Team (DART) can make a determination that fits your client's needs. Some questions are of a sensitive nature.

Please complete all sections. **Incomplete referrals will not be accepted.** If you need to leave a section blank, please address the reason in the comments section at the end.

Program Eligibility:

To be eligible for DAH, clients must:

- Be homeless
- Be San Francisco residents
- Be "extremely low-income," defined by the US Department of Housing and Urban Development
- Agree to pay a portion of their monthly income in rent via third party rent payment provider
- Have a mental health diagnosis, substance abuse diagnosis, and/or complex medical needs

DPH Placement will evaluate each referral for eligibility; you will receive notification of eligibility within 48 hours of submission. If your client is eligible and appropriate for DAH, the referral will be reviewed by DART. You will receive written communication regarding acceptance from DART within 20 business days. *Please allow 20 business days before following up, unless clinical or housing status changes occur that are critical for DART to know.*

Submitting the Form:

- Clinical Referral Forms and Placement Authorization Forms must be emailed to: DAH@sfdph.org.
- If outside the DPH/UC system, you must obtain a signed release of information from the client.
 - Do not include identifying information in the email subject line or in the email body.
 - Documents must be password protected; passwords should be sent in a separate email.
 - Do not send referrals from a personal email account.
- **You must submit a scanned copy of the client's government issued photo ID with this Clinical Referral Form.** Failure to produce identification documents, or to include a time-limited plan to obtain ID documents, will result in a denial of the referral under most circumstances.
- Not all referrals will result in acceptance into the DAH program.
- You are welcome to re-apply for your client if the circumstances leading to the DAH program denial have significantly changed, leading you to believe that the client might now be eligible.

Note:

- If an available and appropriate unit for your client is identified, DART will contact you to complete a DAH application with your client. You will need to submit a copy of the client's Social Security Card and income verification. It is strongly encouraged that you begin working with your client now to obtain these documents. Failure to produce the documents may result in a withdrawal of the offer.
- You and your agency are expected to assist your client with obtaining required documentation, attending interviews, and transitioning into the DAH unit.
- DART will not share your client's clinical information with Property Management; information may be shared with Support Services staff, as necessary and appropriate.

If you have questions about filling out this CRF, contact DART: (DART Administrator) sarah.dobbins@sfdph.org 415-353-5252 or (DART Clinical Coordinator) kim.pelish@sfdph.org 415-345-0965.

Client name as it appears on ID

Last Name: _____ First Name: _____

AKAs

Last Name: _____ First Name: _____

Last Name: _____ First Name: _____

Last Name: _____ First Name: _____

SSN: _____ No SSN DOB: __ - __ - ____

What kind of government issued photo identification does your client have?

Government issued photo identification is necessary for property management to complete background checks and confirm tenant identity.

Type of ID:

- State ID Passport VISA or consulate ID None

* Please include a scanned copy of the government issued photo identification with this referral.

* DAH can accept referrals for clients who are unable to obtain government issued photo ID **only** in extreme circumstances (i.e., client's home country is not currently issuing VISAs). If unable to secure identification, please document the efforts being made to procure identification, and the timeframe in which obtaining identification is expected,

Is your client is a US citizen?

- Yes No

* If no, please note: most DAH sites do not require applicant to be a US citizen, but some do. Documentation verifying the client's citizenship or naturalization is required at those sites.

Is your client a veteran?

- Yes No Spouse

Language:

- Speaks/reads English Monolingual, not English

* If Monolingual, not English, please select language(s) spoken:

- Spanish French Cantonese Korean Vietnamese Russian

- Other (_____)

Ethnicity: (select one)

- Hispanic/Latino Other (Non-Hispanic/Latino) Don't Know Refused

Primary Race: (select one)

- American Indian or Alaskan Native Asian Black or African American
 Native Hawaiian or Other Pacific Islander White Other Don't Know Refused

Secondary Race (Optional): (select one)

- American Indian or Alaskan Native Asian Black or African American
 Native Hawaiian or Other Pacific Islander White Other Don't Know Refused

What sex was your client assigned at birth? (select one)

- Male Female

Which best describes your client's gender identification? (select one)

- Male Female M to F F to M Transgender

Client Income

Please report total monthly income client receives from all sources:

Total Monthly Income: \$ _____

Income Source(s): (check all that apply)

- Social Security Supplemental Security Income CAAP CAPI CALM Employment

- Other (_____)

I have discussed third party rent payment enrollment with my client; client agrees to third party rent payment if housed.

- Yes No

* If no, please note: DAH participants are required to pay a portion of their monthly income toward rent via an approved third party rent payment provider.

Client is part of the following programs: (check all that apply)

- Mental Health Services Act (MHSA) (Must provide proof of MHSA authorization from CBHS at time of referral.)
- Chronic Alcoholics (SFFIRST only)
- Certificate of Preference (COP) Holder (Must provide proof of Certificate of Preference from SF Redevelopment Agency at time of referral, **and** be actively involved with Mayor's Office on Housing COP staff.)
- Shelter + Care

Referent Information:

Name: _____

Title: _____

Agency: _____

Email: _____ Phone: (____) - ____ - ____

Date of referral: __ - __ - ____ Date you began working with this client: __ - __ - ____

Alternate contact:

Name: _____

Title: _____

Agency: _____

Email: _____ Phone: (____) - ____ - ____

Physical Functioning

Instrumental Activities of Daily Living (IADLs)

MEAL PREPARATION—How meals are prepared (e.g. planning meals, cooking, assembling ingredients, setting out food, utensils)

Self Performance:

- Independent Some help Full help By others Activity did not occur

Difficulty:

- No difficulty Some difficulty Great difficulty

ORDINARY HOUSEWORK—How ordinary work around the house is performed (e.g. doing dishes, dusting, making beds, tidying up, laundry)

Self Performance:

- Independent Some help Full help By others Activity did not occur

Difficulty:

- No difficulty Some difficulty Great difficulty

MANAGING FINANCE—How bills are paid, checkbook is balanced, household expenses are balanced

Self Performance:

- Independent Some help Full help By others Activity did not occur

Difficulty:

- No difficulty Some difficulty Great difficulty

MANAGING MEDICATION—How medications are managed (e.g. remembering to take medicines, opening bottles, taking correct drug dosages, giving injections, applying ointments).

Self Performance:

- Independent Some help Full help By others Activity did not occur

Difficulty:

- No difficulty Some difficulty Great difficulty

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PHONE USE—How telephone calls are made or received (with assistive devices such as large numbers on telephone, amplifications)

Self Performance:

- Independent Some help Full help By others Activity did not occur

Difficulty:

- No difficulty Some difficulty Great difficulty

SHOPPING—How shopping is performed for food and household items (e.g. selecting items, managing money)

Self Performance:

- Independent Some help Full help By others Activity did not occur

Difficulty:

- No difficulty Some difficulty Great difficulty

TRANSPORTATION—How client travels by vehicle (e.g. gets to places beyond walking distance)

Self Performance:

- Independent Some help Full help By others Activity did not occur

Difficulty:

- No difficulty Some difficulty Great difficulty

Activities of Daily Living (ADLs)

MOBILITY IN BED—Including moving to and from lying position, turning side to side, and positioning body while in bed

- Independent Setup Help Only Supervision Limited Assistance
 Extensive Assistance Maximal Assistance Total Dependence Activity did not occur

TRANSFER—Including moving to and between surfaces -- to/from bed, chair, wheelchair, standing position [Note - excludes to/from bath, toilet]

- Independent Setup Help Only Supervision Limited Assistance
 Extensive Assistance Maximal Assistance Total Dependence Activity did not occur

LOCOMOTION IN HOME—[Note: If in wheelchair, self-sufficiency once in chair]

- Independent Setup Help Only Supervision Limited Assistance
 Extensive Assistance Maximal Assistance Total Dependence Activity did not occur

LOCOMOTION OUTSIDE OF HOME—[Note -- if in wheelchair, self-sufficiency once in chair]

- Independent Setup Help Only Supervision Limited Assistance
 Extensive Assistance Maximal Assistance Total Dependence Activity did not occur

DRESSING UPPER BODY—How client dresses/undresses (street clothes, underwear) above waist, includes prostheses, orthotics, fasteners, pullovers, etc.

- Independent Setup Help Only Supervision Limited Assistance
 Extensive Assistance Maximal Assistance Total Dependence Activity did not occur

DRESSING LOWER BODY—How client dresses/undresses (street clothes, underwear) from the waist down, includes prostheses, orthotics, belts, pants, skirts, shoes, and fasteners

- Independent Setup Help Only Supervision Limited Assistance
 Extensive Assistance Maximal Assistance Total Dependence Activity did not occur

EATING—Including taking in food by any method, including tube feedings

- Independent Setup Help Only Supervision Limited Assistance
 Extensive Assistance Maximal Assistance Total Dependence Activity did not occur

TOILET USE—Including using the toilet or commode, bedpan, urinal, transferring on/off toilet, cleaning self after toilet use or incontinent episode, changing pad, managing special devices required (ostomy or catheter), and adjusting clothes

- Independent Setup Help Only Supervision Limited Assistance
 Extensive Assistance Maximal Assistance Total Dependence Activity did not occur

PERSONAL HYGIENE—Including combing hair, brushing teeth, shaving, applying make up, washing/drying face and hands (exclude bath and showers)

- Independent Setup Help Only Supervision Limited Assistance
 Extensive Assistance Maximal Assistance Total Dependence Activity did not occur

BATHING—How client takes full-body bath/shower or sponge bath (EXCLUDE washing of back and hair). Includes how each part of body is bathed, arms, upper and lower legs, chest, abdomen, perineal area.

- Independent Setup Help Only Supervision Limited Assistance
 Extensive Assistance Maximal Assistance Total Dependence Activity did not occur

Primary Modes of Locomotion

Indoors (select one)

- No Assistive Device Cane Walker/Crutch Scooter (Amigo) Activity did not occur (regardless of ability)

Outdoors (select one)

- No Assistive Device Cane Walker/Crutch Scooter (Amigo) Activity did not occur (regardless of ability)

Stair Climbing (select one)

In the last 3 days how client went up and down stairs (e.g. single or multiple steps, using handrail as needed)

- Up and down stairs without help Up and down stairs with help Not go up and down stairs

Client's Criminal Justice History (check all that apply)

No criminal justice involvement

History of arrests, *not* related to violence

If yes, please explain circumstances and give dates: _____

History of arrests, related to violence

If yes, please explain circumstances and give dates: _____

History of felony conviction

If yes, please explain circumstances and give dates: _____

Registered Sex Offender (RSO)

If yes, please explain circumstances and give dates: _____

Client's living situation currently (select one):

Sleeping outside, encampment or vehicle Jail/Incarceration Couch surfing

Board and Care Name of facility: _____

Emergency / Domestic Violence Shelter Name of facility: _____

Emergency Voucher / Stabilization Unit

LSAT facility Name of facility: _____

Skilled Nursing Facility Name of facility: _____

Transitional Housing or treatment facility Name of facility: _____

Projected discharge date: ___ - ___ - ____

Client's living situation over the past year (check all that apply):

Sleeping outside, encampment or vehicle Jail/Incarceration Couch surfing

Board and Care Name of facility: _____

Emergency / Domestic Violence Shelter Name of facility: _____

Emergency Voucher / Stabilization Unit

LSAT facility Name of facility: _____

Skilled Nursing Facility Name of facility: _____

Transitional Housing or treatment facility Name of facility: _____
Projected discharge date: __ - __ - ____

Which of the following best describes your client's homelessness situation:

Homeless for less than 1 month Homeless between 1-12 months Homeless for more than 1 year

Has your client had 4 or more episodes of homelessness in the last 3 years?

No Yes

If yes, do these episodes add to more than 1 year?

No Yes

Please enter a narrative of your client's homeless history. Be as thorough as possible:

Medical History and Medical Diagnoses

Does your client have a primary care provider with whom he/she is engaged?

Yes Name of provider: _____ Clinic/hospital: _____

No

If no, has client been referred to primary care provider?

Yes Name of provider: _____ Clinic/hospital: _____

No

Please check all chronic medical conditions your client has:

- | | | |
|--|--|--|
| <input type="checkbox"/> Congestive heart failure | <input type="checkbox"/> Cardiac arrhythmias | <input type="checkbox"/> Valvular disease |
| <input type="checkbox"/> Pulmonary circulation disorders | <input type="checkbox"/> Peripheral vascular disorders | <input type="checkbox"/> Hypertension |
| <input type="checkbox"/> Paralysis | <input type="checkbox"/> Neurodegenerative disorders | <input type="checkbox"/> Chronic pulmonary disease |
| <input type="checkbox"/> Diabetes, uncomplicated | <input type="checkbox"/> Diabetes, complicated | <input type="checkbox"/> Hypothyroidism |
| <input type="checkbox"/> Renal failure | <input type="checkbox"/> Liver disease | <input type="checkbox"/> Peptic ulcer disease, no bleeding |
| <input type="checkbox"/> AIDS/HIV | <input type="checkbox"/> Lymphoma | <input type="checkbox"/> Metastatic cancer |
| <input type="checkbox"/> Solid tumor without metastasis | <input type="checkbox"/> Rheumatoid arthritis/collagen vascular diseases | <input type="checkbox"/> Coagulopathy |
| <input type="checkbox"/> Obesity | <input type="checkbox"/> Weight loss | <input type="checkbox"/> Fluid and electrolyte disorders |
| <input type="checkbox"/> Blood loss anemia | <input type="checkbox"/> Deficiency anemia | <input type="checkbox"/> Alcohol abuse |
| <input type="checkbox"/> Drug abuse | <input type="checkbox"/> Psychosis | <input type="checkbox"/> Depression |

Which of the following best describes your client's medical situation (check only one):

- No health complaints, client appears well
- Temporary medical problem (e.g. injection, wound, cast, splint)
- Chronic, but stable medical condition
- Chronic, unstable medical condition
- Un-treated chronic or terminal condition that is *worsening* (Advancing AIDS, worsening diabetes, worsening cancer)

Does your client have symptoms with no explanation (Weight loss, swelling of limbs, open & untreated wound, recurrent chest pain, chronic cough, shortness of breath, unexplained cognitive impairment.)

No

Yes If yes, explain: _____

Does your client have an obvious *physical* problem that is not being cared-for?

No

Yes If yes, explain: _____

How often has your client gone to the Emergency Department in the past 12 months (select one)?

- None in the past 12 months Less than 3 ED visits in the past 12 months
 3-5 ED visits in the past 12 months 6-8 ED visits in the past 12 months
 8 or more ED visits in the past 12 months

How often has your client been an inpatient in an acute hospital in the past 12 months (select one)?

- None in the past 12 months 1 in-patient stay in the past 12 months
 2-4 in-patient stays in the past 12 months 4 or more in-patient stays in the past 12 months

How many days total has your client been an inpatient in the past 12 months? _____

How many days has your client been in a skilled nursing facility in the past 12 months (select one)?

- Less than a month 1 month to 6 months
 6 months to a year Every day in the past year

Mental Health History and Diagnoses

Does your client have a mental health provider with whom he/she is engaged?

- Yes Name of provider: _____ Clinic/hospital: _____
 No

If no, had client been referred to mental health provider

- Yes Name of provider: _____ Clinic/hospital: _____
 No

Please check all mental health diagnoses your client has:

- Schizophrenia Schizoaffective disorder Bipolar affective disorder
 Major depression Post-traumatic stress disorder (PTSD) Hoarding/Cluttering
 Personality disorder Specify traits: _____
 Other Specify: _____

Comments: _____

Which of the following best describes your client's mental health situation (select one):

- No mental health issues Reports feeling down about life circumstances or situation
 History of severe mental illness; symptoms are being adequately treated, only mild impairment to functioning (e.g. Major depressive disorder, bi-polar, schizophrenia, severe personality disorder)
 Severe mental illness; symptoms presently impair functioning
If yes, In treatment Untreated
 Severe mental illness, or symptoms & behavior of mental illness; symptoms markedly impair functioning
If yes, In treatment Untreated Poor response to treatment

Mental Health symptoms are known to worsen with consumption alcohol or substances:

- No Yes

Alcohol and Substance Use History

How many days in the past 30 did you use:

- Alcohol (any use at all) ____ Alcohol (to intoxication) ____ Heroin ____ Methadone ____
Other Opiates/Analgesics ____ Barbiturates ____ Sedatives/Hypnotics/Tranquilizers ____
Cocaine ____ Amphetamines **2642** Cannabis ____ Hallucinogens ____

More than one substance per day including alcohol _____

How many days in the past 30 have you experienced alcohol problems? _____

How troubled or bothered have you been in the past 30 days by these alcohol problems?

- Not at all Slightly Moderately Considerably Extremely

How important to you now is treatment for these alcohol problems?

- Not at all Slightly Moderately Considerably Extremely

How many days in the past 30 have you experienced drug problems? _____

(Include only: craving, withdrawal symptoms, disturbing effects of use, or wanting to stop and being unable to.)

How troubled or bothered have you been in the past 30 days by these drug problems?

- Not at all Slightly Moderately Considerably Extremely

How important to you now is treatment for these drug problems?

- Not at all Slightly Moderately Considerably Extremely

Alcohol/Drug Comments: _____

Which of the following best describes your client's current substance use patterns?

- N/A
- Strictly social use; no impact on functioning
- Sporadic used of substance; able to meet basic needs
- Use of substances affecting ability to meet basic needs; some trouble making progress in goals
- Use of substance impacting ability to gain/maintain functioning in many areas; high relapse potential
- Active addiction markedly impacting functioning and meeting basic needs (food, housing, appointments)

Functional Ability

Food, clothing, hygiene

- Generally able to use services to get food, clothing; take care of hygiene
- Some trouble staying on top of basic needs/hygiene but can usually care for self
- Able to get needs met with assistance
- Has not been able to get needs met, but no history of resisting offers of assistance in recent past
- Has not been able to get needs met, and has refused or resisted offers of help in recent past

Survival Skills (pedestrian safety, fights, getting injured, networking and accessing social services)

- Strong survival skills; capable of networking and self-advocacy
- Medium survival skills; needs assistance recognizing unsafe behaviors
- Lacks street smarts; doesn't understand unsafe behaviors
- Poor survival skills; often in dangerous situations
- Clear disregard for personal safety

Attention, self-care, organizational skills

- Good attention span; adequate self-care; Able to keep track of appointments
- Occasionally disorganized; may require minimal prompting
- Sometimes disorganized; occasional confusion with regard to orientation
- Disorganized or disoriented; Poor awareness of surroundings
- Highly confused; disorientation in reference to time, place and/or person

Communication, inter-personal skills

- Strong and organized communication; able to communicate clearly with case manager or provider
- Occasional trouble communicating needs
- Frequent difficulty in communicating
- Unable or unwilling to communicate effectively
- Significant inability communicating with others or refuses to talk with case manager

Other Notes about your client that DART should consider. Please elaborate on your client's strengths and how they might contribute to a housing community.

----- Admin use only (DPH Placement and DART) -----

Reviewed by DPH Placement: ___ - ___ - ___ Accepted Pending Information Denied
(Date of review)

DPH Placement notified Case Manager of status: ___ - ___ - ___
(Date of review)

Reviewed by DART: ___ - ___ - ___ Accepted Pending Information Denied
(Date of review)

DART notified Case Manager of status: ___ - ___ - ___
(Date of review)

Notes: _____

Severity score: _____

Utilization Summary: Days inpatient ___ ED episodes ___ SNF days ___

Chronically homeless Yes No

Exhibit E – Annual Operating Budget for Initial Operating Period and 15-Year Cash Flow

# Affordable Units	LOSP	non-LOSP	Business Year	Year 1 (Shows full year)				Year 2 2015				
				Residential Breakdown	Non-Residential	TOTALS	Residential Breakdown	Non-Residential	TOTALS			
106	106	0										
Plaza Apartments												
	106.00%	0.00%										
INCOME				LOSP	non-LOSP	TOTALS	LOSP	non-LOSP	TOTALS	LOSP	non-LOSP	TOTALS
Residential - Tenant Rates	n/a	100%		577,992	577,992	1,155,984	583,372	583,372	1,166,744	583,372	583,372	1,166,744
Residential - Other (includes Payment Plan) - Tenant Rates	n/a	0%		0	0	0	0	0	0	0	0	0
Residential - Other (includes Payment Plan) - Other	n/a	0%		0	0	0	0	0	0	0	0	0
Commercial - Other	n/a	0%		0	0	0	0	0	0	0	0	0
Parking	n/a	0%		0	0	0	0	0	0	0	0	0
Management Fees	n/a	0%		0	0	0	0	0	0	0	0	0
Residential - Other (includes Payment Plan) - Other	n/a	0%		0	0	0	0	0	0	0	0	0
Landlord and Vendor	n/a	0%		0	0	0	0	0	0	0	0	0
Tenant Changes	n/a	0%		0	0	0	0	0	0	0	0	0
Other - Other	n/a	0%		0	0	0	0	0	0	0	0	0
Gross Potential Income				1,155,984	1,155,984	2,311,968	1,166,744	1,166,744	2,333,488	1,166,744	1,166,744	2,333,488
Vacancy Loss - Residential	n/a	0%		(28,500)	(28,500)	(57,000)	(28,500)	(28,500)	(57,000)	(28,500)	(28,500)	(57,000)
Vacancy Loss - Commercial	n/a	0%		0	0	0	0	0	0	0	0	0
EFFECTIVE GROSS INCOME				1,127,484	1,127,484	2,254,968	1,138,244	1,138,244	2,276,488	1,138,244	1,138,244	2,276,488
OPERATING EXPENSES												
Management	n/a	0%		73,400	73,400	146,800	73,400	73,400	146,800	73,400	73,400	146,800
Subtotal Management Expenses				73,400	73,400	146,800	73,400	73,400	146,800	73,400	73,400	146,800
Salaries/Benefits												
Management	n/a	0%		206,684	206,684	413,368	213,918	213,918	427,836	213,918	213,918	427,836
Other	n/a	0%		78,640	78,640	157,280	78,640	78,640	157,280	78,640	78,640	157,280
Subtotal Salaries/Benefits				285,324	285,324	570,648	292,558	292,558	585,116	292,558	292,558	585,116
Administration												
Advertising and Marketing	n/a	0%		1,182	1,182	2,364	1,233	1,233	2,466	1,233	1,233	2,466
Office Expense	n/a	0%		10,791	10,791	21,582	11,169	11,169	22,338	11,169	11,169	22,338
Other	n/a	0%		0	0	0	0	0	0	0	0	0
Travel Expense	n/a	0%		21,000	21,000	42,000	21,859	21,859	43,718	21,859	21,859	43,718
Legal Expense	n/a	0%		14,200	14,200	28,400	14,825	14,825	29,650	14,825	14,825	29,650
Real Estate Commission	n/a	0%		9,826	9,826	19,652	10,170	10,170	20,340	10,170	10,170	20,340
Bad Debt	n/a	0%		16,376	16,376	32,752	16,849	16,849	33,698	16,849	16,849	33,698
Miscellaneous	n/a	0%		35,241	35,241	70,482	36,578	36,578	73,156	36,578	36,578	73,156
Subtotal Administration Expenses				109,836	109,836	219,672	112,823	112,823	225,646	112,823	112,823	225,646
Utilities												
Electricity	n/a	0%		87,575	87,575	175,150	94,143	94,143	188,286	94,143	94,143	188,286
Water	n/a	0%		31,315	31,315	62,630	32,411	32,411	64,822	32,411	32,411	64,822
Gas	n/a	0%		28,780	28,780	57,560	30,219	30,219	60,438	30,219	30,219	60,438
Other	n/a	0%		33,002	33,002	66,004	34,919	34,919	69,838	34,919	34,919	69,838
Subtotal Utilities				200,672	200,672	401,344	201,692	201,692	403,384	201,692	201,692	403,384
Taxes and Licenses												
Real Estate Taxes	n/a	0%		9,840	9,840	19,680	10,140	10,140	20,280	10,140	10,140	20,280
Other	n/a	0%		39,203	39,203	78,406	40,575	40,575	81,150	40,575	40,575	81,150
Subtotal Taxes and Licenses				49,043	49,043	98,086	50,715	50,715	101,430	50,715	50,715	101,430
Insurance												
Property and Liability Insurance	n/a	0%		35,000	35,000	70,000	36,231	36,231	72,462	36,231	36,231	72,462
Other	n/a	0%		36,815	36,815	73,630	38,104	38,104	76,208	38,104	38,104	76,208
Subtotal Insurance				71,815	71,815	143,630	74,335	74,335	148,670	74,335	74,335	148,670
Maintenance & Repair												
General	n/a	0%		160,663	160,663	321,326	166,266	166,266	332,532	166,266	166,266	332,532
Other	n/a	0%		176,193	176,193	352,386	182,360	182,360	364,720	182,360	182,360	364,720
Subtotal Maintenance & Repair				336,856	336,856	672,712	348,626	348,626	697,252	348,626	348,626	697,252
Supplies												
General	n/a	0%		3,000	3,000	6,000	3,102	3,102	6,204	3,102	3,102	6,204
Subtotal Supplies				3,000	3,000	6,000	3,102	3,102	6,204	3,102	3,102	6,204
TOTAL OPERATING EXPENSES				1,553,718	1,553,718	3,107,436	1,583,823	1,583,823	3,167,646	1,583,823	1,583,823	3,167,646
NET OPERATING INCOME (INCOME minus exp of expenses)				(38,234)	(38,234)	(76,468)	(45,579)	(45,579)	(91,158)	(45,579)	(45,579)	(91,158)
DEBT SERVICE (Based on amortized basis)												
General Lease Debt				15,000	15,000	30,000	15,000	15,000	30,000	15,000	15,000	30,000
First Lien Center (not in common field)				0	0	0	0	0	0	0	0	0
Second Lien Center (not in common field)				0	0	0	0	0	0	0	0	0
Third Lien Center (not in common field)				0	0	0	0	0	0	0	0	0
Fourth Lien Center (not in common field)				0	0	0	0	0	0	0	0	0
Fifth Lien Center (not in common field)				0	0	0	0	0	0	0	0	0
TOTAL NET DEBT SERVICE				15,000	15,000	30,000	15,000	15,000	30,000	15,000	15,000	30,000
RESERVES												
Reserve for Depreciation				42,396	42,396	84,792	43,890	43,890	87,780	43,890	43,890	87,780
Other				30,000	30,000	60,000	30,000	30,000	60,000	30,000	30,000	60,000
TOTAL RESERVES				72,396	72,396	144,792	73,890	73,890	147,780	73,890	73,890	147,780
CASH FLOW (Net of DEBT SERVICE minus RESERVES)				(108,872)	(108,872)	(217,744)	(119,169)	(119,169)	(238,938)	(119,169)	(119,169)	(238,938)
AVAILABLE CASH FLOW				25,637	25,637	51,274	26,427	26,427	52,854	26,427	26,427	52,854
USERS OF CASH FLOW (This row also shows DEBT, if applicable)												
Management Fee				73,400	73,400	146,800	73,400	73,400	146,800	73,400	73,400	146,800
Salaries/Benefits				285,324	285,324	570,648	292,558	292,558	585,116	292,558	292,558	585,116
Administration				109,836	109,836	219,672	112,823	112,823	225,646	112,823	112,823	225,646
Utilities				200,672	200,672	401,344	201,692	201,692	403,384	201,692	201,692	403,384
Taxes and Licenses				49,043	49,043	98,086	50,715	50,715	101,430	50,715	50,715	101,430
Insurance				71,815	71,815	143,630	74,335	74,335	148,670	74,335	74,335	148,670
Maintenance & Repair				336,856	336,856	672,712	348,626	348,626	697,252	348,626	348,626	697,252
Supplies				3,000	3,000	6,000	3,102	3,102	6,204	3,102	3,102	6,204
TOTAL PAYMENTS PRECEDING MOI				1,553,718	1,553,718	3,107,436	1,583,823	1,583,823	3,167,646	1,583,823	1,583,823	3,167,646
RESIDUAL RECEIPTS				(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
REMAINING BALANCE				(91,158)	(91,158)	(182,316)	(45,579)	(45,579)	(91,158)	(45,579)	(45,579)	(91,158)
REPLACEMENT RESERVE - BEGINNING BALANCE												
Reserve for Depreciation				42,396	42,396	84,792	43,890	43,890	87,780	43,890	43,890	87,780
Other				30,000	30,000	60,000	30,000	30,000	60,000	30,000	30,000	60,000
REPLACEMENT RESERVE - ENDING BALANCE				72,396	72,396	144,792	73,890	73,890	147,780	73,890	73,890	147,780
OPERATING RESERVE - BEGINNING BALANCE												
Operating Reserve - Starting Balance				0	0	0	0	0	0	0	0	0
Operating Reserve - Ending Balance				0	0	0	0	0	0	0	0	0
OPERATING RESERVE - ENDING BALANCE				0	0	0	0	0	0	0	0	0

Affordable Units	LOSP	non-LOSP	Business Year	Year 3 2016				Year 4 2017			
				Residential Breakdown	Non-Residential	TOTALS	Residential Breakdown	Non-Residential	TOTALS		
106	106	0	LOSP	non-LOSP		LOSP	non-LOSP				
Plaza Apartments	100.00%	0.00%									
INCOME											
Residential - Tenant Rents	na	na		509,610	509,610	509,610	509,610	509,610	509,610	509,610	
Residential - Tenant Amenities Payment - Multi-Sector in Community	na	na		-	-	-	-	-	-	-	
Residential - LUMP Sum of 600 over 60 months	na	na		918,153	918,153	918,153	918,153	918,153	918,153	918,153	
Commercial Space	na	na		-	-	-	-	-	-	-	
Parking	na	na		-	-	-	-	-	-	-	
Motor Vehicle Rental	na	na		-	-	-	-	-	-	-	
Summit's Services Revenue	na	na		-	-	-	-	-	-	-	
Interest Income - Power Generation	na	na		2,214	2,214	2,214	2,214	2,214	2,214	2,214	
Leasing and Rentals	na	na		790	790	790	790	790	790	790	
Tenant's Storage	na	na		16,794	16,794	16,794	16,794	16,794	16,794	16,794	
Miscellaneous Income	na	na		1,051	1,051	1,051	1,051	1,051	1,051	1,051	
Grand Potential Income				1,544,608	1,544,608	1,544,608	1,544,608	1,544,608	1,544,608	1,544,608	
Vacancy Loss - Residential	na	na		(79,440)	(79,440)	(79,440)	(79,440)	(79,440)	(79,440)	(79,440)	
Vacancy Loss - Commercial	na	na		-	-	-	-	-	-	-	
EFFECTIVE GROSS INCOME				1,465,168	1,465,168	1,465,168	1,465,168	1,465,168	1,465,168	1,465,168	
OPERATING EXPENSES											
Management	na	na		78,629	78,629	78,629	78,629	78,629	78,629	78,629	
Sublet Management Expenses	na	na		96,360	96,360	96,360	96,360	96,360	96,360	96,360	
Salaries/Benefits	na	na		393,141	393,141	393,141	393,141	393,141	393,141	393,141	
Administration	na	na		1,266	1,266	1,266	1,266	1,266	1,266	1,266	
Utilities and Marketing	na	na		11,560	11,560	11,560	11,560	11,560	11,560	11,560	
Office Rent	na	na		-	-	-	-	-	-	-	
Travel/Transportation	na	na		22,603	22,603	22,603	22,603	22,603	22,603	22,603	
Local Telephone Services	na	na		19,526	19,526	19,526	19,526	19,526	19,526	19,526	
Local Cable Services	na	na		17,342	17,342	17,342	17,342	17,342	17,342	17,342	
Miscellaneous	na	na		37,858	37,858	37,858	37,858	37,858	37,858	37,858	
Sub-total Administration Expenses				116,802	116,802	116,802	116,802	116,802	116,802	116,802	
Utilities	na	na		101,204	101,204	101,204	101,204	101,204	101,204	101,204	
Water	na	na		33,543	33,543	33,543	33,543	33,543	33,543	33,543	
Gas	na	na		33,730	33,730	33,730	33,730	33,730	33,730	33,730	
Power	na	na		33,931	33,931	33,931	33,931	33,931	33,931	33,931	
Sub-total Utilities				101,204	101,204	101,204	101,204	101,204	101,204	101,204	
Taxes and Licenses	na	na		9,640	9,640	9,640	9,640	9,640	9,640	9,640	
Real Estate Taxes	na	na		41,995	41,995	41,995	41,995	41,995	41,995	41,995	
Miscellaneous Taxes, Licenses, and Permits	na	na		761	761	761	761	761	761	761	
Sub-total Taxes and Licenses				52,636	52,636	52,636	52,636	52,636	52,636	52,636	
Insurance	na	na		37,499	37,499	37,499	37,499	37,499	37,499	37,499	
Property and Liability Insurance	na	na		37,499	37,499	37,499	37,499	37,499	37,499	37,499	
Professional Expenses	na	na		39,437	39,437	39,437	39,437	39,437	39,437	39,437	
Health and Life Insurance	na	na		76,829	76,829	76,829	76,829	76,829	76,829	76,829	
Sub-total Insurance				153,865	153,865	153,865	153,865	153,865	153,865	153,865	
Maintenance & Repair	na	na		173,106	173,106	173,106	173,106	173,106	173,106	173,106	
Property Maintenance	na	na		188,742	188,742	188,742	188,742	188,742	188,742	188,742	
Utilities and Power	na	na		61,027	61,027	61,027	61,027	61,027	61,027	61,027	
Supplies, Payroll, and Other	na	na		29,370	29,370	29,370	29,370	29,370	29,370	29,370	
Office Supplies and Materials	na	na		-	-	-	-	-	-	-	
Utilities and Maintenance Equipment and Repair	na	na		-	-	-	-	-	-	-	
Maintenance Contract and Maintenance Expenses	na	na		22,323	22,323	22,323	22,323	22,323	22,323	22,323	
Sub-total Maintenance & Repair Expenses				493,302	493,302	493,302	493,302	493,302	493,302	493,302	
Supportive Services	na	na		3,214	3,214	3,214	3,214	3,214	3,214	3,214	
TOTAL OPERATING EXPENSES				1,465,168	1,465,168	1,465,168	1,465,168	1,465,168	1,465,168	1,465,168	
NET OPERATING INCOME (INCOME minus OP. EXPENSES)				0	0	0	0	0	0	0	
DEBT SERVICE (Hard debt financing basis)											
Interest on Debt	na	na		15,000	15,000	15,000	15,000	15,000	15,000	15,000	
Principal on Debt	na	na		-	-	-	-	-	-	-	
Other Debt Service	na	na		-	-	-	-	-	-	-	
TOTAL HARD DEBT SERVICE				15,000	15,000	15,000	15,000	15,000	15,000	15,000	
RESERVES											
Replacement Reserve Expense	na	na		45,416	45,416	45,416	45,416	45,416	45,416	45,416	
Operating Reserve Expense	na	na		-	-	-	-	-	-	-	
Other Required Reserves	na	na		-	-	-	-	-	-	-	
TOTAL RESERVES				45,416	45,416	45,416	45,416	45,416	45,416	45,416	
CASH FLOW (NOT minus DEBT SERVICE minus RESERVES)											
Available Cash Flow	na	na		981	981	981	981	981	981	981	
Less: Management Fee	na	na		-	-	-	-	-	-	-	
Less: Operating Reserve Expense	na	na		-	-	-	-	-	-	-	
Less: Other Required Reserves	na	na		-	-	-	-	-	-	-	
AVAILABLE CASH FLOW				981	981	981	981	981	981	981	
REMAINING BALANCE											
Operating Reserve	na	na		45,416	45,416	45,416	45,416	45,416	45,416	45,416	
Other Required Reserves	na	na		-	-	-	-	-	-	-	
TOTAL RESERVES				45,416	45,416	45,416	45,416	45,416	45,416	45,416	
REPLACEMENT RESERVE - RUNNING BALANCE											
Replacement Reserve Starting Balance	na	na		45,416	45,416	45,416	45,416	45,416	45,416	45,416	
Replacement Reserve Expense	na	na		-	-	-	-	-	-	-	
Replacement Reserve Ending Balance	na	na		45,416	45,416	45,416	45,416	45,416	45,416	45,416	
OPERATING RESERVE - RUNNING BALANCE											
Operating Reserve Starting Balance	na	na		-	-	-	-	-	-	-	
Operating Reserve Expense	na	na		-	-	-	-	-	-	-	
Operating Reserve Ending Balance	na	na		-	-	-	-	-	-	-	

Affordable Units	2016		2017		Comments	Year 5 2018				Year 6 2019			
	106		106			Residential breakdown		Non-Residential		Residential breakdown		Non-Residential	
	100.00%	0.00%	100.00%	0.00%		LOSP	non-LOSP	Residential	Non-Residential	LOSP	non-LOSP	Residential	Non-Residential
INCOME													
Residential - Tenant Rent	na	na	na	na		601,461	601,461	601,461	601,461	607,473	607,473	607,473	607,473
Residential - LOSP Tenant Acquisition Payments	na	na	na	na		1,042,118	1,042,118	1,042,118	1,042,118	1,047,324	1,047,324	1,047,324	1,047,324
Commercial Space	na	na	na	na		87,538	87,538	87,538	87,538	89,522	89,522	89,522	89,522
Parking	na	na	na	na		-	-	-	-	-	-	-	-
Multi-Family Rent Income	na	na	na	na		-	-	-	-	-	-	-	-
Supportive Services Income	na	na	na	na		-	-	-	-	-	-	-	-
Interest Income - Project Operations	na	na	na	na		2,328	2,328	2,328	2,328	2,346	2,346	2,346	2,346
Lease-In and Vending	na	na	na	na		819	819	819	819	840	840	840	840
Tenant Storage	na	na	na	na		17,634	17,634	17,634	17,634	18,066	18,066	18,066	18,066
Collective Services	na	na	na	na		1,194	1,194	1,194	1,194	1,211	1,211	1,211	1,211
Gross Potential Income						1,665,474	1,665,474	1,665,474	1,665,474	1,677,446	1,677,446	1,677,446	1,677,446
Vacancy Loss - Residential	na	na	na	na		(70,074)	(70,074)	(70,074)	(70,074)	(71,974)	(71,974)	(71,974)	(71,974)
Vacancy Loss - Commercial	na	na	na	na		(50,610)	(50,610)	(50,610)	(50,610)	(51,110)	(51,110)	(51,110)	(51,110)
EFFECTIVE GROSS INCOME						1,635,401	1,635,401	1,635,401	1,635,401	1,697,472	1,697,472	1,697,472	1,697,472
OPERATING EXPENSES													
Management	na	na	na	na		84,228	84,228	84,228	84,228	87,176	87,176	87,176	87,176
Management Fee	na	na	na	na		21,337	21,337	21,337	21,337	21,877	21,877	21,877	21,877
Subtotal Management Expenses						105,565	105,565	105,565	105,565	109,053	109,053	109,053	109,053
Utilities	na	na	na	na		237,173	237,173	237,173	237,173	245,476	245,476	245,476	245,476
Water	na	na	na	na		21,061	21,061	21,061	21,061	21,496	21,496	21,496	21,496
Electric	na	na	na	na		92,668	92,668	92,668	92,668	95,412	95,412	95,412	95,412
Gas	na	na	na	na		10,238	10,238	10,238	10,238	10,597	10,597	10,597	10,597
Other Utilities	na	na	na	na		113,205	113,205	113,205	113,205	115,768	115,768	115,768	115,768
Subtotal Utilities						451,477	451,477	451,477	451,477	466,577	466,577	466,577	466,577
Advertising and Marketing	na	na	na	na		1,356	1,356	1,356	1,356	1,404	1,404	1,404	1,404
Office Expense	na	na	na	na		12,383	12,383	12,383	12,383	12,616	12,616	12,616	12,616
Office Rent	na	na	na	na		24,213	24,213	24,213	24,213	24,660	24,660	24,660	24,660
Postage and Printing	na	na	na	na		16,547	16,547	16,547	16,547	17,126	17,126	17,126	17,126
Travel Expense	na	na	na	na		11,276	11,276	11,276	11,276	11,670	11,670	11,670	11,670
Real Estate Advertising	na	na	na	na		18,792	18,792	18,792	18,792	19,450	19,450	19,450	19,450
Real Estate	na	na	na	na		40,555	40,555	40,555	40,555	41,974	41,974	41,974	41,974
Subtotal Advertising						125,127	125,127	125,127	125,127	129,501	129,501	129,501	129,501
Utilities	na	na	na	na		116,954	116,954	116,954	116,954	120,725	120,725	120,725	120,725
Water	na	na	na	na		11,935	11,935	11,935	11,935	12,192	12,192	12,192	12,192
Electric	na	na	na	na		24,982	24,982	24,982	24,982	25,721	25,721	25,721	25,721
Gas	na	na	na	na		60,890	60,890	60,890	60,890	62,632	62,632	62,632	62,632
Subtotal Utilities						214,761	214,761	214,761	214,761	221,670	221,670	221,670	221,670
Taxes and Licenses	na	na	na	na		9,840	9,840	9,840	9,840	10,144	10,144	10,144	10,144
Real Estate Taxes	na	na	na	na		44,896	44,896	44,896	44,896	46,561	46,561	46,561	46,561
Other Licenses	na	na	na	na		874	874	874	874	905	905	905	905
Subtotal Taxes and Licenses						55,610	55,610	55,610	55,610	57,610	57,610	57,610	57,610
Insurance	na	na	na	na		40,170	40,170	40,170	40,170	41,576	41,576	41,576	41,576
Property and Liability Insurance	na	na	na	na		32,246	32,246	32,246	32,246	33,723	33,723	33,723	33,723
Fidelity Bond Insurance	na	na	na	na		7,924	7,924	7,924	7,924	8,853	8,853	8,853	8,853
Directors & Officers Liability Insurance	na	na	na	na		-	-	-	-	-	-	-	-
Subtotal Insurance						82,416	82,416	82,416	82,416	85,201	85,201	85,201	85,201
Maintenance & Repair	na	na	na	na		184,384	184,384	184,384	184,384	190,817	190,817	190,817	190,817
Repairs	na	na	na	na		11,832	11,832	11,832	11,832	12,367	12,367	12,367	12,367
Contractor	na	na	na	na		202,186	202,186	202,186	202,186	209,224	209,224	209,224	209,224
Paint and Materials	na	na	na	na		69,373	69,373	69,373	69,373	71,601	71,601	71,601	71,601
Security Equipment	na	na	na	na		31,621	31,621	31,621	31,621	32,585	32,585	32,585	32,585
Other	na	na	na	na		23,941	23,941	23,941	23,941	24,644	24,644	24,644	24,644
Mechanical and Electrical Equipment Installation and Repairs	na	na	na	na		540,818	540,818	540,818	540,818	561,833	561,833	561,833	561,833
Maintenance Contracting and Maintenance Expenses	na	na	na	na		3,443	3,443	3,443	3,443	3,563	3,563	3,563	3,563
Subtotal Maintenance & Repair Expenses						1,578,386	1,578,386	1,578,386	1,578,386	1,630,208	1,630,208	1,630,208	1,630,208
NET OPERATING INCOME (INCOME minus EXPENSES)						63,015	63,015	63,015	63,015	66,862	66,862	66,862	66,862
DEBT SERVICE (Hard debt/Leasehold loans)													
General Lease Debt Serv						15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
First Leasehold (Leasehold in components field)						-	-	-	-	-	-	-	-
Second Leasehold (Leasehold in components field)						-	-	-	-	-	-	-	-
Third Leasehold (Leasehold in components field)						-	-	-	-	-	-	-	-
Fourth Leasehold (Leasehold in components field)						-	-	-	-	-	-	-	-
Fifth Leasehold (Leasehold in components field)						-	-	-	-	-	-	-	-
TOTAL HARD DEBT SERVICE						15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
RESERVES													
Management Reserve						48,650	48,650	48,650	48,650	50,253	50,253	50,253	50,253
Operating Reserve						29,884	29,884	29,884	29,884	30,589	30,589	30,589	30,589
Other Financial Reserves						-	-	-	-	-	-	-	-
TOTAL RESERVES						48,650	48,650	48,650	48,650	50,253	50,253	50,253	50,253
CASH FLOW (NOT minus DEBT SERVICE minus RESERVES)													
AVAILABLE CASH FLOW						29,884	29,884	29,884	29,884	30,589	30,589	30,589	30,589
LESS OF CASH FLOW (this over plus shows DSCR, if applicable)						1,365	1,365	1,365	1,365	1,511	1,511	1,511	1,511
TOTAL PAYMENTS PRECEDING MOH						28,519	28,519	28,519	28,519	29,078	29,078	29,078	29,078
RESIDUAL RECEIPTS													
TOTAL NET RESIDUAL RECEIPTS (RESERVES DEBT SERVICE)						(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
REPLACEMENT BALANCE													
Below Replacement Balance						(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Above Replacement Balance						(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
TOTAL PAYMENTS BELOW MOH						(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
REMAINDER (Should be zero unless there are distributions below)													
Operating Reserve						48,650	48,650	48,650	48,650	50,253	50,253	50,253	50,253
Operating Reserve						29,884	29,884	29,884	29,884	30,589	30,589	30,589	30,589
TOTAL						78,534	78,534	78,534	78,534	80,842	80,842	80,842	80,842
OPERATING RESERVE - RUNNING BALANCE													
Operating Reserve						48,650	48,650	48,650	48,650	50,253	50,253	50,253	50,253
Operating Reserve						29,884	29,884	29,884	29,884	30,589	30,589	30,589	30,589
TOTAL						78,534	78,534	78,534	78,534	80,842	80,842	80,842	80,842

MDH Operating Budget - 20 Year Details

Table with columns for Affordable Units, Year 7 2020, and Year 8 2021. Rows include Income, Operating Expenses, Debt Service, Reserves, Cash Flow, Residual Receipts, and Residual Receipts. Includes a 'TOTAL' row at the bottom.

Main budget table with columns for Affordability Units, LOSP, 200-LOSP, Business Year, Year 9 2022, Year 10 2023, and various financial categories including INCOME, OPERATING EXPENSES, DEBT SERVICE, CASH FLOW, and RESERVES.

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Financial statement table for Plaza Apartments, comparing Year 13 (2026) and Year 14 (2027). The table is organized into sections: INCOME, OPERATING EXPENSES, NET OPERATING INCOME, DEBT SERVICE, RESERVES, CASH FLOW, and BALANCE SHEET. It includes columns for various metrics like Gross Potential Income, Effective Gross Income, and Total Operating Expenses, along with sub-totals for Residential and Non-Residential components.

MCH Operating Budget - 20 Year Details

* Affordable Units	LOSP	non-LOSP	Business Year	Year 15 2025			Year 16 2026					
				Residential Breakdown	Residential	Non-Residential	TOTALS	Residential Breakdown	Residential	Non-Residential	TOTALS	
Plaza Apartments	100.00%	0.00%										
INCOME			Comments	LOSP	non-LOSP		LOSP	non-LOSP				
Residential - Total Rent	na	na		684,387	1,646		684,387	1,646		671,051	671,051	
Residential - Total Additional Payments (incl. Storage)	na	na		1,724,222			1,724,222			1,724,222	1,724,222	
Residential - Total Additional Payments	na	na		1,724,222			1,724,222			1,724,222	1,724,222	
Commercial Space	na	na				11,600			11,600		11,600	
Residential - Rent Income	na	na		2,408,609	1,646		2,408,609	1,646		2,410,255	2,410,255	
Residential - Other Income	na	na										
Commercial Space	na	na										
Management Fee	na	na		118,812			118,812			118,812	118,812	
Asset Management Fee	na	na		29,816			29,816			29,816	29,816	
Subtotal Management Expenses				148,629			148,629			148,445	148,445	
Utilities	na	na		334,356			334,356			334,356	334,356	
Insurance	na	na		114,245			114,245			114,245	114,245	
Health Insurance and Other Benefits	na	na		1,007,718			1,007,718			1,007,718	1,007,718	
Other Professional Fees	na	na		16,442			16,442			16,442	16,442	
Occupancy Loss - Residential	na	na										
Occupancy Loss - Commercial	na	na										
Subtotal Salary/Utilities				594,063			594,063			594,063	594,063	
Administration	na	na		1,613			1,613			1,613	1,613	
Office Expenses	na	na		17,467			17,467			17,467	17,467	
Office Rent	na	na		32,344			32,344			32,344	32,344	
Legal/Accounting/Property	na	na		34,151			34,151			34,151	34,151	
Other Expenses	na	na		22,342			22,342			22,342	22,342	
Other Professional Fees	na	na		16,500			16,500			16,500	16,500	
Landmarks	na	na		26,208			26,208			26,208	26,208	
Miscellaneous	na	na		32,206			32,206			32,206	32,206	
Subtotal Administration Expenses				176,496			176,496			176,496	176,496	
Utilities	na	na		241,043			241,043			241,043	241,043	
Water	na	na		30,889			30,889			30,889	30,889	
Gas	na	na		36,962			36,962			36,962	36,962	
Power	na	na		83,991			83,991			83,991	83,991	
Subtotal Utilities				434,895			434,895			434,895	434,895	
Taxes and Licenses	na	na		9,840			9,840			9,840	9,840	
Real Estate Taxes	na	na		63,458			63,458			63,458	63,458	
Occupancy Tax, License, and Permit	na	na		1,233			1,233			1,233	1,233	
Subtotal Taxes and Licenses				74,531			74,531			74,531	74,531	
Insurance	na	na		58,664			58,664			58,664	58,664	
Property and Liability Insurance	na	na		58,664			58,664			58,664	58,664	
Workers Compensation	na	na		39,392			39,392			39,392	39,392	
Directors & Officers Liability Insurance	na	na		18,972			18,972			18,972	18,972	
Subtotal Insurance				116,356			116,356			116,356	116,356	
Maintenance & Repair	na	na		260,064			260,064			260,064	260,064	
Paint	na	na		44,920			44,920			44,920	44,920	
Plumbing	na	na		285,263			285,263			285,263	285,263	
Electric and HVAC	na	na		92,315			92,315			92,315	92,315	
Security	na	na		30,781			30,781			30,781	30,781	
HVAC, Repair and Maintenance	na	na		32,220			32,220			32,220	32,220	
Water and Mechanical Equipment Operation and Repair	na	na		745,414			745,414			745,414	745,414	
Structural Repairs and Maintenance Expenses	na	na		32,220			32,220			32,220	32,220	
Subtotal Maintenance & Repair Expenses				1,234,432			1,234,432			1,234,432	1,234,432	
Supplies	na	na		4,856			4,856			4,856	4,856	
TOTAL OPERATING EXPENSES				2,294,852			2,294,852			2,294,852	2,294,852	
NET OPERATING INCOME (INCOME minus OP EXPENSES)				88,665	35,483	121,148	124,151			91,531	36,376	131,901
DEBT SERVICE (Interest and Fees)				15,000			15,000			15,000	15,000	
Ground Lease Rent				15,000			15,000			15,000	15,000	
First Lease Rent (incl. in common fund)												
Second Lease Rent (incl. in common fund)												
Third Lease Rent (incl. in common fund)												
Fourth Lease Rent (incl. in common fund)												
Fifth Lease Rent (incl. in common fund)												
TOTAL RENT DEBT SERVICE				15,000			15,000			15,000	15,000	
RESERVES				71,028			71,028			71,028	71,028	
Operating Reserve				71,028			71,028			71,028	71,028	
Other Reserves												
TOTAL RESERVES				71,028			71,028			71,028	71,028	
CASH FLOW (Net) minus DEBT SERVICE minus RESERVES				2,068,824	35,483	121,148	2,068,824	35,483	121,148	2,068,824	36,376	131,901
Available Cash Flow				2,068,824	35,483	121,148	2,068,824	35,483	121,148	2,068,824	36,376	131,901
Operating Reserve												
Other Reserves												
TOTAL PAYMENTS PRECEDING MCH				46,222			46,222			46,222	46,222	
Management Fee				148,629			148,629			148,629	148,629	
Utilities				434,895			434,895			434,895	434,895	
Taxes and Licenses				74,531			74,531			74,531	74,531	
Insurance				116,356			116,356			116,356	116,356	
Maintenance & Repair				1,234,432			1,234,432			1,234,432	1,234,432	
Supplies				4,856			4,856			4,856	4,856	
TOTAL PAYMENTS PRECEDING MCH				2,153,599			2,153,599			2,153,599	2,153,599	
REMAINING BALANCE				912,225	35,483	121,148	912,225	35,483	121,148	912,225	36,376	131,901
Operating Reserve				71,028			71,028			71,028	71,028	
Other Reserves												
TOTAL REMAINING BALANCE				912,225	35,483	121,148	912,225	35,483	121,148	912,225	36,376	131,901
REPLACEMENT RESERVE - RUNNING BALANCE				997,980			997,980			997,980	997,980	
Operating Reserve				997,980			997,980			997,980	997,980	
Other Reserves												
TOTAL REPLACEMENT RESERVE - RUNNING BALANCE				997,980			997,980			997,980	997,980	
OPERATING RESERVE - RUNNING BALANCE				71,028			71,028			71,028	71,028	
Operating Reserve				71,028			71,028			71,028	71,028	
Other Reserves												
TOTAL OPERATING RESERVE - RUNNING BALANCE				71,028			71,028			71,028	71,028	

Affordable Units	LOSP	non-LOSP	Business Year	Year 17 2030			Year 18 2031				
				Residential breakdown			Residential breakdown				
				LOSP	non-LOSP	TOTALS	LOSP	non-LOSP	TOTALS		
Plaza Apartments	106	106	0.00%								
INCOME											
Residential - Tenant Rents	na	na	0.00%	677,741	677,741	677,741	681,518	681,518	681,518	681,518	681,518
Residential - Tenant Services/Utilities - and Services in Common	na	na	0.00%	1,906,935	1,906,935	1,906,935	1,945,373	1,945,373	1,945,373	1,945,373	
Commercial - Parking	na	na	2.50%	-	-	-	-	-	-	-	
Commercial - Storage	na	na	2.50%	-	-	-	-	-	-	-	
Commercial - Laundry and Vending	na	na	2.50%	1,121	1,121	1,121	1,129	1,129	1,129	1,129	
Commercial - Other	na	na	2.50%	23,730	23,730	23,730	24,233	24,233	24,233	24,233	
Commercial - Misc	na	na	2.50%	1,483	1,483	1,483	1,522	1,522	1,522	1,522	
Grants/Donations/Income				2,608,176	2,608,176	2,608,176	2,716,675	2,716,675	2,716,675	2,716,675	
Vacancy Loss - Residential	na	na	0.00%	(11,840)	(11,840)	(11,840)	(14,240)	(14,240)	(14,240)	(14,240)	
Vacancy Loss - Commercial	na	na	0.00%	-	-	-	-	-	-	-	
REFFECTIVE GROSS INCOME				2,597,233	2,597,233	2,597,233	2,675,649	2,675,649	2,675,649	2,675,649	
OPERATING EXPENSES											
Management Fee	na	na	2.50%	127,275	127,275	127,275	131,529	131,529	131,529	131,529	
Sub-agent Management Expense	na	na	2.50%	199,215	199,215	199,215	204,987	204,987	204,987	204,987	
Utilities	na	na	2.50%	238,267	238,267	238,267	243,529	243,529	243,529	243,529	
Electricity	na	na	2.50%	121,569	121,569	121,569	125,776	125,776	125,776	125,776	
Gas	na	na	2.50%	74,025	74,025	74,025	76,429	76,429	76,429	76,429	
Water	na	na	2.50%	15,271	15,271	15,271	15,612	15,612	15,612	15,612	
Other	na	na	2.50%	27,406	27,406	27,406	28,109	28,109	28,109	28,109	
Sub-total Utilities				238,267	238,267	238,267	243,529	243,529	243,529	243,529	
Advertising and Marketing	na	na	2.50%	2,030	2,030	2,030	2,121	2,121	2,121	2,121	
Office Expenses	na	na	2.50%	18,711	18,711	18,711	19,366	19,366	19,366	19,366	
Office Rent	na	na	2.50%	30,257	30,257	30,257	31,208	31,208	31,208	31,208	
Telephone	na	na	2.50%	25,000	25,000	25,000	25,750	25,750	25,750	25,750	
Postage	na	na	2.50%	15,028	15,028	15,028	15,584	15,584	15,584	15,584	
Travel	na	na	2.50%	28,296	28,296	28,296	29,100	29,100	29,100	29,100	
Sub-total Administrative Expenses				189,667	189,667	189,667	195,644	195,644	195,644	195,644	
Taxes and Licenses	na	na	2.50%	9,840	9,840	9,840	10,240	10,240	10,240	10,240	
Real Estate Taxes	na	na	2.50%	67,977	67,977	67,977	70,357	70,357	70,357	70,357	
Other	na	na	2.50%	1,023	1,023	1,023	1,060	1,060	1,060	1,060	
Sub-total Taxes and Licenses				79,138	79,138	79,138	81,664	81,664	81,664	81,664	
Insurance	na	na	2.50%	60,700	60,700	60,700	62,824	62,824	62,824	62,824	
Property and Liability	na	na	2.50%	60,700	60,700	60,700	62,824	62,824	62,824	62,824	
Other	na	na	2.50%	60,700	60,700	60,700	62,824	62,824	62,824	62,824	
Sub-total Insurance				124,537	124,537	124,537	128,695	128,695	128,695	128,695	
Maintenance & Repair	na	na	2.50%	278,587	278,587	278,587	287,318	287,318	287,318	287,318	
Repairs	na	na	2.50%	48,120	48,120	48,120	49,815	49,815	49,815	49,815	
Contractors	na	na	2.50%	305,516	305,516	305,516	316,209	316,209	316,209	316,209	
Sub-total Maintenance & Repair				278,587	278,587	278,587	287,318	287,318	287,318	287,318	
Supplies	na	na	2.50%	3,202	3,202	3,202	3,334	3,334	3,334	3,334	
Sub-total Supplies				3,202	3,202	3,202	3,334	3,334	3,334	3,334	
TOTAL OPERATING EXPENSES				2,478,238	2,478,238	2,478,238	2,578,519	2,578,519	2,578,519	2,578,519	
NET OPERATING INCOME (INCOME minus EXPENSES)				129,000	129,000	129,000	107,130	107,130	107,130	107,130	
DEBT SERVICE (based debt/interest flow)											
General Lease Debt	na	na	0.00%	15,000	15,000	15,000	15,000	15,000	15,000	15,000	
Other Debt	na	na	0.00%	-	-	-	-	-	-	-	
TOTAL DEBT SERVICE				15,000	15,000	15,000	15,000	15,000	15,000	15,000	
RESERVES											
Replacement Reserve	na	na	0.00%	73,514	73,514	73,514	76,087	76,087	76,087	76,087	
Operating Reserve	na	na	0.00%	-	-	-	-	-	-	-	
Other	na	na	0.00%	-	-	-	-	-	-	-	
TOTAL RESERVES				73,514	73,514	73,514	76,087	76,087	76,087	76,087	
CASH FLOW (NOI minus DEBT SERVICE minus RESERVES)				5,997	5,997	5,997	6,503	6,503	6,503	6,503	
Available Cash Flow				43,270	43,270	43,270	44,714	44,714	44,714	44,714	
USES OF CASH FLOW (also shows BUCK, if applicable)											
Operating Expenses	na	na	0.00%	2,478,238	2,478,238	2,478,238	2,578,519	2,578,519	2,578,519	2,578,519	
Debt Service	na	na	0.00%	15,000	15,000	15,000	15,000	15,000	15,000	15,000	
Reserves	na	na	0.00%	73,514	73,514	73,514	76,087	76,087	76,087	76,087	
TOTAL PAYSMENTS				2,566,752	2,566,752	2,566,752	2,679,616	2,679,616	2,679,616	2,679,616	
REMAINING BALANCE				44,714	44,714	44,714	44,714	44,714	44,714	44,714	

MOH Operating Budget - 20 Year Details

# Affordable Units	LOSP	non-LOSP	Business Year	Year 19			Year 20		
				2022	2023	TOTALS	2022	2023	TOTALS
Phara Apartments									
INCOME									
Residential - Tenant Rent	100%	0%		691,364	691,364	1,382,728	691,364	691,364	1,382,728
Residential - Tenant Amenities	100%	0%		2,094,179	2,094,179	4,188,358	2,094,179	2,094,179	4,188,358
Commercial Space	0%	100%		-	-	-	-	-	-
Garage	0%	100%		-	-	-	-	-	-
Management Rent Income	0%	100%		-	-	-	-	-	-
Management Services Income	0%	100%		-	-	-	-	-	-
Home Income - Project Operations	0%	100%		2,259	2,259	4,518	2,259	2,259	4,518
Rentals and Leasing	0%	100%		1,157	1,157	2,314	1,157	1,157	2,314
Leases & Charges	0%	100%		24,931	24,931	49,862	24,931	24,931	49,862
Maintenance Income	0%	100%		1,560	1,560	3,120	1,560	1,560	3,120
Grass Financial Income				2,816,490	2,816,490	5,632,980	2,816,490	2,816,490	5,632,980
Vacancy Loss - Residential	0%	0%		(34,564)	(34,564)	(69,128)	(34,564)	(34,564)	(69,128)
Vacancy Loss - Commercial	0%	0%		-	-	-	-	-	-
EFFECTIVE GROSS INCOME				2,781,926	2,781,926	5,563,852	2,781,926	2,781,926	5,563,852
OPERATING EXPENSES									
Management				136,340	136,340	272,680	136,340	136,340	272,680
Management Fee	0%	0%		24,215	24,215	48,430	24,215	24,215	48,430
Asset Management Fee	0%	0%		176,555	176,555	353,110	176,555	176,555	353,110
Sub-total Management Expenses				136,340	136,340	272,680	136,340	136,340	272,680
Salaries/Benefits				383,913	383,913	767,826	383,913	383,913	767,826
Office Salaries	0%	0%		111,213	111,213	222,426	111,213	111,213	222,426
Office Salaries - Other Positions	0%	0%		150,000	150,000	300,000	150,000	150,000	300,000
Other Salaries/Benefits	0%	0%		16,500	16,500	33,000	16,500	16,500	33,000
Sub-total Salaries/Benefits				383,913	383,913	767,826	383,913	383,913	767,826
Administration				2,788	2,788	5,576	2,788	2,788	5,576
Advertising and Marketing	0%	0%		20,844	20,844	41,688	20,844	20,844	41,688
Office Expense	0%	0%		39,193	39,193	78,386	39,193	39,193	78,386
Office Rent	0%	0%		26,765	26,765	53,530	26,765	26,765	53,530
Office Utilities	0%	0%		18,255	18,255	36,510	18,255	18,255	36,510
Office Supplies/Printing	0%	0%		30,418	30,418	60,836	30,418	30,418	60,836
Office Cleaning/Maintenance	0%	0%		65,644	65,644	131,288	65,644	65,644	131,288
Sub-total Administration Expenses				202,533	202,533	405,066	202,533	202,533	405,066
Utilities				321,409	321,409	642,818	321,409	321,409	642,818
Electricity	0%	0%		58,167	58,167	116,334	58,167	58,167	116,334
Gas	0%	0%		69,263	69,263	138,526	69,263	69,263	138,526
Water	0%	0%		98,702	98,702	197,404	98,702	98,702	197,404
Sub-total Utilities				321,409	321,409	642,818	321,409	321,409	642,818
Taxes and Licenses				9,840	9,840	19,680	9,840	9,840	19,680
Real Estate Taxes	0%	0%		72,819	72,819	145,638	72,819	72,819	145,638
Property Taxes - Other	0%	0%		1,415	1,415	2,830	1,415	1,415	2,830
Sub-total Taxes and Licenses				84,074	84,074	168,148	84,074	84,074	168,148
Insurance				61,023	61,023	122,046	61,023	61,023	122,046
Property and Liability Insurance	0%	0%		68,383	68,383	136,766	68,383	68,383	136,766
Health Insurance	0%	0%		133,407	133,407	266,814	133,407	133,407	266,814
Sub-total Insurance				133,407	133,407	266,814	133,407	133,407	266,814
Maintenance & Repair				298,430	298,430	596,860	298,430	298,430	596,860
Payroll	0%	0%		110,819	110,819	221,638	110,819	110,819	221,638
Supplies	0%	0%		35,222	35,222	70,444	35,222	35,222	70,444
Contract and Maintenance	0%	0%		169,589	169,589	339,178	169,589	169,589	339,178
Sub-total Maintenance & Repair Expenses				298,430	298,430	596,860	298,430	298,430	596,860
Sub-total Operating Expenses				2,481,131	2,481,131	4,962,262	2,481,131	2,481,131	4,962,262
NET OPERATING INCOME (INCOME minus OP EXPENSES)				290,795	290,795	581,590	290,795	290,795	581,590
DEBT SERVICE (Fixed debt/financed loans)									
General Loan - Base Rent				15,000	15,000	30,000	15,000	15,000	30,000
First Lien Loan - Base Rent				-	-	-	-	-	-
Second Lien Loan - Base Rent				-	-	-	-	-	-
Third Lien Loan - Base Rent				-	-	-	-	-	-
Fourth Lien Loan - Base Rent				-	-	-	-	-	-
Fifth Lien Loan - Base Rent				-	-	-	-	-	-
TOTAL HARD DEBT SERVICE				15,000	15,000	30,000	15,000	15,000	30,000
RESERVES									
Reserve for Depreciation				76,750	76,750	153,500	76,750	76,750	153,500
Reserve for Contingencies				-	-	-	-	-	-
Reserve for Repairs				-	-	-	-	-	-
TOTAL RESERVES				76,750	76,750	153,500	76,750	76,750	153,500
CASH FLOW (NOI minus DEBT SERVICE minus RESERVES)									
Available Cash Flow				209,045	209,045	418,090	209,045	209,045	418,090
Available Cash Flow				40,206	40,206	80,412	40,206	40,206	80,412
USE OF CASH FLOW (This row also shows De CR, if applicable)				168,839	168,839	337,678	168,839	168,839	337,678
Asset Management Fee				176,555	176,555	353,110	176,555	176,555	353,110
Management Fee				24,215	24,215	48,430	24,215	24,215	48,430
Salaries/Benefits				383,913	383,913	767,826	383,913	383,913	767,826
Administration				2,788	2,788	5,576	2,788	2,788	5,576
Utilities				321,409	321,409	642,818	321,409	321,409	642,818
Taxes and Licenses				84,074	84,074	168,148	84,074	84,074	168,148
Insurance				133,407	133,407	266,814	133,407	133,407	266,814
Maintenance & Repair				298,430	298,430	596,860	298,430	298,430	596,860
TOTAL PAYMENTS INCLUDING MOH				1,654,208	1,654,208	3,308,416	1,654,208	1,654,208	3,308,416
REMAINING BALANCE (Should be zero unless there are distribution items)				42,956	42,956	85,912	42,956	42,956	85,912
Operating Reserve - Opening Balance				0	0	0	0	0	0
Operating Reserve - Closing Balance				42,956	42,956	85,912	42,956	42,956	85,912
REPLACEMENT RESERVE - OPENING BALANCE				0	0	0	0	0	0
Replacement Reserve - Opening Balance				0	0	0	0	0	0
Replacement Reserve - Closing Balance				0	0	0	0	0	0
OPERATING RESERVE - CLOSING BALANCE				42,956	42,956	85,912	42,956	42,956	85,912
Operating Reserve - Opening Balance				0	0	0	0	0	0
Operating Reserve - Closing Balance				42,956	42,956	85,912	42,956	42,956	85,912

Application Date:	LOSP	non-LOSP	Affordable Units	Project Name:	Project Address:
MOH 10/14/14	100%	0%	106		988 Howard Street
First Year of Operations (provide data assuming that Year 1 is a full year, i.e. 12 months of operation):	100%	0%		Project Sponsor:	Flora & Frederick L.P.
2014	Residential	Commercial	Non-Residential	Totals	Comments
INCOME					
Residential - Tenant Rents	577,892	0	577,892	577,892	
Residential - Tenant Assistance Payments - non-Subsidized	0	0	0	0	
Residential - OSH Tenant Assistance Payments	538,600	0	538,600	838,260	
Commercial Space	0	0	0	79,124	Inc. concessions on bioenhaff and subway
Parking	0	0	0	0	
Administrative Rent Income	0	0	0	0	
Surplus Service Income	0	0	0	0	
Interest Income - Project Operations	2,100	0	2,100	2,100	Interest - reserves
Laundry and Ventilation	742	0	742	742	
Landlord Charges	15,985	0	15,985	15,985	Tenant damages paid
Miscellaneous Income	2,000	0	2,000	2,000	New charges - Mural for Park Foundation
Vacation Losses (assume 2% unless otherwise noted) (based on number of units in units 1 & 2)	1,436,000	0	1,436,000	79,124	1,535,212
Vacation Losses - Commercial (assume 20% unless otherwise noted) (based on number of units in units 1 & 2)	28,900	0	28,900	28,900	Residential vacancy
EFFECTIVE GROSS INCOME	1,427,188	0	1,427,188	39,562	1,466,750 PUPY: \$13821
OPERATING EXPENSES					
Management					
Management Fee	75,400	0	75,400	75,400	
Asset Management Fee	18,420	0	18,420	18,420	
Sub-total Management Expenses	93,820	0	93,820	93,820	PUPY: \$866
Salaries/Benefits					
Chief Engineer	206,684	0	206,684	206,684	Desk Clerk/On-call Supervisor
Business Manager	70,640	0	70,640	70,640	Property Manager
Health Insurance/Retirement	80,755	0	80,755	80,755	Health & EE
Other Salaries/Benefits	8,922	0	8,922	8,922	Payroll Processing
Administrative Salaries/Benefits	367,001	0	367,001	367,001	PUPY: \$3462
Administration					
Advertising and Marketing	1,182	0	1,182	1,182	Credit reports 2x/yr/month
Office Expenses	10,791	0	10,791	10,791	Office supplies
Office Rent	0	0	0	0	
Legal Expenses - Property	21,100	0	21,100	21,100	Legal Counsel, Engineering
Legal Expenses	14,420	0	14,420	14,420	
Bookkeeping/Accounting Services	9,820	0	9,820	9,820	
Land Debris	16,376	0	16,376	16,376	Collective fees
Office Supplies	35,241	0	35,241	35,241	Copier lease, phone, training, computer, misc
Sub-total Administration Expenses	109,036	0	109,036	109,036	PUPY: \$1029
Utilities					
Electricity	87,575	0	87,575	87,575	
Water	31,315	0	31,315	31,315	
Gas	28,780	0	28,780	28,780	
sewer	33,842	0	33,842	33,842	
Sub-total Utilities	200,752	0	200,752	200,752	PUPY: \$1894
Taxes and Licenses					
Rent Taxes	9,840	0	9,840	9,840	Rent = 925,491 x 1.0625 (biannual) tax rate
Property Taxes	39,203	0	39,203	39,203	
Miscellaneous Taxes, Licenses and Permits	49,865	0	49,865	49,865	PUPY: \$470
Sub-total Taxes and Licenses	98,908	0	98,908	98,908	
Insurance					
Property and Liability Insurance	35,066	0	35,066	35,066	
Fidelity Bond Insurance	0	0	0	0	
Workers' Compensation	36,815	0	36,815	36,815	
Director & Officers' Liability Insurance	0	0	0	0	
Sub-total Insurance	71,881	0	71,881	71,881	PUPY: \$678
Maintenance & Repairs					
Payroll	160,663	0	160,663	160,663	Main, Super, Main Tech, Janitor, Housekeeper
Supplies	27,757	0	27,757	27,757	Window repair, Janitorial supplies
Painting	176,183	0	176,183	176,183	Landscape, Elevator, Fire, Janitorial, Pest Control, etc
Landscaping and Tree Removal	36,960	0	36,960	36,960	
Security	19,016	0	19,016	19,016	ST Alarm Security Cameras and Supplies
HVAC Repairs and Maintenance	0	0	0	0	
Vehicles and Maintenance Equipment Operation and Repairs	0	0	0	0	
Miscellaneous Operating and Maintenance Expenses	19,695	0	19,695	19,695	Uniforms window/glass/plumbing/electrical
Sub-total Maintenance & Repair Expenses	460,503	0	460,503	460,503	PUPY: \$4334
Depreciation/Amortization	3,000	0	3,000	3,000	Resident services supplies, common meeting, etc
TOTAL OPERATING EXPENSES	1,353,718	0	1,353,718	1,353,718	PUPY: \$12771
NET OPERATING INCOME (INCOME BASED ON EXPENSES)	73,471	0	73,471	39,562	113,033
DEBT SERVICE (Fixed Debt/Amortized Loan)					
Ground Lease Base Rent	15,000	0	15,000	15,000	
First Lender (same name in comments field)	0	0	0	0	
Second Lender (same name in comments field)	0	0	0	0	
Third Lender (same name in comments field)	0	0	0	0	
Fourth Lender (same name in comments field)	0	0	0	0	
Fifth Lender (same name in comments field)	0	0	0	0	
TOTAL HARD DEBT SERVICE	15,000	0	15,000	15,000	PUPY: \$142
RESERVES					
Performance Reserve (based on 12 months of operations)	42,396	0	42,396	42,396	RR per CAN
Operating Reserve (Deposit)	0	0	0	0	
Other Reserved Reserve (Deposit)	30,000	0	30,000	30,000	Commercial Reserve
TOTAL RESERVES	72,396	0	72,396	72,396	PUPY: \$683
CASH FLOW (not net - NET INCOME plus DEBT SERVICE)	-13,925	0	-13,925	39,562	25,637
Amortization of Mortgage Non-Residential (to be confirmed with residual income)	39,562	0	39,562	39,562	
AVAILABLE CASH FLOW	25,637	0	25,637	25,637	DSCR: 0.29
USES OF CASH FLOW (this row also shows DSCR, if applicable)					
Asset Management Fee	0	0	0	0	
Residual Ground Lease Payment	0	0	0	0	
Management Fee	17,200	0	17,200	17,200	
Insurance Service Fee (aka "LP Asset Mgmt Fee")	2,689	0	2,689	2,689	
Other Payments	4,747	0	4,747	4,747	Commercial Justice Fee
Non-amortizing Loan (First Lender) (same name in comments)	0	0	0	0	
Non-amortizing Loan (Second Lender) (same name in comments)	0	0	0	0	
Non-amortizing Loan (Third Lender) (same name in comments)	0	0	0	0	
Non-amortizing Loan (Fourth Lender) (same name in comments)	0	0	0	0	
Non-amortizing Loan (Fifth Lender) (same name in comments)	0	0	0	0	
TOTAL PAYMENTS PRECEDING NOI	25,637	0	25,637	25,637	PUPY: \$242
RESIDUAL RECEIPTS					
Owner Distribution (from 120 months any items in row 142) (rows 113 thru 120)	0	0	0	0	
Other Distribution (from 120 months any items in row 142) (rows 113 thru 120)	0	0	0	0	
TOTAL RESIDUAL RECEIPTS	0	0	0	0	PUPY: \$0
REMAINING BALANCE					
Asset Management Fee	0	0	0	0	
Residual Ground Lease Payment	0	0	0	0	
Management Fee	0	0	0	0	
Insurance Service Fee (aka "LP Asset Mgmt Fee")	0	0	0	0	
Other Payments	0	0	0	0	
Non-amortizing Loan (First Lender) (same name in comments)	0	0	0	0	
Non-amortizing Loan (Second Lender) (same name in comments)	0	0	0	0	
Non-amortizing Loan (Third Lender) (same name in comments)	0	0	0	0	
Non-amortizing Loan (Fourth Lender) (same name in comments)	0	0	0	0	
Non-amortizing Loan (Fifth Lender) (same name in comments)	0	0	0	0	
TOTAL PAYMENTS BELOW NOI	0	0	0	0	PUPY: \$0
REMAINDER (Should be zero unless there are distributions below)					
Owner Distribution (from 120 months any items in row 142) (rows 113 thru 120)	0	0	0	0	
Other Distribution (from 120 months any items in row 142) (rows 113 thru 120)	0	0	0	0	
TOTAL REMAINDER	0	0	0	0	
MOH Residual Receipt Calculation - Total NOI: \$13,925					
Project Has MOH Loans or Ground Lease With Resident Receipt Obligations?					
a) Max. Residual Percentage of Residual Receipts	0%	0%	0%	0%	
b) Max. per unit	\$500	0	\$500	\$500	
c) Maximum Owner Distribution, lesser of a) or b) (Units in row 113)	0	0	0	0	
d) Residual Receipts Amount Due (Res. Receipts in row 113)	0	0	0	0	
e) Amount (if any) allocated to Residual Ground Lease Payment (row 113)	0	0	0	0	

If the project is approved to use an alternative formula to calculate Res. Rec. add cell E127 & cell E128 for any unique requirements and allow the comments.

Alternative LOSP Split	LOSP	non-LOSP	Approved By (rand)
Residential Tenant Acknowledgment Payments	100.00%	0.00%	

Preferred LOSP Split	LOSP	non-LOSP	Only acceptable if LOSP-specific expenses are being tracked at entry level in the project's accounting system
Tenant Charges			

Alternative LOSP Split	LOSP	non-LOSP	Approved By (rand)
Office Salaries			
Management Salaries			
Health Insurance and Other Benefits			
Office Salaries/Benefits			
Administrative Rent/Free Use			

Projected LOSP Split	LOSP	non-LOSP	Only acceptable if LOSP-specific expenses are being tracked at entry level in the project's accounting system
Legal Expense - Property	100.00%	0.00%	

Projected LOSP Split	LOSP	non-LOSP	Only acceptable if LOSP-specific expenses are being tracked at entry level in the project's accounting system
Dual Tenants	100.00%	0.00%	

Projected LOSP Split	LOSP	non-LOSP	Only acceptable if LOSP-specific expenses are being tracked at entry level in the project's accounting system
Electricity	100.00%	0.00%	

Alternative LOSP Split	LOSP	non-LOSP	Approved By (rand)
Payroll Taxes			

Alternative LOSP Split	LOSP	non-LOSP	Approved By (rand)
Workers Compensation			

Projected LOSP Split	LOSP	non-LOSP	Only acceptable if LOSP-specific expenses are being tracked at entry level in the project's accounting system
Supplies	100.00%	0.00%	

Alternative LOSP Split (unused)	LOSP	non-LOSP	Approved By (rand)

Alternative LOSP Split	LOSP	non-LOSP	Approved By (rand)
Supplies Services			

Alternative LOSP Split	LOSP	non-LOSP	Approved By (rand)
Replacement Reserve Deposits			
Operating Reserve Deposits			
Final Reserve Deposits			

Alternative LOSP Split	LOSP	non-LOSP	Approved By (rand)
Allocation of Non-Resident in LOSP/non-LOSP (residual amount)			

Alternative LOSP Split	LOSP	non-LOSP	Approved By (rand)
Residual Ground Lease Payments			

Alternative LOSP Split	LOSP	non-LOSP	Approved By (rand)
Deferred Developer Fee			
Other Payments			
Non-amortizing Loan Payments (under home to contractors)			

Alternative LOSP Split	LOSP	non-LOSP	Approved By (rand)
Residual Ground Lease Payment (from Class)			

Alternative LOSP Split	LOSP	non-LOSP	Approved By (rand)
Deferred Developer Fee			
Other Payments			
Non-amortizing Loan Payments (under home to contractors)			

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Exhibit F -- Lobbying/Debarment Certification Form

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement and the extension, continuation, renewal, amendment or modification of any federal contract, grant, loan or cooperative agreement.

2. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress or an employee of a member of Congress in connection with this federal contract, grant, loan or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions.

This lobbying certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed under Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for such failure.

3. Neither the undersigned nor its principals is listed by the General Services Administration as debarred, suspended, ineligible or voluntarily excluded from receiving the Funds on the Agreement Date. The undersigned will review the list to ensure that any contractor or subcontractor who bids for a contract in excess of \$100,000 is not debarred, suspended, ineligible or voluntarily excluded from participating in federal programs and activities and will obtain the certification of each contractor or subcontractor whose bid is accepted that such contractor or subcontractor is not debarred, suspended, ineligible or voluntarily excluded from participating in federal programs and activities.

PLAZA APARTMENTS ASSOCIATES L.P.

BY: _____

NAME: _____

TITLE: _____

DATE: _____

EXHIBIT G – ANNUAL MONITORING REPORT

Mayor's Office of Housing and Community Development
City and County of San Francisco



Edwin M. Lee
Mayor

Olson Lee
Director

August 30, 2013

Notice of Availability of 2013 Annual Monitoring Report Form and Reminder of Deadline

The Annual Monitoring Report (AMR) forms for Reporting Year 2013 (RY2013) are available. The forms can be downloaded from the [Asset Management page](#) of the MOHCD web site.

The report is due on October 31 for projects whose business year ends June 30 and on April 30 for projects whose business year ends December 31. For any projects whose business year ends on a different date than above, the report is due 4 months from the last date of the business year.

Submissions for RY2013 and any outstanding reports from prior reporting years will be accepted only in the RY2013 format.

The RY2013 AMR form was revised from the form for RY2012, but in only a few areas, most notably:

- Worksheet 1A – four questions were eliminated.
- Worksheet 2 – two rows were added to display sub-totals

Some projects funded by the former San Francisco Redevelopment Agency may be submitting the AMR for the first time. In recognition of this, MOH is prepared to host an AMR training session. Personnel from any projects that are subject to the AMR reporting requirement are welcome to attend:

- Wednesday, September 18, 10:30am-12pm, Room 5080, 1 South Van Ness Ave, 5th Floor

To reserve seat/s for the training, please email Ricky.Lam@sfgov.org by Tuesday September 9th.

Completion and Submission Instructions

The AMR consists of the following 3 parts:

I. Project Activity Report – This is a Microsoft Excel spreadsheet that is comprised of the following worksheets:

- | | |
|------------------------------------|----------------------------|
| • Instructions | 3. Occupancy & Rent Info |
| • Checklist | 4. Narrative |
| 1A. Property & Residents (revised) | 5. Project Funding Summary |
| 1B. Transitional Programs Only | 6. Services Funding |
| 2. Fiscal Activity (revised) | |

Provide all applicable information that is requested in worksheets 1-6. Use the Instructions to help you complete each form and the Checklist to help you to determine when each worksheet is complete and to compile all submittals required for the entire AMR.

Use Question #9 on the Narrative worksheet to explain any data that you provide that may be unclear or better understood with additional information. In addition, certain questions in this report prompt you to supply an explanation for your answers on the Narrative worksheet. *Failure*

to supply the required explanation will render your submission incomplete.

Submit this report as an Excel file only; do not convert it to pdf or another file type. Changing the format of the Project Activity Report without MOHCD's prior approval is not allowed. Do not overwrite any validations for any of the cells, alter any formulas or add or delete any rows or columns. If you need to revise the form in order to successfully complete the report, submit a request to moh.amr@sfgov.org.

II. Owner Compliance Certification and Insurance & Tax Certification Form – This is a Microsoft Word document that must be completed, signed and dated by the Executive Director or other authorized officer of the owner, scanned and emailed to MOHCD along with A) current property and liability insurance certificates and B) proof of paid property tax. Retain the original, signed form in your records.

III. Audited Financial Statement – Provide a financial statement for the project for Reporting Year 2013. It must be prepared by a certified public accountant in accordance with generally accepted accounting principles and applicable regulations and laws. If the project is owned by a single asset entity, provide a separate financial statement just for the project, otherwise provide a statement for the parent corporation. Also include copies of any Management Letters and special notes from the auditor that pertain to the property and the financial statement.

Completed AMRs must be submitted electronically, via one email message per project to moh.amr@sfgov.org, or if desired, for multiple projects, via compact disc sent to Mike McLoone at MOHCD. If the documents that comprise the report are too large to attach to a single email, compress the files into a zip file and attach it to the email.

Available Units and Waiting List Openings

When opening the waiting list of a project to new applicants or when seeking applicants for available units, owners and property managers must notify the Mayor's Office of Housing and Community Development as part of the overall marketing that is conducted. MOHCD posts information about available units and wait list openings on this page of our web site. Submit copies of flyers, notices or web postings to scott.madden@sfgov.org. General information for people seeking affordable housing in San Francisco can also be found on our web site at this location.

Owner Compliance Certification and Insurance & Tax Certification Form
 2013 Annual Monitoring Report
 San Francisco Mayor's Office of Housing and Community Development

***** This form must be completed by Project Owner or authorized agent. *****

Complete this form, sign and date it, scan it along with the attachments required under the Insurance and Tax Certification on page 3 and email the form and the attachments with the Project Activity Report and audited financial statements to moh.amr@sfgov.org.

Project Street Address: _____

Reporting Period – Start Date: _____ End Date: _____

Owner Compliance Certification

The undersigned owner, having received housing development funds pursuant to a housing development program funding agreement/s entered into with the City and County of San Francisco ("CCSF") for the purpose of purchasing, constructing and/or improving low-income housing, does hereby certify as follows:

Initial all statements below and supply data to make the statement complete where needed (look for underlined blanks; e.g.: ____). For any statements that are not true, you must supply a detailed explanation on the Project Activity Narrative Report. The failure to provide a conforming response to all statements below will render incomplete the entire Annual Monitoring Report ("AMR") submission for this project, which may result in a default condition under the funding agreement/s, and also subject the owner to scoring penalties in future efforts to obtain funding from MOHCD for this project and any other project.

	True	False	
1			The CCSF Mayor's Office of Housing and Community Development ("MOHCD") has been alerted by the owner prior to any actions taken by the owner that affect the value of the property associated with this project, including but not limited to the establishment of any liens or encumbrances on the property; and, where required, the owner has obtained written authorization from MOHCD prior to taking any such actions.
2			The undersigned is not in default of the terms of any Agreements with CCSF for this project, nor has it been in default on any other loans, contracts or obligations on this property during the reporting period.
3			The undersigned has not been the subject of any actions relating to any other loans, contracts or obligations on this property which might have a material adverse financial impact on the property.
4			The owner has not lost or failed to renew funding for supportive services for the project during the reporting period and has made available (or caused to be made available through another party) all supportive services that are required by existing, applicable funding and regulatory agreements.
5			The owner has not lost or failed to renew funding for operating subsidy/ies for the project during the reporting period.
6			The owner has paid all taxes due for the reporting period and prior reporting periods.
7			The undersigned has marketed the units in the manner set forth in the marketing and resident selection provisions of the funding agreement/s entered into with CCSF.
8			The project has met affordability and other leasing provisions set forth in the funding agreement/s entered into with CCSF during the entire reporting period. As of the end date of the reporting period, ____ units (<i>supply exact number</i>) were occupied or held vacant and available for rental by low-income tenants meeting the income qualifications pursuant to the funding agreement/s entered into with CCSF.

Owner Compliance Certification and Insurance & Tax Certification Form
 2013 Annual Monitoring Report
 San Francisco Mayor's Office of Housing and Community Development

	True	False	
9			The undersigned has obtained a tenant income certification and/or third party documentation to support that certification from each tenant household occupying a unit restricted to occupancy by income-qualified tenants. All income certifications are maintained onsite with respect to each qualified tenant who resides in a unit or resided therein during the immediately preceding business year.
10			The total charges for rent and a utility allowance to each income-qualified tenant in a restricted unit do not exceed the maximum rent specified in the funding agreement/s entered into with CCSF as adjusted by the most recent HUD income and rent figures, which have been taken from the figures that are supplied by MOHCD on its website.
11			All withdrawals from the replacement and operating reserve accounts have been made in accordance with the MOHCD funding agreement/s, unless approved in writing by MOHCD.
12			Security deposits required of tenants of the project are in accordance with applicable laws and the funding agreement/s entered into with CCSF.
13			The undersigned has obtained and will maintain insurance policies in accordance with requirements of the funding agreement/s entered into with CCSF as may be reasonably updated from time to time, and has supplied with this AMR certificates of insurance that are current through the end of the reporting period.
14			The undersigned has maintained the units and common areas in a decent, safe and sanitary manner in accordance with all local health, building, and housing codes and in accordance with the HUD Housing Quality Standards.
15			The data submitted in Section 1A – Property & Residents of the Project Activity Report regarding any violation/s of any health, building, or housing codes is complete and accurate; all required copies of violations/citations that were not resolved by the end of the reporting periods are also included with this AMR submission.
16			The undersigned has made best efforts to: (a) keep the units in good repair and available for occupancy; and (b) keep the Project fully rented and occupied.
17			All questions in the Annual Monitoring Report submitted for this reporting period have been answered fully and truthfully; answers have been supplied for all of questions requiring detailed responses on the Project Activity Narrative Report and any related documents have been submitted as attachments.
18			The project has received additional equity proceeds in the amount of \$ _____ (supply amount) from low-income housing tax credit investors during the reporting period.
19			Accurate information has been provided in Section 2 - Fiscal Activity about any Federal Program Income earned by this project during the reporting period.
20			Any amounts charged as Asset Management Fees are reflected accurately under Income & Expenses in Section 2 - Fiscal Activity of the Project Activity Report, and all such amounts have been used exclusively toward asset management of this project. Asset Management Fees taken beyond pre-approved levels have been documented as required in response to question 7 in Section 4 - Narrative.
21			The calculation of cash flow in Section 2 - Fiscal Activity accurately reflects all expenses incurred and income earned, and the proposed distribution of any Residual Receipts would be in accordance with all relevant agreements and policies.

Owner Compliance Certification and Insurance & Tax Certification Form
 2013 Annual Monitoring Report
 San Francisco Mayor's Office of Housing and Community Development

Insurance & Tax Certification

Enter the information requested below, and attach a current copy (each) of the Liability and Property Insurance Certificates, a copy of the Property Tax Invoice and a copy of the check or checks submitted to pay the tax. SCAN the documents and send them as an attachment along with the complete AMR to MOHCD via e-mail to: moh.amr@sfgov.org.

Property Insurance		
	Property Street Address:	
	Policy Number:	
	Policy Effective Date:	
	Policy Expiration Date:	
Liability Insurance		
	Property Street Address:	
	Policy Number:	
	Policy Effective Date:	
	Policy Expiration Date:	
Property Tax		
	Tax Year:	
	Amount of Tax Paid:	
	Date Paid:	
	Amount outstanding from taxes due for Reporting Period:	
	Amount outstanding from taxes due prior to Reporting Period:	

Important: If there are taxes due from this reporting period or prior reporting periods, you must use Section 4 - Narrative of the Project Activity Report to explain the occurrence(s) and the ongoing or proposed remedies and expected resolution date.

***** This form must be completed by Project Owner or authorized agent. *****

The undersigned, acting under authority of the ownership of this project, executes this Certification, subject to the pains and penalties of perjury, and certifies that the foregoing is true and correct in all respects.

Name: _____ Title: _____

Signature: _____ Date: _____

Property & Tenant Info

CCSF -- MOH -- RY2012AMR -- Instructions - Race/Ethnicity

Total Head of Household Race/Ethnicity. From Section 1 - Property & Tenant Info, lines 62-69.

Enter the number of households in the following **ETHNIC** categories:

Hispanic or Latino. A person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race. The term "Spanish origin" can be used in addition to "Hispanic" or "Latino."

Enter the number of households in the following **RACIAL** categories:

American Indian or Alaska Native. A person having origins in any of the original peoples of North and South America (including Central America), and who maintains tribal affiliation or community attachment.

Asian. A person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent including, for example, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and Vietnam.

Black or African American. A person having origins in any of the black racial groups of Africa. Terms such as "Haitian" or "Negro" can be used in addition to "Black" or "African American."

Native Hawaiian or Other Pacific Islander. A person having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands.

White. A person having origins in any of the original peoples of Europe, the Middle East or North Africa.

Fiscal Activity

CCSF – MOH – RY2012AMR – Instructions - Fiscal Activity.

Income and Expenses

The purpose of the Income and Expenses form is to track actual income received and expenses paid over the reporting period.

INSTRUCTIONS:

First Column - "Description of Expense Accounts". A complete description of the Expense Accounts is provided below. Refer to the descriptions when completing the Fiscal Activity Worksheet. The Chart of Accounts uses account categories prescribed by generally accepted accounting principles and closely follows accounts prescribed by HUD, the State of California's Housing and Community Development Department, and the City's Quarterly Program Income Worksheet.

Second Column - "Account Number". Each number represents an account in the Chart of Accounts, see below for more info.

Third Column - "Residential". This column is for the essential recurring income and expenses related to the operation of a rental housing property, group home, project serving special needs populations or a transitional housing program.

Fourth Column - "Non-Residential". This column is used to report income and expenses related to commercial space or other non-residential space in a project.

5120 Housing Units Gross Potential Tenant Rents. This account records gross rent received less tenant assistance payments for all residential units. Offsetting debits to this account are Account 6331, Manager rent free unit.

5121 Rental Assistance Payments. This account records rental assistance payments received or earned by the project through the LOSP, HUD Section 8 program (project-based or tenant-based assistance), HUD Section 202/811 programs, Shelter Plus Care program, HOPWA program, Rent Supplement, HOME Tenant-Based Assistance and VASH.

5140 Rent Income - Stores and Commercial. This account records gross rental income from stores, offices, rented basement space, furniture and equipment or other commercial facilities provided by the property.

5220 Rent Income - Residential Units Vacancy Loss. ENTER AS NEGATIVE NUMBER. This account records total loss of residential rental income due to vacant residential units.

5240 Rent Income - Commercial Units Vacancy Loss. ENTER AS NEGATIVE NUMBER. This account records total loss of commercial rental income due to vacant commercial units.

5170 Garage and Parking Spaces. This account records the gross rental income from all garage and parking spaces.

5190 Rent Income - Miscellaneous. This account records gross rental income expectancy not otherwise described above.

5300 Supportive Services Revenue. Accounts in this series are used primarily by group home projects or other projects restricted to a special needs population (e.g., group home for mentally disabled or senior apartments). These accounts record revenues received (other than rents) for services provided to tenants (e.g., meal services, housekeeping, etc.). Supportive service-related expenses are charged to accounts in the 6900 series. List all revenues received, with a separate line for each source.

5400 Interest Income. This account records interest income received or accrued on the Project Operating Account/s; DO NOT RECORD interest earned on the Replacement Reserve or Operating Reserve here.

5910 Laundry and Vending Revenue. This account records project revenues received from laundry and vending machines owned or leased by the project.

5920 Tenant Charges. This account records charges collected from tenants for damages to apartment units and for fees paid by tenants for cleaning of an apartment unit (other than regular housekeeping services), any security deposits forfeited by tenants moving out of the project and charges assessed to tenants for rent checks returned for insufficient funds and for late payment of rents.

5990 Other Revenue. This account records project revenue not otherwise described in the above revenue accounts. If necessary, agents should subdivide the account into specific revenue accounts numbered 5992 through 5999.

1320 Replacement Reserve Deposits. This account records amount of deposits made to a segregated replacement reserve bank account during the report period.

Replacement Reserve Account Withdrawals

Capital Expenditures: enter in this row the total amount of capital expenditures for the reporting period. This amount should only include depreciable expenditures. These amounts should NOT include any operating expenses reported in the expense section of the report. Do NOT include expenses that were paid using outside sources - all expenses listed here should have been paid for using project income or reserve withdrawals.

1365 Operating Reserve Deposits. This account records amount of deposits made to a segregated operating reserve bank account during the report period.

Operating Reserve Account Withdrawals

1330 Other Reserve Accounts - Deposits. This account records amount of deposits made to segregated reserve bank accounts not identified above during the report period. You should provide the name of the account in cell E64.

Other Reserve Accounts - Withdrawals. You should provide the name of the account in cell E64.

6320 Management Fee. This account records the cost of management agent services contracted for by the project. This account does not include charges for bookkeeping or accounting services paid directly by the project to either the management agent or another third party.

6331 Manager's Rent Free Unit. This account records the contract rent of any rent free unit provided a resident manager which would otherwise be considered revenue producing.

6310 Office Salaries. This account records salaries paid to office employees whether the employees work on site or not. Front-line responsibilities include for example, taking applications, verifying income and processing maintenance requests. The account does not include salaries paid to occupancy, maintenance and regional supervisors who carry out the agent's responsibility for overseeing or supervising project operations and personnel. These salaries are paid from the management fee. This account also does not include the project's share of payroll taxes (Account 6711) or other employee benefits (Account 6723) paid by the project.

6330 Manager/Assistant Manager Salary. This account records the salary paid to resident managers. It does not include the project's share of payroll taxes or other employee benefits or compensation given residents managers in lieu of residents managers' salary payments.

6723 Health Insurance and Other Employee Benefits. This account records the cost of any health insurance and other employee benefits paid and charged to the project.

6210 Advertising and Marketing. This account records the cost of advertising the rental property.

6311 Office Expenses. This account records office expense items such as supplies, postage, stationery, telephone and copying.

6312 Office or Model Apartment Rent. This account records the rental value of an apartment, otherwise considered potentially rent-producing, but used as the project office or as a model apartment. The account is normally debited by journal entry.

6340 Legal Expense. This account records legal fees or services incurred on behalf of the project (as distinguished from the borrower/grantee entity). For example, agents charge legal fees for eviction procedures to this account.

6350 Audit Expense - Project. This account records the auditing expenses incurred by the project that are directly related to requirements for audited financial statements and reports. This account does not include the auditor's charge for preparing the borrower/grantee's Federal, State and local tax returns. This account does not include the cost of routine maintenance or review of the project's books and records.

6351 Bookkeeping Fees/Accounting Services. This account records the cost of bookkeeping fees or automated accounting services not included in the management fee but paid to either the agent or a third party.

6370 Bad Debts/Unpaid Rent Loss. This account records by journal entry the amount of tenant accounts receivable the agent estimates uncollectible at the end of the accounting period.

6390 Miscellaneous Administrative Expenses. This account records administrative expenses not otherwise classified in the 6300 Series. If necessary, agents should subdivide the account into specific accounts numbered 6391 through 6399.

6450 Utilities: Electricity

6451 Utilities: Water

6452 Utilities: Gas

6453 Utilities: Sewer

6710 Real Estate Taxes. This account records payments made for real estate taxes of the project.

6711 Payroll Taxes (Project's Share). This account records the project's share of FICA and State and Federal Unemployment taxes.

6790 Miscellaneous Taxes, Licenses and Permits. This account records any taxes, licenses, permit fees or costs of insurance assessed to the property and not otherwise categorized in the 6700 Series.

6720 Property Hazard and Liability Insurance. This account records the cost of project property and hazard liability insurance.

6721 Fidelity Bond Insurance. This account records the cost of insuring project employees who handle cash.

6722 Workmen's Compensation. This account records the cost of workmen's compensation insurance for project employees.

6724 Directors and Officers Liabilities Insurance. This account records the cost of insurance to cover financial protection for the directors and officers of the ownership entity in the event they are sued in conjunction with the performance of their duties as they relate to the property.

6510 Payroll. This account records the salaries of project employees whose perform services including but not limited to janitorial/cleaning, exterminating, grounds, repairs, elevator maintenance and decorating. This account does not include the property's share of payroll taxes (FICA and Unemployment) or other employee benefits paid by the property.

6515 Supplies. This account records all cost of supplies charged to the property for janitorial cleaning, exterminating, grounds, repairs and decorating.

6520 Contracts. This account records the cost of contracts the owner or agent executes with third parties on behalf of the property for janitorial/cleaning, exterminating, grounds, repairs, elevator maintenance and decorating.

6525 Garbage and Trash Removal. This account records the cost of removing garbage and rubbish from the project. The account does not include salaries paid to janitors who collect the trash.

6530 Security Payroll/Contract. This account records the project's payroll costs attributable to the protection of the project or the costs of a protection contract that the owner or agent executes on behalf of the project.

6546 Heating/Cooling Repairs and Maintenance. This account records the cost of repairing and maintaining heating or air conditioning equipment owned by the project. Agents should capitalize repairs of significant amounts which extend the useful life of the equipment.

6570 Vehicle and Maintenance Equipment Operation and Repairs. This account records the cost of operating and repairing project motor vehicles and maintenance equipment. Motor vehicle insurance is not included in this account but is charged to account 6720.

6590 Miscellaneous Operating and Maintenance Expenses. This account records the cost of maintenance and repairs not otherwise classified in the 6400 and 6500 account Series. If necessary, agents should subdivide the account into specific accounts numbered 6591 through 6599.

6900 Supportive Service Expenses. Accounts in this series are used primarily by group home projects and other projects restricted to a special needs population. The accounts record expenses directly related to special services provided to the tenants (e.g., food, housekeeping, case managers, social activity coordinator, etc.).

Occupancy and Rent Info

CCSF -- MOH -- RY2012AMR -- Instructions - Occupancy & Rent Info

Accurate and complete household and tenancy data must be submitted on the Occupancy & Rent Info worksheet as evidence that the project complies with the income eligibility and rent affordability restrictions of MOH's funding agreements. Enter the data described below into the chart in Section 3 - Occupancy & Rent Info for the tenant population that occupied the project as of the end of the reporting period. *For vacant units and manager's units, you must supply data in columns D, E, P, R, S and U. All other columns should be left blank.*

COLUMN DESCRIPTION

C. **Row Number.** Do not enter data in this column.

D. **Unit No.** Enter the unit number (or bed number for transitional or group housing) for each unit/bed in the property.

E. **Low Income Unit.** You must answer "Yes" for each unit occupied by a low-income person or household and "No" for units not occupied by a low-income person or household. Low Income Units are units rented or set aside for Low Income Households. "Low-Income" from the U.S. Housing Act of 1937 (the Act). The Act is enforced and implemented by the Department of Housing and Urban Development (HUD), HUD defines "low-income families [households]" as families whose income does not exceed 80 percent of the median family income for the area, (Area Median Income - AMI) as adjusted for family size. "Very low-income families" as families who do not exceed 50% of the median household income for the area, adjusted for family size. The maximum incomes for the property are governed by the property's Loan/Regulatory Agreements with MOH and possibly other project funders. The owner must ensure that they comply with all loan requirements.

F. **Date of Initial Occupancy.** Enter the date (mm/dd/yyyy) of occupancy of the person/household that occupied the unit/bed on the last day of the reporting period.

G. **Household Annual Income AT INITIAL OCCUPANCY.** Enter annual income of the household from the most recent certification/recertification. OK to leave blank ONLY if ALL funders do not require ANY income certifications.

H. **Household Size at Initial Occupancy:** Enter the number of tenants in the household at the time of initial occupancy.

I. **Female-headed Household.** For each residential unit, enter "Yes" if the head of household is a woman that is either alone or with one or more children. Enter "No" if the head of the household is not a woman.

J. **Elderly household.** For each residential unit, enter "Yes" if the head of household is a person that is at least 62 years of age. Enter "No" if the head of the household is younger than 62.

K. **Household Size as of last recertification within reporting period.** Enter the number of occupants in the unit (low-income units only) as of the end of the reporting period.

L. **Number of Children Under Age 18 in HH.** Enter the number of occupants in the unit that were under age 18 as of the end date of the reporting period.

M. **Disability (Mobility/Other/None).** If the unit is occupied by a mobility impaired tenant, select "Mobility" from the drop-down menu. If the unit is occupied by a tenant with an other physical disability, select "Other" from the drop-down menu. Select "None" if the unit is not occupied by a mobility impaired or other physically disabled tenant.

N. **Household Annual Income as of last recertification within reporting period.** Enter annual income of the household from the most recent certification/recertification. OK to leave blank ONLY if ALL funders do not require annual income recertifications.

O. **Over Income:** If the tenant is "over income" per the definition of MOH's underlying funding agreement, select "Yes" and go to #9 Narrative worksheet to describe steps taken.

P. **Rental Assistance.** From the drop-down menu, select one code only to indicate the type of assistance, if any, being provided to the tenant (low-income units only). Select "None" if no rental assistance comes with the unit or none is provided to the tenant.

"Section 8 - Project Based" = The unit comes with Section 8 subsidy that will remain with the unit after the tenant moves out.

"Section 8 - Tenant Voucher" = Tenant is receiving assistance through the Section 8 Certificate or Voucher programs.

"PRAC - 202/811" = The unit receives a subsidy through a Project Rental Assistance Contract from HUD's 202 or 811 programs.

"S+C" = Tenant is receiving tenant-based assistance, or the unit has project-based assistance, from the Shelter Plus Care program.

"HOPWA" = Tenant is receiving tenant-based assistance, or the unit comes with project-based rental assistance, from the Housing Opportunities for People With AIDS program.

"Rent Supplement" = Tenant receives a supplemental rent payment from an outside agency.

"HOME TBA" = Tenant receives assistance from a HOME-funded rental assistance program.

"VASH" = Tenant is receiving tenant-based assistance, or the unit comes with project-based rental assistance, from the Veterans Administration Supportive Housing program.

"LOSP" = The unit receives a subsidy through the City's Local Operating Subsidy Program.

"Other" = Tenant is receiving, or unit comes with, rental assistance through another Federal, State or local program.

Q. **Amount of Rental Assistance.** Enter the dollar amount of assistance that the household/tenant receives.

R. **Unit Type.** Use the drop down menu to select the unit type (also shown below):

Bed = (measurement for Group homes or transitional housing)

"SRO" = Single Room Occupancy unit

"Studio" = Studio unit

"1BR" = 1 Bedroom unit

"2BR" = 2 Bedroom unit

"3BR" = 3 Bedroom unit

"4BR" = 4 Bedroom unit

"5+" = 5 or more Bedroom unit

S. **Amount of Maximum Gross Rent Allowed for Unit.** Enter the maximum rent for the unit that is allowed by the most restrictive funder of the project.

T. **Amount of Tenant Paid Rent for Unit.** Enter only the amount of rent that the tenant pays. Do not include any rental assistance paid on behalf of the tenant by another party.

U. **Utility Allowance:** If the tenant pays for utilities, enter the Utility Allowance allowed for the unit.

V. **Date of Most Recent Income Recertification.** Enter date of most recent, annual income recertification. Leave blank for vacant units.

W. **Date of Most Recent Rent Increase.** ONLY FOR UNITS THAT DO NOT HAVE RENTAL ASSISTANCE OR SUBSIDY. Enter date of most recent rent increase for unit.

X. **Amount of Most Recent Rent Increase.** ONLY FOR UNITS THAT DO NOT HAVE RENTAL ASSISTANCE OR SUBSIDY. Enter amount of most recent rent increase for unit.

Y. **Percentage of Most Recent Rent Increase.** THIS IS A SELF-CALCULATING CELL - ENTER NO DATA HERE.

Project Financing

Supply the info requested about all current financing of the project. Lenders should be listed in lien order, i.e. with the most-senior lender in the first lien position, the most-junior lender in last lien position. If the project was funded by tax credits, don't forget to supply the end date for the initial tax credit compliance period (typically 15 years).

Services Funding

For each service that is provided based on your answers to questions 42-52 on Worksheet 1A, you must supply additional info about each service provider on Worksheet 6. Services Funding.

Links to Relevant Policies

Double click on the following web links to access the policy documents posted at SFGOV for your reference. The web

MOH Forms Page at SFGOV.ORG

<http://www.sf-moh.org/index.aspx?page=25>

Program Income Overview

<http://www.sf-moh.org/Modules/ShowDocument.aspx?documentid=5141>

MOH Residual Receipt Policy

<http://www.sf-moh.org/Modules/ShowDocument.aspx?documentid=4949>

Residual Receipt Waiver Request Form

<http://www.sf-moh.org/Modules/ShowDocument.aspx?documentid=2788>

MOH Insurance Requirements Policy

<http://www.sf-moh.org/Modules/ShowDocument.aspx?documentid=5140>

Asset Management Fee Policy

<http://www.sf-moh.org/Modules/ShowDocument.aspx?documentid=4950>

You **MUST** supply an answer to every question. Failing to supply an answer may cause the form to characterize your work as "Incomplete" (see Checklist).

When using the "paste" function to enter data in the AMR worksheets, you should double-click into a cell prior to pasting. This will ensure that your input is validated and prevent you from submitting forms with invalid data. Any forms with invalid data will be returned with instructions to fix and resubmit.

NOT SURE ABOUT AN ENTRY? FINDING A NEED TO DOCUMENT HOW YOU DERIVED A PARTICULAR NUMBER?
Please record your notes as a response to the last question (#9) on the Narrative worksheet.

**Annual Monitoring Report - Reporting Year 2013 -
Mayor's Office of Housing & Community Development**

REPORT CHECKLIST

This checklist is a tool help you track progress toward completion. NOTE: Do not submit the AMR until all items are "COMPLETED".

Reporting Start Date 1/0/00
Reporting End Date 1/0/00

	Owner Compliance Certification and Insurance & Tax Certification Form - Signed!
	Scanned Attachments: Insurance Certs & Tax Docs
	Audited Financial Statement, with all Management Letters
incomplete	Project Activity Report: 1A. Property & Residents
incomplete	Project Activity Report: 1B. Transitional Programs Only
incomplete	Project Activity Report: 2. Fiscal Activity
	Project Activity Report: 3. Occupancy & Rent Info
To Be Determined	Project Activity Report: 4. Narrative
incomplete	Project Activity Report: 5. Project Funding
To Be Determined	Project Activity Report: 6. Services Funding

The lists below and the fields in yellow above indicate whether you have supplied complete & accurate information for each worksheet. In almost all cases, an "incomplete" designation indicates that you have not answered all of the questions. If you see any "incompletes", check that worksheet for complete answers. Do not submit a form with any "incomplete" indicators. Contact MOHCD if you are unable to determine why a given worksheet is being characterized as "incomplete".

WORKSHEET 1A. Property & Residents:	incomplete
questions 1 thru 4	incomplete
questions 5 thru 21	incomplete
questions 22 thru 29	incomplete
questions 30 thru 40	incomplete
questions 41 thru 51	incomplete
questions 52 thru 58	incomplete
questions 59 thru 93	incomplete

WORKSHEET 1B. Transitional Programs Only:	incomplete
questions 1 thru 11	incomplete
questions 12 thru 18	incomplete
questions 19 thru 39	incomplete

WORKSHEET 2. Fiscal Activity:	incomplete
Rental Income - Housing Unit GPTR	incomplete
Vacancy Loss - Housing Units	incomplete
Operating Expenses	incomplete
Op Reserve rows 199 thru 208	incomplete
Replacement Reserve - rows 209 thru 215	incomplete
Program Income, rows 245 thru 250	incomplete

WORKSHEET 4. Narrative:	To Be Determined
1	OK
2	OK
3	OK
4	OK
5	OK
6	OK
7	OK

WORKSHEET 5. Project Funding:	incomplete
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WORKSHEET 6. Services Funding:	To Be Determined
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**Annual Monitoring Report - Property & Residents - Reporting Year 2013 -
Mayor's Office of Housing & Community Development**

IDENTIFYING INFO	
1	Reporting Period Start Date (m/d/yyyy)
2	Reporting Period End Date (m/d/yyyy)
3	Property Name
4	Property Full Street Address (e.g. "123 Main Street")
CONTACT INFO	
5	Property Management Company
6	Property Manager Name
7	Property Manager Phone Number
8	Property Manager E-mail
9	Property Supervisor Name
10	Property Supervisor Phone Number
11	Property Supervisor E-mail
12	Property Owner Name
13	Property Owner Contact Person
14	Property Owner Contact Phone Number
15	Property Owner Contact E-mail
16	Asset Manager Name
17	Asset Manager Phone Number
18	Asset Manager E-mail
19	AMR Preparer's Name
20	AMR Preparer's Phone Number
21	AMR Preparer's E-mail
PROPERTY INFO	
What is the Bedroom/Unit Mix for the Property?	
22	Number of <i>Single Room Occupancy (SRO) Units</i>
23	Number of <i>Studios / (0) Zero Bedroom Units</i>
24	Number of <i>(1) One Bedroom Units</i>
25	Number of <i>(2) Two Bedroom Units</i>
26	Number of <i>(3) Three Bedroom Units</i>
27	Number of <i>(4) Four Bedroom Units</i>
28	Number of <i>(5+) Four or More Bedroom Units</i>
29	0 Number of Residential Units at Property
30	What is the date of the last Capital Needs Assessment? (m/d/yyyy)
31	What is the projected date of the next Capital Needs Assessment? (m/d/yyyy)

32		# 5 How many Health, Building or Housing Code Violations were issued against the property in the reporting year? (If there were no violations enter "0"). If the property was cited for code violations in the reporting year or has open, unresolved violations from prior years as indicated below, you must answer Question # 5 on the Narrative worksheet. <i>(Click on # 5 at left to jump to Narrative worksheet.)</i>
33		How many Health, Building or Housing Code Violations were open from <i>prior</i> years?
34		How many Health, Building or Housing Code Violations were cleared in the reporting year?
35		# 6 Are there urgent Major Property Repairs needed on the property in the next two years? (Yes/No) If there are needed major repairs you must answer Question #6 on the Narrative worksheet. <i>(Click on # 6 at left to jump to Narrative worksheet.)</i>
36		# 6 If the property has Immediate Capital Needs and lacks adequate funds in the Replacement Reserve (or elsewhere) to cover the costs, please supply the amount of funds needed to makeup the difference, and supply additional explanation in question #6 of the Narrative report. <i>(Click on # 6 at left to jump to Narrative worksheet.)</i>
37		As of the last day of the reporting period, how many units were fully Accessible to Physically Impaired Tenants?
38		As of the last day of the reporting period, how many units were Adaptable for Physically Impaired Tenants?
39		As of the last day of the reporting period, how many units were fully Accessible to Visually Impaired Tenants?
40		As of the last day of the reporting period, how many units were fully Accessible to Hearing Impaired Tenants?

new	Resident Services: ANSWER REQD FOR q's 41-49. Indicate below any services that were available to the residents free of charge, on site or at another designated location within 1/4 mile of the project. You must also provide detailed info about the service provider using Worksheet "6. Service Summary". Projects that received bond financing and remain subject to CDLAC reporting requirements have additional annual reporting duties, please read the instructions on Worksheet 6 carefully.	
41		Go To W56 After School Program/s (y/n)
42		Go To W56 Licensed Day Care Service (participant fees are allowable for day care ONLY) (y/n)
43		Go To W56 Youth Program/s (y/n)
44		Go To W56 Educational Classes (e.g. basic skills, computer training, ESL) (y/n)
45		Go To W56 Health and Wellness Services/Programs (y/n)
46		Go To W56 Employment Services (y/n)
47		Go To W56 Case Management, Information and Referrals (y/n)
48		Go To W56 Benefits Assistance and Advocacy; Money Management; Financial Literacy and Counseling (y/n)
49		Go To W56 Support Groups, Social Events, Organized Tenant Activities (y/n)
50		Go To W56 Other Service #1 - Please specify in column G.
51		Go To W56 Other Service #2 - Please specify in column G.
52		Is the project any of the following: Transitional Housing, Residential Treatment Program, Shelter or Transitional Group Home? If you answer "yes", it is likely that the next 10 questions below (52 thru 62) are not relevant, so you may skip any that do not apply; instead you must complete worksheet titled "1B Transitional Programs Only".
53		Vacancies - How many vacancies occurred at the project during the reporting period? (Please be sure that the data supplied on worksheet 3 does not show more vacancies than what is reported here.)
54		Evictions - How many evictions occurred during the reporting year?

55		<p># 3 Vacant Unit Rent-Up Time - (in DAYS) State the average vacant unit rent-up time. This is the period from the time a household moves out to when the unit is rented again. If this period exceeds 30 days, you must answer Question # 3 on the Narrative worksheet. <i>(Click on # 3 at left to jump to Narrative worksheet.)</i></p>
56		<p>Waiting List - How many applicants are currently on the waiting list?</p>
57		<p>When was the waiting list last updated? (m/yyyy)</p>
58		<p># 4 Affirmative Marketing - Did you conduct any marketing of the project during the reporting period? If you conducted marketing during the reporting period, you must answer Question #4 on the Narrative worksheet. <i>(Click on #4 at left to jump to Narrative worksheet.)</i></p>

POPULATION SERVED

Target / Actual Populations: As of the last day of the reporting period, what are the Actual and Target Populations (expressed as Number of Households) for the Project?

Under Target Population, enter the number of units at the project that, as a requirement of a specific funding source (e.g. 202, HOPWA, McKinney), are targeted to and set aside for the target populations shown in the table. Under Actual Population, enter the number of households at the project that contain at least one person who is a member of the populations shown in the table.

		Target Population		Actual Population	
59	Do not enter data in this cell	0	AIDS Supportive Housing	0	AIDS Supportive Housing
60	Do not enter data in this cell	0	Transitional Housing for Homeless	0	Transitional Housing for Homeless
61	Do not enter data in this cell	0	Permanent Housing for Formerly Homeless	0	Permanent Housing for Formerly Homeless
62	Do not enter data in this cell	0	Mentally Disabled	0	Mentally Disabled
63	Do not enter data in this cell	0	Physically Disabled	0	Physically Disabled
64	Do not enter data in this cell	0	Senior Housing	0	Senior Housing
65	Do not enter data in this cell	0	Substance Abuse	0	Substance Abuse
66	Do not enter data in this cell	0	Dually Diagnosed	0	Dually Diagnosed
67	Do not enter data in this cell	0	Triply Diagnosed	0	Triply Diagnosed
68	Do not enter data in this cell	0	Domestic Violence Survivor	0	Domestic Violence Survivor
69	Do not enter data in this cell	0	Veterans	0	Veterans
70	Do not enter data in this cell	0	Small Household/ Single Parent Transitional	0	Small Household/ Single Parent Transitional
71	Do not enter data in this cell	0	Formerly Incarcerated	0	Formerly Incarcerated

Household Size: As of the last day of the reporting period, supply the number of Households in the Project for each Household size below. DO NOT LEAVE CELLS BLANK - ENTER ZERO INSTEAD.

72		(1) One Person Household
73		(2) Two Person Household
74		(3) Three Person Household
75		(4) Four Person Household
76		(5) Five Person Household
77		(6) Six Person Household
78		(7+) Seven or more Person Household
79	0	TOTAL HH's
80	0	TOTAL Residents

Head of Household Race/Ethnicity - As of the last day of the reporting period, enter the numbers of Heads of Households of the following listed ethnicities. The total in row 89 (cell G109) must be the same as the total shown in row 79 (cell G98). DO NOT LEAVE CELLS BLANK - ENTER ZERO INSTEAD.

81		Latino or Hispanic
82		American Indian or Alaskan Native
83		Asian
84		Black or African American
85		Native Hawaiian or Other Pacific Islander
86		White
87		Other
88		Unknown
89	0	TOTAL - must match total in row 79 (cell G98)

90		As of the last day of the reporting period, how many Elderly Households resided at the property? (An <i>Elderly Household</i> is one with a Head of Household at least 62 years of age.)
91		As of the last day of the reporting period, how many Female-Headed Households resided at the property? (A <i>Female-headed Household</i> is one with a woman as the head of household - either alone or with one or more children.)
92		As of the last day of the reporting period, of the total population, how many CHILDREN (younger than 18 years of age) reside at the property?
93		As of the last day of the reporting period, how many units were occupied by tenants with physical, visual or hearing impairment ?

Annual Monitoring Report - Transitional Programs - Reporting Year 2013 - Mayor's Office of Housing & Community Development

Project Address:

Project Capacity: What is the target capacity of this project?

	A. Num Singles Not in Families	B. Num Families	C1. Num Adults in Families	C2. Num Children in Families	
1					
2	0				Total Households (Singles and Families) That Can Be Served

Persons Served During Operating Year

	A. Num Singles Not in Families	B. Num Families	C1. Num Adults in Families	C2. Num Children in Families	
3					Num on the first day of operating year
4					Num entering the program during the operating year
5	0				Total Households (Singles and Families) Served
6					Num who left the program during the operating year
7	0	0	0	0	Num in the program on the last day of the operating year
8	0				Total Households in program on the last day of the operating year
9					<-Capacity Utilization Rate (by Household as of last Day of Operating Year)

If the Capacity Utilization Rate is LESS than 75% you must respond to the following:

10		1. Explain the reason(s) why the capacity utilization rate is as low as it is; and
11		2. Describe plan/s to raise the capacity utilization rate to at least 75%, with specific timeline.

Length of Stay: For the 0 households that LEFT the program during the operating year, how many were in the project for the following lengths of time? (Total in cell H26 should match total of cells H12 + I12.)

12		Less than 1 month
13		1 to 2 months
14		3 - 6 months
15		7 months -12 months
16		13 months - 24 months
17		25 months - 3 years
18	0	TOTAL # HH's that left the program:

Destination: For the 0 households reported to have LEFT the program during the operating year, how many left for the following destinations? (Total in cell H51 should match total of cells H12 & I12.)

19		Rental - House or Apartment (no subsidy)	PERMANENT
20		Public Housing	
21		Section 8 Voucher	
22		Subsidized Rental - house or apartment	
23		Homeownership	
24		Moved in with family or friends	
25	0	Permanent Housing Subtotal	
26		Transitional Housing for homeless persons	TRANSITIONAL
27		Moved in with family or friends TEMPORARILY	
28	0	Transitional Housing Subtotal	
29		Psychiatric hospital	INSTITUTIONAL
30		Inpatient alcohol or other drug treatment facility	
31		Jail/Prison	
32		Medical Facility	
33	0	Institutional Subtotal	
34		Emergency Shelter	OTHER
35		Places not meant for human habitation (e.g. street)	
36		Unknown	
37		Other	
38	0	Other Subtotal	
39	0	TOTAL # HH's that left the program:	

Annual Monitoring Report - Fiscal Activity - Reporting Year 2013 - Mayor's Office of Housing & Community Development

INCOME & EXPENSES					
12 Month Report Period		Start Date:	1/01/1900	End Date:	1/01/1900
* Number of Units ->					
Description of Expense Accounts	Account Number	Residential	Non-Residential	Total	
Rental Income					
Housing Units - Gross Potential Tenant Rents	5120				
Rental Assistance Payments (Identify sources in row below if applicable; LOSP funding should be shown here)	5121				
Commercial	5140				
sub-total Gross Rental Income:		\$0.00	\$0.00	\$0.00	
Vacancy Loss - enter amounts as negative numbers					
Housing Units	5220			0.00%	
Commercial	5240			0.00%	
sub-total Vacancies:		\$0.00	\$0.00	\$0.00	
NET RENTAL INCOME:		\$0.00	\$0.00	\$0.00	
Other Income					
Parking Spaces	5170				
Miscellaneous Rent Income	5190				
Supportive Services Income - Do not enter supportive services income if it is tracked in a separate budget and not appropriate per MOH loan terms to be included in Residual Receipts calculation.	5300				
Supportive Services Income Source(s) - Identify program source(s) if applicable ->					
Interest Income - Project Operations	5400				
Laundry and Vending	5910				
Tenant Charges	5920				
Other Revenue	5990				
sub-total Other Income Received:		\$0.00	\$0.00	\$0.00	
TOTAL INCOME RECEIVED:		\$0.00	\$0.00	\$0.00	

INCOME & EXPENSES				
Description of Expense Accounts	Account Number	Residential	Non-Residential	Total
Management				
Management Fee	6320			
"Above the Line" Asset Management Fee (amount allowable may be limited, see Asset Mgt. Fee Policy)				
sub-total Management Expense:		\$0.00	\$0.00	\$0.00
Salaries/Benefits				
Office Salaries	6310			
Manager's Salary	6330			
Health Insurance and Other Employee Benefits	6723			
Other Salary/Benefit Expenses				
Administrative Rent Free Unit	6331			
sub-total Salary/Benefit Expense:		\$0.00	\$0.00	\$0.00
Administration				
Advertising and Marketing	6210			
Office Expenses	6311			
Office Rent	6312			
Legal Expense - Property	6340			
Audit Expense	6350			
Bookkeeping/Accounting Services	6351			
Bad Debts	6370			
Miscellaneous Administrative Expenses	6390			
sub-total Administrative Expense:		\$0.00	\$0.00	\$0.00
Utilities				
Electricity	6450			
Water	6451			
Gas	6452			
Sewer	6453			
sub-total Utilities Expense:		\$0.00	\$0.00	\$0.00
Taxes and License				
Real Estate Taxes	6710			
Payroll Taxes	6711			
Miscellaneous Taxes, Licenses, and Permits	6790			
sub-total Taxes and License Expense:		\$0.00	\$0.00	\$0.00
Insurance				
Property and Liability Insurance	6720			
Fidelity Bond Insurance	6721			
Workers' Compensation	6722			
Directors & Officers Liabilities Insurance*	6724			
sub-total Insurance Expense:		\$0.00	\$0.00	\$0.00
Maintenance/Repair				
IMPORTANT NOTE RE: TREATMENT OF NON-CAPITAL MAINTENANCE REPAIR EXPENSES ELIGIBLE FOR PAYMENT BY REPLACEMENT RESERVE: If possible, exclude those from this section. If you do include those expenses here, be sure to record the amount to row #6 below.				
Payroll	6510			
Supplies	6515			
Contracts	6520			
Garbage and Trash Removal	6525			
Security Payroll/Contract	6530			
HVAC Repairs and Maintenance	6546			
Vehicle and Maintenance Equipment Operation and Repairs	6570			
Miscellaneous Operating and Maintenance Expenses	6590			
sub-total Maintenance Repair Expense:		\$0.00	\$0.00	\$0.00
Supportive Services: do not enter supportive services expenses if tracked in separate budget and not eligible to be counted against project income for residual receipts calculation.				
	6900			
SUB-TOTAL OPERATING EXPENSES:		\$0.00	\$0.00	\$0.00
Non-Capital Maintenance Repair Expenses eligible for payment by Replacement Reserve. Only enter amounts here if they were included in amounts entered for Maintenance & Repair section above. Enter as positive number.				
TOTAL OPERATING EXPENSES:		\$0.00	\$0.00	\$0.00

	Acct Num	Residential	Non-Residential	Total
1. TOTAL INCOME RECEIVED:		\$0.00	\$0.00	\$0.00
2. TOTAL OPERATING EXPENSES:		\$0.00	\$0.00	\$0.00
3. NET OPERATING INCOME:		\$0.00	\$0.00	\$0.00

	Lender Name / Describe Other Amt Paid			
4. Debt Service (Principal and Interest)				
Lender1 - Principal Paid (provide lender name to the right)				
Interest Paid				
Other Amount (describe to the right)				
Lender2 - Principal Paid (provide lender name to the right)				
Interest Paid				
Other Amount (describe to the right)				
Lender3 - Principal Paid (provide lender name to the right)				
Interest Paid				
Other Amount (describe to the right)				
Lender4 - Principal Paid (provide lender name to the right)				
Interest Paid				
Other Amount (describe to the right)				
Lender5 - Principal Paid (provide lender name to the right)				
Interest Paid				
Other Amount (describe to the right)				
Total Debt Service Payments		\$0.00	\$0.00	\$0.00
5. Reserve Account Activity				
Replacement Reserve Required Annual Deposit	1320			\$0.00
Operating Reserve Deposits	1365			\$0.00
Operating Reserve Account Withdrawals				\$0.00
Other Required Reserve Account Deposits (Identify account in row below) (1330)	<type rsrv acct name here>			\$0.00
Other Required Reserve Account Withdrawals - Identify account in next col ---->	<type rsrv acct name here>			\$0.00
Net Reserve Activity:		\$0.00	\$0.00	\$0.00
Surplus Cash, Deficit (NOI minus Debt Service and Reserve Activity):		\$0.00	\$0.00	\$0.00

If amount for Surplus Cash above is negative:
 - you must provide a detailed explanation to question #1 on the Narrative worksheet
 - you must NOT supply data for any of the fields for Uses of Surplus Cash below.

Go to ws4 Narrative question #1

Surplus Cash, Total

\$0.00

REFER TO THE PROJECT'S SURPLUS CASH FLOW "WATERFALL" (IF APPLICABLE) PRIOR TO COMPLETING SECTION BELOW

USES OF SURPLUS CASH THAT ARE AUTHORIZED TO BE PAID PRIOR TO CALCULATION OF MOHCD DEBT PAYMENT (IF APPLICABLE)

8. Operating Reserve Replenishments (Deposits made out of surplus cash to satisfy minimum balance requirements).				
7. "Below-the-line" Asset Mgt fee (prior written authorization from City/SFRA may be required, see Asset Mgt. Fee Policy).				
9. Ground Lease & related payments, if any				
9a. Partnership Management fee due from this reporting period. If any (tax credit projects only; not allowed if project is beyond 15-year compliance period).				
9b. Partnership Management fee accrued but unpaid from PRIOR reporting periods. If any (tax credit projects only; per City policy, not allowed if project is beyond 15-year compliance period).				
10a. Investor Services Fee (aka LP Asset Management Fee) due from this reporting period. If any (tax credit projects only; per City policy, not allowed if project is beyond 15-year compliance period).				
10b. Investor Services Fee (aka LP Asset Management Fee) accrued but unpaid from PRIOR reporting periods, if any (tax credit projects only; per City policy, not allowed if project is beyond 15-year compliance period).				
11. Deferred Developer fee, if any				
12. Other payments: use question 9 on the Narrative (worksheet #4) to provide details about any fees or other payments included here. Failure to provide details will result in disallowance of this expense. You may only include payments that were approved by MOHCD at time of funding that are also explicitly authorized by a Partnership Agreement or similar project document.	Lender Name for Debt Service payments entered below			
13ai. Debt Pmt to other lender1: Principal Paid (note lender name to right)				
13aii. Debt Pmt to other lender1: Interest Paid				
13bi. Debt Pmt to other lender2: Principal Paid (note lender name to right)				
13bii. Debt Pmt to other lender2: Interest Paid				
13ci. Debt Pmt to other lender3: Principal Paid (note lender name to right)				
13cii. Debt Pmt to other lender3: Interest Paid				
13di. Debt Pmt to other lender4: Principal Paid (note lender name to right)				
13dii. Debt Pmt to other lender4: Interest Paid				
13ei. Debt Pmt to other lender5: Principal Paid (note lender name to right)				
13eii. Debt Pmt to other lender5: Interest Paid				
Total Payments preceding MOHCD on Surplus Cash waterfall				\$0.00

14. RESIDUAL RECEIPTS				\$0.00
PROPOSED USE OF RESIDUAL RECEIPTS				
14a. Is This Project Obligated to make Repayments on any MOHCD loans out of Residual Receipts? (enter yes or no in call to the right)				
Residual Receipts Obligation Calculation (if applicable)				
14b. % of Residual Receipts (14)				
14c. \$500 per unit				
14d. Allowable Distribution (lesser of 14b & 14c)				
14e. Net Residual Receipts Amount Due (14 - 14d)				
15. PROPOSED RESIDUAL RECEIPTS PAYMENT TO MOHCD				Proposed Amount:
It may be acceptable for the Proposed Residual Receipts Payment to MOHCD noted on line 15 to be less than the amount calculated for line 14e. You must supply a detailed explanation in the cell to the right if 15 is not equal to 14e.				
DO NOT SUBMIT YOUR PROPOSED RESIDUAL RECEIPT PAYMENT TO MOHCD WITH THIS AMR. MOHCD WILL REVIEW YOUR PROPOSED PAYMENT AND GENERATE AN INVOICE IF THE CALCULATION CAN BE VERIFIED AS APPROPRIATE; IF THE CALCULATION CANNOT BE VERIFIED, MOHCD WILL CONTACT YOU.				
Remaining Balance if MOHCD Payment Amount is Accepted				\$0.00

Annual Monitoring Report - Fiscal Activity - Reporting Year 2013 - Mayor's Office of Housing & Commu. Development

USES OF SURPLUS CASH THAT ARE AUTHORIZED TO BE PAID AFTER CALCULATION OF MOHCD DEBT PAYMENT (IF APPLICABLE)	
18. "Below-the-line" Asset Mgt fee (prior when authorization from City/SFRA may be required, see Asset Mgt. Fee Policy).	
17. Ground Lease & related payments, if any	
18a. Partnership Management fee due from this reporting period. If any (tax credit projects only; per City policy, not allowed if project is beyond 15-year compliance period).	
18b. Partnership Management fee accrued but unpaid from PRIOR reporting periods, if any (tax credit projects only, not allowed if project is beyond 15-year compliance period).	
19a. Investor Services Fee (aka LP Asset Management Fee) due from this reporting period. If any (tax credit projects only, not allowed if project is beyond 15-year compliance period).	
19b. Investor Services Fee (aka LP Asset Management Fee) accrued but unpaid from PRIOR reporting periods, if any (tax credit projects only, per City policy, not allowed if project is beyond 15-year compliance period).	
20. Deferred Developer fee, if any	
21. Other payments: use question 9 on the Narrative (worksheet #4) to provide details about any fees or other payments included here. Failure to provide details will result in disallowance of expense. You may only include payments that were approved by MOHCD at time of funding that are also explicitly authorized by a Partnership Agreement or similar project document.	Lender Name for Debt Service payments entered below
22a. Debt Pmt to other lender: Principal Paid (note lender name to right)	
22a. Debt Pmt to other lenders: Interest Paid	
22b. Debt Pmt to other lender: Principal Paid (note lender name to right)	
22b. Debt Pmt to other lenders: Interest Paid	
Total Payments below MOHCD on Surplus Cash "waterfall"	\$0.00
Subtotal of Remaining Balance	\$0.00
Proposed Owner Distributions (provide description in column C and enter amount in column F; description required if amount is greater than amount in 14a)	
Proposed Other Distributions/Uses (provide description in column C and enter amount in column F; if you had a Calendar Year LOSP surplus, please acknowledge that and note exact amount)	
Final Balance (should be zero)	\$0.00

RESERVE ACCOUNT DETAILS

OPERATING RESERVE (Do not leave blanks for any questions asking for a number; enter zero instead.)	
Annual Withdrawal Amount:	
Minimum Required Balance:	
Beginning Balance:	
Ending Balance:	
Required Annual Deposit:	
Actual Annual Deposit (do not edit - taken from from page 1 account number 1365):	\$0.00
Total Operating Expenses plus debt service (don't edit cell - calculated)	\$0.00
If the calculated percentage shown to the right (Op Reserve Account Ending Balance divided by Total Op Expenses) is less than 23.5%, you must describe how the project will remedy the shortfall in the adjacent cell.	
If the calculated percentage shown to the right is greater than 26.5%, you must explain why the Op Reserve balance exceeds MOHCD's requirement in the adjacent cell.	0.000%

REPLACEMENT RESERVE (Do not leave blanks for any questions asking for a number; enter zero instead.)

Annual Withdrawal Amount:	
Minimum Required Balance:	
Beginning Balance:	
Ending Balance:	
Required Annual Deposit (do not edit - taken from from page 1 account number 1320):	\$0.00
Actual Annual Deposit	
Describe how the amount of annual deposit and the minimum required balance is determined.	

Capital Expenditures: provide the details below to generate the total and use the comments section at the bottom to supply explanations.

Capital Expenditures - Categories	Additional Description	Source	Amount
Building & Improvements			
Offsite Improvements			
Site Improvements			
Land Improvements			
Furniture, Fixtures & Equipment			
Other			
Notes About Capital Expenditures		Total	\$0.00

Other Replacement Reserve Eligible Expenditures: provide details below to generate the total and use the comments section below to supply explanations.

Source	Amount
Paid out of Operating Budget, to be reimbursed by RR (from above)	\$0.00
Replacement Reserve	
Notes About Other Replacement Reserve Eligible Expenditures	Total
	\$0.00

TOTAL REPLACEMENT RESERVE ELIGIBLE EXPENDITURES: Total should be no less than the amount of the Replacement Reserve Withdrawal for the reporting period. You must provide an explanation below if total is less than RR withdrawal amount.	RR Withdrawal Amount-->	\$0.00	Total	\$0.00
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Notes About RR Withdrawal Amount discrepancy:

FEDERAL PROGRAM INCOME REPORT

This section must be completed if the project received any CDBG funding, even if the amount of CDBG program income during the reporting period was zero. For more information, use the following link or copy this web address for manual navigation:

<http://www.sf-moh.org/Modules/ShowDocument.aspx?documentid=5141>

[Overview of Federal \(HOME and CDBG\) Program Income](#)

CDBG PROGRAM INCOME

Proposed amounts to be used to fund eligible CDBG activities as described in the Federal CDBG Program Regulations at 24 CFR 570.201-206 and consistent with the City's 2010-2014 Consolidated Plan and 2013-2014 Action Plan as follows:	AMOUNT	DESCRIPTION
Amount to be used for CDBG eligible activity#1 (provide amount in cell to the right, and activity description and regulation citation in column furthest to the right):		
Amount to be used for CDBG eligible activity#2 (provide amount in cell to the right, and activity description and regulation citation in column furthest to the right):		
Amount to be used for CDBG eligible activity#3 (provide amount in cell to the right, and activity description and regulation citation in column furthest to the right):		
Amount to be deposited for use on future eligible CDBG activities that will be undertaken by June 30, 2013 (provide amount in cell to the right, and activity description and regulation citation in column furthest to the right):		
Other (provide amount in cell to the right, plus activity description and regulation citation in column furthest to the right):		
Total CDBG Program Income Calculation (see instructions for guidance on how to calculate):	\$0.00	
<p><i>To ensure the eligible use of CDBG Program Income, the recipient of federal CDBG funding hereby requests approval by the Mayor's Office of Housing for the use of CDBG program income received during the 2013 reporting period as depicted above.</i></p>		

Annual Monitoring Report - Occupancy & Rent Info - Reporting Year 2013 - Mayor's Office of Housing & Community Development

Project Address:	Data supplied must be from the rent roll for last month of the reporting period (entered on worksheet 1A)	1/0/1900	Num Units:	0
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Provide the data requested for the tenant population that was residing in the project at the end of the Reporting Period. For vacant units and manager's units, provide data in columns D, E, P, R, S and U only. Before using the "paste" function to enter data in the columns with Orange Highlighting, please check the drop-down-menus to ensure that the data you are pasting conforms with the choices of the drop-down menu. This will help prevent you from submitting forms with invalid data. Any forms with invalid data will be returned with instructions to fix and resubmit.

Remember, SAVE YOUR WORK!

C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	
Row Num	Unit No.	Low Income Unit? (yes/no)	Date of INITIAL OCCUPANCY (m/d/yyyy)	Household Annual Income AT INITIAL OCCUPANCY	Household Size AT INITIAL OCCUPANCY (number)	Female Headed Household (yes/no)	Elderly Household (yes/no)	Household Size (number) as of last recertification WITHIN REPORTING PERIOD	Number of Children under Age 18 in HH	Disability (Mobility / Other / None)	Household Annual Income as of last recertification WITHIN REPORTING PERIOD	Over Income For MOHCD Funding Agreement? (yes/blank)	Rental Assistance Type (Section 8 / HOPWA / S+C / Other / None)	Amount of Rental Assistance	Unit Type (Bed / SRO / Studio / 1BR / 2BR / 3BR / 4BR / 5+BR)	Amount of Maximum Gross Rent Allowed for Unit (enter zero if n/a)	Amount Tenant Paid Rent for Unit	Utility Allowance	Date Of Most Recent Income Recertification WITHIN THE REPORTING PERIOD (m/d/yyyy)	Date Of Most Recent Rent Increase WITHIN THE REPORTING PERIOD (m/d/yyyy)	Amount of Most Recent Rent Increase WITHIN THE REPORTING PERIOD	%age of Rent Increase (calculated, do not enter)	
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Annual Monitoring Report - Occupancy & Rent Info - Reporting Year 2013 - Mayor's Office of Housing & Community Development

Project Address: _____ Data supplied must be from the rent roll for last month of the reporting period (entered on worksheet 1A) 1/0/1900 Num Units: 0

Provide the data requested for the tenant population that was residing in the project at the end of the Reporting Period. For vacant units and manager's units, provide data in columns D, E, P, R, S and U only. Before using the "paste" function to enter data in the columns with Orange Highlighting, please check the drop-down-menus to ensure that the data you are pasting conforms with the choices of the drop-down menu. This will help prevent you from submitting forms with invalid data. Any forms with invalid data will be returned with instructions to fix and resubmit.

Remember, SAVE YOUR WORK!

C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y
Row Num	Unit No.	Low Income Unit? (yes/no)	Date of INITIAL OCCUPANCY (m/d/yyyy)	Household Annual Income AT INITIAL OCCUPANCY	Household Size AT INITIAL OCCUPANCY (number)	Female Headed Household (yes/no)	Elderly Household (yes/no)	Household Size (number) as of last recertification WITHIN REPORTING PERIOD	Number of Children under Age 18 in HH	Disability (Mobility / Other / None)	Household Annual Income as of last recertification WITHIN REPORTING PERIOD	Over Income Per MOHCD Funding Agreement? (yes/blank)	Rental Assistance Type (Section 8 / HOPWA / S+C / Other / None)	Amount of Rental Assistance	Unit Type (Bed / SRO / Studio / 1BR / 2BR / 3BR / 4BR / 5+BR)	Amount of Maximum Gross Rent Allowed for Unit (enter zero if n/a)	Amount Tenant Paid Rent for Unit	Utility Allowance	Date Of Most Recent Income Recertification WITHIN THE REPORTING PERIOD (m/d/yyyy)	Date Of Most Recent Rent Increase WITHIN THE REPORTING PERIOD (m/d/yyyy)	Amount of Most Recent Rent Increase WITHIN THE REPORTING PERIOD	%age of Rent Increase (calculated, do not enter)
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Narrative

Project Street Address:

Reporting Period - Start Date: 1/0/1900

Reporting Period - End Date: 1/0/1900

MOHCD created the questions below to allow project owners to supply additional information about a small number of measurements that may indicate that a project is having difficulties. By providing this information, project owners will help provide context for the conclusions that can be made about the measurements. MOHCD will use the measurements and the information below to prioritize the projects that need closer scrutiny and support. Please supply as much information as is readily available.

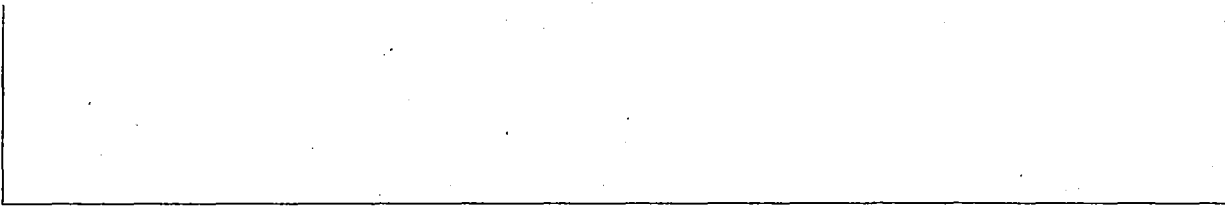
Negative Cash Flow

1. Does the project show a **NEGATIVE CASH FLOW** on the MOHCD Income Expense section of the Fiscal Activity Report? If so, you must supply the following:
 - a. A description of the work done to analyze the cause/s of the shortfall, and what the identified causes are; and
 - b. A description of the work done to identify remedies for the shortfall, and all viable remedies that have been identified; and
 - c. A description of the plan to implement any remedies, including specific timelines for the implementation work.

Vacancy Rate ----->

0.00%

2. If the project show a **VACANCY RATE GREATER THAN 15%** as shown ABOVE from the Income Expense section of the Fiscal Activity Report, you must supply the following:
 - a. A description of the work done to analyze the cause/s of the vacancy rate, and what the identified causes are; and
 - b. A description of the work done to identify means of reducing the vacancy rate, and all viable remedies that have been identified; and
 - c. A description of the plan to implement any remedies, including specific timelines for the implementation work.



Vacant Unit Rent-Up Time

0

3. If the project showd an AVERAGE VACANT UNIT RENT-UP TIME GREATER THAN 30 days for question 78 on the **Property & Tenant Info** worksheet, you must supply the following:
- a. A description of the work done to analyze the cause/s of the high turnaround time, and what the identified causes are; and
 - b. A description of the work done to identify means of reducing the turnaround time, and all viable remedies that have been identified; and
 - c. A description of the plan to implement any remedies, including specific timelines for the implementation work.

Affirmative Marketing

0

4. Did you conduct any marketing of the project during the reporting period? If yes, please describe the marketing that was conducted, including

- a. when the marketing was conducted and how it was intended to reach populations least likely to apply for the project;
- b. any advertising, direct mailings, emailings and web postings that were done; and
- c. how many households were on the waiting list prior to the marketing and how many were on it after the marketing was completed.

Code Violatons

5. Provide the following for any violations or citations of Health or Building or Housing Codes that were issued during the reporting period, or were issued in a prior reporting period but remained open during any time of the current reporting period:

Violation or Citation #	Date Issued	Issued By	Description	Cleared? (y/n)

(add additional rows as needed)

**** ONLY FOR ALL VIOLATIONS THAT WERE NOT RESOLVED by the end of the reporting period: You must also attach a SCANNED copy of each Violation/Citation to your AMR submittal. ****

Violation or Citation #	Date Cleared	Issued By	Description of Remedy

(add additional rows as needed)

**** ONLY FOR ALL VIOLATIONS THAT WERE NOT RESOLVED by the end of the reporting period: You must also attach a SCANNED copy of each Violation/Citation to your AMR submittal. ****

Major Repairs

6. Describe any major repair or replacement needs that have been identified as being required within the next 2 years, and any related plans to pay for whatever is needed.

Asset Management Fee

7. Has the project incurred Asset Management Fee expenses beyond the base amount of \$3000 allowed under the current Asset Management Fee Policy? If so, this amount should be reflected on item number 8 on page 1 of in the Income & Expense section of the Fiscal Activity Report, the use must be consistent with the finding agreement and/or the Asset Management Fee Policy, and you must provide the following information below:
- a. A detailed description of how the exact amount of the asset management fee was calculated; and
 - b. A description of the specific staff expenses covered by the Asset Management Fee amounts, including managers that supervise the asset management work.

Property Taxes

8. Is the project delinquent in payment of any taxes due for the reporting period or any prior reporting periods? If so, you must supply the following:
- a. A description of the plan to pay the delinquent taxes, including specific timelines, and;
 - b. A description of any solutions that have been identified to prevent future tax payment delinquencies, and the plans to implement those solutions, including specific timelines.

Explanations & Comments

9. Use this space to record notes about any peculiarities in the data entry process. For example, if you entered a formula instead of a single number for a field, make a note here re: for which question on which worksheet that was done, and describe the formula & underlying numbers. Also use this field to describe in detail any amounts entered for "Other Payments" on the WS #2, Fiscal Activity, items 12 & 20. Also use this space to record info about steps taken in response to discovery that tenant is over income per MOHCD funding agreement (see question 10b on Occupancy & Rent Info worksheet).

Remember, SAVE YOUR WORK!

Annual Monitoring Report - Project Financing - Reporting Year 2013 - Mayor's Office of Housing & Community Development

Tax Credit Initial Compliance Period End Date: _____

Current Project Financing

In the space below, list all current outstanding loans and grants that are secured by the project. List each obligation in the order of lien position, from highest to lowest.

Lien Order	Lender (and Loan Program if applicable)	Loan Amount	Interest Rate	Maturity Date	Repayment Terms	Monthly Debt Service Payment	Outstanding Principal Balance As Of End of Last Reporting Period	Accrued Interest As Of End of Last Reporting Period
1								
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EXHIBIT H
Tenant Selection Plan Policy

This policy is in addition to the obligations to comply with applicable federal, state and local civil rights laws, including laws pertaining to reasonable accommodation and limited English proficiency (LEP),¹ and the applicable provision of the Violence Against Women Act, Pub. Law 109-62 (January 5, 2006), as amended.

Application Process

- **Application Materials.** The housing provider's written and/or electronic application materials should:
 - outline the screening criteria that the housing provider will use;
 - provide space(s) for the applicant to explain any conviction, eviction, tenancy issues or credit concerns and present evidence that he or she will be a suitable tenant;
 - outline how an applicant may request a modification of the admission process and/or a change in admission policies or practices as a reasonable accommodation;
 - be written in language that is clear and readily understandable.
- **First Interview.** In accordance with the housing provider policies, each applicant with the minimum eligibility requirements for housing unit shall be offered the opportunity for an interview.
- **Second Interview.** Before issuing a denial, the housing provider should consider offering a second interview to resolve issues and inconsistencies, gather additional information, and assist as much as possible with a determination to admit the applicant.
- **Confidentiality.** All information provided will be kept confidential and be used only by the housing provider, the referring agency and the funding agency for the purpose of assisting and evaluating the applicant in the admission process.
- **Delays in the Process.** If delays have occurred or are likely to occur in the application and screening process or the process exceeds the housing provider's normal timeline for application and screening, the housing provider must immediately inform the referring agency and the funding agency, of the status of the application, the reason for the delay and the anticipated time it will take to complete the application process.
- **Problems with the Referring Agency.** If at any point the housing provider has difficulty reaching or getting a response from the applicant and referring agency, the housing provider must immediately contact the referring agency, if possible, and the funding agency, DPH or HSA.

¹See for e.g., Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), 42 U.S.C. §§ 3601, et seq.; 24 C.F.R. Part 100; Title VI of the Civil Rights Act of 1964, 42 U.S.C. §§ 2000d-2000d-7; Executive Order 13,166, Improving Access to Services for Persons with Limited English Proficiency (August 11, 2000); Department of Housing and Urban Development Limited English Proficiency Guidance, 72 Fed. Reg. 2732 (Jan. 22, 2007); Section 504 of the Rehabilitation Act of 1973, 29 U.S.C. § 794; 24 C.F.R. Parts 8 and 9; Title II of the Americans with Disabilities Act of 1990, as amended; California Fair Employment and Housing Act, Gov't Code §§ 12,955-12,956.2; **Unruh Civil Rights Act, Civil Code § 51**; California Disabled Persons Act, Civil Code § 51.4; Dymally-Alatorre Bilingual Services Act, Gov't Code §7290-7299.8; **San Francisco Language Access Ordinance, No. 202-09 (April 14, 2009)**

- **Limited English Proficiency Policy.** Throughout the application process, the housing provider must comply with the language access requirements for applicants with limited English proficiency.

Reasonable Accommodation and Modification Policy

Reasonable Accommodation: The application process should provide information about how an applicant may make a reasonable accommodation request. At any stage in the admission process, an applicant may request a reasonable accommodation, if the applicant has a disability and as a result of the disability needs a modification of the provider's rules, policies or practices, including a change in the way that the housing provider communicates with or provides information to the applicant that would give the applicant an equal chance to be selected by the housing provider to live in the unit.

Reasonable Modification: Applicant may request a reasonable modification if he or she has a disability and as a result of the disability needs:

- a physical change to the room or housing unit that would give the applicant an equal chance to live at the development and use the housing facilities or take part in programs on site;
- a physical change in some other part of the housing site that would give the applicant an equal chance to live at the development and use the housing facilities or take part in programs on site.

Response to Request: The housing provider shall respond to a request for reasonable accommodation or modification within ten (10) business days. The response may be to grant, deny, or modify the request, or seek additional information in writing or by a meeting with the applicant. The housing provider will work with the applicant and referring agency to determine if there are ways to accommodate the applicant.

The housing provider shall grant the request if the provider determines that:

- the applicant has a disability;
- reasonable accommodation or modification is necessary because of the disability; and
- the request is reasonable (i.e., does not impose an undue financial or administrative burden or fundamentally alter the nature of the housing program.)

If the reasonable accommodation request is denied, the rejection must explain the reasons in writing. If the denial of the reasonable accommodation request results in the applicant being denied admission to the unit, the provisions of the section on Notice of Denial and Appeal Process apply.

Notice of Denial and Appeal Process

- The housing provider shall:
 - promptly send a written and electronic notice (to the addresses provided) to each applicant denied admission with a written and/or electronic copy to the referring agency and the funding agency. The notice should:

- list all the reasons for the rejection, including the particular conviction or convictions that led to the decision in cases where past criminal offenses were a reason for rejection;
 - explain how the applicant can request an in person appeal to contest the decision;
 - state that an applicant with a disability is entitled to request a reasonable accommodation to participate in the appeal;
 - inform the applicant that he or she is entitled to bring an advocate or attorney to the in person appeal;
 - provide referral information for local legal services and housing rights organizations;
 - describe the evidence that the applicant can present at the appeal;
 - give applicants denied admission a date within which to file the appeal, which shall be at least ten (10) business days from the date of the notice;
 - unless an extension is agreed to by the applicant and the housing provider, hold the appeal within ten (10) business days of the request for the appeal;
 - confine the subject of the appeal to the reason for denial listed in the notice;
 - give the applicant a chance to present documents and/or witnesses showing that he or she will be a suitable tenant;
 - have an impartial supervisor or manager from the housing provider, but who is not the person who made the initial decision or a subordinate of the person who made the initial decision, conduct the appeal;
 - within 5 business days of the in person appeal, provide the applicant with a written decision that states the reason for the decision and the evidence relied upon. A copy of the written decision must be sent (electronically or otherwise) to the referring agency and the funding agency.
- If the rejection is based on a criminal background check obtained from a tenant screening agency, the Fair Credit Reporting Act and the Investigative Consumer Reporting Agencies Act impose additional notice requirements.²

² Fair Credit Reporting Act (FCRA), 15 U.S.C. § 1681 *et seq.* and Investigative Consumer Reporting Agencies Act (ICRAA), Cal. Civ. Code § 1786 *et seq.*

EXHIBIT I
Tenant Screening Criteria Policy

The City expects that housing providers will use maximum feasible efforts to ensure that those individuals and families who are referred are accepted for occupancy in a timely fashion. To that end, the City has adopted the following screening criteria for applicants with a criminal record. If a problem arises in the application and screening process that may cause unreasonable delay in screening outcome, the housing provider should immediately notify the referring agency and DPH or HSA to assist with an expeditious resolution.

The screening criteria and considerations outlined below encourage providers to “screen in” rather than “screen out” applicants who have a criminal record. They describe a minimum level of leniency; providers are encouraged to adopt less restrictive policies and processes whenever appropriate. For example, providers may opt not to review or consider applicant criminal records at all.

Screening Criteria

- Housing providers shall not automatically bar applicants who have a criminal record³ in recognition of the fact that past offenses do not necessarily predict future behavior, and many applicants with a criminal record are unlikely to re-offend.
- Housing providers shall not consider:
 - arrests that did not result in convictions, except for an open arrest warrant;
 - convictions that have been expunged or dismissed under Cal. Penal Code § 1203.4 or 1203.4a;⁴
 - juvenile adjudications.
- Housing providers shall consider:
 - the individual circumstances of each applicant; and
 - the relationship between the offense, and
 - (1) the safety and security of other tenants, staff and/or the property; and
 - (2) mitigating circumstances such as those listed below.
 - only those offenses that occurred in the prior 3 years, except in exceptional situations, which must be documented and justified, such as where the housing provider staff is aware that the applicant engaged in violent criminal activity against staff, residents or community members and/or that the applicant intentionally submitted an application with materially false information regarding criminal activity. As necessary, DPH or HSA will assess the justification for a longer look-back period and determine whether an exception is warranted. In these exceptional situations, the housing provider may consider offenses that occurred in the prior 5 years.
 - mitigating factors, including, but not limited to:

³ The policy recognizes that some housing may be subject to mandatory laws that require the exclusion of an applicant based upon certain types of criminal activity.

⁴ The purpose of the statute is allow a petitioner to request a dismissal of the criminal accusations, a change in plea or setting aside of a verdict and to seek to have certain criminal records sealed or expunged and a release “from all penalties and disabilities resulting from the offense.”

- (1) the seriousness of the offense;
- (2) the age and/or circumstances of the applicant at the time of the offense;
- (3) evidence of rehabilitation, such as employment, participation in a job training program, continuing education, participation in a drug or alcohol treatment program, or letters of support from a parole or probation officer, employer, teacher, social worker, medical professional, or community leader;
- (4) if the offense is related to acts of domestic violence committed against the applicant;
- (5) if the offense was related to a person's disability.

Exhibit J – Intentionally Omitted

Exhibit K – Intentionally Omitted

Exhibit L

OPERATIONAL RULES FOR RESIDENTIAL CERTIFICATE OF PREFERENCE (COP) HOLDER AND ELLIS ACT HOUSING PREFERENCE (EAHP) PRIORITY

The Borrower hereby agrees that first preference in occupying units designated for Low Income Households (Low Income Units) will be given to persons displaced from their homes by redevelopment activities who have been issued a Residential Certificate of Preference (COP) and who meet all qualifications for the unit.

The Borrower further agrees that second preference in occupying units designated for Low Income Households will be given to persons displaced from their homes by an Ellis Act Eviction who have been issued an Ellis Act Housing Preference Program (EAHP) Certificate and who meet all qualifications for the unit.

For new residential developments going through the initial lease-up process, the EAHP priority shall apply to twenty percent (20%) of the Low Income Units. Thus, if the number of units available exceeds the number of qualified applicants who hold a COP or other preference as dictated by specific loan documents or marketing plan, the next priority will go to EAHP certificate holders for up to 20% of the total Low Income Units. The EAHP priority does not apply at initial lease-up or sale to buildings having four (4) or fewer Low Income Housing Units. However, the EAHP priority does apply to these same units upon re-rental.

Low Income Units with other occupancy priorities required by law, contract, or program rules may apply the COP and EAHP after other preferences, with COP holders being granted priority above EAHP certificate holders. Preferences required by a former Redevelopment Project Area Plan are not pre-empted by the COP Program or the Ellis Act Housing Preference Program. Preferences required by the LOSP, Direct Access to Housing Program, Housing First Program, or other government program are not be pre-empted by the Ellis Act Housing Preference Program.

Marketing Plan

The Borrower agrees to supply Mayor's Office of Housing and Community Development (The City) with a complete and updated marketing plan at least six months prior to construction completion. This information shall not be changed without providing The City with fourteen (14) calendar days' written notice.

Outreach to Certificate Holders

The City shall furnish the following:

- Written and/or printed notices to COP and EAHP certificate holders advising them that units will soon be available. COP mailings are at the cost of the Borrower.
- Assistance to qualified tenants in filing COP and EAHP applications by support service staff or referral to an appropriate housing counseling organization

The Borrower agrees to:

- Upon initial lease up, conducting at least one general informational meeting for all persons interested in applying for occupancy in the development, at which the Borrower shall review application procedures.
- Specifically for COP and EAHP certificate holders, make support services staff available to provide assistance throughout the application process, as it may be needed, with the goal of maximizing COP/EAHP participation to the extent possible. The Borrower shall ensure that COP/EAHP holders are aware that such assistance is available.

Application

A. The Borrower agrees to ask the following questions on all applications for occupancy:

1. "Have you been displaced from your home or residence by the San Francisco Redevelopment Agency?"
2. "Do you have an Ellis Act Housing Preference Certificate?"

The address from which displacement occurred shall be requested, but not required, if the applicant answers affirmatively to either question.

Pre-Lottery Application Status Reports

The Borrower agrees to supply The City with the names, addresses, and certificate numbers (when available) of applicants who indicate they are eligible for COP or EAHP priority status. A status report with this information will be provided, at a minimum, every seven (7) calendar days from the initial date applications are accepted. The City will, in turn, verify within fourteen (14) calendar days which such applicants are qualified as COP or EAHP certificate holders.

If material supplied in any application by a COP or EAHP holder indicates ineligibility on its face because of the Borrower's rules and regulations, such applicant will be notified in writing within seven (7) calendar days, with a copy to The City. The status report to The City shall reflect that the application has been closed and shall indicate the reason for rejection.

After the application period has closed, and prior to lottery proceedings, a non-prioritized list of all interested applicants will be provided to The City. The list shall include applicant names, addresses, and whether the applicant holds a COP or an EAHP certificate.

Lottery

Borrowers shall ensure that all COP holders receive first priority for occupancy and EAHP certificate holders receive second priority for occupancy in 20% of units, except in cases where approved and documented occupancy priorities preempt the COP and EAHP preferences. EAHP certificate holders who are not offered a unit in the 20% set aside shall have equal chance at any remaining units as other qualified applicants.

The Borrower shall hold a public lottery to select renters. Applicants who submit a complete application by the application deadline receive a numbered lottery ticket whose twin ticket is

entered into the lottery. Upon pre-approval from The City, lotteries may also be conducted using names of applicants. Lotteries are held in a public, accessible location. Applicants are invited to attend lotteries, but attendance is not mandatory.

To conduct the lottery, The City and/or the Borrower shall pull application tickets from a vessel and order and record the lottery results in rank order by application ticket number. When using names, Borrower shall pre-enter all applicant names onto individual name cards. All EAHP certificate holders should have two name cards. Names shall be pulled from a vessel in rank order. There should be separate lotteries held for each preference. First, COP holders will be drawn and ranked, followed by EAHP applicants, followed by applicants from the general population. The EAHP certificate holder's second card will be included in the general lottery. Electronic lotteries are not allowed.

The Borrower should use a large computer or projector screen or hand printed flip chart sheets to display all numbers/names drawn and the sequenced lottery number assigned for each preference lottery and the general lottery. This can be done by listing all applicants in separate columns under each preference category.

The Borrower should record each name card/number ticket assigned a lottery number onto a computer master list as well as a hand printed paper list for double checking. Results will remain projected on a screen or posted flip chart paper throughout the lottery drawing process for the public to view and record results.

The Borrower shall record the order of lottery numbers/names drawn and produce a final lottery list for each preference and for the general lottery. Once the lottery preferences have been confirmed and applied, applicants shall be notified of their position in the lottery.

Post-Lottery Status Report

Within seven (7) business days of any lottery the Borrower shall supply The City with the lottery results including the rank order of each applicant and a record of COP and EAHP certificate holders.

Thereafter, at least every seven (7) calendar days following any lottery or upon initiating lease-up, the Borrower shall supply The City with a "status report" listing names, addresses, and certificate numbers (when available) of COP and EAHP certificate holders indicating the status of each application as of that date until all Low Income Units are leased. If ineligibility is determined, the applicant will be notified in writing within one week after such determination is made, with a copy to The City. These applicants will also appear on the status report.

Response Deadline

Applicants who have been accepted and notified in writing by the Borrower shall have at least ten (10) calendar days thereafter to enter into a lease agreement. If the applicant fails to affirmatively respond, the application may be closed, making that unit available to the next eligible tenant. Written notice shall be provided to applicants whose applications are closed after 10 days due to a lack of response. Rejection of the unit by a COP or EAHP certificate holder and closed applications must be shown on the status report to The City.

Final Documentation

Within fourteen (14) calendar days after execution of a lease, the Borrower shall supply The City with a copy of the following for all COP and EAHP tenants:

- signed copy of lease
- copy of complete application
- a demographic report on all COP and EAHP applicants

Re-rental of Low Income Units

Upon re-rental of any Low Income Unit or when re-opening the project waitlist to new applicants, the Borrower shall notify The City in advance of any vacancy or waitlist opportunity. In no event shall The City be notified fewer than thirty (30) days before the date of re-occupancy for a vacant unit. In no event shall The City be notified fewer than thirty (30) days before a closed waitlist is re-opened for new applications. Violation of the thirty (30) day notification requirement may delay re-occupancy.

Appeals, response deadline, application forms, and final documentation requirements listed above shall apply to all re-rentals.

Waitlists

Borrowers filling unit vacancies off a waitlist must accept applications from approved COP and EAHP certificate holders at any time, regardless of whether the waitlist is closed to other applicants. If a COP or EAHP certificate holder is found eligible for a Low Income Unit in the building, they shall be placed at the top of the waitlist.

No more than seven (7) calendar days following the date that any new applications are accepted for a waitlist, the Borrower shall supply The City with a status report listing names, addresses and certificate numbers (when available) of COP and EAHP certificate holders indicating the status of each application as of that date and the reason for any rejections.

The City will, in turn, verify within seven (7) calendar days which such applicants are qualified as COP or EAHP certificate holders.

On an annual basis and each time a new waitlist is established, The City shall be provided with a complete list of all applicant names, rank on the waitlist, and whether they hold a COP or EAHP certificate upon finalization of the waitlist.

Lotteries

Borrowers that fill unit vacancies using a lottery process must adhere to the procedures pertaining to lotteries and status reports for new and vacant buildings.

Other Re-rental Processes

Borrowers that fill unit vacancies using some other process than an established waitlist or a lottery, such as those who use a first-come first-served method, must consult The City prior to beginning the lease up process. This will ensure a fair, transparent process that adheres to the required COP and EAHP priorities.

Citywide Affordable Housing Loan Committee

San Francisco Mayor's Office of Housing and Community Development
Office of Community Investment and Infrastructure
Department of Human Services
Department of Public Health

Evaluation of Request for Funding – Local Operating Subsidy Program (LOSP)

Prepared By: Kevin Kitchingham

Date prepared: 02/11/2014

Loan Committee Date: 02/21/2014

Sponsor Name: Plaza Apartments Associates, L.P.
Project Name: Plaza Apartments
Project Address (w. cross street): 988 Howard Street (at 6th Street)
Number of Units/Beds (specify): 106 LOSP units (106 total units)
Local Operating Subsidy Funds Requested: \$ 858,260 Full Year One Budget
\$ 19,119,769 15 years
Amount of Funds Recommended: \$ 858,260 Full Year One Budget
\$19,119,769 15 years

1. SUMMARY

Plaza Apartments Associates L.P. ("PAALP") (the Sponsor) requests \$858,260 in General Funds for the first full year of operations under a new 15 year LOSP contract to subsidize the Plaza Apartments, which provides 106 units of supportive permanent housing for homeless clients referred by the Department of Public Health (DPH). The proposed contract is for a period of 15 years beginning on July 1, 2014, totaling \$19,119,769 and will subsidize 100% of the units. DPH will continue to fund the supportive services through a separate contract with the current services provider, Conard House.

Plaza Apartments was developed in 2006 and has been operating with support from DPH's Direct Access to Housing (DAH) program. With this request, the LOSP will provide the subsidy for a new 15-year contract. The operating cost for the project in the first full year of operations under this new contract is \$1,353,718 (\$12,771 per unit per year). The requested LOSP amount for the same first full year is \$858,260 (\$8,097 per unit per year). The comparable projects most relevant to that of the Plaza are Kelly Cullen Community, Richardson Apartments, and Rene Cazanave Apartments. Based on the projections for those projects, the Plaza has a higher operating cost per unit but is also the smallest of these projects at 106 units, making costs less scalable. Reasons that explain the higher costs are high utility costs (even with the lower unit count) since the Plaza does not qualify for the CARE program, less commercial income to off-set the

residential costs to the building, and high staffing costs associated with the robust property management provided at the Plaza.

Staff recommends approval of this request.

2. PROJECT OVERVIEW

In 2006, the Public Initiatives Development Corporation ("PIDC"), a non-profit public benefit corporation formed by the former San Francisco Redevelopment Agency ("Agency"), completed construction on 106 new affordable housing units for homeless single adults and couples at 988-992 Howard Street at the corner of 6th Street. PIDC was formed in 2001 to assist the former Redevelopment Agency in the development of affordable housing as set forth in the Articles, Bylaws, and a Cooperative Agreement between the former Agency and PIDC. The PIDC's Board of Directors consists of staff from MOHCD including, the Director of Community Development, the Chief Financial Officer, and the Director of the Mayor's Office of Housing and Community Development. MOHCD's Housing Development Director, Teresa Yanga, serves as the Development Corporation's Executive Director. PIDC created Plaza Apartments Associates L.P ("PAALP"), a limited partnership for the purpose of the tax credit investment, and is a co-managing general partner of the partnership. MOHCD, as the Successor Housing Agency to the San Francisco Redevelopment Agency, is fee owner of the property and retains ownership of the land via a long-term ground lease with the limited partnership. The sole lender on the project is MOHCD as the Successor Housing Agency to the San Francisco Redevelopment Agency. As of January 2014, the project's outstanding loan balance to MOHCD is \$11,200,518 plus approximately \$1,843,513 in accrued interest. Currently MOHCD is seeking qualifications for a new managing general partner ("MGP") to replace PIDC. The expectation is that selection of the new MGP will happen prior to June 30, 2014.

In 2003 the PIDC entered into a contract with the John Stewart Company (JSCo) to lease, manage, and operate the Plaza Apartments. That contract was later amended, restated and then assigned to Plaza Apartments Associates L.P. The Department of Public Health's Direct Access to Housing program entered into a contract for the period of November 1, 2005, through June 30, 2014, through which DPH provided operating subsidies to the limited partnership to enable the project to house formerly homeless single adults who were clients of the public health system. That contract has been amended from time to time over the original contract period and has incorporated annual increases. The current LOSP contract request would replace the DAH contract and would run for 15 years from July 1, 2014 through June 30, 2029.

3. PROJECT OPERATIONS

3.1 Project Income

Tenant Rents: Tenants will provide \$577,992 in the first full year of operations under this new 15 year contract, an average of \$454 per unit per month. Under the DAH

program, tenants pay 50% of income for rent. DAH has utilized a benchmark tenant rent portion of \$360 in underwriting more recent LOSP projects. However given the Plaza's operating history to date, and the fact that the project houses 6-8 couples at any given time, a rent of \$454 per month is presented here. Tenant contribution is increased at a level of 2% per year (which is lower than MOHCD's standard underwriting rate of 2.5%) to mirror actual increases in SSI levels over recent years. The most rigorous income restriction under TCAC is at 35% of Area Median Income (AMI).

Commercial Income: The site includes three retail leases which are leased according to the following terms:

<u>Tenant</u>	<u>Monthly Amount</u>	<u>Per square foot</u>	<u>Expiration</u>	<u>Notes</u>
Subway Sandwiches	\$3,554.80	\$2.40	10-31-2014	
Northeast Community Federal Credit Union	\$729.40	\$1.48	Expires 1-1-2018	Two 5-year options available after 2018
Bindlestiff Studio Theater	\$1,000 less rent modifications outlined in an agreement between Bindlestiff and SFRA	\$2.70	08-31-2014 (the initial term), plus two five-year options	
Sprint Cell Tower	\$3,689.62 (increased annually by 3%)	n.a.	Jan, 1, 2016	4 automatic renewals of 5 years each. 3% annual increase.
TOTAL MONTHLY	\$6,619.40			
TOTAL ANNUALLY	\$108,024			
LESS MODIFICATIONS	(\$28,900)			
NET INCOME	\$79,124.00			

The MOHCD underwriting policy recommends a vacancy rate of 50% for unleased commercial space. While the Plaza's commercial spaces are fully leased, a vacancy rate of 50% is recommended to reflect the financial challenges of doing business in the 6th Street Corridor.

Income – Other: Miscellaneous income from laundry, late fees, damages and cleaning fees total \$19,836 per year. These are reasonable and will escalate at a rate of 2.5% per year in keeping with MOHCD policy.

Income – Local Operating Subsidy: \$858,260 (\$8,097 PUPA and \$675 / PUPM) is shown in the annualized Year One budget. The subsidy is sized to fund a break-even budget, including operating expenses, replacement reserve deposits, and Asset Management Fees, for all 106 supportive housing units.

3.1.2 Operating Expenses: Annual operating expenses in Year One, before debt service and reserves, are \$1,353,718, which equates to \$12,771 per unit per year.

Overall operating costs are higher than average and as mentioned above, they are due in part to the costs of staffing, higher utility costs, and less commercial income available to the project to off-set the residential costs. The Plaza has 24 hour desk clerk coverage which contributes to operating cost per unit.

Staffing: The staffing plan includes 10.2 FTE, not including supportive services staff. At this proposed staffing level the ratio of households to property management is approximately 1:10.4 residents, which is high compared to other LOSP projects.

Position	FTE	Notes
General Manager	1	
Assistant Manager	1	Rent collection, recertification, and compliance.
Desk Clerks	4.2	Sponsor intends to use asst. mgr to cover some shifts.
Janitorial and Cleaning	2	1 Janitor and 1 Housekeeper
Maintenance	2	1 Supervisor and one maintenance worker.
TOTAL	10.2	1 staff per 10.4 residents

The Sponsor feels this is an appropriate staffing level given the special needs of the tenants and the location of the project on 6th Street. Moreover, a relatively high unit turnover rate demands more staff time. Plaza Apartments does not bill for “back office” positions of the property manager such as Compliance Manager, Compliance Specialist, and Facilities Manager, all of which are included.

Management Fees: The Sponsor collects \$52.53 per unit per month in property management fees, a bookkeeping fee of \$7.50 per unit per month, plus 6% of the commercial rent amount (before concessions are granted) as a leasing fee.

Administrative Expenses: Costs include typical functions such as screening, office supplies and equipment, computers and telephones. These are reasonable based on recent comparables and on MOHCD underwriting guidelines.

Utilities: Utilities costs at the Plaza are the highest for SROs in the MOHCD portfolio and are trended at an average of 4.9%, in excess of MOHCD’s standard underwriting increase of 3.5%, to mirror actual rate increases (approximately 9%) by the utility companies in recent years. The high cost is somewhat surprising since the building has photovoltaic (solar) panels on the roof and the building was constructed with LEED features to increase efficiency. However, since all units offer private bath and kitchenettes (electric stovetop, no oven, disposal, microwave, fans), costs can be expected to be higher than a typical SRO that doesn’t offer these amenities. The units are separately metered but not subject to the lifeline (CARE) rates for low income residents because they are paid for by the owner, which at this time is not a non-profit entity. This could change under the planned selection of the new MGP should that selected entity include a qualifying nonprofit agency. Moreover, between 6 and 8 units have double occupancy, resulting in a double utility load, and there are two full-service elevators. Specifically, electricity costs are projected to increase by 7.5% per year and gas by 5%.

This is mainly attributable to the fact that the project has not qualified to date for the PG&E CARE rate program.

Supplies and Maintenance: Costs are calculated based on the Sponsor's experience at the Plaza.

Taxes and Insurance: The property tax bill for FY 2013-2014 for the retail spaces was \$25,490.92, of which \$7,468.84 was for the Subway lease (paid by the Sponsor), \$2,370.66 for the Credit Union (reimbursed by the tenant), and \$15,651.42 for Bindlestiff. Bindlestiff received their real estate exemption and the project's budget has been reimbursed.

Miscellaneous Expenses: The windows at the Plaza are mounted from the exterior as an extra waterproofing measure. There are extra costs, accounted for in this budget line, to deal with window replacements that need to occur above the third floor.

Legal fees and Bad Debt: The project is currently projecting \$21,100 for legal fees related to the property and \$16,736 for bad debt.

Replacement Reserve Deposits: Replacement reserve deposits are shown at \$683 per unit per year, non-escalating, in keeping with the project's loan agreements. While this amount exceeds MOHCD's requirement of \$300 for a project of this type and size, a project Capital Needs Assessment has established the need for the higher reserve amount. The current reserve balance is \$248,546.

Debt Service: MOHCD has soft debt on the project which is non-amortizing and does not require hard payments. As of January 2014, the project's outstanding loan balance to MOHCD is \$11,200,518 plus approximately \$1,843,513 in accrued interest.

Operating Reserve Deposits: The project is obligated to maintain an operating reserve account equivalent to 25% of expenses and debt and reserves, assuming expenses increase by 3.5%. The operating reserve account currently holds \$408,162.

Asset Management and Partnership Management Fees: \$18,420 is budgeted for asset management, conforming to MOHCD's asset management fee policy.

3.1.3 15-Year Cash Flow: The attached 15-Year Cash Flow Projection shows the estimated amount of annual subsidy that will be needed for the grant period. The projection was made using MOHCD's standard underwriting guidelines. Actual payments will be based on approved annual operating budgets and not on this projection.

- Tenant rent income trends at 1% per year, which is below MOHCD Underwriting Guidelines of 2.5%, based on actual average increases in SSI income over the past eight years.
- Other miscellaneous income trends at 2.5% in keeping with MOHCD guidelines. 5% vacancy loss is assumed on the residential income, which complies with MOHCD underwriting guidelines.
- Projected City operating subsidy increases at approximately 1.0% per year.

4. TARGET POPULATION AND PROGRAM STRUCTURE

The target population is homeless and disabled single adults who are high users of the San Francisco Public Health care system and are mentally ill, chronic substance users and/or living with HIV/AIDS or other disabling medical issues. This population consists of tenants with co-occurring disorders, including medical and/or mental health, substance use and/or HIV/AIDS.

5. SERVICES

A. Narrative: The following description reflects the current services plan and objectives being met. Tenants of the Plaza Apartments need services to assist them with stabilizing in and retaining their housing, maintaining self-sufficiency and continuing to live independently. To achieve this, tenants need immediate and long-term access to mental health, substance use, and medical services. They need direct access to intensive individual case management services that includes: intake, assessment, individualized care planning; third party rent payment and/or money management services; benefits and entitlement advocacy; medication management; individual and group counseling; crisis intervention services; employment and/or training and/or educational services. The current services contract runs through 12/31/2015.

Conard House has been providing psychosocial supportive services at the Plaza since 2006 through a contract with DPH's Community Behavioral Health Services (CBHS) division which includes the Plaza as well as 390 other supportive housing units in SROs and other congregate facilities.

Approximately 86% of clients eligible for services are recipients of Medi-Cal benefits. Their Outpatient Services are funded by Medi-Cal revenue in this contract. The other 14% are funded by a third party or by the County General Fund revenue in this contract.

The Outpatient Services program is based on a psycho-social rehabilitation model in a supportive community providing a range of activities and services for beneficiaries who would be at risk of hospitalization or other institutional placement if they were not in the residential treatment program. The Outpatient services are provided in a non-institutional, residential setting. Emphases are on improving clients' socialization and independent living skills, improving clients' abilities to improve and or maintain mental and physical health, being aware of clients' substance use status, and linking clients to needed services when necessary.

Outpatient Services delivered, per the CRDC, include Mental Health Services, Crisis Intervention and Case Management. Targeted Case Management is directed at maintaining housing and independent living, teaching and reinforcing self-management skills, monitoring physical health and mental and substance use status, making appropriate linkages to needed services when necessary, and preventing hospitalization and/or homelessness.

Medi-Cal billings as a source of services funding and may require that a service provider with these billing capabilities be part of the services team.

- B. Services Budget. Support services at Plaza Apartments are funded through a contract with the Department of Public Health which for the 2014 Fiscal year totals \$605,178. Conard House is the contracted services provider. There is a budget line item for \$3,000 in the attached LOSP budget which goes toward resident service supplies and community meeting needs.

6. RECOMMENDED CONDITIONS

none

7. LOAN COMMITTEE MODIFICATIONS

The Managing General Partner is to review operations budget on an annual basis in an effort to reduce costs.

8. LOAN COMMITTEE RECOMMENDATION

Approval indicates approval with modifications, when so determined by the Committee.

APPROVE. DISAPPROVE. TAKE NO ACTION.

Date: _____

Olson Lee, Director
Mayor's Office of Housing and Community Development

APPROVE. DISAPPROVE. TAKE NO ACTION.

Date: 2.21.14

Tiffany Bohee, Executive Director
Office of Community Investment and Infrastructure

APPROVE. DISAPPROVE. TAKE NO ACTION.

Date: 2/21/14

Joyce Crum, Director of Housing and Homeless Programs
Department of Human Services

APPROVE. DISAPPROVE. TAKE NO ACTION.

Date: 2/21/14

Margot Antonetty, Interim Director of Housing and Urban Health
Department of Public Health

Attachments: LOSP Program Description
Operating Budget – 1st Year
Cash Flow Projection
Operating Cost Comparison
Exhibit A1 A2 of LOSP Contract

ATTACHMENT A

LOSP PROGRAM DESCRIPTION

The requested funds would be delivered to the sponsor through a grant agreement with a term of up to 15 years, and, with the exception of the current fiscal year, will be subject to annual appropriations by the Board of Supervisors. Funds for the first full year of operations year will be included in DPH's budget in the amount of up to \$858,260 and will be work-ordered to MOHCD for administration. The total amount of funds requested is based on historical data from the property and actuals provided to MOHCD by John Stewart Company who has been managing the property.

Actual subsidy payment for the next fiscal year would be based on the attached annual operating budget and cash flow. Subsidy payments for the remaining years of the contract would be based on subsequent operating budgets to be approved annually by the City. These budgets would be informed by actual financial performance of the project, per annual audits, and would include reasonable costs based on the specific needs of this building and reflect prudent property management practices and supportive housing industry standards. The subsidy payments for a given year will be equal to the projected shortfall (difference between income and expenses/reserve deposits/fees) as shown in the approved operating budget for that year. The City will make one subsidy payment to the sponsor per year at the beginning of each fiscal year.

If the subsidy payments made to a sponsor in any given fiscal year exceed the projected shortfall, then the sponsor must deposit the excess subsidy amount into a Local Operating Subsidy reserve specifically set up to accommodate any over-payments received from the operating subsidy. If the shortfall exceeds the subsidy payments, then the sponsor may withdraw funds from the project's operating reserve to cover project operating expenses not covered by the subsidy payments.

Currently, the LOSP program requires sponsors to submit to the City, within 4 months of the end of each year, or by April of each year, an audited financial statement showing the actual project income, expenses and shortfall for the prior year. If the statement shows that the actual shortfall was lower than the projected shortfall in the approved annual operating budget, then the subsidy payments for the subsequent year will be reduced by the difference between the actual and the projected shortfall. If the statement shows that the actual shortfall was higher than the projected shortfall such that the sponsor had to withdraw funds from the operating reserve, then the subsidy payments for the following year will be increased to allow for the additional costs and also to replenish the reserve if increased expenses are approved by MOHCD.

OFFICE OF THE MAYOR
SAN FRANCISCO



EDWIN M. LEE
MAYOR

TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: *per* Mayor Edwin M. Lee *fl*
RE: Local Operating Subsidy Program Contract – Plaza Apartments - 988
Howard Street – Not to Exceed \$19,119,769
DATE: June 3, 2014

Attached for introduction to the Board of Supervisors is the resolution authorizing the Director of the Mayor's Office of Housing and Community Development to execute a Local Operating Subsidy Program Grant Agreement with Plaza Apartments Associates L.P., a California limited partnership, to provide operating subsidies for formerly homeless households at Plaza Apartments, 988 Howard Street, for a fifteen-year period, in an amount not to exceed \$19,119,769

I request that this item be calendared in Government Audit and Oversight Committee.

Should you have any questions, please contact Jason Elliott (415) 554-5105.

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**FORM SFEC-126:
NOTIFICATION OF CONTRACT APPROVAL
(S.F. Campaign and Governmental Conduct Code § 1.126)**

City Elective Officer Information <i>(Please print clearly.)</i>	
Name of City elective officer(s): Members, Board of Supervisors	City elective office(s) held: Members, Board of Supervisors

Contractor Information <i>(Please print clearly.)</i>	
Name of contractor: PLAZA APARTMENTS ASSOCIATES, LP	
<i>Please list the names of (1) members of the contractor's board of directors; (2) the contractor's chief executive officer, chief financial officer and chief operating officer; (3) any person who has an ownership of 20 percent or more in the contractor; (4) any subcontractor listed in the bid or contract; and (5) any political committee sponsored or controlled by the contractor. Use additional pages as necessary.</i>	
1) Public Initiatives Development Corporation , (managing general partner of the Plaza Apartments Associates Limited Partnership) Teresa Yanga – PIDC Executive Director Olson Lee - PIDC Board Member Brian Cheu – PIDC Board Member Benjamin McCloskey - PIDC Board Member	
2) Wincopin Circle LLLP (a Maryland limited liability limited partnership) Elizabeth O'Leary, President and CEO Bruce Rothschild, VP, General Counsel and Secretary Marian O'Conor, Assistant Secretary Craig Mellendick, VP and Chief Financial Officer Kenneth Crawford, VP Jeffrey G. Galentine, VP and Treasurer Sally Hebner, Senior VP	
3) Person with ownership of 20% or more n/a 4) Subcontractor in the contract Plaza Apartments Associates Limited Partnership 5. Political committee controlled or sponsored n/a	
Contractor address: Managing General Partner (PIDC) – 1 South Van Ness San Francisco, CA 94103 Wincopin Circle LLLP (Limited Partner) - 10227 Wincopin Circle, Suite 810, Columbia, Maryland 21044	
Date that contract was approved:	Amount of contract: \$19,119,769
Describe the nature of the contract that was approved: 15 year Operating Subsidy contract for 106 units 100 % Supportive housing for homeless adults	
Comments:	

This contract was approved by (check applicable):

the City elective officer(s) identified on this form (Mayor Edwin M. Lee)

a board on which the City elective officer(s) serves San Francisco Board of Supervisors

Print Name of Board

the board of a state agency (Health Authority, Housing Authority Commission, Industrial Development Authority Board, Parking Authority, Redevelopment Agency Commission, Relocation Appeals Board, Treasure Island Development Authority) on which an appointee of the City elective officer(s) identified on this form sits

Print Name of Board

Filer Information <i>(Please print clearly.)</i>	
Name of filer: Angela Calvillo, Clerk of the Board	Contact telephone number: (415) 554-5184
Address: City Hall, Room 244, 1 Dr. Carlton B. Goodlett Pl, San Francisco, CA 94102	E-mail: Board.of.Supervisors@sfgov.org

Signature of City Elective Officer (if submitted by City elective officer)

Date Signed

Signature of Board Secretary or Clerk (if submitted by Board Secretary or Clerk)

Date Signed