

File No. 251109

Committee Item No. 7

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Budget and Finance Committee Date December 3, 2025

Board of Supervisors Meeting Date _____

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| • HSH Memo 10/30/2025 | | |
| • MYR Memo 11/4/2025 | | |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Award Letter |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>PLN Approval Letter – Reissued 6/12/2025</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Project Report 10/9/2025</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Notice of Funding Availability 1/31/2025</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>HSH Statement on Retroactivity 10/30/2025</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>HSH Presentation 12/3/2025</u> |
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Completed by: Brent Jalipa Date November 20, 2025

Completed by: Brent Jalipa Date _____

1 [Execute Standard Agreement - Not to Exceed \$17,291,506 - Retroactive - Accept and
2 Expend Homekey+ Grant - California Department of Housing and Community Development -
3 Permanent Supportive Housing - 835 Turk Street - Not to Exceed \$13,729,907]

4 **Resolution authorizing the City and County of San Francisco (“City”), through the**
5 **Department of Homelessness and Supportive Housing (“HSH”), to 1) execute a**
6 **Standard Agreement with the California Department of Housing and Community**
7 **Development (“HCD”) and co-applicants 835 Turk LLC and Five Keys Schools and**
8 **Programs for a total award not to exceed \$17,291,506 under the Homekey+ Program,**
9 **including up to \$3,561,599 disbursed by HCD as a grant to 835 Turk LLC for support of**
10 **operating costs and up to \$13,729,907 disbursed by HCD as a grant to the City for the**
11 **rehabilitation and associated relocation costs for the real property located at 835 Turk**
12 **Street for permanent supportive housing (the “Property”); 2) retroactively accept and**
13 **expend anticipated revenue from the City’s portion of Homekey+ grant funds in an**
14 **amount up to \$13,729,907 to support the rehabilitation and associated relocation costs**
15 **for the Property for costs incurred from March 5, 2024, through HCD’s capital grant**
16 **expenditure deadline; 3) approving and authorizing the City to commit approximately**
17 **\$16,270,093 in required matching funds for rehabilitation of the Property and a**
18 **minimum of five years of operating subsidies, additionally the City has committed up to**
19 **15 years of operating subsidies through the City’s Local Operating Subsidy Program**
20 **subject to budget appropriations; 4) authorizing the City to assume any joint and**
21 **several liability for expenditure of the Homekey+ grant under the Standard Agreement;**
22 **5) adopting the Planning Department’s findings of consistency with the General Plan,**
23 **and the eight priority policies of Planning Code, Section 101.1; and 6) authorizing HSH**
24 **to enter into any additions, amendments, or other modifications to the Standard**
25

1 **Agreement and the Homekey+ Documents that do not materially increase the**
2 **obligations or liabilities of the City or materially decrease the benefits to the City.**

3
4 WHEREAS, The Department of Homelessness and Supportive Housing's ("HSH")
5 mission is to prevent homelessness when possible and to make homelessness a rare, brief,
6 and one-time experience in San Francisco through the provision of coordinated,
7 compassionate, and high-quality services; and

8 WHEREAS, With the enactment of Resolution No. 319-18 in October 2018, the Board
9 of Supervisors declared a shelter crisis and affirmed San Francisco's commitment to
10 combatting homelessness and creating or augmenting a continuum of shelter and service
11 options for those experiencing homelessness; and

12 WHEREAS, Proposition C 2018 Gross Receipts Tax for Homelessness Services
13 ("Prop C"), passed by San Francisco voters in November 2018, created the Homelessness
14 Gross Receipts Tax to fund the Our City, Our Home ("OCOH") Fund, in order to expand and
15 be complementary to existing funding and strategic efforts to prevent and end homelessness
16 for San Francisco residents; and

17 WHEREAS, On February 11, 2022, the Board of Supervisors adopted Resolution
18 No. 036-22, approving the City to acquire the real property located at 835 Turk Street,
19 Assessor Parcel Block No. 0761, Lot No. 016A (the "Property") to provide permanent
20 supportive housing for formerly homeless households or households at risk of homelessness
21 ("PSH"); and

22 WHEREAS, The Property includes the real property and after rehabilitation, will include
23 106 single occupancy units, consisting of a central lobby, and a dining room, as well as
24 certain improvements, appurtenances, personal property, and intangible property described in
25

1 the Agreement of Purchase and Sale For Real Estate, a copy of which is on file with the Clerk
2 of the Board of Supervisors ("Clerk") in File No. 220015; and

3 WHEREAS, On January 10, 2023, the Board of Supervisors adopted Ordinance No.
4 003-23, approving the Director of Property and HSH to enter into a Lease and Property
5 Management Agreement with Five Keys Schools and Programs, a California nonprofit public
6 benefit corporation ("Five Keys"), to lease, operate and maintain the real property and
7 residential improvements at the Property as PSH; and

8 WHEREAS, Five Keys has extensive experience operating homeless services in San
9 Francisco, and has been operating the Property as PSH since March 2023, and Five Keys
10 has formed 835 Turk LLC, a California limited liability company ("835 Turk LLC"); and

11 WHEREAS, The California Department of Housing and Community Development
12 ("HCD") issued a Notice of Funding Availability, dated November 26, 2024 ("NOFA"), for the
13 Homekey+ Program ("Homekey+" or "Program"), a copy of which is on file with the Clerk of
14 the Board of Supervisors ("Clerk") in File No. 251109; and

15 WHEREAS, HCD issued the NOFA for Homekey+ grant funds pursuant to Health and
16 Safety Code, Section 50675.1.3 (Assembly Bill No. 140 (2021-2022 Reg. Sess.), § 20.),
17 Health and Safety Code, Section 50675.1.5 (Assembly Bill No. 531 (2023-2024 Reg. Sess.),
18 Section 14184.402 of the Welfare and Institutions Code, Section 5891.5 of the Welfare and
19 Institutions Code; and Round 5 and 6 of the Homeless Housing, Assistance and Prevention
20 (HHAP) grant program (Assembly Bill No. 129 (Chapter 40, Statutes 2023) and Assembly Bill
21 No. 166 (Chapter 48, Statutes 2024), respectively; and

22 WHEREAS, HCD is authorized to administer Homekey+ pursuant to the Multifamily
23 Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of
24 the Health and Safety Code); and

1 WHEREAS, Such Homekey+ grants are comprised of Proposition 1 bond funds
2 established by the BHIBA (Assembly Bill No. 531, Chapter 789, Statutes of 2023) and the
3 Homeless Housing Assistance, and Prevention (“HHAP”) Homekey+ Supplemental funding,
4 made available in the 2023-24 and 2024-25 state budgets; and

5 WHEREAS, On May 9, 2025, the Board of Supervisors adopted Resolution
6 No. 220-25, authorizing HSH on behalf of the City to jointly apply with 835 Turk LLC and Five
7 Keys as co-applicants for Homekey+ grant funds for the Property to be used as PSH; and

8 WHEREAS, On May 23, 2025, HSH, 835 Turk LLC and Five Keys submitted to HCD
9 an application for Homekey+ grant funding for the Property (“Application”), a copy of the
10 Application is on file with the Clerk in File No. 251109; and

11 WHEREAS, In a conditional award letter dated October 13, 2025, HCD approved the
12 Application in an amount not to exceed \$17,291,506 (“Award Letter”), which includes up to
13 \$3,561,599 to be disbursed by HCD as a grant to 835 Turk LLC to support the operating costs
14 of the Project, \$12,729,907 to be disbursed by HCD as a grant to the City for the rehabilitation
15 of the Property, and \$1,000,000 to be disbursed by HCD as a grant to the City to support the
16 relocation of existing tenants during rehabilitation of the Property for costs incurred from
17 March 5, 2024, through HCD’s capital grant expenditure deadline, subject to the terms and
18 conditions of the Application, the NOFA, Project Report and the form of HCD-approved
19 STD213, Standard Agreement (“Standard Agreement”), and the Grant Budget; copies of the
20 Award Letter, Project Report, Grant Budget, and Standard Agreement are on file with the
21 Clerk in File No. 251109; and

22 WHEREAS, Receipt of these Homekey+ funds for the Property requires a City
23 commitment of approximately \$16,270,093 in matching funds for rehabilitation of the Property
24 and a minimum of five years of operating costs as reflected in the Project Report, a copy of
25 which is on file with the Clerk in File No. 251109; and, be it

1 WHEREAS, The Property will be restricted as PSH for formerly homeless households
2 or households at risk of homelessness; and

3 WHEREAS, The Planning Department, by letter dated April 22, 2025, and reissued
4 June 12, 2025 ("Planning Letter"), has determined that the rehabilitation of the Project is
5 eligible for ministerial project approval, and is consistent, on balance, with the General Plan,
6 and the eight priority policies of Planning Code, Section 101.1 ("General Plan Findings"), a
7 copy of which is on file with the Clerk in File No. 251109; and

8 WHEREAS, The Homekey+ grant does not include any provision for indirect costs; and

9 WHEREAS, The Homekey+ grant does not create any new positions, and does not
10 require an amendment to the Annual Salary Ordinance; and

11 WHEREAS, The San Francisco Charter, Section 9.118 requires contracts entered into
12 by a Department having anticipated revenue to the City of \$1,000,000 or more to be approved
13 by the Board of Supervisors; now, therefore, be it

14 RESOLVED, The Executive Director of HSH or their designee is hereby authorized, in
15 consultation with the City Attorney, to enter into, execute, and deliver, on behalf of the City
16 and County of San Francisco, a Standard Agreement for a total amount not to exceed
17 \$17,291,506 and any and all other documents required or deemed necessary or appropriate
18 to secure the Homekey+ grant funds from HCD and to participate in Homekey+, and any and
19 all amendments thereto (collectively, the "Homekey+ Documents"); and, be it

20 FURTHER RESOLVED, HSH is hereby authorized, on behalf of the City, to accept and
21 expend up to \$12,729,907 of Homekey+ grant funds to fund a portion of the rehabilitation of
22 the Property and up to \$1,000,000 of Homekey+ grant funds to support the relocation of
23 existing tenants during rehabilitation of the Property; and, be it

24 FURTHER RESOLVED, That the Board of Supervisors hereby waives inclusion of
25 indirect costs in the Homekey+ grant budget; and, be it

1 FURTHER RESOLVED, HSH will ensure that all such funds are used in a manner
2 consistent and in compliance with all applicable state and federal statutes, rules, regulations,
3 and laws, including without limitation all rules and laws regarding Homekey+, as well as any
4 and all contracts HSH may have with HCD; and, be it

5 FURTHER RESOLVED, HSH is hereby authorized and directed to ensure that the
6 City's portion of grant funds awarded for capital expenditures and relocation expenditures for
7 the Property are expended pursuant to the terms of the Standard Agreement and Homekey+
8 program; and, be it

9 FURTHER RESOLVED, The City acknowledges and agrees that it shall be subject to
10 the terms and conditions specified in the Standard Agreement, which includes a City
11 commitment of approximately \$16,270,093 in required matching funds for rehabilitation of the
12 Property and a minimum of five years of operating costs, and that the NOFA and the
13 Application will be incorporated in the Standard Agreement by reference and made a part
14 thereof; any and all activities, expenditures, information and timelines represented in the
15 Application are enforceable through the Standard Agreement; funds are to be used for the
16 allowable expenditures and activities identified in the Standard Agreement; and, be it

17 FURTHER RESOLVED, The Board of Supervisors specifically authorizes the City to
18 assume any joint and several liability for expenditure of the Homekey+ grant required by the
19 terms of the Standard Agreement under the Homekey+ Program; and, be it

20 FURTHER RESOLVED, The Executive Director of HSH or their designee is authorized
21 to enter into any additions, amendments, or other modifications to the Standard Agreement
22 and the Homekey+ Documents that they determine, following consultation with the City
23 Attorney, are in the best interests of the City and that do not materially increase the
24 obligations or liabilities of the City or materially decrease the benefits to the City; and, be it

1 FURTHER RESOLVED, That all actions authorized and directed by this Resolution and
2 heretofore taken are ratified, approved, and confirmed by this Board of Supervisors; and, be it

3 FURTHER RESOLVED, This Board affirms the Planning Department's General Plan
4 Findings, for the same reasons as set forth in the Planning Letter, and hereby incorporates
5 such findings by reference as though fully set forth in this Resolution; and, be it

6 FURTHER RESOLVED, That within thirty days of the execution of the Standard
7 Agreement by all parties, HSH shall provide a copy of the fully executed Standard Agreement
8 to the Clerk of the Board for inclusion into the official file.

RECOMMENDED:

/s/

Gigi Whitley
Homelessness and Supportive Housing
Chief of Finance and Administration

Approved: /s/

Controller's Office

Approved: /s/

Mayor's Office

Items 7 & 8 Files 25-1109 & 25-1155	Department: Homelessness and Supportive Housing Mayor's Office of Housing and Community Development
EXECUTIVE SUMMARY	
<p style="text-align: center;">Legislative Objectives</p> <ul style="list-style-type: none"> • File 25-1109 is a proposed resolution that would: (a) authorize HSH to execute a Standard Agreement with the California Department of Housing and Community Development (HCD), 835 Turk LLC, and Five Keys Schools & Programs (Five Keys) for a total amount not to exceed \$17,291,506 of Project Homekey+ revenue grant funds, including up to \$13,729,907 as a grant to the City for the rehabilitation of 835 Turk Street and associated tenant relocation costs and up to \$3,561,599 as a grant to 835 Turk LLC for operating costs; (b) retroactively accept and expend the funds for the City portion of the Homekey+ grant; and (c) authorize HSH to commit approximately \$16,270,093 in required matching funds for the rehabilitation of the property and a minimum of five years of operating subsidies. • File 25-1155 is a proposed resolution that would approve a ground lease with 835 Turk LLC for city-owned property located at 835 Turk Street for a 55-year term and total rent not to exceed \$1 to rehabilitate and operate permanent supportive housing and approve a loan and grant agreement with 835 Turk LLC to finance the rehabilitation of the project with a loan amount not to exceed \$12,922,000 and a minimum loan term of 55 years and a grant amount not to exceed \$13,729,907 from Homekey+ grant funds. <p style="text-align: center;">Key Points</p> <ul style="list-style-type: none"> • In March 2022, the City acquired 835 Turk Street for use as permanent supportive housing. Five Keys leases, operates, and maintains the property under an existing agreement, which HSH plans to terminate. Under the Local Operating Subsidy Program (LOSP), the City has committed up to 15 years of operating subsidies, subject to budget appropriations. • The renovation scope of work includes seismic upgrades, new ground floor offices, conversion of 12 existing units to six accessible units, window replacements, and life safety upgrades. <p style="text-align: center;">Fiscal Impact</p> <ul style="list-style-type: none"> • The total cost to acquire and rehabilitate the property is approximately \$56.1 million. The proposed Homekey+ grant will fund \$13.7 million, and the City will fund a total of \$42.4 million (\$400,012 per residential unit). New City funding provided under the proposed loan of \$12.9 million is from \$3,293,000 in Homelessness Gross Receipts Tax revenues and \$9,629,000 in 2020 Health and Recovery General Obligation Bond funds. • The City's annual costs to support the project in Year 1 total approximately \$1.8 million, or \$17,242 per unit, including LOSP subsidy payments, support services costs, and DPH costs for behavioral health support to the project. The Homekey+ operating grant to Five Keys will provide an additional \$712,320, on average, annually to support operations for five years. <p style="text-align: center;">Recommendation</p> <ul style="list-style-type: none"> • Approve the proposed resolutions. 	

MANDATE STATEMENT

City Administrative Code Section 10.170-1 states that accepting federal, state, or third-party grant funds in the amount of \$100,000 or more, including any City matching funds required by the grant, is subject to Board of Supervisors approval.

City Charter Section 9.118(a) states that contracts entered into by a department, board, or commission that (i) have anticipated revenues of \$1 million or more, or (ii) have anticipated revenues of \$1 million or more and require modifications, are subject to Board of Supervisors approval.

City Charter Section 9.118(b) states that any contract entered into by a department, board or commission that (1) has a term of more than ten years, (2) requires expenditures of \$10 million or more, or (3) requires a modification of more than \$500,000 is subject to Board of Supervisors approval.

BACKGROUND

In 2021, the Department of Homelessness and Supportive Housing (HSH) issued a Request for Information (RFI) and identified a property at 835 Turk Street for use as permanent supportive housing. In March 2022, the City acquired the property. The six-story building consisted of 114 single room occupancy units. The property is located in the Filmore District on Turk Street between Gough Street and Franklin Street. Five Keys Schools & Programs (Five Keys) leases, operates, and maintains the property as permanent supportive housing and provides supportive services under an existing lease and property management agreement and a grant agreement.

Prior Board of Supervisors' approvals related to 835 Turk Street include:

- In February 2022, the Board of Supervisors approved HSH's purchase of 835 Turk Street at a total acquisition cost of \$25.7 million and application for a Homekey Grant to purchase the property (File 22-0015).¹
- In January 2023, the Board of Supervisors approved a lease and property management agreement between HSH and Five Keys for a term of five years with one five-year option to extend with total costs not to exceed approximately \$16.7 million (File 22-1158).
- In May 2025, the Board of Supervisors authorized HSH to jointly apply with 835 Turk LLC for Homekey Grant fund in an amount not to exceed \$18 million or the maximum amount allowed under the Notice of Funding Availability (NOFA), whichever is greater (File 25-0396).

¹ Homekey is a state grant program that provides funding for housing for people who are homeless or at risk of homelessness. The program funds the development of hotels, motels, multifamily apartments, and other properties into permanent or interim housing.

Homekey Grant Award

In October, the Department of Housing and Community Development (HCD) approved a Homekey+ grant in the amount of \$17,291,506 for the rehabilitation of the property, tenant relocation, and operating costs for 835 Turk Street. The Homekey+ award differs from prior Homekey funding awarded to the City because it focuses on permanent housing for residents with behavioral health needs, including serious mental illness or substance use disorder. The Department of Public Health's (DPH) Permanent Housing Advance Clinical Services team is providing behavioral health support services to residents.

HCD will provide a grant directly to 835 Turk LLC for the operating award of approximately \$3.6 million and will provide the remaining amount of approximately \$13.7 million as a grant to the City to be used to rehabilitate the property.

DETAILS OF PROPOSED LEGISLATION

File 25-1109 is a proposed resolution that would:

1. Authorize HSH to execute a **Standard Agreement** with HCD, 835 Turk LLC, and Five Keys for a total amount not to exceed \$17,291,506 of Project Homekey+ revenue grant funds, including up to \$13,729,907 as a grant to the City for the rehabilitation of permanent supportive housing and associated tenant relocation costs for 835 Turk Street and up to \$3,561,599 as a grant to 835 Turk LLC for operating costs.
2. Retroactively accept and expend the funds for the City portion of the Homekey+ grant in an amount up to \$13,729,907 for costs incurred from March 5, 2024 through approximately March 14, 2027.
3. Authorize HSH to commit approximately \$16,270,093 in required matching funds for the rehabilitation of the property and a minimum of five years of operating subsidies. Under the Local Operating Subsidy Program (LOSP), the City has already committed up to 15 years of operating subsidies, subject to budget appropriations.
4. Authorize the City to assume joint and several liability for the expenditure of the Homekey grant under the Standard Agreement.
5. Adopt the Planning Department's findings of consistency with the General Plan and policy priorities of the Planning Code.
6. Authorize HSH to amend the Standard Agreement and Homekey documents provided the changes do not increase the liabilities of or decrease the benefits to the City

File 25-1155 is a proposed resolution that would:

1. Approve a **Ground Lease** with 835 Turk LLC for city-owned property located at 835 Turk Street for a 55-year term and total rent not to exceed \$1 to rehabilitate and operate permanent supportive housing.

2. Approve a **Loan and Grant Agreement** with 835 Turk LLC to finance the rehabilitation of the project with a loan amount not to exceed \$12,922,000 and a minimum loan term of 55 years and a grant amount not to exceed \$13,729,907 from Homekey+ grant funds.
3. Adopt findings that the property is “exempt surplus land” under the California Surplus Lands Act.
4. Determine that the below market rent under the Ground Lease serves a public purpose under Administrative Code Section 23.30 by providing affordable housing.
5. Adopt findings that the project and proposed transactions are consistent with the General Plan and policy priorities of the Planning Code.
6. Authorize HSH, MOHCD, and the Director of Property to amend the agreements.

Homekey Agreement

The proposed Standard Agreement for Homekey+ funds requires that the funding be used for permanent supportive housing or interim housing costs and that rents are no more than 30 percent of HCD median income. The agreement has a fifteen-year term but requires that the property remain income restricted housing for at least 55 years. According to HSH staff, the grant’s expenditure deadlines will be specified in the final version of the Standard Agreement and are anticipated to be March 14, 2027 for the capital award and March 14, 2037 for the operating award. The City is required to provide matching funds of \$16,270,093 for capital and five years of operating subsidies. Under the Local Operating Subsidy Program, the City has already committed up to 15 years of operating subsidies, subject to budget appropriations.

Building Improvements

The building was constructed in 1929, and the rehabilitation budget is currently estimated at \$30.4 million. The scope of work includes seismic upgrades, new ground floor offices, conversion of 12 existing units to six accessible units, window replacements, life safety upgrades, and other improvements. Construction is expected to begin in January 2026. When the Board approved the lease and property management agreement for this site in December 2022, HSH expected the renovation program to begin in Summer 2024. The project timeline has been extended while HSH pursued unanticipated Homekey+ funding for the project in order to offset the City’s contribution.

Tenant Relocation

According to the May 2025 MOHCD evaluation memo of the proposed loan, prior to construction start, 82 tenants will need to be permanently relocated to other permanent supportive housing units within HSH’s portfolio. HSH anticipates these tenants will be relocated to comparable single-room occupancy units at the Granada (1000 Sutter Street). Fourteen tenants that were residing in the property when the City purchased it (legacy tenants) will receive financial relocation assistance and will have the right to return to the property after rehabilitation.

Ground Lease

HSH is proposing to terminate the existing lease and property management agreement and enter into a long-term ground lease to align with affordable housing ownership and operating structures used by MOHCD. Under Article 13 of the proposed ground lease, ownership of the building will be transferred to Five Keys for the term of the agreement. When the agreement expires, ownership of the building will be returned to the City. The City maintains ownership of the land and leases the land to Five Keys during the term of the agreement.

The property and any future maintenance or repair work performed by Five Keys will not be classified as public work or improvement. Therefore, contracts entered into by Five Keys to complete maintenance and repair work will not be subject to Administrative Code Chapter 6 requirements. The proposed ground lease requires Five Keys to comply with Administrative Code Chapter 23.6 requirements, including prevailing wage and apprenticeship and local hiring requirements.

Five Keys will be responsible for property management, including building maintenance. These costs will be funded by the project's operating budget and a LOSP contract. Five Keys will also continue to provide supportive services for 835 Turk under a separate grant agreement with HSH.

Loan and Grant Agreement

Under the proposed Loan and Grant Agreement, the City would provide a loan of \$12,922,000 and a grant of \$13,720,907 from Homekey+ Grant funds. Key terms of the loan and grant are summarized in Exhibit 1 below.

Exhibit 1: Loan and Grant Summary for 835 Turk

Terms	Existing
<u>Loan Terms</u>	
Loan Amount	\$12,922,000
Loan Term	55 years, ending in 2080
Loan Annual Interest Rate	0%
Loan Repayment	Annual Payments, equal to 50% of Residual Receipts per MOHCD's Residual Receipts policy
<u>Grant Terms</u>	
Grant Amount	\$13,729,907 (\$1,000,000 for relocation and \$12,729,907 for rehab)
Grant Term	55 years, ending in 2080
Grant Repayment	n/a
<u>Units and Affordability</u>	
Units	106 single-room occupancy
Maximum Income Level	30% of HCD median income

Source: Proposed Loan and Grant Agreement

Loan Documents

The proposed resolution also approves the following associated loan documents:

- The form of the Declaration of Restrictions, which requires the project sponsor to maintain the housing affordability levels defined in the loan agreement for the life of the project, even after the loan is paid in full or otherwise satisfied;
- The Secured Promissory Note for the loan; and
- The Deed of Trust, which secures the loan.

Sponsor Capacity for Project Development

While the existing program at 835 Turk Street is performing well according to FY 2023-24 monitoring results (summarized below), Five Keys does not have experience in building rehabilitation and asset management according to the MOHCD loan evaluation of the proposed loan. Due to limited development experience, Five Keys is contracting with Tenderloin Neighborhood Development Corporation (TNDC) to serve as a development consultant for the project. TNDC is responsible for development and construction of the project and project management until construction completion. TNDC will also oversee Transystems, the relocation consultant. Five Keys will manage the property after construction and is responsible for asset management during and after construction. Five Keys must submit an asset management plan to MOHCD in January 2026.

Program Performance and Fiscal Monitoring

HSH conducted FY 2023-24 program monitoring of Five Keys' property management and support services in October 2024. HSH staff report that HSH will conduct FY 2024-25 program monitoring 60 days after the program closes for rehabilitation of the site so that the monitoring may capture FY 2024-25 and subsequent months prior to closing.

According to FY 2023-24 program monitoring results, Five Keys met most of their objectives for both property management and support services, including:

- at least 90 percent of residents maintain housing for at least 12 months (or exit the program to other permanent housing or a more appropriate placement)
- at least 85 percent of lease violations were resolved without loss of housing to residents,
- at least 75 percent of residents complete an annual survey
- at least 80 percent of residents completing the survey indicate they are satisfied or very satisfied with property management services and support services.

Five Keys' occupancy rate of 94 percent was slightly below the goal of 97 percent. Five Keys did not meet the following two property management objectives:

- Collect at least 90 percent of residents' monthly rent
- Submit all required asset management and program reports to HSH and other funders.

Five Keys most recently underwent Fiscal and Compliance Monitoring in FY 2022-23, and there were no findings. Five Keys received a one-year waiver from fiscal and compliance monitoring in

FY 2023-24 due to good performance. Five Keys received another one-year waiver in FY 2024-25 due to good performance.

FISCAL IMPACT

The City will provide a loan amount not to exceed \$12,922,000 and a grant amount of \$13,729,907 from Homekey+ grant funds for the rehabilitation of the project. The City previously funded the acquisition and is also providing approximately \$3.8 million for predevelopment under the existing Lease and Property Management Agreement. The total cost to acquire and rehabilitate the property is approximately \$56.1 million. Exhibit 2 below shows the sources and uses for rehabilitation of the project.

Exhibit 2: Total Acquisition and Rehabilitation Budget for 835 Turk Street

Sources and Uses	Amount
<u>Sources</u>	
Proposition C Revenues	\$32,772,299
2020 Health & Recovery GO Bond	9,629,000
HCD Homekey+ Grant	13,729,907
Total Sources	\$56,131,206
<u>Uses</u>	
Acquisition	25,701,300
Hard Costs (incl. 28% in allowances and contingency)	20,275,720
Soft Costs (incl. 10% contingency)	8,187,121
Reserves	1,168,278
Developer Consultant Fees (to TNDC)	798,787
Total Uses	\$56,131,206

Source: MOHCD

Acquisition & Rehabilitation Funding Sources

Existing City funding of approximately \$29.5 million for the acquisition (\$25.7 million) and predevelopment (\$3.8 million) of the project is from Homelessness Gross Receipts Tax (Proposition C) revenues.

New City funding provided under the proposed loan of \$12.9 million is from:

- An additional \$3,293,000 in Homelessness Gross Receipts Tax revenues (for a total of approximately \$32.8 million including existing funding)
- \$9,629,000 in 2020 Health and Recovery General Obligation Bond funds.

The HCD Homekey+ grant is funded by State Proposition 1 general obligation bond funds for behavioral health infrastructure and services.

City Subsidy for Rehabilitation

The City's subsidy for the acquisition and rehabilitation of the project is \$42.4 million, or \$400,012 per residential unit, as shown in Exhibit 3 below.

Exhibit 3: City Subsidy per Unit

	Acquisition	Rehabilitation	Total
Total Development Cost	\$25,701,300	\$30,429,906	\$56,131,206
Total City Subsidy	25,701,300	16,699,999	42,401,299
Total Cost per Residential Unit	\$242,465	\$287,075	\$529,540
City Subsidy per Residential Unit	242,465	157,547	400,012

Source: MOHCD

According to the MOHCD evaluation memo, construction costs for the projects are comparable to similar projects. MOHCD does not have subsidy guidelines for large preservation projects. The City's subsidy for the acquisition and rehabilitation of the project (\$400,000 per unit) exceeds Small Sites Guidelines for single-room occupancy units with in-unit bathrooms (\$300,000 per unit) which apply to buildings with up to 40 units funded by the Small Sites Program. We also note that the total development cost of approximately \$530,000 per unit is less expensive than typical total development costs for new construction (approximately \$1.0 million per unit). However, the City's per unit subsidy is greater for the proposed project than what is typical for new construction because new construction projects can leverage non-City funding sources, such as tax credits.

Increase in Rehabilitation Budget

The current budget of \$30.4 million is \$21.3 million greater than the estimated budget of \$9.1 million at the time of acquisition and \$5.6 million greater than the estimated budget of \$24.8 million in our December 2022 report on the lease and property management agreement (File 22-1158). According to our report on the purchase of this property, a licensed consultant conducted a visual inspection of the building in June 2021 and November 2021 (File 22-0015). The inspection identified approximately \$9.1 million in immediate repair needs, including \$5.5 million in voluntary seismic upgrades. As noted in that report, this inspection did not assess the building systems, hazardous materials, or a geotechnical assessment, which would inform structural upgrades.

According to HSH, the budget has increased by \$5.6 million since December 2022 due to an expansion in the scope of work as a result of a better understanding of the building's condition. In particular, the updated budget provides for a major seismic retrofit, the installation of a new HVAC system, and the construction of a new office and tenant services suite. Although the rehab budget has increased, the City's contribution has decreased due to the Homekey+ grant award.

Operating Budget

HCD is providing a Homekey+ grant of \$3,561,599 to Five Keys to support operating costs for the first five years. As noted above, the City has already committed up to 15 years of operating subsidies, subject to budget appropriations. In addition, HSH is funding support services (through

a separate grant agreement with Five Keys), and DPH's Permanent Housing Advance Clinical Services team is providing behavioral health support services.

The City's annual costs to support the project in Year 1 (2027) total approximately \$1.8 million, or \$17,242 per unit: including

- \$920,928 in LOSP subsidy payments
- \$765,254 in support services based on Five Keys' FY 2025-26 grant budget plus a one percent cost of doing business increase, and
- \$149,074 in DPH costs to fund 0.75 full time equivalent positions to support the project.

The LOSP subsidy increases to approximately \$2.5 million in Year 6 when the Homekey+ operating subsidy expires. Five Keys' property management costs are funded by the project's operating budget rather than a separate grant agreement.

LOSP subsidies are funded by the General Fund. Support services are funded by Homelessness Gross Receipts Tax revenues. DPH costs are also funded by Homelessness Gross Receipts Tax revenues, as well as other DPH sources such as Enhanced Care Management, a MediCal billable service.

Project Budget

According to the 20-year cash flow analysis for the project, the project will have sufficient revenues to cover operating expenses and management fees. Project revenues consist of tenant rent and rental subsidies funded by the City's Local Operating Subsidy Program. A portion of net income after operating expenses (residual receipts) would be used to repay the MOHCD loan. However, the project is not expected to generate any residual receipts or make loan payments to MOHCD, as the LOSP payments are sized to fill the operating gap in the project budget.

Exceptions from MOHCD Guidelines

- The **construction management fee** of \$150,000 exceeds MOHCD underwriting guidelines due to the expertise of the owner's representative and the importance of the role given the limited experience of the owner.
- The **property management staffing** level is greater than normal due to 6.0 FTE ambassador staffing for 24-hour desk coverage based on Five Keys current staffing model.

RECOMMENDATION

Approve the proposed resolutions.

File Number: 251109
(Provided by Clerk of Board of Supervisors)

Grant Resolution Information Form
(Effective July 2011)

Purpose: Accompanies proposed Board of Supervisors resolutions authorizing a Department to accept and expend grant funds.

The following describes the grant referred to in the accompanying resolution:

1. Grant Title: Homekey+ for 835 Turk Street - \$17,291,506

2. Department: Department of Homelessness and Supportive Housing

3. Contact Person: Dylan Schneider **Telephone:** 628.652.7742

4. Grant Approval Status (check one):

☒ Approved by funding agency

☐ Not yet approved

5. Amount of Grant Funding Approved or Applied for: not to exceed \$17,291,506, \$13,729,907 of which will go to the City directly for project capital costs, including relocation. The remaining funds will be disbursed from the state directly to the co-applicant 835 Turk LLC to support operations costs.

6. a. Matching Funds Required: \$16,270,093 for capital and a minimum of 5 years of operating subsidies (\$16,321,317). Additionally, the City committed up to 15 years of subsidies through the City's Local Operating Subsidy Program (LOSP) (\$29,393,808).

b. Source(s) of matching funds (if applicable): Capital sources: Our City, Our Home Fund (Prop C Homeless Gross Receipts Tax Revenue) General Housing funds and 2020 Health & Recovery Bond Funds. Operating source: Our City, Our Home General Housing Funds.

7. a. Grant Source Agency: California Department of Housing and Community Development

b. Grant Pass-Through Agency (if applicable): N/A. Homekey+ grant funds are comprised of State Proposition 1 bond funds and Homeless Housing Assistance, and Prevention (HHAP) funding.

8. Proposed Grant Project Summary:

Homekey+ grant funds would be used to support the rehabilitation, relocation costs and initial operations of the building at 835 Turk Street which the City purchased in 2022. The building will provide 106 units of permanent supportive housing for formerly homeless adults. The capital award will be used to rehabilitate the building, including creating 6 fully ADA accessible units, reconfiguring existing community spaces to ensure ADA accessibility, complete seismic upgrades, improve comfort and energy efficiency, reconfigure the existing ground floor parking area into supportive services offices and additional common spaces and support the relocation of existing tenants during the rehabilitation of the building. The operating award will be used by 835 Turk LLC to support operations of the 53 Homekey+ assisted units at the Property.

9. Grant Project Schedule, as allowed in approval documents, or as proposed:

Capital Start-Date: March 5, 2024

Capital End-Date: 60 days and 15 months from award letter issuance

Operating Start-Date: Upon project completion/time of occupancy unless HCD approves earlier disbursement

Operating End-Date: 10 years from date of full occupancy (Note: grant operating funds are not coming to the City)

10. a. Amount budgeted for contractual services: \$12,729,907

b. Will contractual services be put out to bid? No

c. If so, will contract services help to further the goals of the Department's Local Business Enterprise (LBE) requirements? N/A

d. Is this likely to be a one-time or ongoing request for contracting out? N/A

11. a. Does the budget include indirect costs?

☐ Yes ☒ No

1. If yes, how much?

2. How was the amount calculated?

3. If no, why are indirect costs not included?

☐ Not allowed by granting agency ☐ To maximize use of grant funds on direct services

☒ Other (please explain): Indirect costs would only be applied to the operating award which is not part of the City's allocation.

c. 1. If no indirect costs are included, what would have been the indirect costs? N/A.
Indirect costs would only be applied to the operating award which is not part of the City's allocation.

12. Any other significant grant requirements or comments: Please find PeopleSoft Chart of Accounts for the State grant below.

State

Department ID: 203646

Fund ID: 12920 - SR Human Welfare-Grants Sta

Project ID: 10039189 - 835 Turk Street

Activity ID: TBD – HK+ Capital, TBD - HK+ Relocation

Authority ID: 10001 – Grants

****Disability Access Checklist** (Department must forward a copy of all completed Grant Information Forms to the Mayor's Office of Disability)**

13. This Grant is intended for activities at (check all that apply):

☒ Existing Site(s) ☒ Existing Structure(s) ☒ Existing Program(s) or Service(s)
☐ Rehabilitated Site(s) ☐ Rehabilitated Structure(s) ☐ New Program(s) or Service(s)
☐ New Site(s) ☐ New Structure(s)

14. The Departmental ADA Coordinator or the Mayor's Office on Disability have reviewed the proposal and concluded that the project as proposed will be in compliance with the Americans with Disabilities Act and all other Federal, State and local disability rights laws and regulations and will allow the full inclusion of persons with disabilities. These requirements include, but are not limited to:

1. Having staff trained in how to provide reasonable modifications in policies, practices and procedures;
2. Having auxiliary aids and services available in a timely manner in order to ensure communication access;
3. Ensuring that any service areas and related facilities open to the public are architecturally accessible and have been inspected and approved by the DPW Access Compliance Officer or the Mayor's Office on Disability Compliance Officers.

If such access would be technically infeasible, this is described in the comments section below:

Comments:

Departmental ADA Coordinator or Mayor's Office of Disability Reviewer:

Cody Eliff
(Name)

ADA Coordinator, Department of Homelessness and Supportive Housing
(Title)

Date Reviewed: 11/3/2025

Signed by:

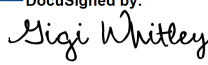
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Department Head or Designee Approval of Grant Information Form:

Gigi Whitley
(Name)

Chief of Finance and Administration
(Title)

Date Reviewed: 11/3/2025

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 (Signature Required)



Homekey+ - 835 Turk Street Grant Budget			
Contract No. 25 - HK+-18766			
City and County of San Francisco - Allocation			
SOURCES:	Grant	City Match	Total
HCD Homekey+ - Proposition 1 Bond Funds & Homeless Housing Assistance and Prevention (HHAP) funds	13,729,907		13,729,907
Our City, Our Home Fund (Prop C)		6,641,093	6,641,093
2020 Health & Recovery General Obligation Bond Funds		9,629,000	9,629,000
TOTAL SOURCES	13,729,907	16,270,093	30,000,000
USES:			
Capital - Rehabilitation - Predevelopment		3,778,138	3,778,138
Capital Rehabilitation - Loan	12,729,907	12,491,955	25,221,862
Capital - Relocation	1,000,000		1,000,000
TOTAL USES	13,729,907	16,270,093	30,000,000
Five Keys/835 Turk LLC - Allocation			
SOURCES:	Grant	City Match	Total
HCD Homekey+ - Proposition 1 Bond Funds & Homeless Housing Assistance and Prevention (HHAP) funds	3,561,599		3,561,599
Our City, Our Home Fund (Prop C) - 5 year commitment estimate		16,321,317	16,321,317
General Fund Local Operating Subsidy Program (LOSP) - 15 year commitment estimate		29,393,808	29,393,808
TOTAL SOURCES	3,561,599	45,715,125	49,276,724
USES:			
Permanent Supportive Housing Operations	3,561,599	45,715,125	49,276,724
TOTAL USES	3,561,599	45,715,125	49,276,724
TOTAL BUDGET	17,291,506	61,985,218	79,276,724

EXHIBIT A

AUTHORITY, PURPOSE AND SCOPE OF WORK**1. Authority**

California Assembly Bill No. 140 (Chapter 111, Statutes of 2021) (“**AB 140**”) and California Assembly Bill No. 531 (Chapter 789, Statutes of 2023) added section 50675.1.3 and 50675.1.5 to the Multifamily Housing Program (“**MHP**”) (Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of the Health and Safety Code). Health and Safety Code section 50675.1.3 and 50675.1.5 provide the statutory basis for the Homekey+ Program (“**Homekey+**” or “**Program**”). Health and Safety Code section 50675.1, subdivision (d) authorizes the Department of Housing and Community Development (“**Department**” or “**HCD**”) to administer MHP.

The Department issued a Homekey+ Program Notice of Funding Availability on November 26, 2024, which was subsequently amended January 31, 2025 and August 7, 2025. (the “**NOFA**”). The NOFA incorporates by reference the MHP, as well as the Multifamily Housing Program Final Guidelines, dated May 18, 2023 (“**MHP Guidelines**”), both as amended and in effect from time to time. The NOFA, further, incorporates by reference, the Uniform Multifamily Regulations (UMRs) (Cal. Code Regs., tit. 25, § 8300 et seq.), effective November 15, 2017, and as subsequently amended, except to the extent that any UMR provision would be inconsistent with the provisions of the NOFA.

Homekey+ grant funds are derived primarily from Proposition 1 bond funds established by the Behavioral Health Infrastructure Bond Act (BHIBA) (AB 531, Chapter 789, Statutes of 2023). Homekey+ funds are also derived from Assembly Bill 129 (Chapter 40, Statutes 2023) and Assembly Bill 166 (Chapter 48, Statutes 2024) or Round 5 and 6, respectively, of the Homeless Housing Assistance Prevention (HHAP). In accordance with HSC Section 50232, subdivision (h), the administration of HHAP 5 funds is not subject to the rulemaking provisions of the Administrative Procedure Act (APA) ((Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2 of the Government Code)). In accordance with HSC Section 50239, subdivision (h), the administration of HHAP 6 funds is not subject to the rulemaking provisions of the APA.

This STD 213, Standard Agreement (“**Agreement**”) is entered under the authority and in furtherance of the Program. This Agreement is the result of an Application by the Grantee, as defined below, for funding under the Program (the “**Grant**”). As such, this Agreement shall be executed by the Grantee. Where the Grantee comprises a Public Entity or Tribal Entity, as defined below, and one or more additional entities, all entities shall execute the Agreement.

Homekey+ Program

NOFA Date: 11/26/2024; as amended 1/31/2025; 08/07/2025

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Prep. Date: XX/XX/XXXX

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This Agreement hereby incorporates by reference the Application, as well as the project report prepared by the Department in reliance on the representations and descriptions included in that Application. This Agreement is governed by the following (collectively, the “**Program Requirements**”), and each of the following, as amended and in effect from time to time, is incorporated hereto as if set forth in full herein:

- A. AB 140;
- B. AB 531
- C. AB 129 and AB 166 (HHAP Homekey+ Supplemental funds)
- D. The above-referenced MHP statutory scheme;
- E. The NOFA;
- F. The MHP Guidelines;
- G. The UMRs;
- H. The award letter issued by the Department to the Grantee; and
- I. All other applicable law.

2. Purpose

The Homekey+ Program is intended to provide housing for individuals and families who have a Behavioral Health Challenge as defined in the California Welfare and Institutions Code Section 5965.02 to include but not be limited to a serious mental illness, as described in subdivision (c) or (d) of Welfare and Institutions Code (WIC) Section 14184.402, or a substance use disorder, as described in WIC Section 5891.5. Enrollment in Medi-Cal or in any other health plan shall not be a condition for accessing housing or continuing to be housed. The Homekey+ program must serve those with a Behavioral Health Challenge and who are homeless or who are at risk of homelessness, as defined in Part 578.3 of Title 24 of the Code of Federal Regulations. Funds in the NOFA allocated to Veterans units must also serve a person who served in the active military, naval, or air service, and who was discharged or released under conditions other than dishonorable and who is experiencing or at risk of homelessness as defined in Title 24 CFR Part 578.3 (“**Target Population**”).

Homekey+ Program

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Grantee applied to the Department for the Grant to conduct one or more of the activities outlined in Paragraph 4 below. By entering into this Agreement and thereby accepting the award of Program Grant funds, the Grantee agrees to comply with the Program Requirements and the terms and conditions of this Agreement.

3. Definitions

Any capitalized terms that are not defined below shall have the definitions set forth in the NOFA, the MHP statutes, and the MHP Guidelines. In the event of any conflict, the definitions in this Agreement and the NOFA are controlling.

- A. **"Affordability Covenant"** means the legally binding 55-year instrument which **(a)** is recorded in first position against Project real property for the benefit of the state, regional, local, or Tribal Grantee; **(b)** imposes use, operation, occupancy, and affordability restrictions on the real property and improvements; and **(c)** duly names HCD as a third-party beneficiary with the right and privilege, but not the obligation, of enforcement thereof, **(d)** incorporates the Homekey+ Program Requirements by reference, and **(e)** is otherwise in form and substance acceptable to HCD. Upon its execution, the Affordability Covenant shall be binding, effective, and enforceable against all successors, transferees, and assignees, in accordance with Section 208 of the NOFA, after a certificate of occupancy or its equivalent has been issued for the Project, or if no such certificate is issued, from the date of initial occupancy of the Project. Affordability Covenants on Tribal trust land are addressed separately under Section 208 of the NOFA.
- B. **"Application"** means the application for Grant funds that was submitted in response to the Homekey+ NOFA.
- C. **"Area Median Income" or "AMI"** means the most recent applicable county area median family income published by the California Tax Credit Allocation Committee (TCAC) or HCD.
- D. **"Assisted Unit"** means a Homekey+ funded residential dwelling unit in Permanent Supportive Housing (PSH) that is subject to rent, income, occupancy, and other restrictions in accordance with the Homekey + Program Requirements. See also **"Youth Assisted Unit."**
- E. **"At Risk of Homelessness"** has the same meaning as defined in Title 24 Code of Federal Regulations Part 578.3.

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- F. **"Award"** means the portion of program funds available for a Grantee to expend toward the Homekey+ program Eligible Uses.
- G. **"Behavioral Health Challenge"** has the same meaning as defined in NOFA Article VII. Definitions Section (vii.).
- H. **"Capital Award"** means the portion of the Award available for a Grantee to expend toward Project acquisition, any needed Rehabilitation, new construction, master leasing, and affordability covenant costs.
- I. **"Case Manager"** is a social worker or other qualified person who has or is supervised by a person with a relevant master's degree. At its sole discretion, the Department may approve Supportive Service plans where Case Managers cannot be supervised by a person with a master's degree. A Case Manager facilitates individualized service planning, and the assessment, coordination, monitoring, referral, and advocacy of services to meet tenants' Supportive Services needs, including, but not limited to, access to medical and mental health services, substance use disorder treatment and services, vocational training, employment, home and community-based services and crisis management and interventions. Resident service coordinators are not Case Managers. For Homekey+ tenants who are also HUD-VASH program participants, the Case Manager for services will be the applicable U.S. Department of Veterans Affairs (VA) Case Manager (or third-party provider selected by the VA), in accordance with the HUD-VASH Program.
- J. **"Chronically Homeless"** means a person who is chronically homeless, as defined in Title 24 Code of Federal Regulations Part 578.3.
- K. **"City"** means a City or City and County that is legally incorporated to provide local government services to its population. A City can be organized either under the general laws of this state or under a charter adopted by the local voters.
- L. **"Co-Applicant"** means the nonprofit corporation, for-profit corporation, limited liability company (LLC), and/or limited partnership (LP) that is jointly applying for Homekey+ funds with a state, regional, or Local Public Entity, or with a Tribal Entity.
- M. **"Conditional Award Letter" or "Conditional Award Commitment and Acceptance of Terms and Conditions letter"** means a letter specifying the portion of program funds available for a Grantee to expend toward eligible program uses once the Grantee has acknowledged and fulfilled the terms and conditions.

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- N. **"Continuum of Care"** means the same as defined by Title 24 CFR Part 578.3.
- O. **"Coordinated Entry System"** means a centralized or coordinated process developed pursuant to Section 578.7 of Title 24 of the Code of Federal Regulations, as that section read on January 10, 2019, designed to coordinate homelessness program tenant intake, assessment, and provision of referrals. To satisfy this subdivision, a centralized or coordinated assessment system shall cover the geographic area, be easily accessed by individuals and families seeking housing or services, be well advertised, and include a comprehensive and standardized assessment tool.
- P. **"Date of Award"** means the date of the Conditional Award Commitment and Acceptance of Terms and Conditions letter issued from the Department to the Grantee.
- Q. **"Designated Payee"** means the Co-Grantee that will serve as the payee of the Program Grant funds. If applicable, the Designated Payee is identified at Exhibit E of this Agreement.
- R. **"Eligible Applicant"** means a City; county; a City and county; any other state, regional, and Local Public Entity, including a council of government, metropolitan planning organization, and regional transportation planning agency designated in Section 29532.1 of the Government Code; or a Tribal Entity(ies) as defined in this NOFA. For purposes of this definition, a "Local Public Entity" is further defined in accordance with HSC section 50079. As allowed or required by context, "Applicant" shall be interpreted to include any of the foregoing entities, as well as that entity's Co- Applicant. Upon receiving an Award of Homekey+ funds, the Eligible Applicant and any Co-Applicant(s) will, both individually and collectively, be referred to as the "Grantee" for purposes of the Homekey+ NOFA. Please see NOFA Section 200 for specific eligible applicant requirements for Homekey+ HHAP Supplemental Funds.
- S. **"Eligible Uses"** means the activities that may be funded by the Homekey+ Program Grant. Those activities are listed at Paragraph 4 below of this Agreement, and at Health and Safety Code section 50675.1.3, subdivision (a).
- T. **"Expenditure Deadline for Capital Funds"** means the date by which the capital Award must be fully expended, as noted in Exhibit E of this Agreement.
- U. **"Expenditure Deadline for Operating Funds"** means the date by which the operating Award must be fully expended, as noted in Exhibit E of this agreement.

Homekey+ Program

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- V. **“Foster Youth”** means a child or nonminor dependent, as defined by Section 475 of Title IV-E of the Social Security Act (42 U.S.C. Sec. 675(8)) and subdivision (v) of Section 11400 of the Welfare and Institutions Code, who has been removed from the custody of their parent, legal guardian, or Indian custodian pursuant to Section 361 or 726 of the Welfare and Institutions Code, and who has been ordered into any placement described in paragraphs (2) to (9), inclusive, of subdivision (e) of Section 361.2 of, or paragraph (4) of subdivision (a) of Section 727 of, the Welfare and Institutions Code.
- W. **“Grantee”** means the Eligible Applicant (and, if applicable, the Co- Applicant) that has been awarded funds under Homekey+, and that will be held responsible for compliance with and performance of all Homekey+ Program Requirements. The Grantee may comprise one or more entities, so long as the Grantee structure includes an “Eligible Applicant,” as that term is defined in this NOFA. All such entities shall, in their individual and collective capacity as the “Grantee,” be bound by the Homekey+ Standard Agreement and each and every one of the Homekey+ program terms, conditions, and requirements. On the STD 213 portion of this Agreement, the Grantee is identified as the Contractor.
- X. **“Homekey+ Program Requirements (or “Program Requirements”)**” means the following, all as amended and in effect from time to time:
- 1) the Homekey+ Program Notice of Funding Availability.
 - 2) Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of the Health and Safety Code.
 - 3) the Grantee’s application for Homekey+ funding.
 - 4) the Project report prepared by HCD in reliance on the representations and descriptions included in the Grantee’s application for Homekey+ funding.
 - 5) the Conditional Award letter issued by HCD to the Grantee.
 - 6) the relevant STD 213, Standard Agreement for the Homekey+ funding; and,
 - 7) all other applicable law.
- Y. **“Homeless”** has the same meaning as defined in Title 24 CFR Part 578.3.

Homekey+ Program

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- Z. **"Homeless Youth"** means a child, a youth, or a current or former foster youth through the age of 25 who qualifies as "Homeless" under any of the relevant definitions set forth or identified in Title 24 Code of Federal Regulations Part 578.3.
- AA. **"Housing First"** has the same meaning as in Welfare and Institutions Code section 8255, including all the core components listed therein.
- BB. **"Lead Service Provider"** or **"LSP"** is the organization that has overall responsibility for the provisions of Supportive Services and implementation of the Supportive Services plan in the Project. The LSP may directly provide comprehensive case management services or contract with other agencies that provide services. For HUD-VASH tenants, the LSP will enable the applicable Veterans Affairs Case Manager to administer services in accordance with the HUD-VA Supportive Housing (VASH) Program.
- CC. **"Local Public Entity"** is defined at Health and Safety Code section 50079, and means any county, city, city and county, the duly constituted governing body of an Indian reservation or rancheria, tribally designated housing entity as defined in Section 4103 of Title 25 of the United States Code and Section 50104.6.5, redevelopment agency organized pursuant to Part 1 (commencing with Section 33000) of Division 24, or housing authority organized pursuant to Part 2 (commencing with Section 34200) of Division 24, and also includes any state agency, public district, or other political subdivision of the state, and any instrumentality thereof, that is authorized to engage in or assist in the development or operation of housing for persons and families of low or moderate income. In addition, and in accord with this Health and Safety Code definition, the term **"Local Public Entity"** also includes two or more local public entities acting jointly.
- DD. **"Manager's Unit"** is a unit in which the onsite manager of the Project resides. A Manager's Unit will not be an Assisted Unit. Manager's Units may be included for Homekey+ funding under the development budget; however, no Manager's Unit may be included in funding requests for a Homekey+ operating award. Manager's Units shall be restricted to households at or below 60% AMI.
- EE. **"Operating Award"** means the amount awarded by HCD to pay for the recurring expenses of the Project, such as utilities; maintenance; management fees; taxes; licenses; and Supportive Services costs, which may include staffing and service coordination. Operating Expenses do not include debt service or required reserve account deposits.

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- FF. **"Operating Expenses"** means the amount approved by HCD that is necessary to pay for the recurring expenses of the Project, such as utilities; maintenance; management fees; taxes; licenses; and Supportive Services costs, which may include staffing and service coordination. Operating Expenses do not include debt service or required reserve account deposits.
- GG. **"Performance Milestones"** means the indicators and metrics of progress and performance that are identified as such at Exhibit E of this Agreement. Grantee's failure to satisfy any one of the Performance Milestones will constitute a breach of this Agreement and will entitle the Department to exercise all available remedies, including the recapture of disbursed Grant funds and the cancellation of this Agreement.
- HH. **"Performing Debt"** refers to non-government, long-term (or permanent) financing of a Project intended to generate a profit for a private or non-profit lender requiring ongoing mandatory debt service payments.
- II. **"Permanent Supportive Housing"** or **"PSH"** means housing with no limit on length of stay, that is occupied by the Target Population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community, as defined at California Government Code Section 65582 (g) , except that "Permanent Supportive Housing" shall include associated facilities if used to provide services to housing residents.
- JJ. **"Positive Youth Development"** or **"PYD"** is an intentional, prosocial approach that engages youth within their communities, schools, organizations, peer groups, and families in a manner that is productive and constructive; recognizes, utilizes, and enhances young people's strengths; and promotes positive outcomes for young people by providing opportunities, fostering positive relationships, and furnishing the support needed to build on their leadership strengths.
- KK. **"Project"** means a structure or set of structures with common financing, ownership, and management, which provides Permanent Supportive Housing for the Target Population, and which is subject to an appropriate Affordability Covenant in accordance with Section 208 of the NOFA.
- LL. **"Rehabilitation"** means repairs and improvements to a substandard residential structure necessary to make it meet Rehabilitation standards. As used in this section, "substandard residential structure" has the same meaning as the term "substandard building," as defined in HSC Section 17920.3. "Rehabilitation" also

Homekey+ Program

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- includes improvements and repairs made to a residential structure acquired for the purpose of preserving its affordability and use by the Target Population.
- MM. **“Secondary Tenant”** means 1) Veterans who are Homeless whose incomes are up to 50% AMI and are receiving income as a result of service-connected disability benefits, or 2) Veterans experiencing homelessness with an income of up to 60% AMI.
- NN. **“Scope of Work”** or **“Work”** means the work to be performed by the Grantee to accomplish the Program purpose.
- OO. **“Sponsor”** means the legal entity or combination of legal entities with continuing control of the Project. Where a Grantee is or will be organized as a limited partnership, Sponsor includes the general partner or general partners who have effective control over the operation of the partnership, or, if the general partner is controlled by another entity, the controlling entity. Sponsor does not include the seller of the property to be developed as the Project, unless the seller will retain control of the Project for the period of time necessary to ensure Project feasibility as determined by the Department.
- PP. **“Standard Agreement”** means the STD 213, STD 215, all exhibits attached thereby and any and all amendments thereto.
- QQ. **“Supportive Services”** means social, health, educational, income support, employment, and housing stability services and benefits; coordination of community building and educational activities; individualized needs assessment and case management; and individualized assistance with obtaining services and benefits.
- RR. **“Target Population”** means individuals, or households with an individual, who are experiencing homelessness or who are At Risk of Homelessness as defined under part 578.3 of Title 24 of the Code of Federal Regulations and who have or are suspected of having a Behavioral Health Challenge. These individuals and households must include a person described in Welfare and Institutions Code (WIC) subdivision (c) or (d) of Section 14184.402, or a person with a substance use disorder, as described in Section 5891.5. However, enrollment in Medi-Cal or in any other health plan shall not be a condition for accessing housing or continuing to be housed. For Veteran-serving Projects the Target Population also includes Veterans.
- SS. **“TCAC”** means the California Tax Credit Allocation Committee.

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TT. **“Tribal Entity(ies)”** means an entity that meets any of the following criteria:

- 1) Meets the definition of Indian tribe under section 4103(13)(B) of title 25 of the United States Code;
- 2) Meets the definition of Tribally Designated Housing Entity under section 4103(22) of title 25 of the United States Code;
- 3) Is not a federally recognized tribe, but is either:
 - a) Listed in the petitioner list of the Office of Federal Acknowledgment (OFA) within the Office of the Assistant Secretary – Indian Affairs of the Department of the Interior pursuant to Part 82.1 of Title 25 of the Code of Federal Regulations; or
 - b) Is an Indian tribe located in the State of California and identified on the contact list maintained by the Native American Heritage Commission for the purpose of consultation pursuant to Government Code section 65352.3.

UU. **“Veteran”** means a person who served in the active military, naval, or air service, and who was discharged or released under conditions other than dishonorable and who is experiencing or at risk of homelessness as defined in Title 24 CFR Part 578.3.

VV. **“Youth Assisted Unit”** means an Assisted Unit serving Homeless Youth or Youth at Risk of Homelessness. See also **“Assisted Unit.”**

WW. **“Youth at Risk of Homelessness”** means a child, a youth, or a current or former foster youth through the age of 25 who qualifies as “at risk of homelessness” or “homeless” under any of the relevant definitions set forth or identified at Part 578.3 of Title 24 of the Code of Federal Regulations.

4. Eligible Uses

Grantee shall apply the Awards to one or more of the following uses. All costs in connection with such Eligible Uses must be incurred on or after March 5, 2024, by the Expenditure Deadline for Capital Funds, and by the Expenditure Deadline for Operating Funds, respectively and as applicable. Grantee’s use of the funds and scope of work (**“Scope of Work”** or **“Work”**) are specified at Exhibit E of this Agreement.

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- A. Acquisition or rehabilitation, or acquisition and rehabilitation, of motels, hotels, hostels, or other sites and assets, including apartments or homes, adult residential facilities, residential care facilities for the elderly, manufactured housing, commercial properties, and other buildings with existing uses that could be converted to Permanent Supportive Housing (PSH).
- B. Master leasing of properties for PSH.
- C. Conversion of units from nonresidential to residential PSH (i.e. adaptive reuse)
- D. Conversion of Interim Housing to PSH (as described in NOFA Section 502)
- E. New construction of dwelling units as described in NOFA Section 201 and 501.
- F. Gap financing as defined in NOFA Section 502.
- G. The purchase of affordability covenants and restrictions for units.
- H. Relocation costs for individuals who are being displaced as a result of the Homekey+ Project.
- I. Capitalized operating subsidies for PSH units purchased, converted, or altered with Homekey+ Grant funds provided pursuant to Health and Safety Code section 50675.1.3.

5. Rent Standards

- A. Permanent Supportive Housing. Rent limits for initial occupancy, and for each subsequent occupancy, of an Assisted Unit shall not exceed 30 percent of that Assisted Unit's designated income-eligibility level with exceptions as noted below for Veteran Units.
- B. Veteran Units may also be subject to the Department's Secondary Tenant policy, which determines that if units cannot be filled with Veterans at or below 30% AMI, Secondary Tenants can be housed. Rents for any redesignated units are determined by income that corresponds to the Secondary Tenant's household income.

6. Program Deadlines

- A. All Program deadlines begin 60 days after the Homekey+ Conditional Award letter date. HCD may, in its sole and absolute discretion, approve an extension of

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the acquisition, Rehabilitation, construction, and/or occupancy deadlines if the Grantee demonstrates, to HCD's satisfaction, that the relevant delay is caused by reasonably unforeseeable events, conditions, or circumstances. Construction labor shortages and supply chain issues do not constitute reasonably unforeseeable events, conditions, or circumstances for purposes of an extension request. Extension requests shall be submitted in electronic format on a form provided by HCD.

- B. HCD may reimburse eligible costs incurred beginning on March 5, 2024, with the exception of operating costs.
- C. Project types in NOFA Section 201 are subject to the dates in the milestones listed in Exhibit E.

7. Performance Milestones

- A. Grantee shall complete each of the Performance Milestones set forth at Exhibit E of this Agreement by the date designated for such completion therein (each, a **"Milestone Completion Date"**). The Performance Milestones shall include, but not be limited to, any applicable Expenditure Deadline for Capital Funds, Expenditure Deadline for Operating Funds, or occupancy deadline.
- B. The Department may, in its sole and absolute discretion, approve an extension of the acquisition, rehabilitation, construction, and/or occupancy deadlines if the Grantee demonstrates, to the Department's satisfaction, that the relevant delay is caused by reasonably unforeseeable events, conditions, or circumstances.
- C. In no event will the Department approve an extension request in the absence of Grantee's demonstration of good cause for said extension, along with Grantee's reasonable assurances that the extension will not result in Grantee's failure to meet other Performance Milestones or any Expenditure Deadline under this Agreement. Construction labor shortages and supply chain issues do not constitute reasonably unforeseeable events, conditions, or circumstances for purposes of an extension request.
- D. The Department may, in its sole and absolute discretion, grant an extension of the Expenditure Deadline for Operating Funds for a total of up to 15 years from occupancy in accordance with NOFA section 204 (vi).

8. Reporting Requirements

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- A. Grantee shall submit an annual Homekey+ Program Report and Homekey+ Expenditure Report, and comply with all additional reporting requirements, as set forth and specified at Section 601 of the NOFA, all in accordance with the Milestone Completion Date(s) set forth at Exhibit E of this Agreement.
- B. After satisfaction of each Performance Milestone, the Grantee shall promptly report its progress, in writing, to the Department.
- C. Upon the Department's request and as specified, the Grantee shall provide progress reports in connection with the development plan and any updates to the timeline for completion of the Project. The development plan should include the Project's completion milestones and any updates or substantial changes.
- D. In addition, the Grantee shall submit to the Department such periodic reports, updates, and information as deemed necessary by the Department to monitor compliance and/or perform Program evaluation. Any requested data or information shall be submitted in electronic format on a form provided by the Department.

9. Department Contract Coordinator

The Department's Contract Coordinator for this Agreement is the Deputy Director of the Division of State Financial Assistance, or the Deputy Director's designee. Unless otherwise informed, Grantee shall mail any notice, report, or other communication required under this Agreement by First-Class Mail to the Department Contract Coordinator at the following address or email to MultifamilyGrants@hcd.ca.gov:

California Department of Housing and Community Development
Attention: Homekey+ Program
Multifamily Grant Management Branch
651 Bannon St, Suite 400, 95811
P. O. Box 952050
Sacramento, CA 94252-2050

10. Grantee Contract Coordinator

The Grantee Contract Coordinator for this Agreement may coordinate with the Multifamily Grant Management Branch Manager for the Homekey+ Program. Unless otherwise informed, the Department shall mail any notice, report, or other communication required under this Agreement by First-Class Mail, or through a

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commercial courier, to the Grantee Contract Coordinator at the address specified at Exhibit E of this Agreement.

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EXHIBIT B**BUDGET DETAIL AND PAYMENT PROVISIONS****1. Budget Detail**

The Award set forth in this Agreement has been made available to expend toward the Homekey+ Eligible Uses per the terms set forth herein. The Department has approved the additional funding commitments leveraged against the Homekey site as named in Exhibit E, Budget Detail. Any new sources encumbered against the project site after the execution of this agreement must receive prior written approval by HCD and must, upon recordation, subordinate to the Homekey+ use restriction. Encumbrance of unapproved sources against the Homekey+ site and securing of any sources in a lien position superseding Homekey+ will constitute a breach of the Standard Agreement.

2. Conditions of Disbursement

For all project types, except New Construction Cost Containment (Section 501 of the NOFA) the Department will disburse the amount corresponding to the Grantee's request for funds after this Agreement has been fully executed and after the Department receives the Grantee's request for funds, with all required supporting documents appended thereto.

[HCD to delete this Paragraph if this is not a New Construction Project and if Section 501 of the NOFA does not apply]. For New Construction Cost Containment projects, the Department will disburse up to 80% of the Capital Award after Grantee has cleared all conditions of disbursement. The remaining 20% of the Award will be disbursed upon submission of the temporary certificate of occupancy (TCO).

The Grantee must open escrow prior to requesting Capital Award funds from the Department. The Department will disburse remaining award funds, including Operating Award funds, via check. The Grantee may only request Operating Award funds, if applicable, after providing confirmation that construction and/or Rehabilitation on the Project is completed, and the Project is ready to occupy. HCD reserves the right to disburse funds prior to construction completion if the Grantee sufficiently demonstrates need for Homekey+ operational funds prior to construction completion.

The Grantee shall append the following supporting documents to the request for funds, all in form and substance acceptable to the Department:

- A. Wire Instructions, including the name and address of the escrow company, the name of the escrow officer, and the escrow number in a form provided by the Department.

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- B. An Affordability Covenant must be submitted to the Department for review prior to the close of escrow and approved by the Department, in its sole and reasonable discretion, for recordation at the close of escrow;
- C. Payee Data Record (STD 204) or Government Agency Taxpayer ID Form, as applicable;
- D. An authorizing resolution or set of authorizing resolutions that, in the Department's reasonable determination, materially comports with the Program Requirements (if the Grantee has not already submitted same);
- E. Documentary evidence of any eligible costs incurred on or after March 5, 2024 and before the execution of this Agreement;
- F. Certification of compliance with California's prevailing wage law, as well as all applicable federal prevailing wage law; or for Tribal Grantees, a Tribal Wage Determination; the Grantee cannot request funds for rehabilitation or construction until they have provided a certification of compliance with prevailing wage laws signed by the Grantee and their selected general contractor, as detailed in Section 509 of the NOFA;
- G. A copy of the Department-approved relocation plan for the Project, or a copy of a Department-issued Certification Regarding Non-Application of Relocation Benefits and Indemnification Agreement which has been duly executed by the Grantee and approved by the Department;
- H. Evidence of the insurance coverages required under the Program NOFA Section 606 and/or a written acknowledgment of self-insured status;
- I. A current title report (dated within 15 days of the request for funds); or for tribal trust land, a title status report ("TSR") or an attorney's opinion regarding chain of title and current title status; if there are any items to be cleared, paid off, or subordinated, the Department will require that all findings be resolved in escrow;
- J. Any forms, certifications, environmental clearances, NEPA, or documentation required pursuant to Paragraph 1. F – Additional Conditions Precedent to Disbursement listed in Exhibit E of this Agreement; and

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- K. Any other forms, certifications, or documentation deemed necessary by the Department prior to disbursement of Grant funds.

3. Performance

- A. After disbursement of the funds, the Grantee shall meet each Performance Milestone set forth at Exhibit E by the relevant Milestone Completion Date. After satisfaction of each Performance Milestone, the Grantee shall promptly report its progress, in writing, to the Department. Grantee may apply to the Department for an extension of a Milestone Completion Date as allowed by the NOFA and this Agreement.
- B. FAILURE TO SATISFY ANY ONE OF THE PERFORMANCE MILESTONES WILL CONSTITUTE A BREACH OF THIS AGREEMENT AND ENTITLES THE DEPARTMENT TO MANDATE THE GRANTEE TO RETURN TO THE DEPARTMENT ANY FUNDS DISBURSED; IN ANY SUCH INSTANCE, THE DEPARTMENT MAY ALSO CANCEL THIS AGREEMENT WITHOUT OWING ANY DAMAGES OR OTHER PAYMENT TO GRANTEE.

4. Fiscal Administration

- A. All Capital Award funds must be wired to an escrow company licensed to do business in the State of California and in good standing.
- B. Any Capital Award funds that have not been expended by the Expenditure Deadline for Capital Funds must be returned to the Department with accrued interest. Any Operating Award funds that have not been expended by the Expenditure Deadline for Operating Funds must be returned to the Department with accrued interest. Checks shall be made payable to the Department of Housing and Community Development and shall be mailed to the Department at the address below, no later than thirty (30) calendar days after the applicable Expenditure Deadline.

Department of Housing and Community Development
Accounting Division
651 Bannon Street, Suite 400
Sacramento, California 95811

5. Supplantation of Funds

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Grantee may not use Homekey+ funding to supplant performing debt or existing funds that have already been funded or awarded through other permanent sources, including HCD sources. Expenses that have been or will be reimbursed under any permanent public program funds are not eligible uses of Homekey+ funding, with the exception of any Homekey+ funds Awarded for reimbursement dating back to March 5, 2024.

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EXHIBIT D**HOMEKEY+ GENERAL TERMS AND CONDITIONS****1. Effective Date, Term of Agreement, Timing, and Deadlines**

- A. This Agreement, when fully executed by the Department and the Grantee, is effective upon the date of the Department representative's signature on the STD 213, Standard Agreement (such date, the "**Effective Date**").
- B. This Agreement shall terminate fifteen (15) years [If gap financing, put twenty (20) years, delete these instructions] from the Effective Date, as stated in Section 2 of the STD 213, Standard Agreement (such date, the "**Expiration Date**").
- C. Grantee will receive the disbursement of Program funds after satisfying all conditions precedent to such disbursement, as set forth under Paragraph 2 of Exhibit B and, as necessary and applicable, under Section 4 – Additional Conditions Precedent to Disbursement of Exhibit E.
- D. Any expenses incurred prior to March 5, 2024, after the Expenditure Deadline for Capital Funds, or after the Expenditure Deadline for Operating Funds, respectively and as applicable, are not eligible for payment under the Program, unless an alternate arrangement is legally permissible and has been approved by the Department in advance and in writing.
- E. Grant funds that have not been expended by the applicable Expenditure Deadlines shall revert to the Department in the absence of an alternate arrangement that has been approved by the Department in advance and in writing.

2. Termination for Cause

The Department may terminate this Agreement for cause at any time by giving at least fourteen (14) calendar days' advance written notice to the Grantee. Upon such termination, Grantee shall return any unexpended funds to the Department within thirty (30) calendar days of the date on the Department's written notice of termination, unless the Department has approved an alternate arrangement in advance and in writing, as provided below. Such termination will not limit any other remedies that may be available to the Department under this Agreement, at law, or in equity. Cause shall consist of Grantee's breach of, or failure to satisfy, any of the terms or conditions of this Agreement. Cause includes but is not limited to the following:

- A. Grantee's failure to satisfy the Performance Milestones, conditions precedent to disbursement, or to expend the Award, as specified.

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- B. Grantee's failure to timely satisfy each or any of the conditions set forth in these Homekey + General Terms and Conditions, the Project-Specific Provisions and Special Terms and Conditions set forth at Exhibit E of this Agreement (including any one of the Performance Milestones), or the award letter.
- C. Grantee's violation of any of the Program Requirements.
- D. The Department's determination of the following:
 - 1) Any material fact or representation, made or furnished to the Department by the Grantee in connection with the Application or the award letter, shall have been untrue or misleading at the time that such fact or representation was made known to the Department, or subsequently becomes untrue or misleading; or
 - 2) Grantee has concealed any material fact from the Department related to the Application or the Project.
- E. The Department's determination that the objectives and requirements of the Homekey + Program cannot be met in accordance with applicable timeframes, as memorialized by this Agreement.

In the event of this or any other breach, violation, or default by the Grantee, the Department may give written notice to the Grantee to cure the breach, violation, or default. If the breach, violation, or default is not cured to the Department's satisfaction within a reasonable time, as determined by the Department in its sole and absolute discretion, then the Department may declare a default under this Agreement and seek any and all remedies that are available under this Agreement, at law, or in equity.

3. Cancellation

- A. It is mutually understood between the parties that this Agreement may have been written for the mutual benefit of both parties before ascertaining the availability of funds appropriated by the California Legislature to avoid program and fiscal delays that would occur if this Agreement were executed after that determination was made.
- B. The Department may cancel this Agreement, in whole or in part, if the California Legislature enacts any restrictions, limitations, or conditions that impact this Agreement or the funding of this Agreement; or cancellation is otherwise permitted under state contracting law.

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- C. To cancel this Agreement pursuant to this paragraph, the Department shall give thirty (30) calendar days' advance written notice to the Grantee. The Grantee shall return any unexpended portion of its Grant award to the Department within thirty (30) calendar days from the date on the Department's written notice of cancellation, unless (i) the parties have agreed upon an alternate arrangement in advance and in writing; or (ii) an alternate arrangement is necessary for one or both parties to remain in compliance with HHAP or other applicable law.

4. Eligible Activities

Grant funds awarded to the Grantee shall be applied to the eligible uses set forth at Exhibit A and described in greater detail at Exhibit E. Payment for any cost which is not authorized by this Agreement, or which cannot be adequately documented shall be disallowed and must be reimbursed to the Department or its designee.

5. Performance Milestones

Grantee shall timely satisfy and complete all Performance Milestones, as identified at Exhibit E of this Standard Agreement.

6. Article XXXIV

Homekey + provides Permanent Supportive Housing for persons (including Veterans and Youth) who are homeless, chronically homeless, or at risk of homelessness, and who are living with a Behavioral Health Challenge. As such, Article XXXIV, section 1 of the California Constitution is not applicable to Homekey + funded development, consistent with Health and Safety Code sections 37000-37002.

7. Appraisals

Grantee shall, at the request of the Department, provide an appraisal of any real property or any interest in real property that is acquired with the Grant funds. Any such appraisal shall be prepared in a form, and by a qualified appraiser, acceptable to the Department.

8. Environmental Compliance

Grantee shall provide a Phase I Environmental Site Assessment ("ESA") for the Project, in conformance with ASTM Standard Practice E 1527, evaluating whether the Project is affected by any recognized environmental conditions. If the Phase I ESA discloses evidence of recognized environmental conditions and Grantee desires to proceed with

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the Project, the Grantee shall provide the Department with a Phase II report and any additional reports as required by the Department and in a form acceptable to the Department. Any remediation work shall be subject to Department approval. Grantee shall also provide an asbestos assessment and a lead-based paint report for the Department's approval if the Project involves rehabilitation or demolition of existing improvements.

Projects, including phased Projects, that satisfy the requirements HSC 50675.1.5, shall be exempt from the California Environmental Quality Act (CEQA) Projects under this section are considered a "use by right", which are specifically exempt from CEQA (CA Public Resources Code section 21000 et seq.). (HSC 50675.1.5(e)(2)(A)). Moreover, HSC 50675.1.5(c) specifically exempts HCD actions taken to "provide financial assistance or insurance for the development and construction of Projects" from CEQA review. HCD encourages Eligible Applicants to fully engage with HCD's technical assistance and to review the CEQA exemption set forth at HSC section 50675.1.5 and the provision for land use consistency and conformity set forth at HSC section 50675.1.3, subdivision (i).

Applicants should consult with their counsel for legal advice in construing application of the foregoing exemptions to their Project. It is entirely within an Applicant's discretion to determine whether to use the statutory CEQA exemption, whether the exemption applies to the Applicant's proposed activity, or whether some other mechanism applies and could be used to satisfy obligations under CEQA.

The exemption from CEQA pursuant to HSC 50675.1.5 does not exempt Homekey+ Projects from the National Environmental Policy Act (NEPA). Applicants must determine if NEPA applies to the Homekey+ Project and plan to receive the relevant clearances before the Project proceeds with the acquisition or physical activities, as applicable. HCD is not responsible for determining which Projects require NEPA clearance. Nevertheless, applicants shall provide HCD a status and timeline of any required NEPA review at the time of application.

9. Insurance

- A. Grantee shall obtain the insurance coverages identified in the NOFA. Grantee shall maintain such insurance coverages for either the term of this Agreement or the term of any required restrictive covenant or regulatory agreement, whichever applicable term is longer. Grantee shall name the State of California and the Department, as well as their respective appointees, officers, agents, and employees, as additional insureds on all such policies. Such policies shall

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provide for notice to the Department in the event of any lapse of coverage or insurance claim thereunder. Prior to disbursement of any Grant funds, Grantee shall provide evidence satisfactory to the Department of its compliance with these insurance requirements.

- B. If Grantee is self-insured, in whole or in part, as to any of the required types and levels of coverage, the Grantee shall provide the Department with a written acknowledgment of its self-insured status prior to disbursement of any Grant funds. If the Grantee abandons its self-insured status at any time after execution of this Agreement, the Grantee shall immediately notify the Department, and shall promptly comply with the insurance coverage requirements under the Program.

10. Granted Funding Commitments

Grantee shall demonstrate its capacity to provide the development and operating funding commitments represented to the Department, as set forth in Exhibit E, Budget Detail. The Department reserves the right to request that Grantee provides additional documentary evidence of such capacity at any point.

11. Relocation

Grantee must comply with all applicable federal, state, and local relocation law. Pursuant to relocation law, a Grantee must have a relocation plan approved by the Department prior to proceeding with any phase of a Project or other activity that will result in the displacement of persons, businesses, or farm operations. To ensure that displaced persons and entities do not suffer a disproportionate impact as a result of Projects which benefit the public, all notices to vacate and relocation services must be provided to them in accordance with applicable law. In addition, before the Homekey + award will be disbursed, Grantee must have either of the following:

- A. Department-approved relocation plan; or
- B. Department-issued Certification Regarding Non-Application of Relocation Benefits and Indemnification Agreement, which has been duly executed by the Grantee and approved by the Department.

12. One-for-One Replacement of Assisted Units

One-for-one replacement of Assisted Units is permissible if approved in advance by the Department per Section 300 of the NOFA, after the Department's determination, in its sole and absolute discretion, that such replacement will not reduce the inventory of units

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that are already available at affordable rents to households that are at or under 30 percent AMI.

13. Site Control

Unless and except as otherwise expressly approved in writing by the Department or provided at Exhibit E to this Agreement, the Grantee shall have control of the property at all times, and such control shall not be contingent on the approval of any other party. The status and nature of the Grantee's title and interest in the property must be acceptable to the Department. Site control may be evidenced by one of the following:

- A. Fee title.
- B. A leasehold interest on the property with provisions that enable the lessee to make improvements on and encumber the property provided that the terms and conditions of any proposed lease shall permit compliance with, and satisfaction of, all Program objectives and requirements, including, without limitation, those set forth in this Agreement. If the Grantee's interest in the property is a leasehold, and the lessee and the lessor are affiliated or related parties, then the Department may require both the lessee and the lessor to execute this Agreement.
- C. An executed disposition and development agreement, or irrevocable offer of dedication to a public agency.
- D. A sales contract, or other enforceable agreement for the acquisition of the property. If this form of evidence was relied upon at the time of Application, the Department may impose additional Performance Milestones (e.g., presentation of additional or supplemental evidence of eventual site control closer to any projected close of escrow).
- E. A letter of intent, executed by a sufficiently authorized signatory of the Grantee, that expressly represents to the Department, without condition or reservation, that, upon successful application, the Grantee shall purchase or otherwise acquire a sufficient legal interest in the property to accomplish the purpose of the award. The letter of intent must also be duly acknowledged by the party selling or otherwise conveying an interest in the subject property to the Grantee. If this form of evidence was relied upon at the time of Application, the Department may impose additional Performance Milestones (e.g., presentation of additional or supplemental evidence of eventual site control closer to any projected close of escrow).

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- F. Other evidence of site control that gives the Department assurance (equivalent to A-E above) that the Grantee will be able to complete the Project in a timely manner and in accordance with the Program's objectives and requirements, including, without limitation, those set forth or referenced in this Agreement.

14. Adaptability and Accessibility

The Project shall comply with all applicable federal, state and local laws regarding adaptability and accessibility, including, without limitation, the requirements set forth in the Homekey+ NOFA Section 508.

15. Title Status and Reports

Grantee shall provide a current title report for the real property on which the Project is located. If Grantee's interest in the property is leasehold, then Grantee shall provide a current title report for the leasehold interest and the fee interest. For tribal trust land, Grantee shall provide a TSR or an attorney's opinion regarding chain of title and current title status. As set forth and specified at Exhibit B of this Agreement, Grantee shall provide such title report or documentation of title status prior to disbursement of any Homekey+ Grant funds.

16. Title Insurance

Grantee shall provide evidence of title insurance and an ALTA As-Built Survey that are acceptable to the Department. The condition of title, the insurer, the liability amount, the form of policy, and the endorsements shall be subject to Department approval. The policy shall ensure that Grantee holds good and marketable title (fee simple or leasehold).

17. Property Management Plan

Grantee shall submit a property management plan to the Department for its review and approval. Such management plan shall be consistent with any representations made in the Application, and it shall meet the Homekey+ Program Requirements.

18. Supportive Services Plan

Grantee shall submit a Supportive Services plan to the Department for its review and approval. Such Supportive Services plan shall be consistent with any representations made in the Application, and it shall meet the Homekey+ Program Requirements (e.g., provide for delivery of housing stability services and benefits).

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EXHIBIT D**19. Nondiscrimination**

Grantee shall adopt a written nondiscrimination policy requiring that no person shall, on the grounds of race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, age, medical condition, genetic information, citizenship, primary language, immigration status (except where explicitly prohibited by federal law), arbitrary characteristics, and all other classes of individuals protected from discrimination under federal or state housing laws, individuals perceived to be a member of any of the preceding classes, or any individual or person associated with any of the preceding classes, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under, any program or activity funded in whole or in part with Homekey + funds.

Statutes and regulations prohibiting discrimination are applicable to this Agreement and include, without limitation, the following:

- A. Grantee and any of its contractors, subcontractors, successors, transferees, and assignees shall comply with Title VI of the Civil Rights Act of 1964, which prohibits recipients of federal financial assistance from excluding from a program or activity, denying benefits of, or otherwise discriminating against a person on the basis of race, color, or national origin (42 U.S.C. § 2000d et seq.), as implemented by the U.S. Department of the Treasury's Title VI regulations, 31 CFR Part 22, which are herein incorporated by reference and made a part of this Agreement. Title VI also includes protection to persons with "Limited English Proficiency" in any program or activity receiving federal financial assistance, 42 U.S.C. § 2000d et seq., as implemented by the U.S. Department of the Treasury's Title VI regulations, 31 CFR Part 22, and herein incorporated by reference and made a part of this Agreement;
- B. Equal Employment Opportunity. Except as otherwise provided under [41 CFR Part 60](#), all contracts that meet the definition of "federally assisted construction contract" in [41 CFR Part 60–1.3](#) must include the equal opportunity clause provided under [41 CFR 60–1.4\(b\)](#), in accordance with Executive Order [11246](#), "Equal Employment Opportunity" (30 FR 12319, 12935, 3 CFR Part, 1964–1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at [41 CFR part 60](#), "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor.";

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- C. The Fair Housing Act, Title VIII of the Civil Rights Act of 1968 (42 U.S.C. § 3601 et seq.); Grantee shall affirmatively further fair housing, in accordance with the Civil Rights Act of 1964 (42 U.S.C §2000a, et seq.), and the Fair Housing Act (42 U.S.C. §3601, et seq.), according to 42 U.S.C. §5306, et seq. and in compliance with California statute (Gov. Code sections 65583, et seq.). Grantee shall comply with the Fair Housing Amendment Act of 1988 (Public Law 100-430). Grantee shall develop and implement an affirmative fair housing marketing plan that is satisfactory to the Department. Appropriate aspects of the initial plan shall be incorporated into the ongoing management plan to ensure positive outreach and informational efforts to those who are least likely to know about and apply for Interim Housing or Permanent Housing. Grantee is encouraged to refer to the guidelines for Affirmative Fair Housing Marketing Plans issued by the U.S. Department of Housing and Urban Development (“**HUD**”). Grantee shall comply with all applicable state and federal fair housing laws;
- D. Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794); prohibiting recipients of federal funds from discrimination against persons with disability; the Americans With Disabilities Act of 1990 prohibiting all public discrimination against persons with disabilities; the Age Discrimination Act of 1975 prohibiting age-based discrimination in federally funded activities; Executive Order 11063 prohibiting discrimination in disposition of properties owned or financed with federal funds, as amended by Executive Order 12259; and Executive Order 11246 regarding fair employment, as amended by Executive Orders 11375, 11478 and 12086; and HUD regulations heretofore issued or to be issued to implement these authorities relating to civil rights;
- E. The Age Discrimination Act of 1975, as amended (42 U.S.C. § 6101 et seq.); The Age Discrimination Act of 1975, as amended (42 U.S.C. § 6101 et seq.); prohibiting age-based discrimination in federally funded activities.

Title II of the Americans with Disabilities Act of 1990, as amended (42 U.S.C. § 12101 et seq.); Americans With Disabilities Act of 1990 prohibiting all public discrimination against persons with disabilities. The State of California nondiscrimination statutes, regulations, and standards set forth and identified in the NOFA and at Exhibit C of this Agreement.

20. Affirmative Fair Housing Marketing Plan and Fair Housing Compliance

- A. Grantee shall affirmatively further fair housing, in accordance with the Civil Rights Act of 1964 (42 U.S.C §2000a, et seq.), and the Fair Housing Act (42 U.S.C. §3601, et seq.), according to 42 U.S.C. §5306, et seq. and in compliance with California statute (Gov. Code sections 65583, et seq.). Grantee shall comply with

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the Fair Housing Amendment Act of 1988 (Public Law 100-430).

- B. Grantee shall develop and implement an affirmative fair housing marketing plan that is satisfactory to the Department. Appropriate aspects of the initial plan shall be incorporated into the ongoing management plan to ensure positive outreach and informational efforts to those who are least likely to know about and apply for Interim Housing or Permanent Housing. Grantee is encouraged to refer to the guidelines for Affirmative Fair Housing Marketing Plans issued by the U.S. Department of Housing and Urban Development (“HUD”). Grantee shall comply with all applicable state and federal fair housing laws.

21. Grantee Acknowledgment of the Pet Friendly Housing Act of 2017

By executing this Agreement, Grantee acknowledges that the Pet Friendly Housing Act of 2017 (California Health & Safety Code, § 50466) requires each housing development, if it is financed on or after January 1, 2018 pursuant to Division 31 of the California Health and Safety Code, to authorize a resident of the housing development to own or otherwise maintain one or more common household pets within the resident’s dwelling unit, subject to applicable state laws and local governmental ordinances related to public health, animal control, and animal anticruelty.

22. Final Certificate of Occupancy

Grantee shall provide a final certificate of occupancy (or an equivalent form of occupancy certification or approval) issued by the local agency having jurisdiction over such certificates.

23. Occupancy

The Assisted Units shall be occupied by the Target Population, and such units shall be in decent, safe, and sanitary condition at the time of their occupancy. In addition, the Grantee shall certify, upon occupancy, that it will employ the core components of Housing First (as set forth at Welfare and Institutions Code section 8255) as part of its property management plan and Supportive Services plan.

24. Tenant Selection

Referrals to Assisted Units shall be made through the local Coordinated Entry System (“CES”), or another comparable prioritization system based on greatest need shall be

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used. All referral protocols for Assisted Units shall be developed in collaboration with the local Continuum of Care and implemented consistently with the Program Requirements.

25. Participation in Statewide HDIS/HMIS

Grantee shall support Continuum of Care participation in the statewide Homeless Data Integration System (“**HDIS**”). As required by and in accordance with state and federal law (including all applicable privacy law), Grantee shall further disclose relevant data to the local Homeless Management Information System (“**HMIS**”) and comparable data collection systems.

26. Affordability Covenant

- A. An Affordability Covenant shall be recorded against the Project real property in accordance with Section 208 of the NOFA and this Agreement.
- B. The Public Entity or Tribal Entity shall prepare and cause a 55-year Affordability Covenant to be recorded against the Project real property except in the event that the Permanent Housing Project is located on tribal trust land, in which case a 50-year Affordability Covenant shall be recorded against the Project real property.
- C. The Affordability Covenant shall require integration of the Target Population within all entrances, common areas, and buildings that comprise the Project.
- D. The Affordability Covenant shall include occupancy and rent restrictions that maintain the Project’s accessibility to the Target Population over the full term of the Affordability Covenant.
- E. All Affordability Covenants are subject to the advance written approval of the Department, and shall be acceptable to the Department in form, substance, and priority. Project-specific requirements and deadlines are set forth at Exhibit E of this Agreement.

27. Restrictions on Sales, Transfers, and Encumbrances

Grantee shall not, for the duration of this Agreement, sell, assign, transfer, or convey the Project, or any interest therein or portion thereof, without the express prior written approval of the Department.

The Grantee who garnered the experience points at the application stage must be the entity who controls the owner of the Project, through close of escrow, and into

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management and operation of the project. Organizational documents demonstrating that the experienced Grantee has the authority to exercise control of the borrowing entity in compliance with Section 8301(s) of the Uniform Multifamily Regulations (UMR) must be submitted to the Department for review and approved by the Department prior to execution of the Standard Agreement.

28. Retention, Inspection, and Audit of Records

- A. Grantee is responsible for maintaining records which fully disclose the activities funded by the Grant. Grantee shall retain all records for a period of five (5) years after the expiration of this Agreement, unless a longer retention period is stipulated. If any litigation, claim, negotiation, audit, monitoring, inspection or other action commences during this required retention period, all records must be retained until a full and final resolution of the action.
- B. At any time during the term of this Agreement, the Department may perform or cause to be performed a financial audit of any and all phases of the Project. At the Department's request, the Grantee shall provide, at its own expense, a financial audit prepared by a certified public accountant. The audit shall be performed by a qualified state, local, independent, or Department auditor. Where an independent auditor is engaged, the audit services agreement shall include a clause which permits the Department to have access to the independent auditor's relevant papers, records, and work product.
- C. If there are audit findings, the Grantee shall submit a detailed response to the Department for each audit finding. The Department will review the response. If the Department determines, in its sole and absolute discretion, that the response is satisfactory, the Department will conclude the audit process and notify the Grantee in writing. If the Department determines, in its sole and absolute discretion, that the response is not satisfactory, the Department will contact the Grantee, in writing, and explain the action required to cure any audit deficiencies. Such action could include the repayment of ineligible costs or other remediation.
- D. If so directed by the Department upon the termination or expiration of this Agreement, the Grantee shall deliver all records, accounts, documentation, and other materials that are relevant to this Agreement to the Department as depository.

29. Site Inspection

The Department reserves the right, upon reasonable notice, to inspect the Project to determine whether it meets the Program Requirements. If the Department reasonably

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determines that the site is not acceptable for the Project in accordance with] the Program Requirements, the Department reserves the right to rescind the award and the Grant. Nothing in this paragraph is intended to create or imply any obligation of the Department to inspect the Project.

30. Compliance with State and Federal Laws, Rules, Guidelines, and Regulations

- A. Grantee, its agencies or instrumentalities, contractors, sub-grantees, and subrecipients shall comply with all local, state, and federal laws, statutes, and regulations, as well as policies and guidelines established by the Department for the administration of the Homekey + program.

31. Updated Information

If there is any change in the information that has been provided to the Department, Grantee shall promptly provide the Department with updated documentation (e.g., updated sources and uses). All changes shall be subject to Department approval. In addition, Grantee shall promptly notify the Department, in writing, of any changes in Grantee or Co-Grantee organization, authorization, or capacity.

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EXHIBIT D**32. Survival of Obligations**

The obligations of the Grantee, as set forth in this Agreement, shall survive the termination or expiration of this Agreement.

33. Litigation

Grantee shall notify the Department immediately of any claim or action undertaken by or against it which affects or may affect this Agreement or the Department and shall take such action with respect to the claim or action as is consistent with the terms of this Agreement, the Program Requirements, the interests of the Department, and the objectives of the Homekey + Program.

34. Entire Agreement; Severability

This Agreement constitutes the entire agreement between the Grantee and the Department. All prior representations, statements, negotiations, and undertakings with regard to the subject matter hereof are superseded hereby. If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remaining terms and provisions of this Agreement, or the application of such terms or provisions to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and enforced to the fullest extent permitted by law.

35. Modification or Waiver under AB 1010

The Department reserves the right to waive or modify any requirement under this Agreement, or any Program Requirement, as authorized by and in accordance with California Assembly Bill No. 1010 (Chapter 660, Statutes of 2019) ("**AB 1010**"), which is codified at California Health and Safety Code section 50406, subdivision (p).

36. Waivers

No waiver of any breach, violation, or default under this Agreement shall be held to be a waiver of any other or subsequent breach or violation thereof or default thereunder. The Department's failure, at any time, to enforce the provisions of this Agreement or to require the Grantee's performance under this Agreement shall in no way be construed as a waiver of such provisions or performance, and it shall not affect the validity of this Agreement or the Department's right to enforce this Agreement.

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EXHIBIT D**37. Disputes**

In the event of any conflict between this Agreement and any Grantee documents or side agreements, this Agreement and the Program Requirements shall prevail, are applicable, and shall be enforceable by the Department even if the Department provided review or approval of such documents and side agreements.

38. Consent

The parties agree that wherever the consent or approval of the Department or Grantee is required under this Agreement, such consent or approval shall not be unreasonably withheld, conditioned, or delayed, unless the same is specified as being in that party's sole and absolute discretion, or other words of similar import.

39. Grantee Liability

Grantee shall remain liable to the Department for performance under this Standard Agreement and compliance with all Program Requirements regardless of any Department-approved transfer or assignment of interest, or of any designation of a third party for the undertaking of all or any part of the Scope of Work. Likewise, each Co-Grantee shall remain jointly and severally liable to the Department for performance under this Standard Agreement and compliance with all Program Requirements regardless of any Department-approved transfer or assignment of interest; any designation of a third party for the undertaking of all or any part of the Scope of Work; or the Co-Grantees' identification of a Designated Payee.

40. Defense and Indemnification

Grantee agrees to defend, indemnify, and hold harmless the Department, and its appointees, agents, employees, and officers, from any losses, damages, liabilities, claims, actions, judgments, court costs and legal or other expenses (including attorneys' fees), which may arise in connection with Grantee's use of the Grant funds and performance under this Agreement. If any attorney, including the California Attorney General, is engaged by the Department to enforce, construe, or defend any provision of this paragraph, with or without the filing of any legal action or proceeding, Grantee shall, individually or jointly, pay to the Department, immediately upon demand, the amount of all attorneys' fees and costs incurred by the Department in connection therewith.

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41. Time Is of the Essence

Time is of the essence under this Agreement, and in the performance of every term, covenant, and obligation contained herein.

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PROJECT-SPECIFIC PROVISIONS AND SPECIAL TERMS AND CONDITIONS**Gap Financing**

[HCD Gap Financing sub-header is only added if the Project is a gap financing Project.
otherwise, delete]

INSTRUCTIONS: HCD will add and delete yellow text as driven by the facts of this Project. Text is marked green for the purpose of differentiating selection options or Boilerplate text from the nearby instructions in the yellow fields.

1. PROJECT-SPECIFIC PROVISIONS

Project Name:

Address:

Assessor Parcel Numbers (APNs):

[Repeat as needed for Scattered sites]

A. Award, Payee and Eligible Use(s)

The Department issued the Grantee a Homekey+ Program **Conditional Award Letter** dated [Date]. The **Award** is a grant in the amount of \$[]. The [Select "Payee" if Eligible Applicant, or "Designated Payee" if the Eligible Applicant designates one of the Co-Applicants.] Payee/Designated Payee of these funds is [Full legal name of the Public Entity or Tribal Entity/Full legal name of the Co-Applicant]. Grantee will use the funds to provide Permanent Supportive Housing for the Target Population and subpopulations in the Homekey+ Assisted Units as specified in the unit mix chart included herein. Specifically, the Grantee will apply these funds towards the following eligible use(s): [Delete according to the facts of the Project.]

- 1) [Example: Acquisition and rehabilitation, acquisition, or rehabilitation [Select one of the prior 3] of a hotel or motel [or delete and enter what type of prior building use] to provide Permanent Supportive Housing for the Target Population].
- 2) [Example: Master lease of a property to provide Permanent Supportive Housing for the Target Population].

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- 3) [Example: Capitalized operating subsidy for the Homekey+ Assisted Units]
- 4) [Example: Relocation costs for individuals who are being displaced as a result of the Homekey+ Project. This amount represents one-half of the relocation cost per unit. The Grantee is responsible for paying the balance of any and all relocation costs necessitated by the Project].
- 5) [Example: New construction of dwelling units to provide Permanent Supportive Housing for the Target Population].

B. Homekey+ Award.

The Homekey+ Award is comprised of:

Total Award	\$0,000,000.00
Capital Award	\$
Acquisition	\$
Rehabilitation	\$
Master Leasing	\$
New Construction	\$
Affordability Covenants	\$
Relocation Award	\$
Operating Award	\$
Veteran Units Additional Operating Award [Delete if Project does NOT have veteran-serving units]	\$

C. Unit Mix [see next page]

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Table 1: Homekey+ Unit Mix [To be completed by HCD from the Awarded Application].

Number of Bedrooms	Number of Homekey + Assisted Units	AMI% or Manager Unit ["30%" for Homekey, "Manager Unit", or other AMI "X%" from Application Unit Mix]	Homekey+ Population ["Veteran with a Behavioral Health Challenge", or "Homekey + General Population"]	Restriction to Subset of Homekey+ Population All foregoing subpopulations must include behavioral health challenge. ["Chronically Homeless", "Homeless", "At-Risk of Homelessness", "Homeless Youth", "Youth At-Risk of Homelessness" Enter below and delete this highlighted text after completion]
0 Bedroom/ Studio				
1 Bedroom				
2 Bedroom				
3 Bedroom				
4 Bedroom				
Veterans Units Total				
Homekey+ General Population Total				
Youth Units Total				
Manager Units Total				
Total Homekey+ Units				
Non-Homekey+ Units- See Table 2				

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Table 2: Non-Homekey+ Unit Mix [To be completed by HCD from the Award Application ONLY IF the unit mix has non-HK+ units, otherwise put Non-Applicable & delete].

Non-Homekey+ Units Number of Bedrooms [Delete this table if there are NO Non-HK Units]	Number of Non-Homekey+ Units	Non-Homekey+ AMI % or Manager Unit ["XX %" for AMI or "Manager"]	Funding Program Name [Add HCD before Name if HCD, use acronym]	Restriction to Subset of Population
0 Bedroom/ Studio				
1 Bedroom				
2 Bedroom				
3 Bedroom				
4 Bedroom				
Non-Homekey+ Units Total				
PROJECT GRAND TOTAL:				

Unit Mix Notes: [HCD to enter relevant details about Manager Unit or other nuances in the Homekey+ or Non-Homekey+ Units. If there are no notes, put "None" and delete highlighted text once done.]

Referrals to Homekey+ Assisted Units shall be made through the local Coordinated Entry System (CES), or another comparable prioritization system based on greatest need for housing and services, to determine the most appropriate referral. Grantees must demonstrate efforts to coordinate with their local county behavioral health department, to ensure the referral process to the Homekey+ units is aligned with the requirements of the Homekey+ program. Homekey+ Assisted Units should be reserved for serving the Target Population where households are more appropriately served by Permanent Supportive Housing, including referrals from persons exiting encampments. Households with lower levels of need may be better served by other housing and less intense service interventions.

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EXHIBIT E**2. PROJECT DETAILS**

- A. **Project Narrative.** [HCD will provide a lean description of the Project including if Homekey+ contributed gap financing and project type (acquisition rehab, new construction modular or stick built, etc.) gap financing projects should list the existing HCD funding source include whether Homekey initially funded an Interim Housing Project to be converted with Homekey+ to PSH. Describe the property physical layout (# of buildings, stories, or unique historic uses) that is not duplicative from what is already in this SA. Briefly describe any physical features, services, or amenities that are unique to this Project such as pet friendly, or interesting community spaces such as a meeting room, a community room, or a communal kitchen. Describe other amenities that will be supplied, such as free high speed internet service, manager and/or residential service offices, proximity to public transit, and other essential services, etc.]
- B. **Units Serving Veterans.** This Project received funding for [Enter # of Veterans units] Homekey+ Veterans units. Grantee shall abide by all additional representations in the Application that qualified the Grantee for funding for Veterans Assisted Units. Projects with units allocated for Veterans Projects must provide housing for Veteran households that include at least one Veteran experiencing or At Risk of Homelessness with a Behavioral Health Challenge. If units cannot be filled with Veterans at or below 30% AMI, Secondary Tenants can be housed, in accordance with NOFA Section 500. Secondary Tenants are defined as either: 1) Veterans who are At Risk of or Experiencing Homelessness whose incomes are up to 50% AMI and are receiving income as a result of service-connected disability benefits, or 2) Veterans experiencing homelessness with an income of up to 60% AMI. Rents for any redesignated units are determined by income that corresponds to the Secondary Tenant's household income.

[HCD will delete the paragraph above if the project does not include any Veteran-serving units.]

This Project received an additional operating award of \$30,000 per unit for X [Enter # of units] units, totaling \$X [Enter Veteran Units Additional Operating Award amount] out to as \$000,000.00]. This funding is Awarded to pay for qualifying Operating Expenses and it must be expended no later than ten (10) years from initial occupancy.

[HCD will delete this paragraph if Project did not receive additional funds for veteran-serving units]

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- C. **Units Serving Homeless Youth or Youth at Risk of Homelessness.** This Project received funding from the Youth At Risk of or Experiencing Homelessness allocation for [Enter # of units]. The Grantee shall have jointly applied and/or partnered with a nonprofit corporation with experience serving the foregoing subpopulation; and the Project shall provide Supportive Services for Youth Assisted Units using a Positive Youth Development (PYD) model and trauma-informed care. Grantee shall abide by all additional representations in the Application that qualified the Grantee for funding for Youth Assisted Units [HCD will delete this paragraph if the Project does not include any Youth-serving units.]

3. SCOPE OF WORK

- A. Acquisition, Construction and/or Rehabilitation Detail:

[HCD to include a clear description of the development work to be performed based on the Applicant's submitted Development Plan; identifying the construction activities, rehabilitation activities, and site modifications to be completed.]

- B. Supportive Services and Staffing Detail:

Grantee shall assure that the Case Manager ratio(s) for this Project will be maintained at [HCD to INSERT ratio from the Application SSP Tab] for the [INSERT Population] for [INSERT number of units]. [Add different ratios, unit counts, and populations or sub-populations as necessary from Application]. [HCD to CHOSE ONE: Grantee will manage the Project OR [coordinate with third-party property manager [INSERT NAME IF IDENTIFIED].

[CHOSE ONE: Grantee will [be Lead Service Provider on the Project] [or] [coordinate with a third-party service provider [INSERT NAME IF IDENTIFIED] to act as Lead Service Provider]. Services include those required in NOFA Section 302 (1-24). [Delete or edit next sentence according to whether the LSP and/or PM name was identified at time of application.] If Lead Service Provider or Property Manager not selected at time of application, Grantee must ensure that they meet the experience requirements of NOFA Section 302 (1).(a).(i.).

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EXHIBIT E**C. GRANTEE CONTRACT COORDINATOR(S)**

Authorized Representative Name:	
Authorized Representative Title:	
Entity Name:	
Address:	
Telephone No.:	
E-Mail Address:	

[HCD will replicate table, as appropriate, for additional co-applicants. Ensure the entire table is on one page per each applicant, do not cut off information.]

4. ADDITIONAL CONDITIONS PRECEDENT TO DISBURSEMENT

A. [HCD to enter conditions prior-to-disbursement here or type "None."]

5. BUDGET DETAIL

A. Grantee represented to the Department the following commitments for the development and construction of the Homekey+ Project:

Development Sources: [Include the Homekey+ capital award. Also list each government, philanthropic, and private funding source by its full legal name, the terms of the source (for example if a loan) and the amount committed. For gap funded projects, include the HCD Program Name, APN, contract number and funded eligible activity (e.g.) Acquisition, Construction, etc. under the HCD Program's prior award.] [see list below for formatting guidance and delete template text once completed. Discuss how to enter more complex funding sources with your manager. Obtain dollar figures for the funding sources from the Enforceable Funding Commitments (EFC) and cross-reference the cash flow for funding years and terms]

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- 1) Homekey+ Award letter dated XXX for a funding commitment of \$00.00 for [Specify: acquisition, construction, rehabilitation, Capitalized Operating Subsidy Reserve (COSR), relocation, etc. Please break out the \$00.00 relocation amount from the capital amount if there is an award for relocation and include the total of relocation plus capital at the end].
- 2) Construction Source Example: [Full name of funding entity] letter dated Month XX, 20XX, for \$00.00 of [name funding program source being used] funding to acquire and rehabilitate the property for the construction period.
- 3) Existing HCD Commitment: Existing HCD Commitment: [Name of Program, Standard Agreement Contract number, award letter date, award letter amount.]

- B. Grantee shall maintain the ongoing affordability of the Project by leveraging the following non-Homekey+ sources for operating expenses:

Operating Sources: [HCD to include the Homekey+ operating award. HCD to list each government, philanthropic, and private funding source by its full legal name, the terms of the source (for example if a loan) and the amount committed.]

- 1) Homekey+ Award letter dated XXX for a funding commitment of \$00.00 for operating. [Delete item 1 if there is no HK+ Operating Award.]
- 2) Committed Permanent Source Example: [Full name of funding entity] letter dated Month XX, 20XX, committing an [operating, rental subsidy, reserves, debt services, supportive services, Capitalized Operating Subsidy Reserve (COSR) etc.] subsidy of \$0.00 per year for Project years XX through XX, for a total funding commitment of \$00.00 provided by the [name of funding program source being used].
- 3) Intent to Pursue Permanent Source Example: [Full name of funding entity] letter dated Month XX, 20XX, committing an intent to pursue \$00.00 for Project years XX through XX in [operating, rental subsidy, reserves, supportive services, etc.] funding by applying to

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and/or utilizing the [name of funding program(s) source(s) or bond measure(s) being pursued].

- 4) Existing HCD Commitment: [Name of Program, Standard Agreement Contract number]

- C. **Master Lease.** Grantee shall abide by its obligation and 15-year plan from the recordation of the Affordability Covenant to cover the Project operations and service costs. Grantee shall satisfy this obligation by leveraging the following funding sources:

[HCD to list each government, philanthropic, and private funding source by its full legal name]. [HCD to delete this Master Lease term if it is not applicable to this Project.]

6. PERFORMANCE MILESTONES

[HCD to add, customize, or delete rows as required by the facts of this Project contract and the date on the signed award letter. Milestones are determined using the date calculator here(Insert link) Please delete this instruction before routing this Exhibit E.]

Performance Milestones	Milestone Completion Date
Expenditure Deadline for Capital Funds. [Link to <u>Date Calculator</u> , use the date on the award letter, If the date falls on a weekend, use the next business day. Delete this instruction after completing this table]	Month DD, YYYY which includes 60 days from the date of the Award letter [delete if no extensions granted] and an XX day/month extension approved by the Department. [If property is an acquisition or rehabilitation project, then insert the date which is 60 days and fifteen months from the date of the Award letter] [If property is a new construction project, then insert the date which is 60 days and 27 months from the date of the Award letter]

Homekey+ Program

NOFA Date: 11/26/2024, as amended 01/31/2025; 08/07/2025

Project Name:

Approved Date: 09/24/2025

Prep. Date: XX/XX/XXXX

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Performance Milestones	Milestone Completion Date
<p>[Select one and edit into sentence: Gap Financing; New Construction] Project must initiate construction.</p> <p>[Or: Interim to Permanent Gap Financing] Project must initiate conversion.</p>	<p>Month XX, XXXX, which includes 60 days from the date of the Award letter [delete if no extensions granted] and an XX day/month extension approved by the Department.</p> <p>[Insert date which is 60 days and 6 months from the date on the Award letter]</p>
<p>Complete construction of the [select one and edit into sentence: New Construction, Rehabilitation] Homekey+ Project must be achieved.</p>	<p>Month DD, YYYY, which includes 60 days from the date of the Award letter [delete if no extensions granted] and an XX day/month extension approved by the Department.</p> <p>[For New Construction and Gap Financing]: Insert date which is 60 days and 24 months from the date on the Award letter]</p> <p>[For Rehabilitation: Insert date which is 60 days and 12 months from the date on the Award letter]</p>

Homekey+ Program

NOFA Date: 11/26/2024, as amended 01/31/2025; 08/07/2025

Project Name:

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<p>Full occupancy by the Target Population must be accomplished in accordance with the descriptions and representations set forth in the Application.</p>	<p>Month DD, YYYY, which includes 60 days from the date of the Award letter.</p> <p>[If Project has Rehabilitation, then insert the date which is 60 days and 15 months from the date of the Award letter]</p> <p>[If New Construction Project, then insert the date which is 60 days and 27 months from the date of the Award letter]</p> <p>[If Acquisition only Project, obtain the acquisition date from the development plan, then add the date which is 60 days and 6 months from the date of the Award letter]</p> <p>[If HCD has approved an extension for Veteran-serving projects with more than 50% Veterans Units or for large projects (over 75 units) then insert that date here]</p>
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Homekey+ Program

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Project Name:

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XX/XX/XXXX

EXHIBIT E

Performance Milestones	Milestone Completion Date
[Delete entire row if the Applicant does NOT have any federal funding provided in their sources, note, you may copy/paste milestones from Full occupancy edits above]: NEPA Authorization to Use Grant Funds (AUGF) must be submitted upon construction completion.	<p>Month DD, YYYY, which includes 60 days from the date of the Award letter [delete if no extensions granted] and an XX day/month extension approved by the Department.</p> <p>[If Project has Rehabilitation, then insert the date which is 60 days and 12 months from the date of the Award letter]</p> <p>[If New Construction Project, then insert the date which is 60 days and 24 months from the date of the Award letter]</p> <p>[If Acquisition only Project, obtain the acquisition date from the development plan, then add the date which is 60 days and 6 months from the date of the Award letter]</p>
A complete Supportive Services Plan must be received by HCD.	Month DD, YYYY [Date is 120 days prior to full occupancy milestone above]
Grantee must have an approved Supportive Services Plan by full occupancy.	<p>Month DD, YYYY</p> <p>[Insert milestone that matches full occupancy]</p>
A copy of Grantee's written nondiscrimination policy (in accordance with <u>Exhibit D</u> of this Agreement) must be submitted to the Department.	<p>Month DD, YYYY, which includes 60 days from the date of the Award letter.</p> <p>[Insert date which is 60 days and 8 months from date of Award]</p>
A copy of the Notice of Exemption from the California Environmental Quality Act (CEQA) filed with the Office of Planning and Research (OPR) as applicable.	<p>Month DD, YYYY, which includes 60 days from the date of the Award letter.</p> <p>[Insert date which is 60 days and 8 months from date of Award]</p>

Homekey+ Program

NOFA Date: 11/26/2024, as amended 01/31/2025; 08/07/2025

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Performance Milestones	Milestone Completion Date
Expenditure Deadline for Operating Funds.	Month DD, YYYY, which is 10 years from the date of full occupancy [Insert date which is ten (10) years from the date of full occupancy above.]
A Homekey+ Program and Report must be submitted to the Department as specified and described in the NOFA.	March 31 – Each year for five (5) years following the Effective Date of this Agreement. The annual report is required for at least five years following full occupancy of the Project and until the Homekey+ operating funds are fully expended.
A Homekey+ Expenditure Report must be submitted to the Department.	July 31 – Each year until the full Homekey+ Award has been fully expended.

7. TERMS AND CONDITIONS

The following Special Terms and Conditions are applicable to this Project and shall control notwithstanding anything to the contrary herein:

A. Affordability Covenant

[INSTRUCTIONS: This Section is for Projects that are NOT Tribal or NOT Master Lease. HCD will delete this specific “**Affordability Covenant**” paragraph if it is a Tribal or Master Lease Project. If this paragraph does apply to this Project, HCD will delete the three foregoing “Master Lease” and “Affordability Covenant-Tribal” Sections below.]

- 1) The state, regional, local, or tribal Grantee shall ensure that the Project is duly encumbered with a 55-year Affordability Covenant that (a) is recorded in first position against the Project for the benefit of the state, regional, local, or tribal Grantee; (b) restricts the use, operation, occupancy, and affordability of the Project in accordance with this Homekey+ Agreement and the applicable Program Requirements in the NOFA; (c) duly names the Department as a third-party beneficiary with the right and privilege, but

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not the obligation, of enforcement thereof; **(d)** incorporates the Homekey+ Program Requirements by reference and **(e)** is otherwise in form and substance acceptable to the Department.

- 2) The Affordability Covenant must be recorded against the real property of the Project site prior to the disbursement of funds as specified in Exhibit B. The Grantee shall obtain the Department's express written approval of the Affordability Covenant prior to the recordation of the same. After recordation, the Grantee shall promptly provide the Department with a conformed copy of the recorded Affordability Covenant and a title report to confirm lien priority.
- 3) All Homekey+ funds must be wired to an escrow company as specified in Exhibit B. The Applicant shall identify the name and address of the escrow company, the name of the escrow officer, the escrow number, and any other information requested by HCD. The appropriate Affordability Covenant must be on file and approved by HCD to be included in the escrow transaction for recordation.
- 4) The Affordability Covenant must be recorded as a lien against the Project in first position, and must remain in first position, over all other Project agreements, covenants, or other matters of record on the real property for the period of affordability required by the Program.

B. Affordability Covenant – Tribal Trust Land

[HCD will put Non-Applicable this section if the Project is NOT a Tribal Project, if it is a Tribal Project, then HCD will delete the "Affordability Covenant" Section above, as well as the "Master Lease" and "Affordability Covenant-Master Lease" Sections below.]

- 1) The tribal Grantee shall ensure that the Project is duly encumbered with a 50-year Affordability Covenant that **(a)** is recorded in first position against the Project for the benefit of the tribal Grantee; **(b)** restricts the use, operation, occupancy, and affordability of the Project in accordance with this Agreement and the applicable Program Requirements; **(c)** duly names the Department as a third-party beneficiary with the right and privilege, but not the obligation, of enforcement thereof; **(d)** incorporates the Homekey+ Program Requirements by reference, and **(e)** is otherwise in form and substance acceptable to the Department.

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- 2) The Affordability Covenant must be recorded against the real property of the Project site. The Affordability Covenant shall be recorded against the estate in land (fee estate or leasehold estate) as indicated by the site control specified in the Project's Homekey+ application and no changes shall be considered or permitted. Any permitted recordation of the Affordability Covenant against a leasehold estate shall comply Uniform Multifamily Regulations section 8316. The Grantee shall obtain the Department's express written approval of the Affordability Covenant prior to the recordation of the same. After recordation, the Grantee shall promptly provide the Department with a conformed copy of the recorded Affordability Covenant and a title report to confirm lien priority.
- 3) The Affordability Covenant must be recorded as a lien against the Project in first position, and must remain in first position, over all other Project agreements, covenants, or other matters of record on the real property for the period of affordability required by the Program.

C. Master Lease

[Payee/Designated Payee] shall apply the funds towards a lump sum pre-payment of all lease payment obligations for the Project calculated over the Project's full Homekey+ term of affordability and reduced to net present value (NPV). [Please delete this paragraph if the Project is not a master lease.]

D. Affordability Covenant- Master Lease

[HCD will determine if Project is a master lease use, if it is, HCD will keep the above paragraph "Master Lease" and this section and delete the "Affordability Covenant" and "Tribal" Sections above the Master Lease Sections.]

- 1) The state, regional, local, or tribal Grantee shall ensure that the Project is duly encumbered with a 55-year Affordability Covenant that (a) is recorded in first position against Project real property for the benefit of the state, regional, local, or Tribal Grantee; (b) imposes use, operation, occupancy, and affordability restrictions on the real property and improvements; and (c) duly names HCD as a third-party beneficiary with the right and privilege, but not the obligation, of enforcement thereof, (d) incorporates the Homekey+ Program Requirements by reference, and (e) is otherwise in form and substance acceptable to HCD

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- 2) The Affordability Covenant must be recorded against the real property of the Project site prior to the disbursement of funds. The Grantee shall obtain the Department's express written approval of the Affordability Covenant prior to the recordation of the same. After recordation, the Grantee shall promptly provide the Department with a conformed copy of the recorded Affordability Covenant and a title report to confirm lien priority.
- 3) All Homekey+ funds must be wired to an escrow company. The Applicant shall identify the name and address of the Escrow Company, the name of the Escrow officer, the escrow number, and any other information requested by HCD. The appropriate Affordability Covenant must be on file and approved by HCD to be included in the escrow transaction for recordation.
- 4) The Affordability Covenant must be recorded as a lien against the Project in first position, and must remain in first position, over all other Project agreements, covenants, or other matters of record on the real property for the period of affordability required by the Program.

8. Project-Specific Special Terms and Conditions**A. Application Scoring Terms and Conditions**

- 1) [HCD will include this paragraph if Grantee scored at least 10 points on Scoring for this NOFA Section] Grantee application was prioritized for receiving at least 10 points per NOFA Section 305, Application Scoring Criteria, (3)(a), for sustained operating leverage evidenced by Project rental or operating subsidies.

Grantee has committed to non-Homekey+ rental or operating subsidies (including funded services) to maintain the ongoing affordability and sustainability of Project operations that are outlined in Section 6, Budget Detail. Any budget modifications must be submitted to HCD for approval and must address how the Project affordability and sustainability will be maintained.

- 2) Grantee received 10 points by committing to Mental Health Services Act or Behavioral Health Services Act funds as evidenced by a letter as per NOFA Section 305, Application Scoring Criteria, (3)(c). Any budget modifications must be submitted to HCD for approval. [HCD will delete this

Homekey+ Program

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paragraph if Grantee **did not** score 10 points Scoring for this NOFA Section

- 3) Grantee received 10 points for committing that at least 25 percent of the Assisted Units in the Project are two-bedroom or larger units as per NOFA Section 305, Application Scoring Criteria (5)(a). [HCD may delete this paragraph, as required by the facts of this Project].
- 4) Grantee has committed to a 55-year use restriction for the Project and has waived any potential accommodation by the Department to increase income limits, as per NOFA Section 305, Application Scoring Criteria, (5)(b), for [at least 25 percent of the Assisted Units] [or] [at least 50 percent of the Assisted Units] [or] [at least 75 percent of the Assisted Units] [or] [100 percent of the Assisted Units]. HCD may delete this paragraph, or any portion of this paragraph, as required by the scoring awarded to this NOFA Section.]
- 5) Grantee has committed to the following accessibility details for the Project, as per NOFA Section 305, Application Scoring Criteria, (5)(c), the Project will exceed the state and federal accessibility requirements set forth in the NOFA. [At least 15 percent of the Project's Assisted Units must have features accessible to persons with mobility disabilities [or] [and] at least 10 percent of the Project's units must have features accessible to persons with hearing or vision disabilities. [HCD will delete this paragraph, or any portion of this paragraph, as determined by the points awarded in this NOFA Section.]
- 6) Grantee has committed to provide high speed internet service, as per NOFA Section 305, Application Scoring Criteria, (6)(g), with a minimum average speed of 25 megabits/second must be made available to each Unit for a minimum of 15 years, free of charge to the tenants, and available within six months of the Project's placed-in-service date. [HCD will delete this paragraph if the Applicant did not receive any score in the threshold and scoring checklist for high-speed internet service.]

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EXHIBIT E**B. New Construction Cost Containment Terms and Conditions**

[HCD will delete this section if this is NOT a new construction cost containment Project (NOFA Section 501).]

Per NOFA Section 501, the Department will disburse up to 80% of the Capital Award after Grantee has cleared all conditions of disbursement. The remaining 20% of the Award will be disbursed upon submission of the temporary certificate of occupancy (TCO).

Grantee commits to a Total Development Cost of \$XXX,XXX per unit [HCD will insert total development cost per unit from Project Report and Application Development Budget total cost.].

C. Gap Financing Project Terms and Conditions

[HCD will delete if this section if this is not a gap-funded Project, edit otherwise as needed with your manager.]

D. Tribal Project Terms and Conditions

[For Tribal Projects: If the Project is subject to AB 1010, HCD will indicate that here, and describe any waivers and modifications of the Program Requirements, or delete this text otherwise.]

E. Supportive Services Plan Terms and Conditions

HCD may request necessary updates to the Supportive Services plan or related documents, including fully executed written agreements. All updates must be approved prior to occupancy as determined by the milestones listed in this Standard Agreement.

[HCD will delete this paragraph if the SSP was approved by the time of SA routing to LAD]

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EXHIBIT E**F. Environmental Terms and Conditions**

- 1) [HCD will delete if there are NO environmental report conditions to add or if the condition was cleared prior to routing to LAD].

G. Site Control Terms and Conditions

- 1) HCD to edit example as necessary and delete instructions when done, and must include this term in every Agreement copy: Grantee demonstrated site control by providing evidence of [Select: fee title or leasehold interest or development agreement or sales contract or letter of intent or other (describe).] at the time of Application.
- 2) [Add other site control terms and conditions here or delete if none.]

H. Miscellaneous Terms and Conditions

[HDC may enter special terms or conditions here from the Project Report that are NOT satisfied and documented by the time of SA Routing to LAD. If no special conditions apply, this will be removed. Do not include special condition that are due prior to disbursement here, these are entered in section 4 Additional Conditions Precedent to Disbursement above.] HCD to edit example language as needed: Prior to [insert milestone such as disbursement, or number of days before a milestone such as standard agreement, or occupancy, etc.] Grantee shall [HCD to insert requirement and required documentation to satisfy the condition.]

9. Project Development Budget: (Please see the next page for the development sources and uses budget from the application that was approved by HCD's Awards Committee.)

Budget detail included for the purpose of showing the Homekey+ Award details, including project reserves and developer fee. Other budget sources and uses will not be monitored by HCD.

Homekey+ Program

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EXHIBIT E

Homekey Approved Development Sources & Uses Budget

(SAMPLE ONLY- HCD to Copy/Paste actual Project Budget S&U Tab Columns A through I below from the Application. Sources names must be complete and deferred developer fee columns may be deleted if they are not a source of income.)

Residential Sources and Uses Budget							
USES OF FUNDS	Total Cost from Dev Budget	Homekey+ Grant	Insert Source Name	Insert Source Name	Insert Source Name	Insert if Deferred Developer Fee, Fee Contribution, GP Equity.	Developer Fee Contribution
LAND COST/ACQUISITION							
Land Cost or Value	\$422,307	\$422,307					
Demolition	\$0						
Legal	\$0						
Land Lease Rent Prepayment	\$0						
Total Land Cost or Value	\$422,307	\$422,307	\$0	\$0	\$0	\$0	\$0
Existing Improvements Cost or Value							
Off-Site Improvements							
Total Acquisition Cost							
Total Land Cost / Acquisition Cost							
Predevelopment Interest/Holding Cost							
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)							
Excess Purchase Price Over Appraisal							
REHABILITATION							
Site Work							
Structures							
General Requirements							
Contractor Overhead							
Contractor Profit							

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Residential Sources and Uses Budget							
USES OF FUNDS	Total Cost from Dev Budget	Homekey+ Grant	Insert Source Name	Insert Source Name	Insert Source Name	Insert if Deferred Developer Fee, Fee Contribution, GP Equity.	Developer Fee Contribution
Prevailing Wages							
General Liability Insurance							
Urban Greening							
Labor Compliance							
Construction Monitor							
Site Security							
Total Rehabilitation Costs							
Total Relocation Expenses							
NEW CONSTRUCTION							
Site Work							
Structures							
General Requirements							
Contractor Overhead							
Contractor Profit							
Prevailing Wages							
General Liability Insurance							
Urban Greening							
Other New Construction (Specify)							
Total New Construction Costs							

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Project Name:

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Residential Sources and Uses Budget

USES OF FUNDS	Total Cost from Dev Budget	Homekey+ Grant	Insert Source Name	Insert Source Name	Insert Source Name	Insert if Deferred Developer Fee, Fee Contribution, GP Equity.	Developer Fee Contribution
ARCHITECTURAL FEES							
Design							
Supervision							
Total Architectural Costs							
Total Survey & Engineering							
CONSTRUCTION INTEREST & FEES							
Construction Loan Interest							
Origination Fee							
Credit Enhancement/Application Fee							
Bond Premium							
Cost of Issuance							
Title & Recording							
Taxes							
Insurance							
Employment Reporting							
Other Construction Int. & Fees (Specify)							
Total Construction Interest & Fees							
PERMANENT FINANCING							
Loan Origination Fee							
Credit Enhancement/Application Fee							
Title & Recording							
Taxes							
Insurance							
Other Perm. Financing Costs (Specify)							
Other Perm. Financing Costs (Specify)							
Total Permanent Financing Costs							
Subtotals Forward							
LEGAL FEES							
Legal Paid by Applicant							
Managing General Partner Legal							
Other Attorney Costs (Specify)							
Other Attorney Costs (Specify)							
Total Attorney Costs							

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XX/XX/XXXX

EXHIBIT E

Residential Sources and Uses Budget

USES OF FUNDS	Total Cost from Dev Budget	Homekey+ Grant	Insert Source Name	Insert Source Name	Insert Source Name	Insert if Deferred Developer Fee, Fee Contribution, GP Equity,	Developer Fee Contribution
RESERVES							
Operating Reserve							
Replacement Reserve							
Transition Reserve Pool Fee							
Rent Reserve							
Project Funded Capitalized Operating Subsidy Reserve							
Debt Service (including all HCD 0.42% Fees and Bond Issuer Fee)							
Other Reserve Costs (Specify)							
Total Reserve Costs							
CONTINGENCY COSTS							
Construction Hard Cost Contingency							
Soft Cost Contingency							
Total Contingency Costs							
OTHER PROJECT COSTS							
TCAC App/Allocation/Monitoring Fees							
Environmental Audit							
Local Development Impact Fees							
Permit Processing Fees							
Capital Fees							
Marketing							
Furnishings							
Market Study							
Accounting/Reimbursable							
Appraisal Costs							
Broadband Readiness							
Pre-Stabilization Payroll							
Utilities							
Other Costs (Specify)							
Total Other Costs							
SUBTOTAL PROJECT COST							

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Residential Sources and Uses Budget

USES OF FUNDS	Total Cost from Dev Budget	Homekey+ Grant	Insert Source Name	Insert Source Name	Insert Source Name	Insert if Deferred Developer Fee, Fee Contribution, GP Equity.	Developer Fee Contribution
SUBTOTAL PROJECT COST							
DEVELOPER COSTS							
Developer Overhead/Profit							
Consultant/Processing Agent							
Project Administration							
Broker Fees Paid to a Related Party							
Construction Oversight by Developer							
Managing General Partner Compliance							
Total Developer Costs							
TOTAL PROJECT COST							
TOTAL PROJECT COSTS							

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

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City and County
of San Francisco

Homekey+ Projects: 835 Turk Street and 1035 Van Ness Avenue

Budget and Finance Committee | December 3, 2025



Leveraging State Homekey Grant Funds

Homekey Program

~\$235 million
awarded to San
Francisco

~897 new units of
PSH for adults,
families and young
adults across 8 sites

Homekey+ Program

\$56.3 million
awarded to
projects in San
Francisco

~230 units of PSH
for veterans and
adults across 2 sites

- **Homekey+** is the permanent housing component of the Behavioral Health Bond under Proposition 1 and is administered by HCD.
- Focuses on **quick delivery of permanent affordable housing**, generally within 12 months of award.



City and County
of San Francisco

835 Turk Street

- Homekey+ Accept and Expend
- Ground Lease and Loan & Grant Agreement



835 Turk Street

- **Acquired by the City** in 2022, has been operated as permanent supportive housing (PSH) for adults exiting homelessness since 2023.
- Operated by **Five Keys Schools and Programs** (Sponsor) acting through its affiliate 835 Turk LLC (Borrower)
- Homekey+ grant funds will support **capital** and **operations**.
- Rehabilitation:
 - **106 units**, including **6 ADA units**
 - Critical structural improvements, including Seismic retrofit
 - Ground floor remodeling
 - Window replacement



835 Turk: Accept and Expend Resolution

Resolution authorizes HSH to:

- **Execute a Standard Agreement** for a total amount not to exceed **\$17,291,506** with co-applicants 835 Turk LLC and Five Keys with the State of California's Department of Housing and Community Development (HCD).
- **Retroactively accept and expend \$13,729,907** in Homekey+ grant funds.
 - The remaining funds will be disbursed from HCD directly to 835 Turk LLC to support initial operating costs for the 53 Homekey+ units.
- Approves the City to commit **\$16,270,093** in capital and **5 years** of operating subsidies for **required matching funds**.
 - Additionally, the City has committed to 15 years of operating subsidies through the LOSP program.

835 Turk: Funding Overview

Homekey+ City Portion

- \$12.7 million for Capital (Rehabilitation)
- \$1 million for Capital (Relocation)

Homekey+ 835 Turk LLC

- \$3.6 million for Operating

Required Match: Capital (\$16.2 million)

- \$6.6 million Our City, Our Home (Prop C)
- \$9.6 million 2020 Health & Recovery GO Bond Funds

Required Match: Operations

- \$16.3 million OCOH
- \$29.4 million LOSP (Additional Commitment)

835 Turk Homekey+ Grant - \$17.3 million

Capital Award: \$13.7 million

Operating Award: \$3.6 million

835 Turk: Ground Lease and Loan & Grant Agreement

Ground Lease

- **Leasee:** 835 Turk LLC
- **Term:** 55-years
- **Cost:** \$1 total rent
- **Scope:** Responsible for ongoing management, maintenance, rehabilitation and operation of the Project as PSH.

Loan & Grant Agreement

- **Loan:** \$12,922,000 to 835 Turk LLC
- **Grant:** \$13,729,907 in Homekey+ funds from HCD
- **Term:** 55 years
- **Interest Rate:** 0%
- **Recommended** by the Citywide Affordable Housing Loan Committee on November 7, 2025.



City and County
of San Francisco

1035 Van Ness Avenue

- Homekey+ Accept and Expend
- Loan & Grant Agreement



1035 Van Ness Avenue (1035 VN)

- Former assisted living facility, 9-story building with 107 private baths and small kitchenettes.
- **Swords to Plowshares** (1035Vets LLC) acquired the property in June 2025, and in partnership with MOHCD and HSH will operate the site as permanent supportive housing (PSH) for veterans.
- **124 units of PSH** following rehab, with 58 units supported by Local Operating Subsidy Program (LOSP) and 66 units supported by Veterans Affairs Supportive Housing (**VASH**) vouchers.
- **Homekey+ grant** will support **rehabilitation** and **operations**.



1035 Van Ness: Accept and Expend Resolution

Resolution authorizes HSH to:

- **Execute a Standard Agreement** for a total amount not to exceed **\$39,044,030** with co-applicant 1035Vets LLC, with the State of California's Department of Housing and Community Development.
- **Accept and expend \$3,000,000** in Homekey+ grant funds for rehabilitation.
 - Additional funds will be disbursed from HCD to pay \$29.8M in acquisition financing and remaining \$6.2M will be disbursed to 1035Vets LLC, to support initial operating costs.
- Approves the City to commit **\$8,000,000** in capital and **5 years** of operating subsidies for **required matching funds**.
 - Additionally, the City has committed to 15 years of operating subsidies through the LOSP program.

1035 VN: Funding Overview

Homekey+ City Portion

- \$3 million for Capital (Rehabilitation)

Homekey+ 1035Vets LLC

- \$29.8 million for Capital (Acquisition)
- \$6.2 million for Operating

Required Match: Capital (\$8 million)

- \$2.1 million Our City, Our Home (Prop C)
- \$5.9 million 2020 Health & Recovery GO Bond Funds

Required Match: Operations

- \$2.9 million General Fund
- \$8.7 million LOSP (Additional Commitment)

1035 Van Ness Homekey+ Grant - \$39 million

Capital Award: \$32.8 million

Operating Award: \$2.5 million

Veteran Units Additional
Operating Award: \$3.7 million

1035 Van Ness: Loan and Grant Agreement

Loan & Grant Agreement

- **Loan:** \$8,000,000 City loan to 1035Vets LLC
- **Grant:** \$3,000,000 in Homekey+ funds from HCD, managed by MOHCD
- **Loan Term:** 55 years
- **Loan Interest Rate:** 0%
- **Recommended** by the Citywide Affordable Housing Loan Committee on November 7, 2025.



City and County
of San Francisco

Thank you.

Department of
Homelessness and
Supportive Housing

Mayor's Office of Housing
and Community
Development



PLANNING APPROVAL LETTER - REISSUED

Original Approval Date: **April 22, 2025**
Reissued Approval Date: **June 12, 2025**
Planning Record No. **2025-002323PRJ**
Project Address: **835 Turk Street**
Zoning: **NCT-3 -Moderate Scale Neighborhood Commercial Transit
Priority Equity Geographies Special Use District**
Block/Lot: **0761/016A**
Property Owner: **Five Keys
320 13TH Street
Oakland, CA 94612**
Project Sponsor: **Emily Van Loon on behalf of Tenderloin Neighborhood Development Corporation
201 Eddy Street
San Francisco, CA 94102**
Staff Contact: **Sylvia Jimenez**
Sylvia.Jimenez@sfgov.org | (628) 652-7348

Project Description

The project proposes interior renovation and rehabilitation of an existing seven-story over basement, 114-unit residential hotel (the “Property”), and proposes to restrict the existing rooms as permanent supportive housing using funds from (1) Mayor’s Office of Housing and Community Development (“MOHCD”) and (2) the California Department of Housing and Community Development (“HCD”) under the Homekey Plus program. The Property is owned by the City and County of San Francisco under the jurisdiction of the Department of Homelessness and Supportive Housing (“HSH”) and currently restricted as permanent supportive housing under Administrative Code section 10.100-164(b) (Our City, Our Home Fund) and Revenue and Taxation Code section 2810(b)(3)(A)(iii). At the first upper floor, the one-bedroom manager’s unit and the kitchen/dining/lounge area will be converted to become ADA-compliant. At all residential floors, two units at each floor will be combined into one mobility unit and the remaining space will be used to add a trash room with a new chute. The existing building with 114 units, including unit #101 currently used as common space, will be reduced to 108 units to provide required mobility units. Unit #101 will continue to be used as common space. The proposal also includes interior and exterior alterations that do not increase the building envelope, including structural bracing, improvements to exterior stairs along Elm Street, conversion of parking into support spaces for building residents, and various window replacements on the Turk Street façade. Any further interior rehabilitation, construction, or alteration will be coordinated with the Department of Building Inspection.

Project Approval

The Department has determined that the Property complies with the exemption for “Low Income Housing” under Administrative Code sections 41.4 and 41.7(b). The Property is restricted to households exiting homelessness and have incomes of less than 60% of MOHCD’s published area median income. The elimination of units in the proposal is for the sole purpose of creating mobility units compliant with the Americans with Disability Act and the San Francisco Building Code and to comply with the funding requirements of HCD. If awarded, the Property will be restricted as permanent supportive housing by HCD for no less than 55 years under a recorded restriction pursuant to the California Health & Safety Code. MOHCD will also restrict the Property as permanent supportive housing for life of the project under a recorded restriction. HSH and its operator will comply with relocation requirements under California Government Code Section 7260 *et seq.* Further, the Department has determined that the project complies with the definition of a “Conversion” under Administrative Code section 41.4.

The Department has determined that the project complies with the objective standards of the Planning Code and the requirements of Administrative Code Chapter 41 and may be approved ministerially under CA Health and Safety Code Section 50675.1.5.

The Department therefore approves the project as recorded in Planning Record No. 2025-002323PRJ. The plans for the approved project are attached to this approval.

Project Timeline

Action	Date
Project Sponsor submitted Development Application	3/20/25
Department staff deemed Application Complete (CAN)	3/26/25
Department staff issued Environmental Site Criteria Memo	3/31/25

Priority Policies and General Plan Findings

As described below, the Project is consistent with the eight priority policies established by Planning Code Section 101.1(b) and is in conformity with the Objectives and Policies of the General Plan.

On balance, the project complies with the eight priority policies in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The project site does not contain any commercial uses. In rehabilitating and altering existing residential rooms on the property, the project will enhance nearby neighborhood-serving retail uses by encouraging new residents, who may patronize, work at, or own such businesses.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The project site contains 114 existing residential hotel rooms. While the project will result in an overall reduction to the number of rooms to 108, it will create six (6) mobility units, better serving the needs of the target population. The project will also restrict the existing rooms as Permanent Supportive Housing, ensuring that the residential hotel continues to provide critically-needed housing for people exiting homelessness and thus conserving the cultural and economic diversity of the neighborhood.

3. That the City's supply of affordable housing be preserved and enhanced,

While six (6) deed-restricted affordable residential hotel rooms will be eliminated, the addition of mobility units, the rehabilitation and seismic retrofitting of the existing building, and the addition of programming rooms for supportive services at the ground floor constitute significant enhancement to the City's supply of affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The project site is served by nearby public transportation options. It is within one-quarter mile of the Muni bus routes 19-Polk, 21-Hayes, 31-Balboa, 38-Geary, 38R-Geary Rapid, 49-Van Ness/Mission, 5-Fulton, 5R-Fulton Rapid, and 90-San Bruno Owl. In addition, it is just over one-half mile to the Civic Center BART station. While it removes a small amount of off-street parking, nearby public garage parking may accommodate this transportation demand.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The project does not include commercial office development nor eliminate any industrial and service uses.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The project will add structural bracing to enhance seismic safety per the Building Code. Thus, the project will improve the property's ability to withstand an earthquake.

7. That landmarks and historic buildings be preserved.

While the project site is not a City-designated landmark, the building has been determined to be a historic resource for the purposes of the California Environmental Quality Act (CEQA). (Note: the project is not subject to review for impacts to historic resources pursuant to CEQA.) The project proposes structural braced framing at the interior of the ground and first floors, which will be visible through the front lobby windows. It also proposes to replace existing wood sash double-hung windows with vinyl hung windows on secondary, street-visible facades. The existing exterior facades will be retained and enhanced with waterproofing repair and painting. Lastly, the primary entry door will be replaced with a similar wood entry door, that has been designed as a single, wider door with sidelight in lieu of a symmetrical double door, in order to comply Building Code standards.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

The project does not propose to increase the height or massing of the structure. Therefore, the nearby Jefferson Square Park, Margaret S. Hayward Playground, and James P. Lang Athletic Fields will not be impacted, or have their access to sunlight and vistas reduced, by the project.

On balance, the project complies with the Objectives and Policies of the General Plan in that:

Note: Objectives are shown in UPPER CASE font; Policies are in regular font; staff comments are in *italic* font.

HOUSING ELEMENT

OBJECTIVE 1.A

ENSURE HOUSING STABILITY AND HEALTHY HOMES.

Policy 2

Preserve affordability of existing subsidized housing, government-owned or cooperative-owned housing, or SRO hotel rooms where the affordability requirements are at risk or soon to expire.

Policy 3

Acquire and rehabilitate privately-owned housing as permanently affordable to better serve residents and areas vulnerable to displacement with unmet affordable housing needs.

OBJECTIVE 1.C

ELIMINATE HOMELESSNESS.

Policy 8

Expand permanently supportive housing and services for individuals and families experiencing homelessness as a primary part of a comprehensive strategy to eliminate homelessness.

Policy 15

Expand permanently affordable housing investments in Priority Equity Geographies to better serve American Indian, Black, and other people of color within income ranges underserved, including extremely-, very low-, and moderate-income households.

OBJECTIVE 4.A

SUBSTANTIALLY EXPAND THE AMOUNT OF PERMANENTLY AFFORDABLE HOUSING FOR EXTREMELY LOW- TO MODERATE-INCOME HOUSEHOLDS.

Policy 26

Streamline and simplify permit processes to provide more equitable access to the application process, improve certainty of outcomes, and ensure meeting state- and local-required timelines, especially for 100% affordable housing and shelter projects.

OBJECTIVE 4.C

DIVERSIFY HOUSING TYPES FOR ALL CULTURES, FAMILY STRUCTURES, AND ABILITIES.

Policy 32

Promote and facilitate aging in place for seniors and multi-generational living that supports extended families and communal households.

The project will rehabilitate an aging residential hotel building, increasing its seismic safety, adding mobility rooms, and creating ground-floor spaces to host supportive services. It preserves critical affordable housing, and further restricts these rooms to households exiting homelessness that have incomes of less than 60% of MOHCD's published area median income. As exemplified by the Objectives and Policies of the Housing Element listed above, the project is consistent with the General Plan.

Expiration

This Planning Approval is valid for three years, the applicant must submit for a building permit by April 18, 2028. Any permit submittals for a housing development project after this Planning Department Approval are considered post-entitlement permits subject to AB1114.

CC:

Bruce Baumann, bruce@baumannassociates.com

Holly B. Faust, SF Mayor's Office of Housing and Community Development

Mara Blitzer, SF Mayor's Office of Housing and Community Development

CPC.Closeout@sfgov.org

Attachments:

Approved Plans dated March 19, 2025

Project Name:	835 Tuck
Address:	835 Tuck Street, San Francisco, 94102
Block Number:	0761
Lot Number:	016A
Zoning District:	NCT3 - Moderate - Scale Neighborhood, Commercial Transit District
Mapar Ordinance:	Yes
Height Limit:	85-X
Year Built:	1929 / 1930
Historic Resource:	305, SF Planning Historic Resource Status A - Historic Resource Present (See SF PM)
Occupancy Type(s):	R-2 (Accessory), B, S, unlisted basement
Construction Type:	Class C, SF Building Law of 1988 non-conforming Construction Class 2b current code used as case equivalent
Number of Stories:	7 Stories + Basement
Building Height:	72-71'4" from Tuck Street Main Entrance to Roof F.E. at Storage 77-73'4" from Tuck Street Main Entrance to Top of Timestep at Tuck 66-63'4" from Lowest Level Sidewalk (at Elm Street) to highest occupied level (8th Floor)
Unit Count:	113 Units (includes unit #101 currently used as Kitchen / Dining / Lounge area for tenants) 1 Bedroom Unit 144 Total Units
Lot Area:	100% of Units are affordable (See MOCHDO Priority Permit Letter sheet G010) 57,920 +/- 5,600 SF, 3020
Roof Area:	Roofs above Ramp 890 SF, Roof Level 5, 343 SF, Roofs above Penthouses 395 SF
Roof Requirements:	Butter solar panels, including total lot area, living roof area, and solar ready zone area. Project subject to Planning Code Section 149 - N/A
Gross Floor Areas:	See Gross Floor Area Plans
Vehicle Parking:	Removed existing parking (16 parking spaces). No parking required, no parking provided. No on-street parking required, or provided.
Bicycle Parking:	None required per SEC. 155.2 BICYCLE PARKING (a) Applicability and/or CGBC § 106.4.1 Bicycle Parking . Provided: Existing bicycle parking for approx. 12 bicycles to be relocated within existing space.
Usable Open Space:	No Usable Open Space required, no Usable Open Space Provided.
Average Slope:	(100'-0" - 91'-7") / 120'-0" = 6.9% / 100'-0" = 114.3%
SPECIAL USE DISTRICT:	SEC. 249.36. FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT SEC. 249.97. PRIORITY EQUITY GEOGRAPHICS SPECIAL USE DISTRICT

<u>APPLICABLE CODES</u>	<u>ABBREVIATIONS</u>	<u>AMENDMENTS</u>
2022 California Building Code	CBC	SF AMENDMENTS, TYP.
2022 California Existing Building Code	CCEB	
2022 California Electrical Code	CEC	
2022 California Mechanical Code	CMC	
2022 California Plumbing Code	CPC	
2022 California Green Building Code	CGBC	
2022 California Energy Code	CENC	
2022 San Francisco Building Code Amendments	SFBC	
2022 San Francisco Electrical Code Amendments	SFEC	
2022 San Francisco Mechanical Code Amendments	SFMC	
2022 San Francisco Plumbing Code Amendments	SFPC	
2022 San Francisco Green Building Code Amendments	SFGBC	
2022 San Francisco Existing Building Code Amendments	SFEBC	

SHEET LIST		
Sheet Number	Sheet Name	SF Planning 3.19.2025

GENERAL		
G000	PROJECT INFORMATION	•
G001	DRAWINGS INDEX	•
G010	AGENCY COMMUNICATION	•
G011	AGENCY COMMUNICATION CONT.	•
G020	GREEN BUILDING CODE	•
G030	GROSS FLOOR AREA DIAGRAMS	•
G030A	EXISTING GROSS FLOOR AREA DIAGRAMS	•
G040	EGRESS DIAGRAMS	•
G041	EGRESS DIAGRAMS	•
G050	CODE SUMMARY	
G060	ACCESSIBILITY - GENERAL REQUIREMENTS	
G061	ACCESSIBILITY - DOORS & WINDOWS	
G062	ACCESSIBILITY - COMMON SPACE & UNIT REQUIREMENTS	
G070	KEYNOTES	
G080	SITE PHOTOS	•
G081	SITE PHOTOS	•

GENERAL: 16

CIVIL - SURVEY		
CS001	SURVEY PAGE 1	•
CS002	SURVEY PAGE 2	•

CIVIL - SURVEY: 2

ARCHITECTURAL		
A100	SITE PLAN	•
A110	BASEMENT & GROUND FLOOR PLANS - PROPOSED & REMOVAL	•
A111	1ST AND 2ND UPPER FLOOR PLANS - PROPOSED & REMOVAL	•
A114	ROOF PLAN - PROPOSED & REMOVAL	•
A170	GROUND & 1ST FLOOR RCPS - PROPOSED & REMOVAL	•
A171	2ND UPPER FLOOR RCPS - PROPOSED & REMOVAL	•
A200	BUILDING ELEVATIONS	•
A200A	BUILDING ELEVATIONS (EXISTING)	•
A201	BUILDING ELEVATIONS ENLARGED & DIAGRAMS	•
A300	BUILDING SECTIONS	•
A405	ENLARGED FLOOR PLAN - GROUND FLOOR COMMON SPACE	•
A406	ENLARGED RCP - GROUND FLOOR COMMON SPACE	•
A407	ENLARGED INT ELEV - GROUND FLOOR COMMON SPACE	•
A408	ENLARGED INT ELEV - GROUND FLOOR COMMON SPACE	•
A410	ENLARGED FPS, RCPS AND ELEVATIONS - 1ST-6TH FLOOR COMMON	•
A440	ENLARGED PLAN, RCP AND ELEVATIONS - MOBILITY UNIT	•
A441	ENLARGED PLAN, RCP, AND ELEVATIONS - MGRS UNIT	•
A442	ENLARGED PLAN, RCP, AND ELEVATIONS - TYP EXISTING UNIT	•
A460	ENLARGED KITCHEN PLANS & ELEVATIONS	•
A470	ENLARGED UNIT BATHROOM PLANS & ELEVATIONS	•
A480	STAIR PLANS & SECTIONS	•
A481	STAIR PLANS & SECTIONS	•
A495	TRASH ROOMS & CHUTE & ENLARGED MECH SHAFT PLANS & SECTIONS	•
A500	EXTERIOR ASSEMBLIES	•
A510	INTERIOR PARTITION TYPES	•
A511	INTERIOR PARTITION TYPES - WOOD	•
A540	EXTERIOR DETAILS	•
A570	INTERIOR DETAILS	•
A600	DOOR SCHEDULE	•
A620	WINDOW SCHEDULE	•
A640	FINISH SCHEDULE	•
A680	SIGNAGE PLAN & SCHEDULE	

ARCHITECTURAL: 32

TOTAL: 50

Architect



44 GOUGH ST. SUITE 202
SAN FRANCISCO, CA 94103
T: 415.777.0991
F: 415.777.0992
www.saidasullivan.com

Seal & Signature:



Project:

835 TURK STREET

ISSUE INFORMATION

Issued For:		
SF PLANNING APPLICATION 03.19.2025		
No.	Description	Date:
1	SF Planning	03.19.2025

PLOT DATE:	12/18/2024
PROJECT NO:	2305
PHASE:	
PREPARED BY:	EG
SCALE:	

Sheet Title:

DRAWING INDEX

Sheet No.:

G001

Design-Revision ID: C1790008-DPH-MSA-MER-0204007028



City and County of San Francisco
DEPARTMENT OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH

Deputy/Late Mayor
Gloria Contreras, MS, Director of Health
Patricia Rodriguez, MS, RPH
Environmental Health Director

January 21, 2025

City and County of San Francisco
Department of Homelessness & Supportive Housing
Attn: Lakosa Scott
443 Turk Street
San Francisco, CA 94102

Via email: lakosa.scott@sf.gov

Subject: SFHC Article 22A and 22B - Compliance Certification
835 Turk St, San Francisco, California 94102
SMED Case Number: 2291

Dear Lakosa Scott:

In accordance with San Francisco Health Code (SFHC) Article 22A and 22B, and San Francisco Building Code Section 106.3.2.4, the San Francisco Department of Public Health, Environmental Health Branch, Contaminated Site Assessment and Mitigation Program (EHB-SAM) is issuing a Compliance Certification letter based on the receipt and review of the following documents related to Site Mitigation Environmental Health Database (SMEHD) case number 2291 for the property located at 835 Turk Street (the Site):

- SCA Environmental, Inc. (SCA), 2021, Phase I Environmental Site Assessment, Vantage Suites, APN 0761-016A, 835 Turk Street, San Francisco, CA 94102, November 18, (Phase I ESA)
- Cdgrowth Engineering Consultants, Inc., 2024, Final Geotechnical Engineering Investigation Report for Seismic Retrofit Project, 835 Turk Street, San Francisco, California, December (Geotechnical Report)
- Seide + Sullivan Design Partners (SDP), 2024, 835 Turk Street, 50% Design Development, December 18.

On December 10, 2024, the EHB-SAM received a Site Assessment and Mitigation Application and issued a SMED case number 2291 for the Site.

A case summary and comments from EHB-SAM review are included in this letter.

SITE DESCRIPTION AND PROPOSED DEVELOPMENT

The Site is located on Turk Street, between Gough Street and Franklin Street. It is approximately 6,899 square feet (0.16 acres) in size and identified by the San Francisco County Assessor's Parcel Number (APN) 0761-016A.

Continued on Site Assessment and Mitigation Process
40 South Van Ness Avenue, Suite 400, San Francisco, CA 94103
Phone 415.252.3800 / Fax 415.252.3910

Design-Revision ID: C1790008-DPH-MSA-MER-0204007028

835 Turk St (SMED 2291)
January 21, 2025
Page 2 of 3

Based on the Geotechnical Report, the Site basement is underlain by approximately 20 feet of sand. Groundwater is anticipated at 35 feet below ground surface (bgs), flowing towards the southeast. Based on the Phase I ESA, the Site was used for residential dwellings from 1866 to the late 1920s. The existing building was built in 1929 and used for hotel apartments, single room occupancy, and short-term rentals. Historical commercial operations neighboring the Site include a short metal workshop, paint shop, photo shop, auto repair shop, dry cleaners, and oil and gas station(s). A ramp easement to a historical freeway was present two parcels west of the Site from the 1960s to 1980s. In accordance with ASTM E1527-13, the Phase I ESA did not identify any recognized environmental conditions (RECs).

The Site contains an existing seven-story residential hotel building (with a partially subgrade basement) and is proposed for rehabilitation for 100% affordable housing. Rehabilitation scope includes voluntary seismic strengthening; electrification upgrades of the mechanical, electrical, and plumbing systems; and compliance with the Americans with Disabilities Act. Approximately 292 cubic yards of soil are estimated for excavation. The ground floor uses will change from parking garage to residential building support spaces for residential use (e.g., offices, laundry, storage). The basement, which is currently used as parking and storage, will be abandoned to accommodate the structural upgrades.

EHB-SAM REVIEW

Based on the information provided, the requirements of Article 22B do not apply to this project and no Site-Specific Dust Control Plan will be required. Please review the general construction dust control requirements in San Francisco Building Code Section 106A.3.2.6.3 as they may still apply.

The EHB-SAM approves the Phase I ESA and finds it compliant with SFHC Article 22A.6 and finds no further action is necessary for Article 22A compliance based on the findings that no hazardous substances are expected to be present in soil or groundwater exceeding applicable health risk levels.

Should you have any questions or comments, please contact Tina Hoang at (415) 252-3927 or tina.hoang@sfph.org.

Sincerely,

Tina Hoang
Senior Environmental Health Inspector

CC: Bernice Matonges, EHB-SAM, via bernice.matonges@sfph.org
Tania Sheynat, San Francisco City Planning Department, via tania.sheynat@sfgov.org

2022 SAN FRANCISCO BUILDING CODE AB-004



City and County of San Francisco
Department of Building Inspection

London N. Breed, Mayor
Patricia O'Rourke, C.D.B., Director

DEPARTMENT OF BUILDING INSPECTION
City and County of San Francisco
49 South Van Ness Ave | 5th Floor, San Francisco, CA 94103

Documentation of Findings for Priority Permit Application Processing

This form shall accompany all requests for priority processing of permit applications. A copy shall be submitted to the office of the Deputy Director for Permit Services, a copy shall accompany the permit application, and a copy shall be recorded as a permit document.

Note: Additional items are to be completed by the Permit Applicant.

Received Date: _____ Time: _____ Permit Application # _____
Property Address: 835 Turk Street, San Francisco, CA 94102 Block and Lot: 2291 / 215A
Occupancy Group: _____ Use: _____

Description of Proposed Work:
Rehabilitation of existing 6-story 100% Affordable Housing SRO building for formerly homeless individuals.

I hereby declare that the information provided is accurate to the best of my knowledge and that I intend to undertake and complete the project described herein in compliance with the requirements for Priority Permit Processing detailed in DBI Administrative Bulletin AB-004.

Signatures of Applicant:  Date: 03/12/2025
First Name of Applicant: FELICE PAJUNIANS Phone Number: 415.551.7804 Email: felice.pajunians@associates.com

Filing/Status for Priority Permit Review (based on AB-004)
If: Case A ☐ Case B ☐ Other (select one) Item # 2

Comments/Findings: Per an email response from Brendan Dwyer, MOHCD, the building is currently owned by BSR + leased to a existing operator. See all correspondence attached, 3-12-2025. (Attached)

Approved by: 
Signature of DBI Supervisor or Manager

Print Name and Title: Mark Walls, Chief Building Insp. Date: 3-12-2025

10-2823 Page 4-5

Walls, Mark (DBI)

From: Dwyer, Brendan (MYR)
Sent: Wednesday, March 12, 2025 11:40 AM
To: Walls, Mark (DBI)
Cc: Faust, Holly B. (MYR)
Subject: RE: 835 Turk St.

Hi Mark,

Yes, this is a MOHCD / HSH project. Adding the assigned Construction Rep here (Holly Faust). She will correct me if I'm wrong, but I believe that the building is currently owned by HSH and leased to a building operator (can't recall their name off the top of my head.) I believe the plan is to eventually transfer ownership of the building to a developer while the City retains ownership of the land. They've got some non-MOHCD funding source that is driving their construction schedule, so I think they'll need at least some permits approved by Sept/Oct or risk looking out on some funding. That's my very high level understanding of where things are at, but Holly is way in the weeds on this one and can answer any further questions you may have. Thanks,

Brendan Dwyer (he, him, his)
Director of Construction Services

Mayor's Office of Housing and Community Development
15 Van Ness Avenue, 5th Floor
San Francisco, CA 94103
Cell: (510) 830-5481
brendan.dwyer@sfgov.org

My normal in-office days are Monday to Thursday. I generally work from home on Fridays.

See Professional Services and Construction contracting opportunities for MOHCD-funded projects [HERE](#).

From: Walls, Mark (DBI) <mark.walls@sfgov.org>
Sent: Wednesday, March 12, 2025 11:29 AM
To: Dwyer, Brendan (MYR) <brendan.dwyer@sfgov.org>
Subject: 835 Turk St.

Morning Brendan,

Is this location owned or leased by CCSF?

Thanks,

Mark G. Walls
Chief Building Inspector
Permit Services - Department of Building Inspection
(628) 652-3752
mark.walls@sfgov.org
[Sign on for our customer email list](#)

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



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

London N. Breed, Mayor
Eric D. Shaw, Director

Letter Confirming City Priority Permit Status

December 27, 2023

Pranay Mowji, Owner's Representative/Construction Manager
c/o Five Keys Schools and Programs
70 Oak Grove Street
San Francisco, CA 94107

On behalf of the Mayor's Office of Housing and Community Development (MOHCD) this letter confirms the priority permit status of the proposed 100% affordable project at the Property listed below, as an Executive Directive 13-01 priority project.

This letter should be uploaded with your permit application when you submit any building permits online and should be referenced in all correspondence related to those permit applications.

835 Turk Street - Block 0761 Lot 016A
Rehabilitation of existing 6-story 100% Affordable Housing SRO building for formerly homeless individuals.

Thank you and please contact the staff person listed below with any questions.


Brendan Dwyer
Director of Construction Services
brendan.dwyer@sfgov.org

CC: Joanne Park (HSH), Cheryl Quiroz (PSR), Eli Rasmussen (HSH), Mimi Sullivan (Seide+Sullivan Design Partners), Sonia Delgado-Schulenburg (MOHCD), Sara Arnold (MOHCD), Carly Gersh (CPC)

835 Turk Street, 5th Floor, San Francisco, CA 94103
www.sfdph.org



Project:

835 TURK STREET

ISSUE INFORMATION

Issued For:
SF PLANNING APPLICATION
03.19.2025

No.	Description	Date:
1	SF Planning	03.19.2025

Plot Date: 12/18/2024
Project No: 2305
Phase:
Prepared By: EG
Scale:
Sheet Title:

AGENCY COMMUNICATION

Sheet No.:
G010

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ERRCS REQUIREMENTS

Begin forwarded message:

From: "Weiss-Ishai, Sagiv (FIR)" <sagiv.weiss-ishai@sf.gov>
Subject: RE: 835 Turk - Pre-App - question for clarification
Date: January 7, 2025 at 14:00:26 PST
To: Bob Luhrs <bluhrs@pacificdials.com>
Cc: Pranay Mowj <pmowj@gmail.com>, Bruce Baumann <bruce@baumhannassociates.com>, "Weiss-Ishai, Sagiv (FIR)" <sagiv.weiss-ishai@sf.gov>

Hi Bob and Bruce and Happy 2025!
There is no code requirement to install outdoor antennas on every floor.
You could potentially have full coverage with no antennas at all.
The Antenna coverage design is based on the SARL licensed design and we just provide the Radio coverage inspection throughout the building via a grid test and DAG + NOI (S) requirement in each grid regardless the location of the antenna.
You can tell us what that this is how SFID (Sagiv/Plan Check) are enforcing the ERRCS requirement since 1/1/2023 and he can contact me for more specific info if he needs to.
Hope this helps.

Sagiv

Sagiv Weiss-Ishai, P.E.
Senior Fire Prevention Engineer
San Francisco Fire Department
Bureau of Fire Prevention
40 South Van Ness, Suite 500
San Francisco, CA 94103
Desk: 438-652-3270
Fax: 438-652-3479
Email: sagiv.weiss-ishai@sf.gov



UNIT COUNT REDUCTION

Eckart Graeve

From: Park, Joanne (HOM) <joanne.park@sf.gov>
Sent: Tuesday, July 25, 2023 3:44 PM
To: Pranay Mowj; Matt Sullivan; Kip Seide; Jensen Lurt; Faust, Holly B. (MYR); Quimbias, Chelley (HOM)
Cc: FW: 835 Turk - HSH acquisition property - HCD question

Hi all,

Please see below for confirmation DBI will accept a net loss of 6 units to create 6 accessible units.

Thanks,

Joanne

From: Lutan, Matthew (DB) <mattthew.lutan@sf.gov>
Sent: Friday, July 21, 2023 4:31 PM
To: Park, Joanne (HOM) <joanne.park@sf.gov>
Cc: Quimbias, Chelley (HOM) <chelley.quimbias@sf.gov>
Subject: RE: 835 Turk - HSH acquisition property - HCD question

Hi Joanne,

I will be the person in Housing Inspection that reviews your permit application for compliance with the HCD and will approve the combination of 12 guest rooms in order to create 6 accessible units, as it has been presented to me, due to the exception specified under the definition of Conversion (See Section 41.4 of the SF Administrative Code).

I hope that this email satisfies your request for the interpretation in writing.

Please feel free to contact me with any additional questions or concerns.

Thank you,

Matt Lutan
Housing Inspection Services
40 So. Van Ness Ave., Suite 400
San Francisco CA, 94103
(415) 652-3373

From: Park, Joanne (HOM) <joanne.park@sf.gov>
Sent: Friday, July 21, 2023 12:45 PM
To: Lutan, Matthew (DB) <mattthew.lutan@sf.gov>
Cc: Quimbias, Chelley (HOM) <chelley.quimbias@sf.gov>
Subject: RE: 835 Turk - HSH acquisition property - HCD question

Hi Matt,

Thanks for the update! Would it be possible to get this interpretation in writing or something formalized so it doesn't become an issue during plan check?

Joanne

From: Lutan, Matthew (DB) <mattthew.lutan@sf.gov>
Sent: Friday, July 21, 2023 9:00 AM
To: Park, Joanne (HOM) <joanne.park@sf.gov>
Cc: Quimbias, Chelley (HOM) <chelley.quimbias@sf.gov>
Subject: RE: 835 Turk - HSH acquisition property - HCD question

Good morning, Joanne,

I apologize for the delay in getting back to you.

I am not aware of anything that would require you to convert existing guest rooms into accessible units. During our meeting it was brought up that the Mayor's Office of Housing might require the city to provide accessible units, it sounds like that is not the case now.

I have just heard back from the city attorney and after going over the proposed change at 835 Turk Street, it seems like we can use the exception specified under the HCD's definition of "Conversion" to approve this project. The exception allows a change in use of a residential unit to a non-commercial use, which serves only the needs of the permanent residents.

Please let me know if you have any questions or concerns.

Thank you,

Matt Lutan
Housing Inspection Services
40 So. Van Ness Ave., Suite 400
San Francisco CA, 94103
(415) 652-3373

Conversion. The change or attempted change of the use of a residential unit to a Tourist or Transient use, or the elimination of a residential unit, or the voluntary demolition of a residential hotel. However, a change in the use of a residential hotel unit into a non-commercial use which serves only the needs of the permanent residents, such as a resident's lounge, community kitchen, or common area, shall not constitute a conversion within the meaning of this Chapter, provided that the residential hotel owner establishes that eliminating or re-designating an existing tourist unit instead of a residential unit would be infeasible.

From: Park, Joanne (HOM) <joanne.park@sf.gov>
Sent: Monday, July 30, 2023 12:02 PM
To: Lutan, Matthew (DB) <mattthew.lutan@sf.gov>
Cc: Quimbias, Chelley (HOM) <chelley.quimbias@sf.gov>
Subject: RE: 835 Turk - HSH acquisition property - HCD question

Hi Matt,

No worries - we're all pretty busy here too. I don't recall mentioning there is an authority for an accessible unit requirement. From our perspective, the units would be voluntary. I'm still not clear, however, if DBI would require accessible units if they determine the magnitude of our seismic retrofit project warrants such units.

3

NO EXISTING 3R REPORT

From: Ho, Sharon (DB) <sharon.ho@sf.gov>
Sent: Wednesday, October 18, 2022 9:21 AM
To: Christen, Sharon (HOM) <sharon.christen@sf.gov>
Cc: Adams, Dan (MYR-DEM) <dan.adams@sf.gov>; Hanra, Patty (DB) <patty.hanrahan@sf.gov>; Catgen, Alexander (DB) <alexander.catgen@sf.gov>
Subject: RE: 3 R report for 835 Turk and Eula

Hi Sharon,

Typically, if we have an existing 3R, I can provide you with a copy of that 3R. For these two properties, 835 Turk St and 835-1 16TH St, we have none. And I noticed these two properties are owned by the City.

May I ask why you need one? Usually, a 3R is requested when a sale or exchange of a residential property. See below:

Per Housing Code, Section 28(a)

It shall be unlawful for the owner of such residential building to sell or exchange same without first having obtained and delivered to the buyer the Report of Residential Building Record herein provided for. A residential building is defined as a building or portion thereof containing one or more dwelling units but not including hotels containing 30 or more guest rooms, or motels.

Please advise,

Thank you,

Sharon Ho, Custodian of Records
Department of Building Inspection
Records Management Division
40 South Van Ness, Suite 400
San Francisco, CA 94103
Office: (415) 652-3420 Desk: (415) 652-3331
Email: shho@dbi.org/FOI



2021 ANNUAL UNIT USAGE REPORT

SECTION 1 – PROPERTY INFORMATION

Block: 0701
Lot: 015A-01

Hotel Name (If Applicable): Ventaggio Suites
Hotel Address: 835 Turk St., SF, CA 94102

Number of Certified Residential Rooms: 114
Number of Certified Tourist Rooms: 0

SECTION 2 – OWNER NAME AND ADDRESS

Owner Name: VSSP Associates, LLC
Owner Address: 835 Turk St.

City SF State CA Zip Code 94102
Owner Email Address: sf@vantaggosuites.com
Owner Phone Number: 415-922-0111

SECTION 3 – LESSEE NAME AND ADDRESS (if applicable)

Lessee Name: N/A
Lessee Address:

City State Zip Code
Lessee Email Address:
Lessee Phone Number:

ANNUAL UNIT USAGE REPORT 2021 3 of 7

HOTEL ADDRESS: 835 Turk St., SF, CA 94102-761016A-01

SECTION 4 – RESIDENTIAL GUEST ROOMS

For October 15, 2021 indicate how many Residential guest rooms were occupied and vacant. Do not include legal apartments/boarding units in guest room count. Attach the Daily Log for October 15, 2021 with this report.

4.1) How many Residential guest rooms were occupied on 10/15/2021? 50
4.2) How many Residential guest rooms were vacant on 10/15/2021? 63
4.3) Total number of Residential guest rooms that were occupied and vacant on 10/15/2021. Add together the total number of rooms from Question 4.1 and 4.2. 113
4.4) Number of certified Residential guest rooms. See Section 1. 114
4.5) Is the total number of Residential guest rooms that were occupied and vacant on 10/15/2021 (Question 4.3) the same as the number of Residential rooms listed on the Certificate of Use (Question 4.6)? "YES"/"NO". NO
4.6) If the response at Question 4.5 is "YES", please move on to the next section. If the response at Question 4.5 is "NO", please provide an explanation for the discrepancy in the space below. If you need additional space, please attach separate sheets.
Unit #101 is converted and being used as a community kitchen.

SECTION 5 – TOURIST GUEST ROOMS

For October 15, 2021 indicate how many Tourist guest rooms were occupied and vacant.

5.1) How many Tourist guest rooms were occupied on 10/15/2021? 0
5.2) How many Tourist guest rooms were vacant on 10/15/2021? 0
5.3) Total number of Tourist guest rooms that were occupied and vacant on 10/15/2021. Add together the total number of rooms from Question 5.1 and 5.2. 0
5.4) Number of certified Tourist guest rooms. See Section 1. 0
5.5) Is the total number of Tourist guest rooms that were occupied and vacant on 10/15/2021 (Question 5.3) the same as the number of Tourist rooms listed on the Certificate of Use (Question 5.6)? "YES"/"NO". YES
5.6) If the response at Question 5.5 is "YES", please move on to the next section. If the response at Question 5.5 is "NO", please provide an explanation for the discrepancy in the space below. If you need additional space, please attach separate sheets.

ANNUAL UNIT USAGE REPORT 2021 4 of 7



Project

835 TURK STREET

ISSUE INFORMATION

Issued For:

SF PLANNING APPLICATION
03.19.2025

No. Description Date:
1 SF Planning 03.19.2025

Sheet No.:

PLOT DATE: 12/18/2024
PROJECT NO: 2305
PHASE:
PREPARED BY: EG
SCALE:

Sheet Title:

AGENCY
COMMUNICATION
CONT.

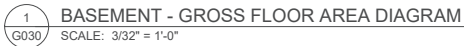
Sheet No.:

G011

GENERAL NOTES:
1. GROSS FLOOR AREAS ARE SHOWN PER SF PLANNING SEC. 102 DEFINITIONS "GROSS FLOOR AREA"



GRAND TOTAL AREA (SF)	44,295.93 GROSS SF
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ISSUE INFORMATION		
Issued For:		
SF PLANNING APPLICATION		
03.19.2025		
No.	Description	Date:
1	SF Planning	03.19.2025

GROSS FLOOR AREA DIAGRAMS

Sheet No.:

G030

SHEET NOTES - GROSS FLOOR AREA PLANS:

GENERAL NOTES:
1. GROSS FLOOR AREAS ARE SHOWN PER SF PLANNING SEC. 102 DEFINITIONS "GROSS FLOOR AREA"

Architect:
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Sullivan Sullivan Design Partners
44 GOUGH ST. SUITE 202
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Seal & Signature:


Project:

835 TURK STREET

ISSUE INFORMATION

Issued For:		
SF PLANNING APPLICATION		
03.19.2025		
No.	Description	Date:
1	SF Planning	03.19.2025

PLOT DATE:	12/18/2024
PROJECT NO:	2305
PHASE:	
PREPARED BY:	EG
SCALE:	As indicated

Sheet Title:

EXISTING GROSS
FLOOR AREA
DIAGRAMS

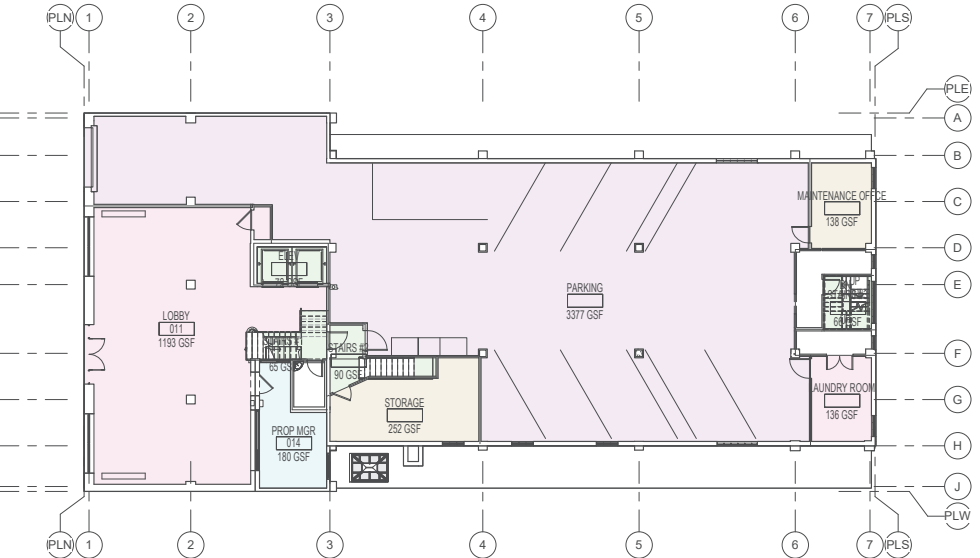
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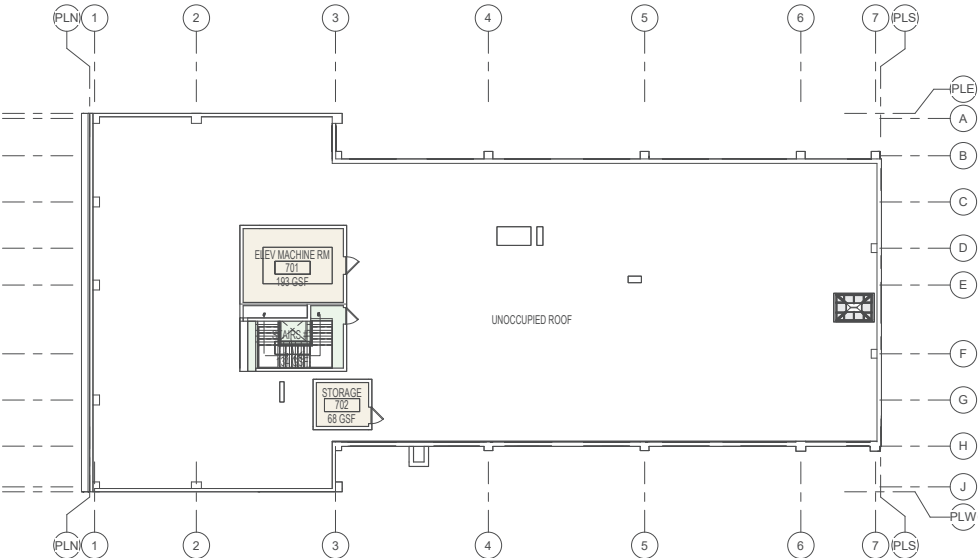
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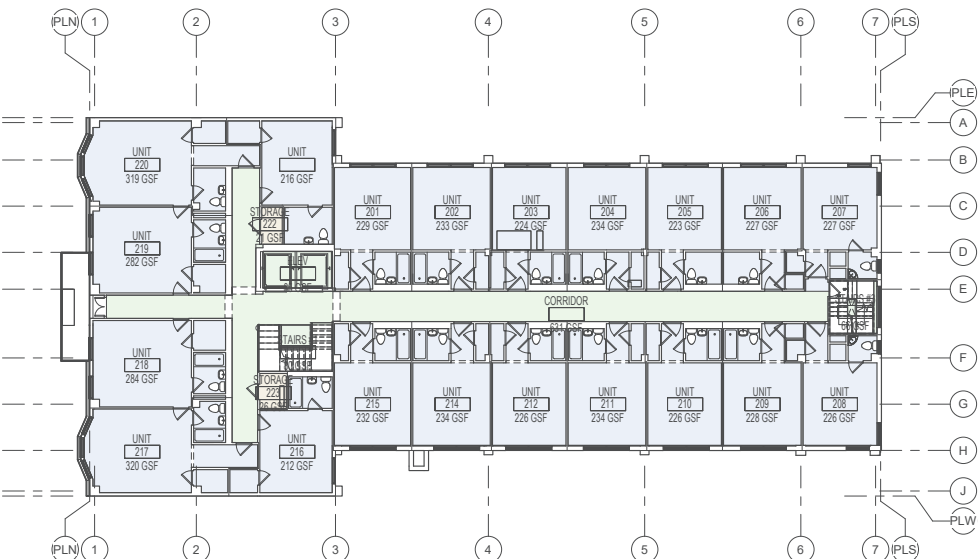
3 1ST-UPPER FLOOR - EXISTING GROSS FLOOR AREA PLAN
SCALE: 3/32" = 1'-0"



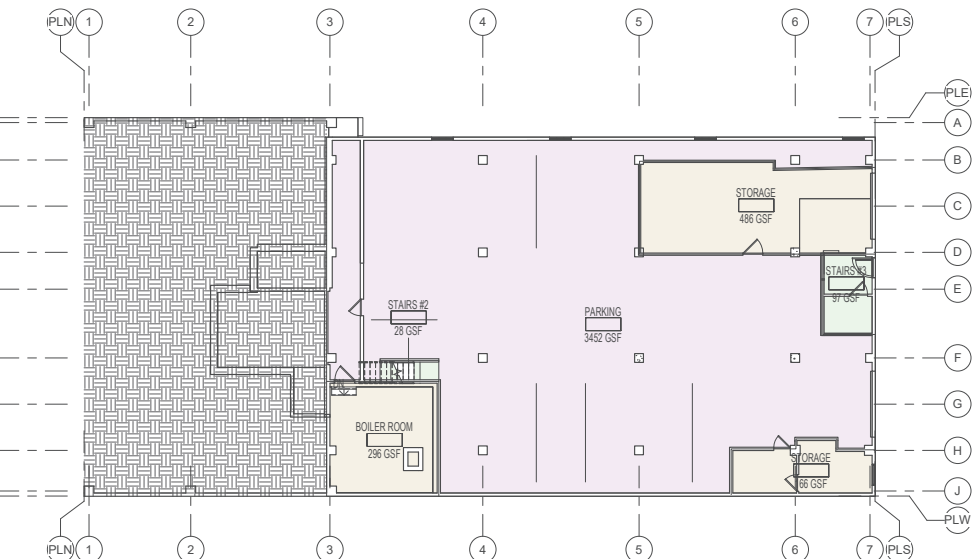
2 GROUND FLOOR - EXISTING GROSS FLOOR AREA DIAGRAM
SCALE: 3/32" = 1'-0"



5 ROOF - EXISTING GROSS FLOOR AREA PLAN
SCALE: 3/32" = 1'-0"

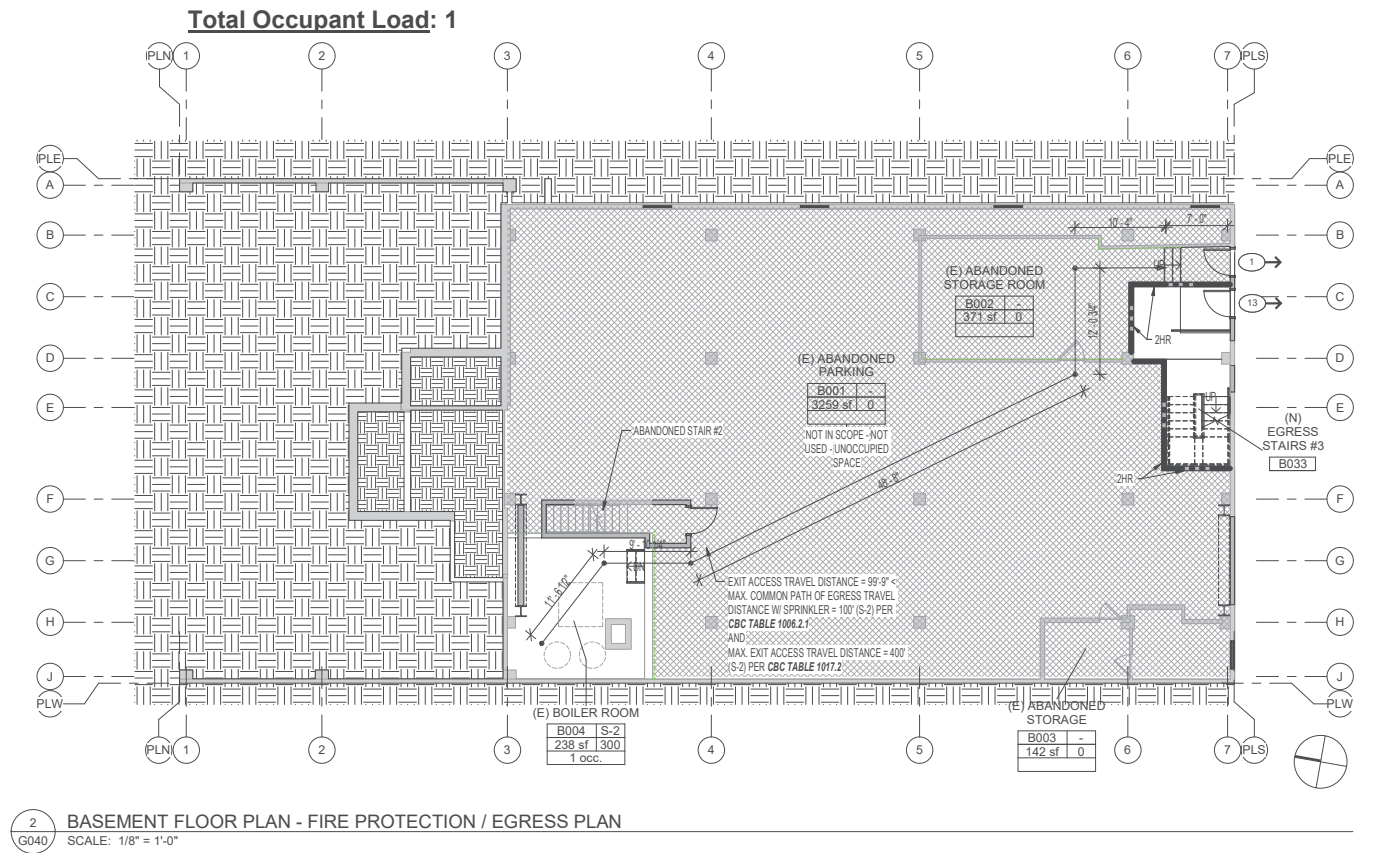
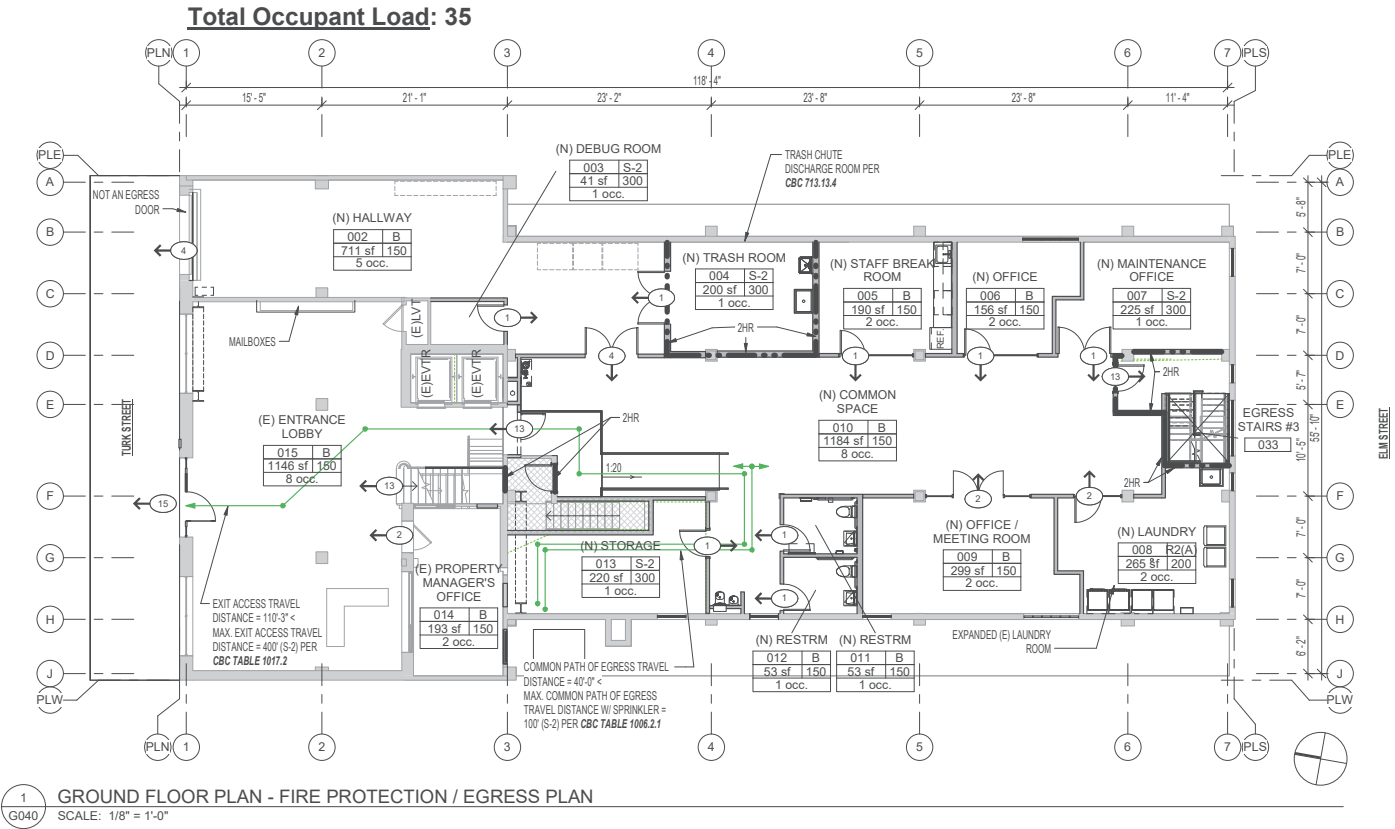


4 2ND UPPER FLOOR - EXISTING GROSS FLOOR AREA PLAN
SCALE: 3/32" = 1'-0"



1 BASEMENT - EXISTING GROSS FLOOR AREA PLAN
SCALE: 3/32" = 1'-0"

- ABANDONED
- CIRCULATION
- EXTERIOR
- OFFICE
- PARKING
- RESIDENTIAL
- RESIDENTIAL AMENITY
- UTILITY / BACK OF HOUSE
- VERTICAL CIRCULATION



EGRESS SHEET NOTES:

1. EXISTING WALLS / OPENINGS TO BE RETAINED AT FIRE PARTITIONS AND FIRE BARRIER LOCATIONS UNLESS OCCUPANCY TYPE CHANGES AT EITHER SIDE. (CEBC 302.3)
2. EXISTING MATERIALS TO BE RETAINED AS REPAIR WORK. (CEBC 302.3)
3. NEW & REPLACEMENT MATERIALS SHALL COMPLY WITH CURRENT CODE. (CEBC 302.4)
4. ROOF: UNOCCUPIED
5. ALL REQ'D SHAFTS 2-HOUR RATED PER CBC SECTION 713
6. FIRE SEPARATION REQUIREMENTS ARE SHOWN FOR (N) PARTITIONS ONLY. FIRE SEPARATION REQUIREMENTS FOR (E) PARTITIONS ARE NOT SHOWN.

OCCUPANCY:

PER CBC CHAPTER 3

OCCUPANT LOAD SCHEDULE - 01 GROUND LEVEL							
Level	Name	Number	Area	OCCUPANCY	OCCUPANT LOAD FACTOR	INT/EXT	OCCUPANT COUNT
GROUND FLOOR	(N) HALLWAY	002	711 SF				
GROUND FLOOR	(N) LAUNDRY	008	265 SF	R-2(A)	15	INTERIOR	18
GROUND FLOOR	(N) COMMON SPACE	010	1184 SF	A-3	15	INTERIOR	79
GROUND FLOOR	(E) ENTRANCE LOBBY	015	1146 SF	A-3	15	INTERIOR	77
GROUND FLOOR	(E) PROPERTY MANAGERS OFFICE	014	193 SF	B	100	INTERIOR	2
GROUND FLOOR	(N) STORAGE	013	220 SF	S-2	300	INTERIOR	1
GROUND FLOOR	(N) RESTRM	011	53 SF	R-2(A)	15	INTERIOR	4
GROUND FLOOR	(N) RESTRM	012	53 SF	R-2(A)	15	INTERIOR	4
GROUND FLOOR	(N) OFFICE / MEETING ROOM	009	299 SF	S-2	300	INTERIOR	1
GROUND FLOOR	(N) TRASH ROOM	004	200 SF	S-2	300	INTERIOR	1
GROUND FLOOR	(N) STAFF BREAK ROOM	005	190 SF	B	100	INTERIOR	2
GROUND FLOOR	(N) OFFICE	006	156 SF	B	100	INTERIOR	2
GROUND FLOOR	EGRESS STAIRS #3	033	115 SF	CIRC	0	INTERIOR	
GROUND FLOOR	(E) EVTR	44	28 SF	CIRC	0	INTERIOR	
GROUND FLOOR	(E) EVTR	45	30 SF	CIRC	0	INTERIOR	
GROUND FLOOR	(E) EVTR	46	12 SF	R-2(A)	15	INTERIOR	1
GROUND FLOOR	(N) MAINTENANCE OFFICE	007	225 SF	R-2(A)	15	INTERIOR	15
GROUND FLOOR	(N) DEBUG ROOM	003	41 SF	S-2	300	INTERIOR	1
GROUND FLOOR	(E) ABANDONED	032	74 SF	S-2	300	INTERIOR	1
			5196 SF				

EGRESS DIAGRAM LEGEND:

Room name	ROOM NAME
101 A	ROOM NUMBER / OCCUPANCY
150 SF LF	FLOOR AREA / ALLOWABLE AREA PER OCC.
# OCC.	OCCUPANT LOAD
---	PROPERTY LINE
---	PATH OF TRAVEL
(10) →	CUMULATIVE # OCCUPANTS EXITING SPACE
(E10) →	CUMULATIVE # OCCUPANTS TO EXIT
(ED10) →	CUMULATIVE # OCCUPANTS TO EXIT DISCHARGE
----	1 HR FIRE RATED (N) CONSTRUCTION
----	2 HR FIRE RATED (N) CONSTRUCTION
---	(E) WALL TO REMAIN
---	(E) CONCRETE WALL TO REMAIN
---	(N) WALL
---	(N) CONCRETE WALL
TW	TWO-WAY COMMUNICATION DEVICE
---	AREA NOT IN ARCHITECTURAL SCOPE

OCCUPANT LOAD SCHEDULE - 00 BASEMENT							
Level	Name	Number	Area	OCCUPANCY	OCCUPANT LOAD FACTOR	INT/EXT	OCCUPANT COUNT
BASEMENT	(E) ABANDONED STORAGE ROOM	B002	371 SF	NA	0	INTERIOR	
BASEMENT	(E) ABANDONED PARKING	B001	3259 SF	NA	0	INTERIOR	
BASEMENT	(E) BOILER ROOM	B004	238 SF	S-2	300	INTERIOR	1
BASEMENT	(E) ABANDONED STORAGE	B003	142 SF	NA	0	INTERIOR	
BASEMENT	(N) EGRESS STAIRS #3	B033	178 SF	CIRC	0	INTERIOR	
			4187 SF				



Project:

835 TURK STREET

ISSUE INFORMATION

Issued For:	SF PLANNING APPLICATION	
	03.19.2025	
No.	Description	Date:
1	SF Planning	03.19.2025

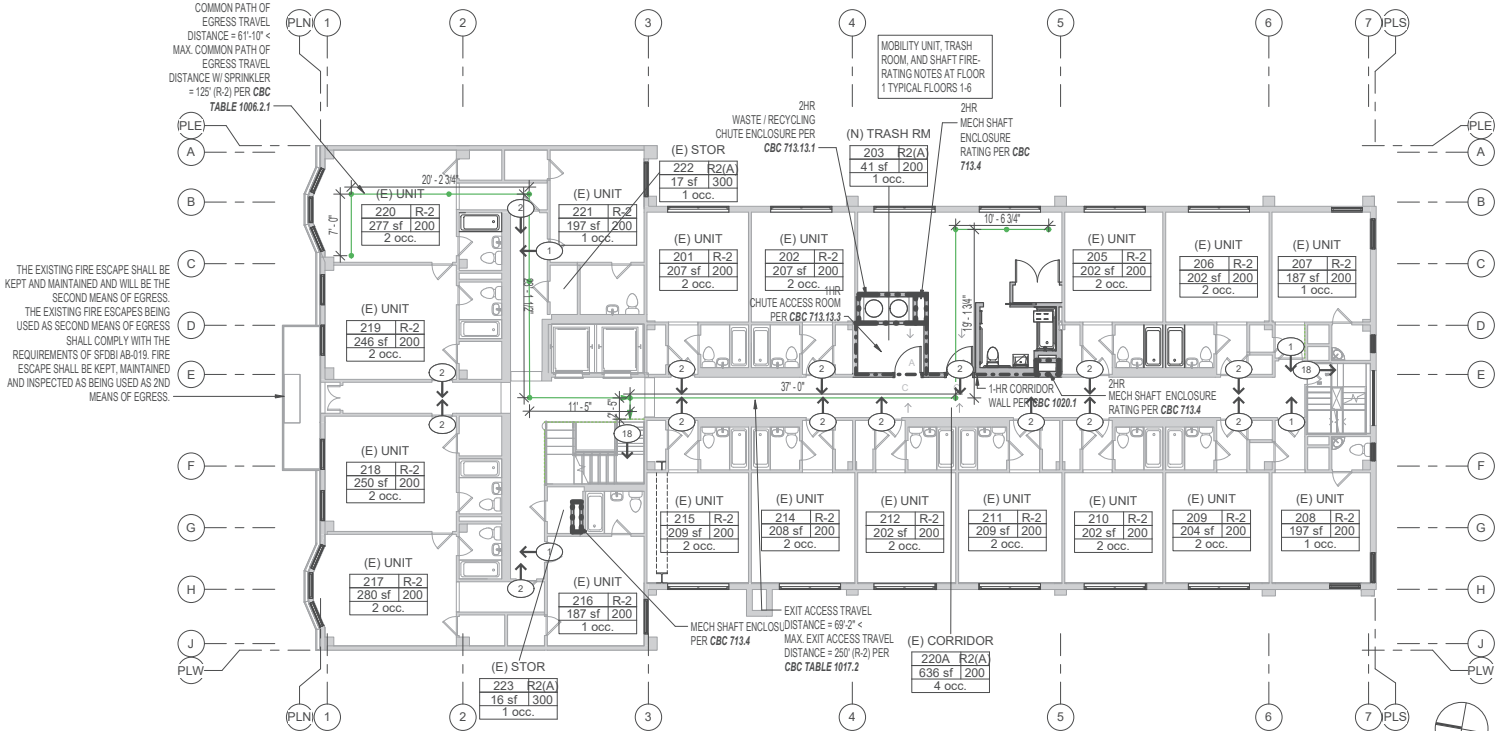
PLOT DATE:	12/18/2024
PROJECT NO:	2305
PHASE:	
PREPARED BY:	EG
SCALE:	As indicated

EGRESS DIAGRAMS

Sheet No.:

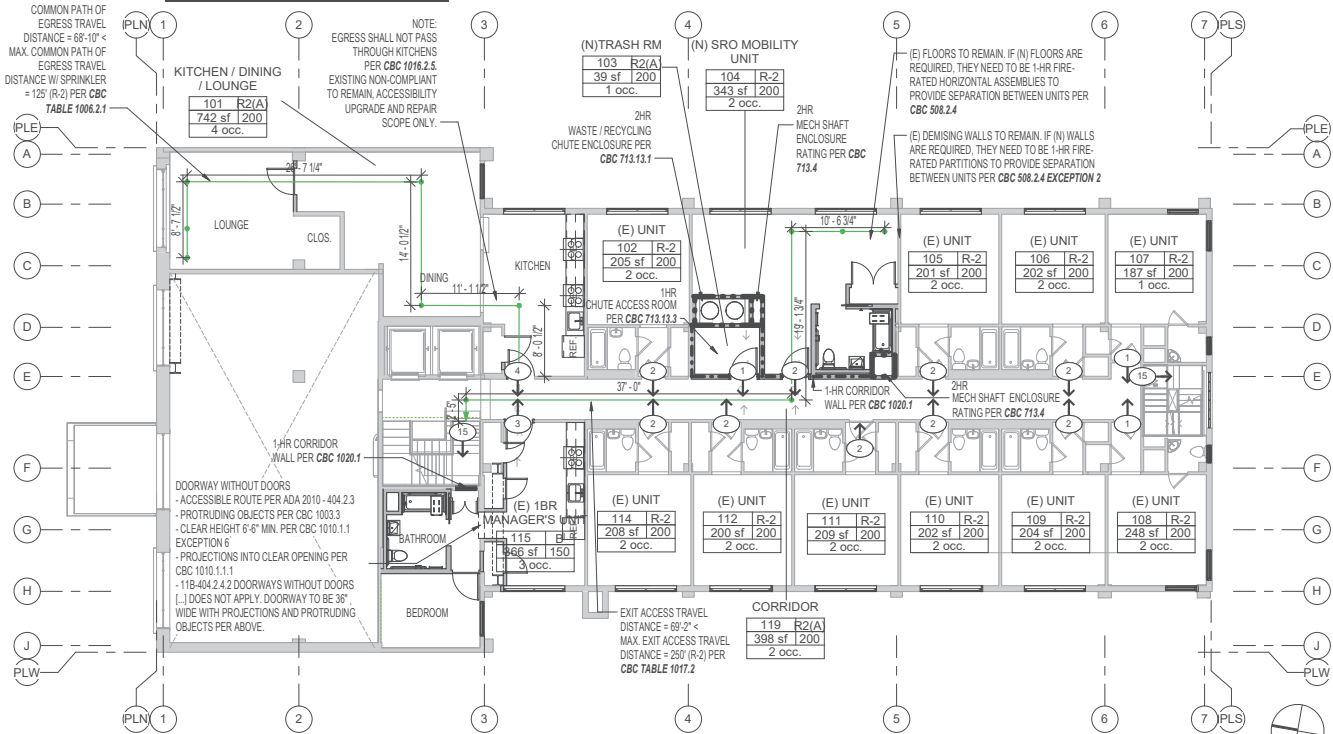
G040

Total Occupant Load: 41



2ND UPPER FLOOR PLAN - FIRE PROTECTION / EGRESS PLAN (TYP. FOR FLOORS 2-6)
SCALE: 1/8" = 1'-0"

Total Occupant Load: 30



1ST UPPER FLOOR PLAN - FIRE PROTECTION / EGRESS PLAN
SCALE: 1/8" = 1'-0"

EGRESS SHEET NOTES:

- EXISTING WALLS/ OPENINGS TO BE RETAINED AT FIRE PARTITIONS AND FIRE BARRIER LOCATIONS UNLESS OCCUPANCY TYPE CHANGES AT EITHER SIDE. (CEBC 302.3)
- EXISTING MATERIALS TO BE RETAINED AS REPAIR WORK. (CEBC 302.3)
- NEW & REPLACEMENT MATERIALS SHALL COMPLY WITH CURRENT CODE. (CEBC 302.4)
- ROOF: UNOCCUPIED
- ALL RECO SHAFTS 2-HOUR RATED PER CBC SECTION 713.
- FIRE SEPARATION REQUIREMENTS ARE SHOWN FOR (N) PARTITIONS ONLY. FIRE SEPARATION REQUIREMENTS FOR (E) PARTITIONS ARE NOT SHOWN.

OCCUPANCY:

PER CBC CHAPTER 3

OCCUPANT LOAD SCHEDULE - 02 LEVEL 2-7						
Level	Name	Number	Area	OCCUPANCY	OCCUPANT LOAD FACTOR	INT/EXT
2ND UPPER FLOOR	(E) STOR	223	16 SF			
2ND UPPER FLOOR	(E) STOR	222	17 SF			
2ND UPPER FLOOR	(E) UNIT	205	202 SF	R-2	200	INTERIOR
2ND UPPER FLOOR	(E) UNIT	201	207 SF	R-2	200	INTERIOR
2ND UPPER FLOOR	(E) UNIT	208	197 SF	R-2	200	INTERIOR
2ND UPPER FLOOR	(E) UNIT	209	204 SF	R-2	200	INTERIOR
2ND UPPER FLOOR	(E) UNIT	210	202 SF	R-2	200	INTERIOR
2ND UPPER FLOOR	(E) UNIT	211	208 SF	R-2	200	INTERIOR
2ND UPPER FLOOR	(E) UNIT	212	202 SF	R-2	200	INTERIOR
2ND UPPER FLOOR	(E) UNIT	214	208 SF	R-2	200	INTERIOR
2ND UPPER FLOOR	(E) UNIT	215	208 SF	R-2	200	INTERIOR
2ND UPPER FLOOR	(E) UNIT	216	187 SF	R-2	200	INTERIOR
2ND UPPER FLOOR	(E) CORRIDOR	220A	636 SF	R-2(C)	0	INTERIOR
2ND UPPER FLOOR	(E) UNIT	220	277 SF	R-2	200	INTERIOR
2ND UPPER FLOOR	(E) UNIT	221	197 SF	R-2	200	INTERIOR
2ND UPPER FLOOR	(E) UNIT	219	246 SF	R-2	200	INTERIOR
2ND UPPER FLOOR	(E) UNIT	218	250 SF	R-2	200	INTERIOR
2ND UPPER FLOOR	(E) UNIT	217	280 SF	R-2	200	INTERIOR
2ND UPPER FLOOR	STAIRS	220	58 SF	CIRC	0	INTERIOR
2ND UPPER FLOOR	ELEVATORS	220	80 SF	CIRC	0	INTERIOR
2ND UPPER FLOOR	(N) EGRESS STAIRS #3	233	57 SF	CIRC	0	INTERIOR
2ND UPPER FLOOR	(N) TRASH RM	203	41 SF	S-2	300	INTERIOR
2ND UPPER FLOOR	(E) UNIT	206	202 SF	R-2	200	INTERIOR
2ND UPPER FLOOR	(E) UNIT	207	187 SF	R-2	200	INTERIOR
2ND UPPER FLOOR	(E) UNIT	202	207 SF	R-2	200	INTERIOR
2ND UPPER FLOOR	(N) SRO MOBILITY UNIT	204	338 SF	R-2	200	INTERIOR
			5117 SF			

EGRESS DIAGRAM LEGEND:



OCCUPANT LOAD SCHEDULE - 01 LEVEL 1						
Level	Name	Number	Area	OCCUPANCY	OCCUPANT LOAD FACTOR	INT/EXT
1ST-UPPER FLOOR	(E) UNIT	105	201 SF	R-2	200	INTERIOR
1ST-UPPER FLOOR	KITCHEN / DINING / LOUNGE	101	742 SF	R-2(A)	15	INTERIOR
1ST-UPPER FLOOR	(E) UNIT	102	205 SF	R-2	200	INTERIOR
1ST-UPPER FLOOR	(E) UNIT	110	202 SF	R-2	200	INTERIOR
1ST-UPPER FLOOR	(E) UNIT	109	204 SF	R-2	200	INTERIOR
1ST-UPPER FLOOR	(E) UNIT	108	248 SF	R-2	200	INTERIOR
1ST-UPPER FLOOR	(E) UNIT	111	209 SF	R-2	200	INTERIOR
1ST-UPPER FLOOR	(E) UNIT	112	200 SF	R-2	200	INTERIOR
1ST-UPPER FLOOR	(E) UNIT	114	208 SF	R-2	200	INTERIOR
1ST-UPPER FLOOR	(E) 1BR MANAGERS UNIT	115	366 SF	R-2	200	INTERIOR
1ST-UPPER FLOOR	CORRIDOR	119	398 SF	R-2(C)	0	INTERIOR
1ST-UPPER FLOOR	(E) EGRESS STAIRS #3	133	Redundant Room	CIRC	0	INTERIOR
1ST-UPPER FLOOR	(E) ELEVATORS	220G	31 SF	CIRC	0	INTERIOR
1ST-UPPER FLOOR	(E) STAIRS	220H	86 SF	CIRC	0	INTERIOR
1ST-UPPER FLOOR	(N) SRO MOBILITY UNIT	104	343 SF	R-2	200	INTERIOR
1ST-UPPER FLOOR	(N) TRASH RM	103	39 SF	S-2	300	INTERIOR
1ST-UPPER FLOOR	(E) UNIT	106	202 SF	R-2	200	INTERIOR
1ST-UPPER FLOOR	(E) UNIT	107	187 SF	R-2	200	INTERIOR
			4075 SF			



Project:

835 TURK STREET

ISSUE INFORMATION

Issued For:		
SF PLANNING APPLICATION		
03.19.2025		
No.	Description	Date:
1	SF Planning	03.19.2025

PLOT DATE: 12/18/2024
PROJECT NO: 2305
PHASE:
PREPARED BY: EG
SCALE: As indicated

EGRESS DIAGRAMS

Sheet No.:

G041



LOBBY - MAILBOXES



LOBBY - FRONT DESK



LOBBY - STOREFRONT



LOBBY - MAIN ENTRANCE



LOBBY - VIEW FROM FRONT DOOR

Architect:
SSDP
44 GOUGH ST. SUITE 202
SAN FRANCISCO, CA 94103
T: 415.777.0991
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www.saidasullivan.com

Seal & Signature:



ROOF - FIRE WATER ASSEMBLY



ROOF - EXISTING SCUPPER



ROOF - SKYLIGHT ABOVE STAIR AT ELM STREET



ROOF - VIEW TOWARD TURK STREET



ROOF - VIEW TOWARD ELM STREET



TYPICAL WINDOWS @ TURK STREET



TYPICAL STEEL WINDOW



TYPICAL WINDOW @ EAST / WEST FACADE



TOP FLOOR WINDOW



STOREFRONT WINDOW



TURK STREET - FIRE ESCAPE



TURK STREET - LOBBY MAIN ENTRANCE



ELM STREET - WEST



VIEW FROM ELM STREET



VIEW FROM TURK STREET

835 TURK STREET

ISSUE INFORMATION

Issued For:
SF PLANNING APPLICATION
03.19.2025

No.	Description	Date:
1	SF Planning	03.19.2025

PLOT DATE:	12/18/2024
PROJECT NO:	2305
PHASE:	
PREPARED BY:	EG
SCALE:	

SITE PHOTOS

Sheet No.:
G080

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UNIT 618



UNIT 605



UNIT 617



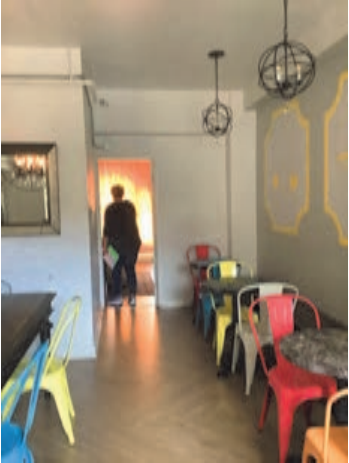
UNIT 617



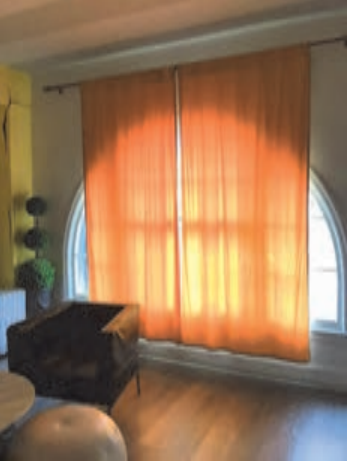
UNIT 617

Architect:
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www.ssdasullivan.com

Seal & Signature:



COMMON SPACES - TV LOUNGE



COMMON SPACES - LOUNGE



COMMON SPACES - LOUNGE



COMMON SPACES - KITCHEN



COMMON SPACES - KITCHEN



GROUND FLOOR LAUNDRY ROOM



GROUND FLOOR LAUNDRY ROOM



GROUND FLOOR - FIRE WATER ASSEMBLY



GROUND FLOOR - BICYCLE RACK



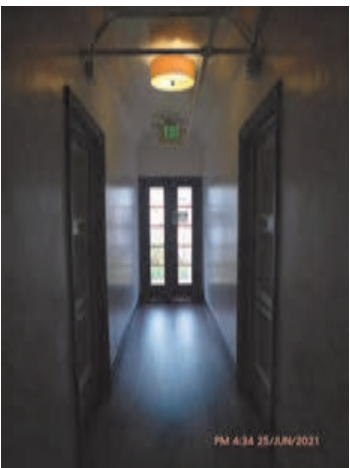
GROUND FLOOR - GARAGE



EGRESS STAIR AT ELM STREET



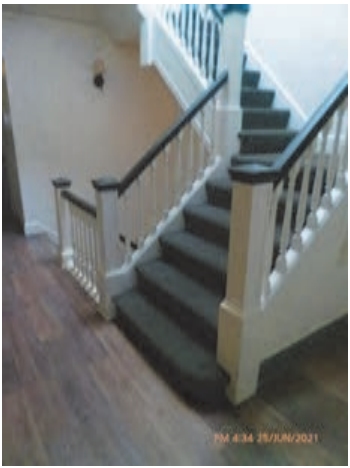
ELEVATOR



CORRIDOR - VIEW TOWARD TURK STREET



MAIN STAIR



MAIN STAIR

835 TURK STREET

ISSUE INFORMATION

Issued For:		
SF PLANNING APPLICATION		
03.19.2025		
No.	Description	Date:
1	SF Planning	03.19.2025

PLOT DATE:	12/18/2024
PROJECT NO:	2305
PHASE:	
PREPARED BY:	EG
SCALE:	

SITE PHOTOS

Sheet No.:
G081

TITLE REPORT

THE TITLE REPORT USED IN THIS SURVEY WAS ISSUED BY CHICAGO TITLE COMPANY, TITLE ORDER NO. FPM-332101685-JM, DATED FEBRUARY 11, 2022 AT 2:30 AM, REFERRED TO HEREON AS THE "PTR".

TITLE TO SAID ESTATE IS VESTED IN:

YSSF ASSOCIATES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

THE ESTATE OR INTEREST IN THE LAND IS:

A FEE

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF TURK STREET, DISTANT SOUTH 80° 55' WEST THEREON 137.50 FEET FROM THE WESTERLY LINE OF FRANKLIN STREET, RUNNING THENCE SOUTH 80° 55' WEST ALONG THE SAID LINE OF TURK STREET 57.50 FEET; THENCE AT A RIGHT ANGLE SOUTH 9° 05' EAST 120 FEET TO THE NORTHERLY LINE OF ELM STREET; THENCE NORTH 90° 50' EAST ALONG THE SAID LINE OF ELM STREET 57.50 FEET; THENCE NORTH 9° 05' WEST 120 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF WESTERN ADDITION BLOCK NO. 135.

PARCEL 2:

TOGETHER WITH AND AS AN APPURTENANCE, THEREON, A PERPETUAL EASEMENT FOR LIGHT AND AIR, OVER AND ALONG THE REAL PROPERTY DESCRIBED AT A LEVEL ABOVE 15 FEET IN HEIGHT FROM THE LEVEL OF TURK STREET, A PRESENTLY CONSTITUTED, AS PROVIDED FOR IN THE FINAL ORDER AND DECREE OF CONDEMNATION HAD IN SUPERIOR COURT ACTION NO. 404483 ENTITLED, "STATE OF CALIFORNIA VS. FRED J. E. MEYER, ET AL.", A CERTIFIED COPY OF WHICH DECREE WAS RECORDED JULY 30, 1952, IN BOOK 5674, AT PAGE 102 OF OFFICIAL RECORDS, SERIES NO. 8660, TO WIT:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF TURK STREET, DISTANT THEREON 100 FEET WESTERLY FROM THE WESTERLY LINE OF FRANKLIN STREET, RUNNING THENCE WESTERLY ALONG THE SAID LINE OF TURK STREET 37 FEET 6 INCHES; THENCE AT A RIGHT ANGLE SOUTHERLY 120 FEET TO THE NORTHERLY LINE OF ELM STREET; THENCE AT A RIGHT ANGLE EASTERLY ALONG THE SAID LINE OF ELM STREET 37 FEET 6 INCHES; THENCE AT A RIGHT ANGLE NORTHERLY 120 FEET TO THE POINT OF BEGINNING.

BEING PART OF WESTERN ADDITION BLOCK NO. 135.

EXCEPTIONS

- THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDARIES OF A WELLS BOSS COMMUNITY FACILITIES DISTRICT ("CDF"), CDD NO. 90.1, FOR SCHOOL FACILITY REPAIR AND MAINTENANCE, DISCLOSED BY NOTICE OF SPECIAL TAX LIEU RECORDED JULY 5, 1990 IN BOOK 7160, PAGE 1044 AND BY SUPPLEMENTAL NOTICE OF SPECIAL TAX LIEU RECORDED JULY 11, 1990, IN BOOK 7163, PAGE 1 ET. SEQ., OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO (EXC. 5 - NOT PLOTTABLE).
- A NOTICE THAT SAID LAND IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT, RECORDING DATE JULY 21, 1996, RECORDING NO. 103303, OF OFFICIAL RECORDS, REDEVELOPMENT AGENCY WESTERN ADDITION APPROVED REDEVELOPMENT PROJECT AREA 4-2, AND RECORDED AUGUST 24, 1976, BOOK C222, PAGE 196, OF OFFICIAL RECORDS, MODIFICATION OF SAID PLAN FILED IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO NOVEMBER 23, 1970, SERIES NO. 26288, OF OFFICIAL RECORDS, AND RECORDED AUGUST 24, 1976, BOOK C222, PAGE 220, OF OFFICIAL RECORDS, MODIFICATION OF SAID PLAN FILED IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO AUGUST 13, 1976, AS INSTRUMENT NO. 14079, OF OFFICIAL RECORDS, AND RECORDED AUGUST 24, 1976, BOOK C222, PAGE 86, OF OFFICIAL RECORDS, MODIFICATIONS OF SAID PLAN FILED IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO JANUARY 16, 1988 AS INSTRUMENT NO. 1117912, OF OFFICIAL RECORDS AND INSTRUMENT NO. 117916, OF OFFICIAL RECORDS, MODIFICATION OF SAID PLAN RECORDED NOVEMBER 3, 1992, INSTRUMENT NO. 1237159, BOOK F747, PAGE 436, OF OFFICIAL RECORDS, MODIFICATION OF SAID PLAN RECORDED JULY 17, 1995, INSTRUMENT NO. F162602, BOOK G424, PAGE 152, OF OFFICIAL RECORDS (EXC. 6 - NOT PLOTTABLE).
- STATUTORY STATEMENT RE: REDEVELOPMENT, PURSUANT TO HEALTH AND SAFETY CODE SECTION 33333, RECORDED JULY 21, 1996, BOOK 866, PAGE 346, OF OFFICIAL RECORDS (EXC. 7 - NOT PLOTTABLE).
- COVENANTS, CONDITIONS AND RESTRICTIONS, AS SET FORTH IN THE DOCUMENT RECORDING DATE DECEMBER 13, 1996, RECORDING NO. 8103, PAGE 216, OF OFFICIAL RECORDS, SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEU OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE (EXC. 8 - NOT PLOTTABLE).

NOTES

- DATE OF FIELD SURVEY: NOVEMBER 5, 2021; NOVEMBER 22, 2023 AND AUGUST 23, 2024 AS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY.
- THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD INFORMATION ONLY AND NO WARRANTY IS GIVEN HEREON AS TO THEIR EXACT LOCATION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.
- UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:
STORM DRAIN: CITY AND COUNTY OF SAN FRANCISCO
SANITARY SEWER: CITY AND COUNTY OF SAN FRANCISCO
WATER: CITY AND COUNTY OF SAN FRANCISCO
ELECTRICITY: PACIFIC GAS & ELECTRIC COMPANY
NATURAL GAS: PACIFIC GAS & ELECTRIC COMPANY
- THERE ARE NO CEMETERIES ON OR WITHIN 100 FEET OF THE SUBJECT PROPERTY.
- THE SURVEYED PROPERTY IS THE SAME PROPERTY DESCRIBED IN THE TITLE REPORT.
- THERE ARE NO WETLAND AREAS IN THE SUBJECT PROPERTY.
- THERE IS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- ALL DISTANCES AND DIMENSIONS WITHIN THIS DRAWING ARE BASED ON THE U.S. SURVEY FOOT AND DECIMALS THEREOF.

RECORD REFERENCES

- MONUMENT MAP NO. 16 AND 25, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- RECORD OF SURVEY NO. 5857, FILED IN BOOK 10 OF SURVEY MAPS, PAGES 100-110, OFFICIAL RECORDS OF CITY & COUNTY OF SAN FRANCISCO.
- RECORD OF SURVEY NO. 7624, FILED IN BOOK 12 OF SURVEY MAPS, PAGE 100, OFFICIAL RECORDS OF CITY & COUNTY OF SAN FRANCISCO.
- RECORD OF SURVEY FILED IN BOOK 10A OF MAPS, PAGE 197, OFFICIAL RECORDS OF THE CITY & COUNTY OF SAN FRANCISCO.
- FINAL MAP 4074, FILED IN BOOK 99 OF CONDEMNATION MAPS, PAGES 79-82, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

BASIS OF SURVEY

FOUND MONUMENTS ON TURK STREET BETWEEN GOUGH STREET AND VAN NESS AVENUE AS SHOWN ON MONUMENT MAP NO. 16 AND 25, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR, WERE USED AS THE BASIS OF SURVEY.

LEGEND

SYMBOLS	DESCRIPTION
---	BOUNDARY - SUBJECT PROPERTY
---	RIGHT-OF-WAY LINE
---	ADJOINERS PROPERTY LINE
---	TE LINE
---	MONUMENT LINE
---	EASEMENT LINE
S.F.	SQUARE FEET
±	MORE OR LESS
APN	ASSESSOR'S PARCEL NUMBER
R/W	RIGHT OF WAY
COR	CORNER
STY	STORY
MK	MARK
APN	ASSESSOR'S PARCEL NUMBER
PT	PRELIMINARY TITLE REPORT
(T)	TOTAL
DOC. NO.	DOCUMENT NUMBER
M.W.	MONUMENT TO MONUMENT
MEAS.	MEASURED
(60' 7/8")	RECORD DISTANCE

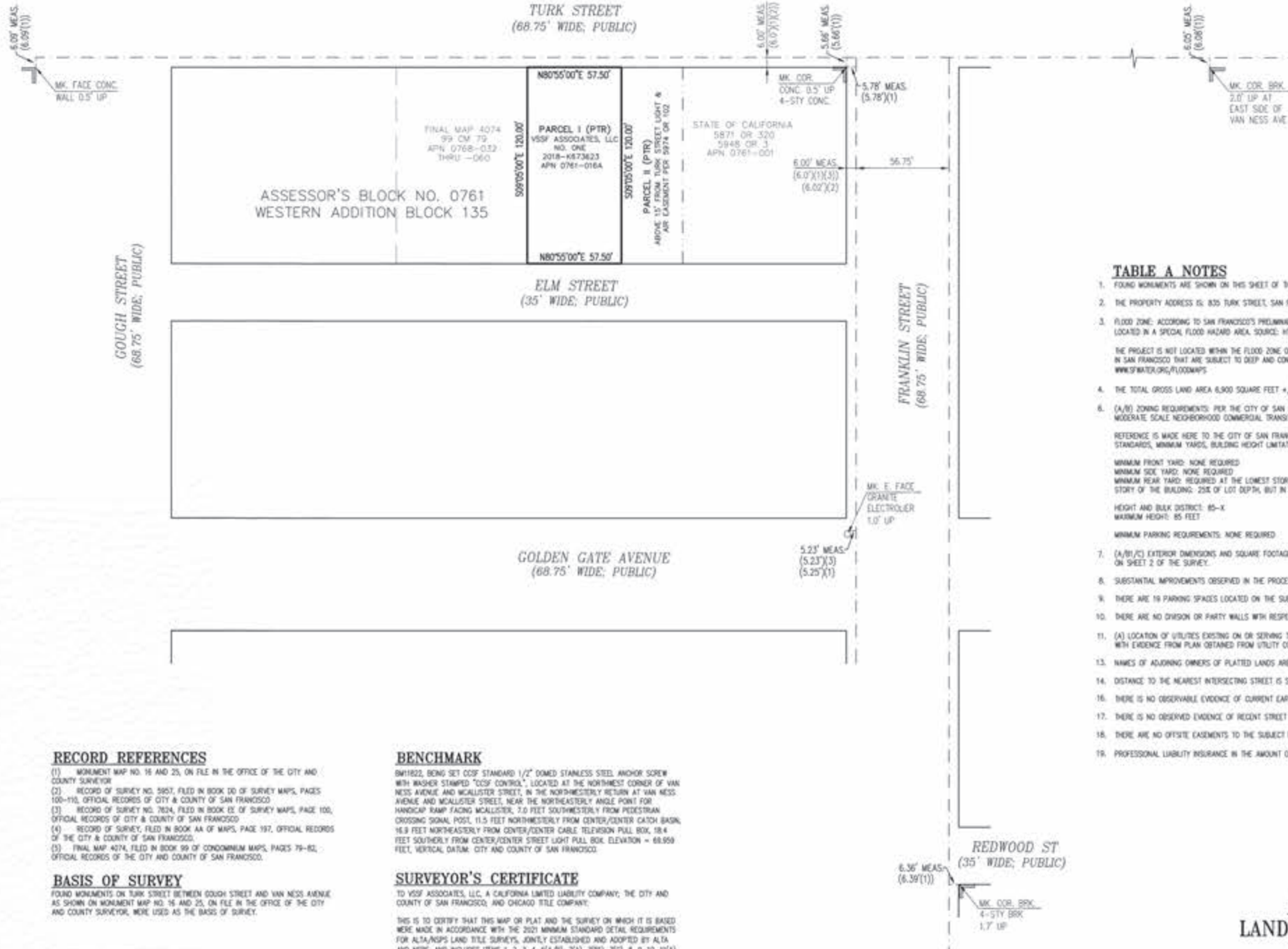


TABLE A NOTES

- FOUND MONUMENTS ARE SHOWN ON THIS SHEET OF THE SURVEY.
- THE PROPERTY ADDRESS IS: 835 TURK STREET, SAN FRANCISCO, CA.
- FLOOD ZONE: ACCORDING TO SAN FRANCISCO'S PRELIMINARY FLOODPLANS MAP, DATED NOVEMBER 12, 2015, THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. SOURCE: <https://sfcta.org/san-francisco-floodplain-management-program>
THE PROJECT IS NOT LOCATED WITHIN THE FLOOD ZONE OR THE SFPA'S 100-YEAR-STORM FLOOD ZONE MAP, WHICH SHOWS PROPERTIES IN SAN FRANCISCO THAT ARE SUBJECT TO DEEP AND CONTIGUOUS FLOODING DURING A 100-YEAR STORM, DATED JULY 2018. SOURCE: WWW.SFWATER.ORG/FLOODMAPS
- THE TOTAL GROSS LAND AREA 6,800 SQUARE FEET +/- OR 0.158 ACRES MORE OR LESS
- (A/B) ZONING REQUIREMENTS: PER THE CITY OF SAN FRANCISCO PLANNING AND DEVELOPMENT, THE PROPERTY IS ZONED NCT-3 MODERATE SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.
REFERENCE IS MADE HERE TO THE CITY OF SAN FRANCISCO ZONING CODE, SECTION 752, REGARDING PROPERTY DEVELOPMENT STANDARDS, MINIMUM YARDS, BUILDING HEIGHT LIMITATION, BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS:
MINIMUM FRONT YARD: NONE REQUIRED
MINIMUM SIDE YARD: NONE REQUIRED
MINIMUM REAR YARD: REQUIRED AT THE LOWEST STORY CONTAINING A DWELLING UNIT AND AT EACH SUCCEEDING LEVEL OR STORY OF THE BUILDING: 25% OF LOT DEPTH, BUT IN NO CASE LESS THAN 15 FEET.
HEIGHT AND BULK DISTRICT: 85-X
MAXIMUM HEIGHT: 85 FEET
MINIMUM PARKING REQUIREMENTS: NONE REQUIRED
- (A/B/C) EXTERIOR DIMENSIONS AND SQUARE FOOTAGE OF BUILDINGS AT GROUND LEVEL, AND NUMBER OF STORES ARE SHOWN ON SHEET 2 OF THE SURVEY.
- SUBSTANTIAL IMPROVEMENTS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE SHOWN.
- THERE ARE 18 PARKING SPACES LOCATED ON THE SUBJECT PROPERTY, INSIDE BUILDING GARAGE.
- THERE ARE NO DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.
- (A) LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLAN OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT ARE SHOWN ON SHEET 2.
- NAMES OF ADJOINING OWNERS OF PLATTED LANDS ARE SHOWN ON THIS SHEET OF THE SURVEY.
- DISTANCE TO THE NEAREST INTERSECTING STREET IS SHOWN ON THIS SHEET OF THE SURVEY.
- THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE ARE NO OFFSITE EASEMENTS TO THE SUBJECT PROPERTY.
- PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF \$2,000,000 IS HELD BY THE SURVEYOR.

ALTA/NSPS LAND TITLE SURVEY

OR
835 TURK STREET
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
AUGUST 2024
PREPARED BY
LUK AND ASSOCIATES
CIVIL ENGINEER - LAND PLANNERS - LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724-3388

SURVEYOR'S CERTIFICATE

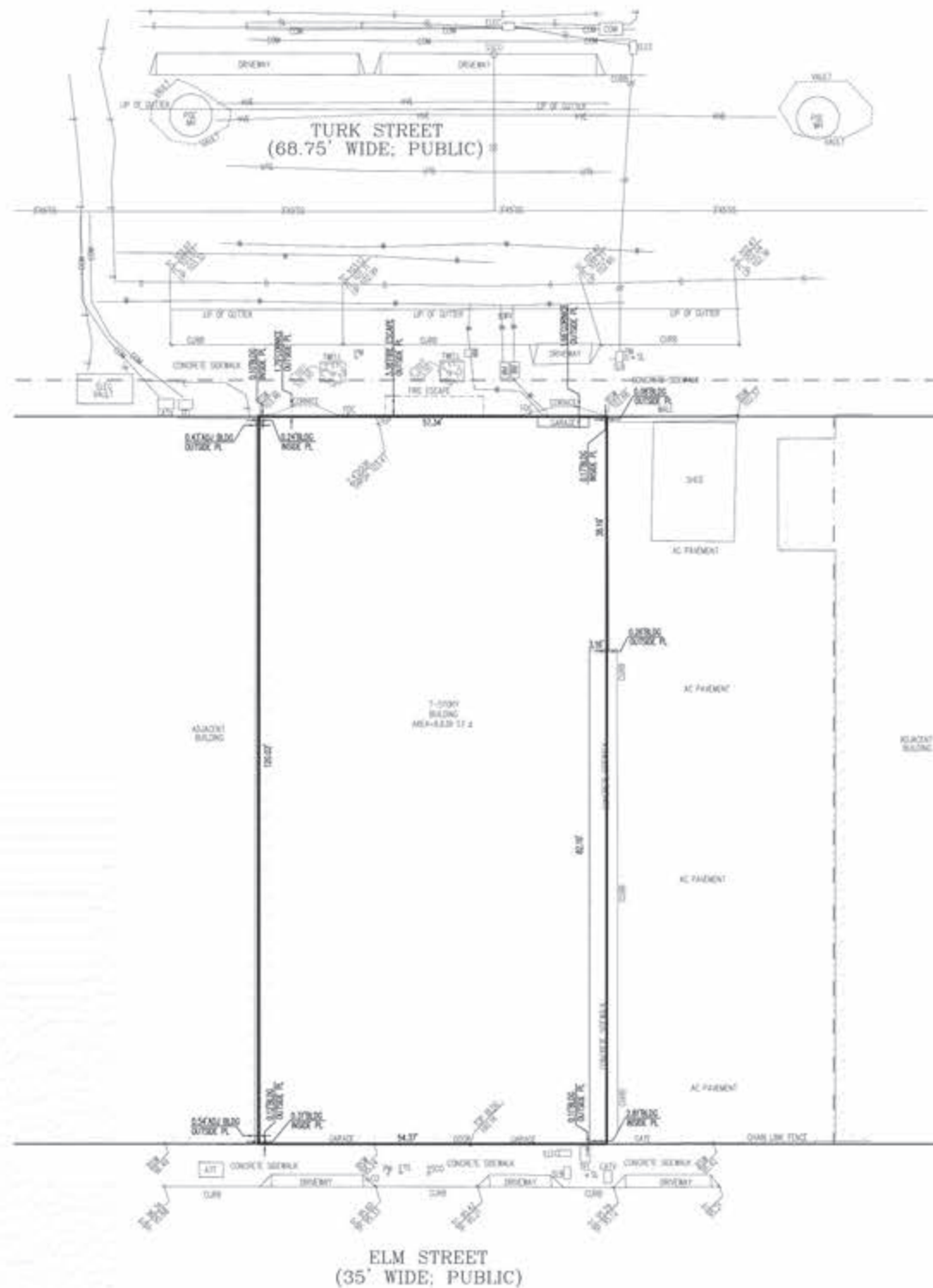
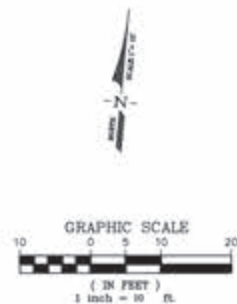
TO YSSF ASSOCIATES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, THE CITY AND COUNTY OF SAN FRANCISCO, AND CHICAGO TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(C), 8, 9, 10, 11(A), 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 5, 2021, NOVEMBER 22, 2023 AND AUGUST 23, 2024.

Jacqueline Luk
JACQUELINE LUK
FOR LUK & ASSOCIATES, INC.

DATE: AUGUST 28, 2024





LEGEND	
SYMBOLS	DESCRIPTION
---	BOUNDARY - SUBJECT PROPERTY
---	RIGHT-OF-WAY LINE
---	ADJOINERS PROPERTY LINE
---	TIE LINE
---	MONUMENT LINE
---	EASEMENT LINE
---	BUILDING LINE
---	HVE HIGH VOLTAGE ELECTRIC LINE
---	SL STREET LIGHT LINE
---	GAS LINE
---	W WATER LINE
---	COM COMMUNICATIONS LINE
---	SS SANITARY SEWER LINE
---	UUL UNKNOWN UTILITY LINE
---	E ELECTRIC LINE
CO	CLEAN OUT
SSCO	SANITARY SEWER CLEAN OUT
TWELL	TREE WELL
WM	WATER METER
WV	WATER VALVE
ELEC	ELECTRIC BOX
PM	PARKING METER
SLB	STREET LIGHT BOX
FDC	FIRE DEPARTMENT CONNECTION
TEL	TELEPHONE BOX
CATV	CABLE AND TELEVISION
SL	STREET LIGHT
ETS	ELECTROLYSIS TEST STATION
ADJ	ADJACENT
BLDG	BUILDING
PL	PROPERTY LINE
TOP BLDG X=15.00	TOP OF BUILDING ELEVATION
THRESH X=15.00	THRESHOLD ELEVATION
UP OF GUTTER X=15.00	UP OF GUTTER ELEVATION
TC X=15.04	TOP OF CURB ELEVATION
TP X=15.04	TOP OF PAVEMENT ELEVATION
FL X=15.04	FLOW LINE ELEVATION
TREE	TREE

ALTA/NSPS
LAND TITLE SURVEY
OF
835 TURK STREET
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
AUGUST 2024
PREPARED BY
LUK AND ASSOCIATES
CIVIL ENGINEER - LAND PLANNERS - LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724-3388

SHEET NOTES:

1. REGRADING AT (N) EXITS AS REQUIRED
2. TEXT HERE.

SITE PLAN LEGEND:

- PROPERTY LINE
--- EXISTING
--- NEW
[Hatched Box] AREA NOT IN ARCHITECTURAL SCOPE
[Circle with X] EXISTING TREE
[Circle with Dot] PROJECT BASEPOINT

Architect:
SSDP
44 GOUGH ST. SUITE 202
SAN FRANCISCO, CA 94103
T: 415.777.0991
F: 415.777.0992
www.saidasullivan.com

Seal & Signature:


Project:

835 TURK STREET

ISSUE INFORMATION

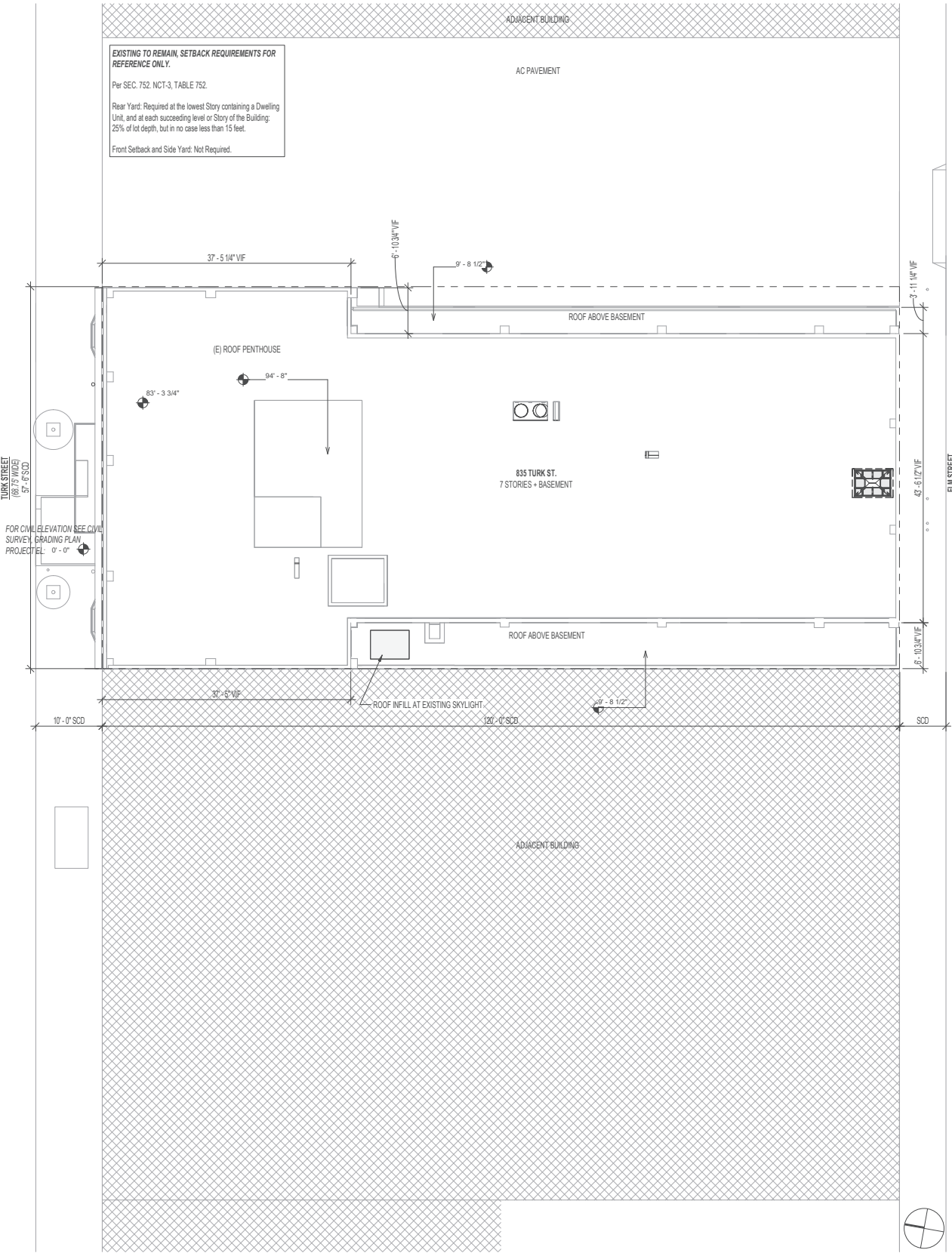
Issued For:		
SF PLANNING APPLICATION		
03.19.2025		
No.	Description	Date:
1	SF Planning	03.19.2025

PLOT DATE:	12/18/2024
PROJECT NO:	2305
PHASE:	
PREPARED BY:	EG
SCALE:	As indicated

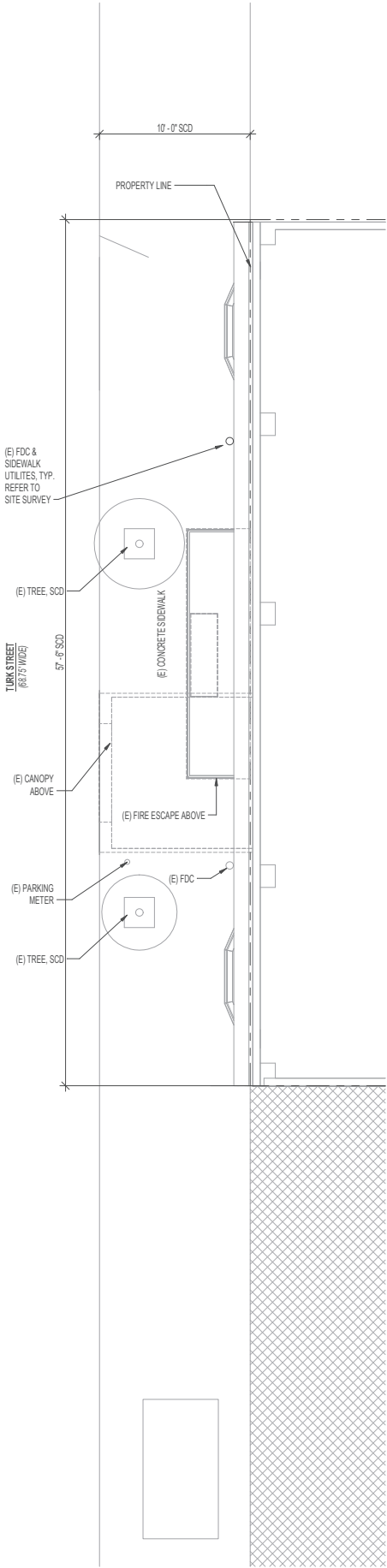
SITE PLAN

Sheet No.:
A100

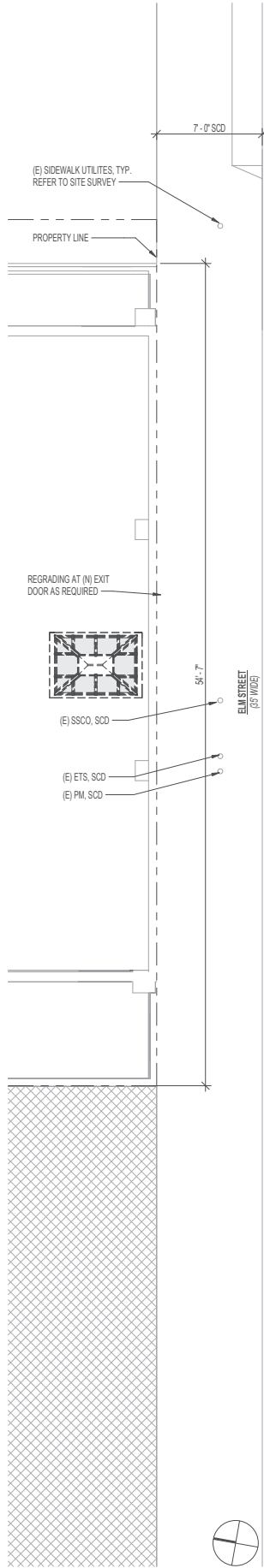
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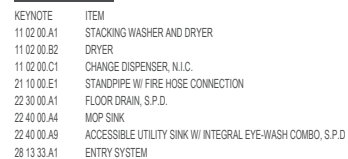
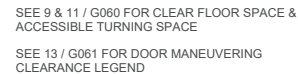
1 SITE PLAN
A100 SCALE: 1/8" = 1'-0"

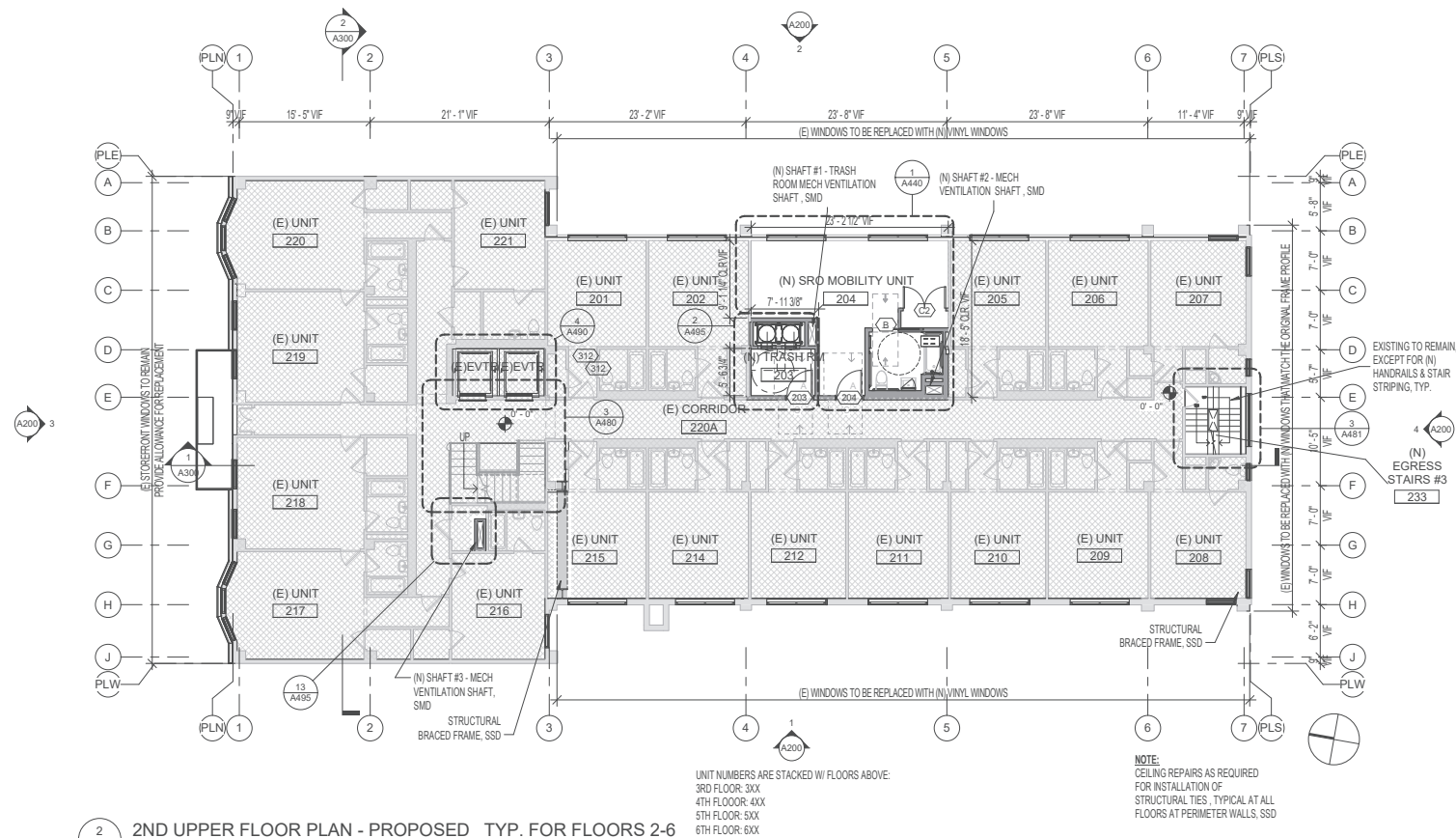


2 SITE PLAN PROPOSED - SIDEWALK- TURK STREET
A100 SCALE: 1/4" = 1'-0"

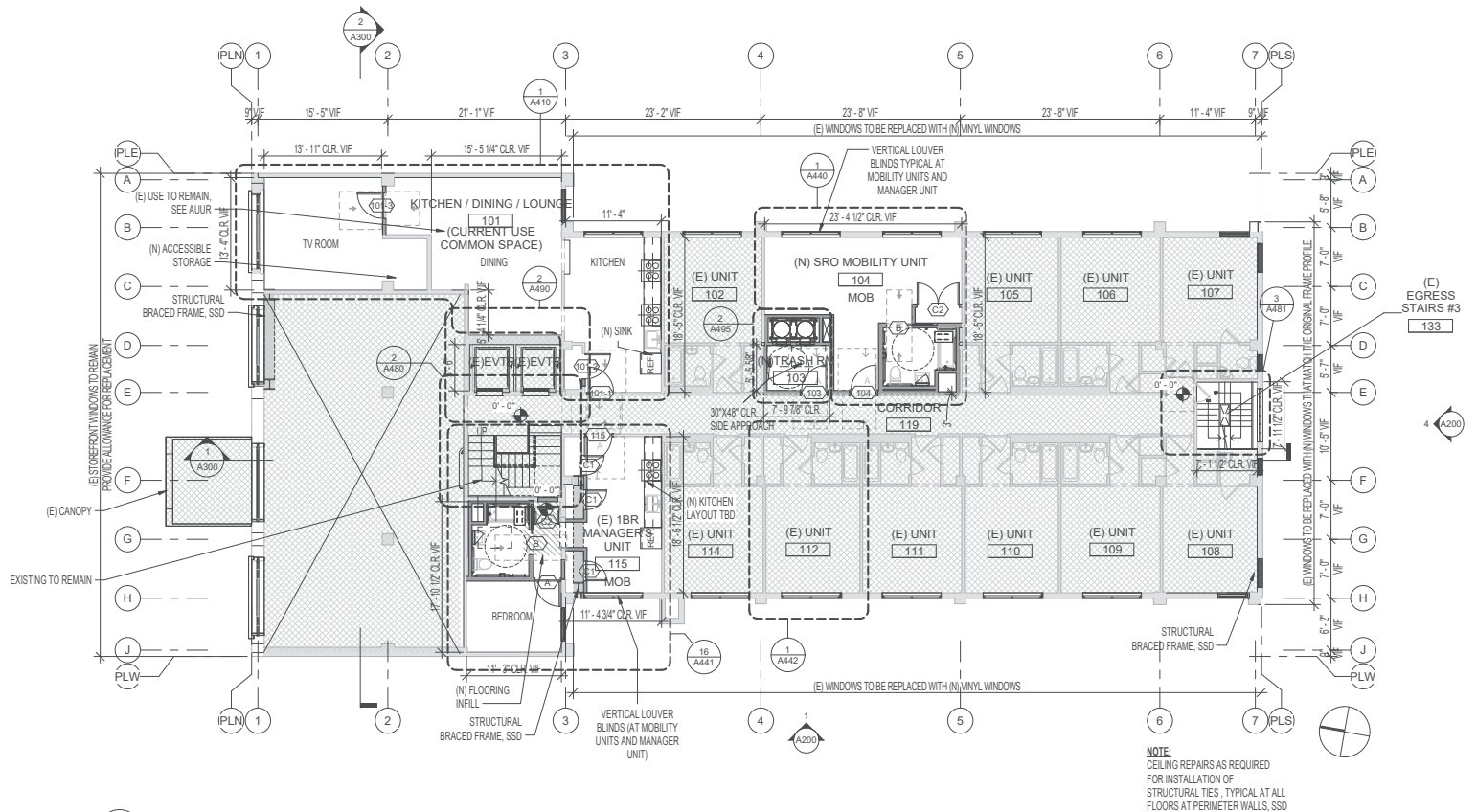


3 SITE PLAN PROPOSED - SIDEWALK- ELM STREET
A100 SCALE: 1/4" = 1'-0"





2ND UPPER FLOOR PLAN - PROPOSED TYP. FOR FLOORS 2-6
SCALE: 1/8" = 1'-0"



1ST UPPER FLOOR PLAN - PROPOSED
SCALE: 1/8" = 1'-0"

FLOOR PLAN LEGEND:

- EXISTING ITEMS TO BE REMOVED
- DOOR/DOOR HARDWARE TO BE DISTURBED OR REMOVED SEE DOOR SCHEDULE
- NEW DOOR
- EXISTING DOOR
- EXISTING STUD WALLS TO REMAIN
- EXISTING CONCRETE WALL
- NEW INTERIOR PARTITION TO UNDERSIDE OF EXISTING ONE-HOUR FLOOR/CEILING OR ROOF/CEILING ASSEMBLY U.O.N., SEE SHEET AXX AND S.S.D.
- BACKING LOCATION S.S.D.
- AREA NOT IN ARCHITECTURAL SCOPE
- STRUCTURAL BRACED FRAME SCOPE, SSD
- DISTURBED AREA / ARCHITECTURAL SCOPE AS NOTED
- NEW FLOOR CONSTRUCTION
- ROOM IDENTIFICATION SIGNAGE, SEE SHEETS AXXX
- WALL TYPE IDENTIFICATION
- WINDOW TYPE IDENTIFICATION, REFER TO WINDOW SCHEDULE
 - I.S. INTERIOR SECURITY SCREEN
 - E.S. EXTERIOR SECURITY SCREEN
- DOOR TYPE IDENTIFICATION REFER TO DOOR SCHEDULE
- MBL / M
- COM / C
- FE
- ELEVATIONS ARE A.F.F.

SEE 9 & 11 / G060 FOR CLEAR FLOOR SPACE & ACCESSIBLE TURNING SPACE

SEE 13 / G061 FOR DOOR MANEUVERING CLEARANCE LEGEND

BUILDING PLAN SHEET NOTES :

- GENERAL NOTES:**
- ALL DIMENSIONS ARE TO FACE OF FINISH U.O.N. ALIGN FACE OF FINISH TO EXISTING FACE OF FINISH WHERE SUCH FRAMING CONDITIONS OCCUR.
 - ACCESSIBILITY REQUIREMENTS SHALL BE VERIFIED IN FIELD BY CONTRACTOR. CONDITIONS SHALL BE COORDINATED WITH ARCHITECT PRIOR TO COMPLETION. SEE ACCESSIBILITY SHEETS FOR ADDITIONAL INFORMATION.
 - EXISTING CONDITIONS SURROUNDING ALL PROPOSED WORK UNDER CONTRACT WITH OWNER SHALL BE VERIFIED IN FIELD BY CONTRACTOR. SEE OWNER RECORD DRAWINGS FOR ADDITIONAL INFORMATION.
 - ALL ELECTRICAL WORK (I.E. RECEPTACLES, SWITCHING, CONTROLS) INCLUDING (RE) LOCATION SHALL BE COORDINATED IN FIELD BY ELECTRICAL CONTRACTOR. PROVIDE SOUND ATTENUATION AND PADS AT PENETRATIONS IN ACoustICAL WALL TYPES.
 - ALL EXISTING CONDITIONS TO REMAIN WHICH CORRELATE TO PROPOSED SCOPE OF WORK SHALL BE EVALUATED BY OWNER FOR DAMAGE AND REPAIR OR REPLACEMENT.
 - PROVIDE NEW FINISHES, FURNISHINGS, EQUIPMENT, AND FIXTURES PER PRODUCT SELECTION TABLE AND SPECIFICATIONS.
 - CEILING REMOVAL AS REQUIRED FOR INSTALLATION OF STRUCTURAL TIES, TYPICAL AT ALL FLOORS AT PERIMETER WALLS, SSD

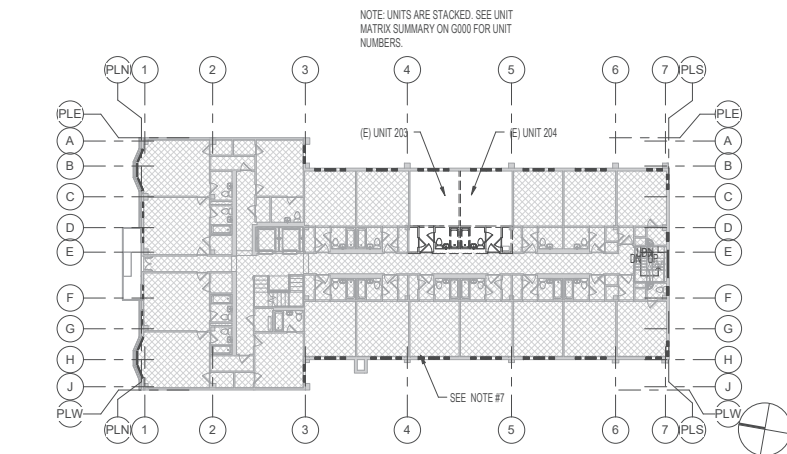
09 FINISHES

INTERIOR FINISHES.

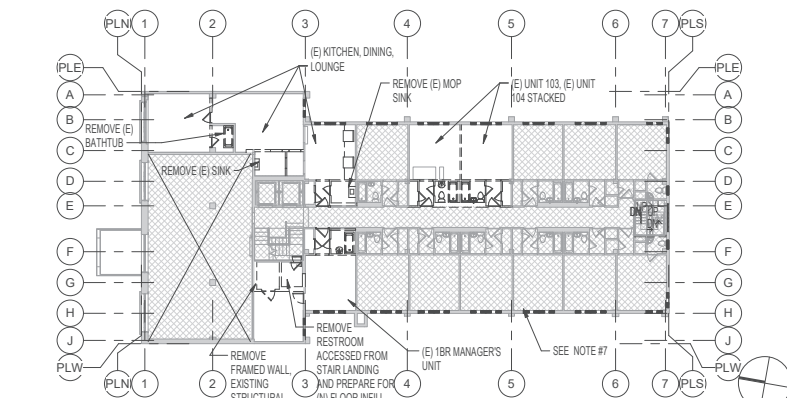
- NEW INTERIOR FINISHES INCLUDING, BUT NOT LIMITED TO, FLOORING, WALL BASE, PAINTING WITH PATCH AND REPAIR AT WALLS, CEILINGS, AND TRIM CONDITIONS. SEE PRODUCT SELECTIONS.

KEYNOTES

KEYNOTE ITEM



2ND UPPER FLOOR PLAN REMOVAL
SCALE: 1/16" = 1'-0"



1ST UPPER FLOOR PLAN REMOVAL
SCALE: 1/16" = 1'-0"



Project:

835 TURK STREET

ISSUE INFORMATION

Issued For:

SF PLANNING APPLICATION
03.19.2025

No.	Description	Date:
1	SF Planning	03.19.2025

PLOT DATE: 12/18/2024
PROJECT NO: 2305
PHASE:
PREPARED BY: EG
SCALE: As indicated

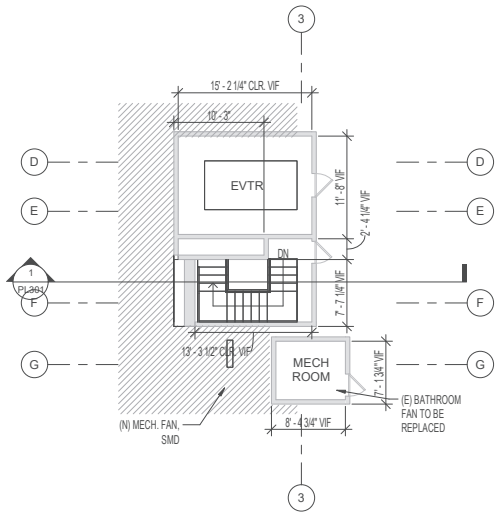
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1ST AND 2ND UPPER
FLOOR PLANS -
PROPOSED &
REMOVAL

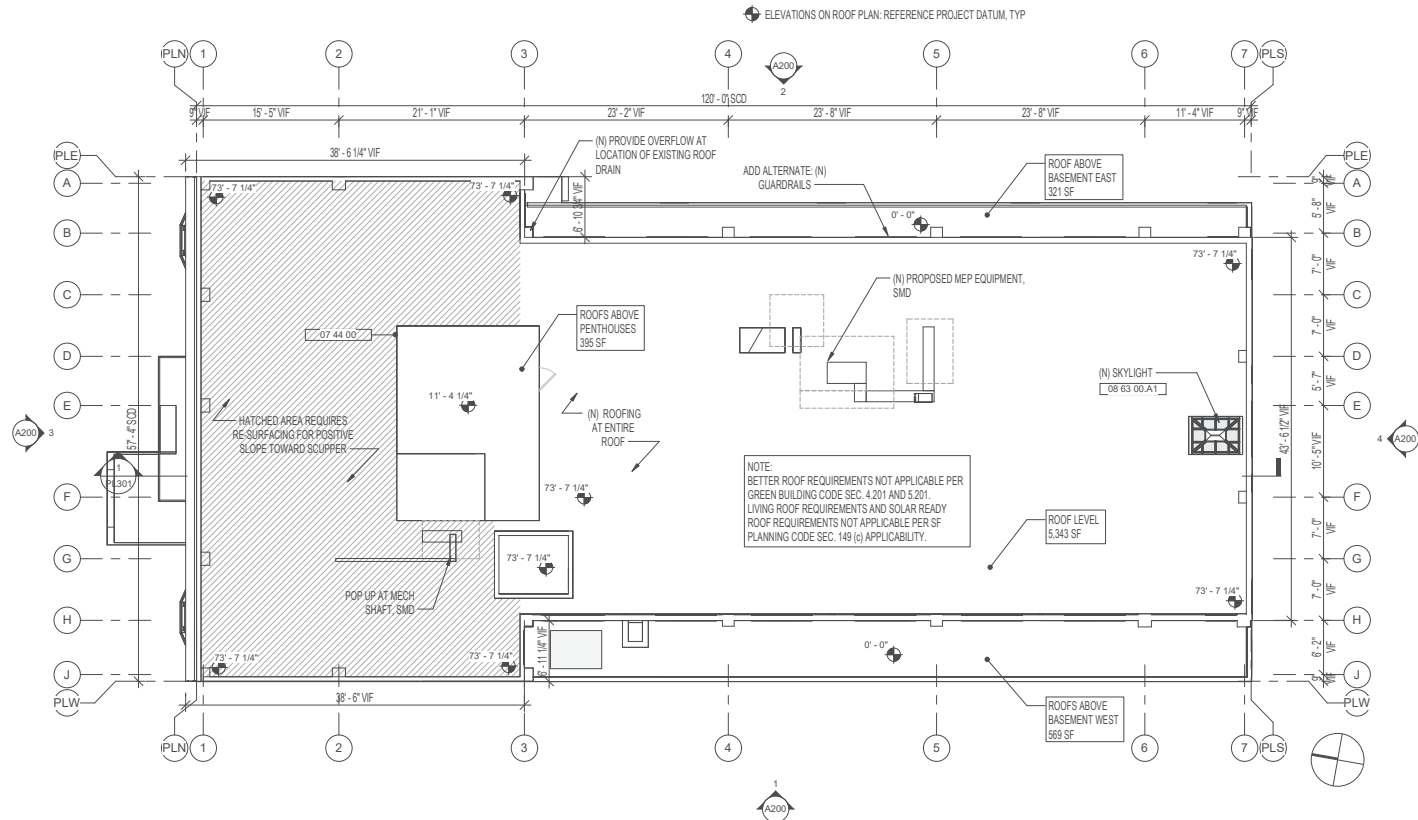
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A111

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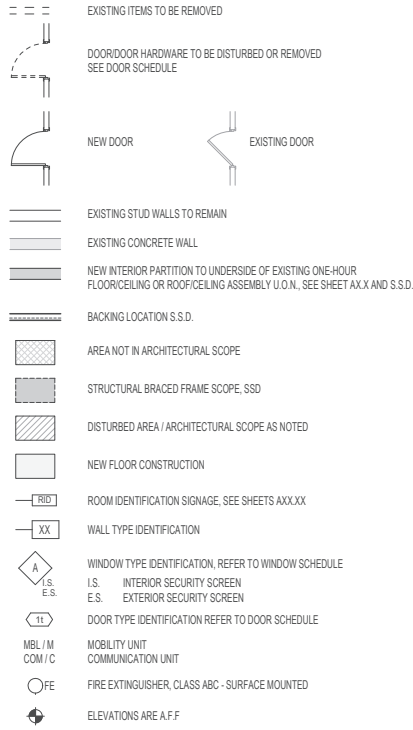


2 ROOF PENTHOUSE PLAN - PROPOSED
A114 SCALE: 1/8" = 1'-0"



1 ROOF PLAN - PROPOSED
A114 SCALE: 1/8" = 1'-0"

FLOOR PLAN LEGEND:



SEE 9 & 11 / G060 FOR CLEAR FLOOR SPACE & ACCESSIBLE TURNING SPACE

SEE 13 / G061 FOR DOOR MANEUVERING CLEARANCE LEGEND

BUILDING PLAN SHEET NOTES :

- GENERAL NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF FINISH U.O.N. ALIGN FACE OF FINISH TO EXISTING FACE OF FINISH WHERE SUCH FRAMING CONDITIONS OCCUR.
 2. ACCESSIBILITY REQUIREMENTS SHALL BE VERIFIED IN FIELD BY CONTRACTOR. CONDITIONS SHALL BE COORDINATED WITH ARCHITECT PRIOR TO COMPLETION. SEE ACCESSIBILITY SHEETS FOR ADDITIONAL INFORMATION.
 3. EXISTING CONDITIONS SURROUNDING ALL PROPOSED WORK UNDER CONTRACT WITH OWNER SHALL BE VERIFIED IN FIELD BY CONTRACTOR. SEE OWNER RECORD DRAWINGS FOR ADDITIONAL INFORMATION.
 4. ALL ELECTRICAL WORK (I.E. RECEPTACLES, SWITCHING, CONTROLS) INCLUDING (RE) LOCATION SHALL BE COORDINATED IN FIELD BY ELECTRICAL CONTRACTOR. PROVIDE SOUND ATTENUATION AND PADS AT PENETRATIONS IN ACOUSTICAL WALL TYPES.
 5. ALL EXISTING CONDITIONS TO REMAIN WHICH CORRELATE TO PROPOSED SCOPE OF WORK SHALL BE EVALUATED BY OWNER FOR DAMAGE AND REPAIR OR REPLACEMENT.
 6. PROVIDE NEW FINISHES, FURNISHINGS, EQUIPMENT, AND FIXTURES PER PRODUCT SELECTION TABLE AND SPECIFICATIONS.
 7. CEILING REMOVAL AS REQUIRED FOR INSTALLATION OF STRUCTURAL TIES, TYPICAL AT ALL FLOORS AT PERIMETER WALLS, SSD

09 FINISHES

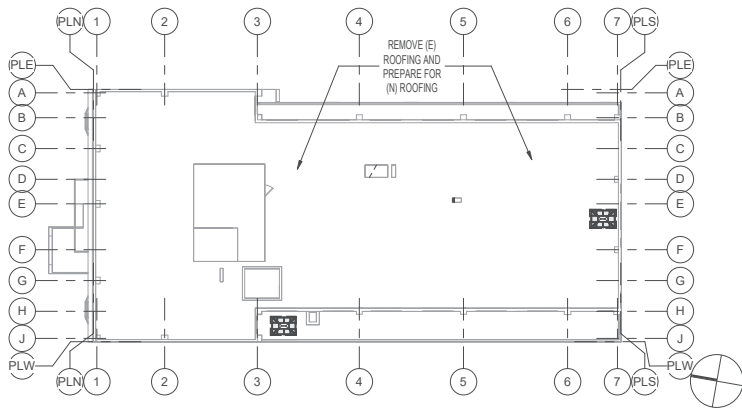
INTERIOR FINISHES.

1. NEW INTERIOR FINISHES INCLUDING, BUT NOT LIMITED TO, FLOORING, WALL BASE, PAINTING WITH PATCH AND REPAIR AT WALLS, CEILINGS, AND TRIM CONDITIONS. SEE PRODUCT SELECTIONS.

KEYNOTES

KEYNOTE	ITEM
07 44 00	FIBER CEMENT SIDING
08 63 00 A1	METAL-FRAMED SKYLIGHT

4 ROOF PENTHOUSE PLAN - REMOVAL
A114 SCALE: 1/16" = 1'-0"



3 ROOF PLAN - REMOVAL
A114 SCALE: 1/16" = 1'-0"



Project:

835 TURK STREET

ISSUE INFORMATION

Issued For:

SF PLANNING APPLICATION

03.19.2025

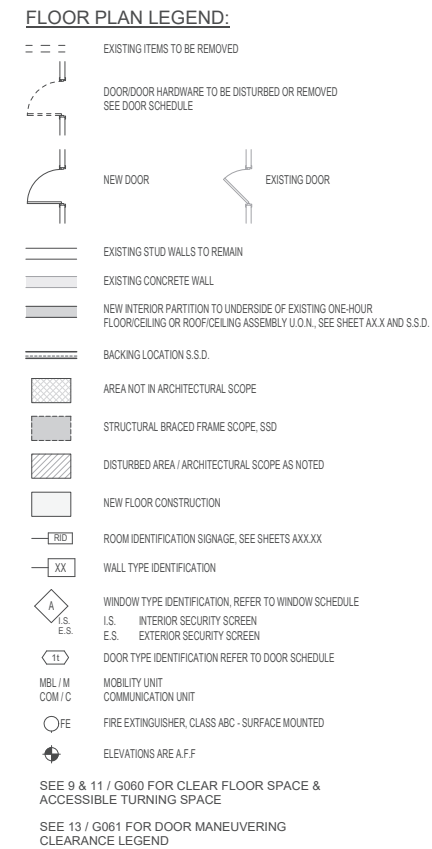
No.	Description	Date:
1	SF Planning	03.19.2025

PLOT DATE:	12/18/2024
PROJECT NO:	2305
PHASE:	
PREPARED BY:	EG
SCALE:	As indicated

ROOF PLAN - PROPOSED & REMOVAL

Sheet No.:

A114



BUILDING PLAN SHEET NOTES :

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF FINISH U.O.N. ALIGN FACE OF FINISH TO EXISTING FACE OF FINISH WHERE SUCH FRAMING CONDITIONS OCCUR.
2. ACCESSIBILITY REQUIREMENTS SHALL BE VERIFIED IN FIELD BY CONTRACTOR. CONDITIONS SHALL BE COORDINATED WITH ARCHITECT PRIOR TO COMPLETION. SEE ACCESSIBILITY SHEETS FOR ADDITIONAL INFORMATION.
3. EXISTING CONDITIONS SURROUNDING ALL PROPOSED WORK UNDER CONTRACT WITH OWNER SHALL BE VERIFIED IN FIELD BY CONTRACTOR. SEE OWNER RECORD DRAWINGS FOR ADDITIONAL INFORMATION.
4. ALL ELECTRICAL WORK (I.E. RECEPTACLES, SWITCHING, CONTROLS) INCLUDING RELOCATION SHALL BE COORDINATED IN FIELD BY ELECTRICAL CONTRACTOR. PROVIDE SOUND ATTENUATION AND PADS AT PENETRATIONS IN ACOUSTICAL WALL TYPES.
5. ALL EXISTING CONDITIONS TO REMAIN WHICH CORRELATE TO PROPOSED SCOPE OF WORK SHALL BE EVALUATED BY OWNER FOR DAMAGE AND REPAIR OR REPLACEMENT.
6. PROVIDE NEW FINISHES, FURNISHINGS, EQUIPMENT, AND FIXTURES PER PRODUCT SELECTION TABLE AND SPECIFICATIONS.
7. CEILING REMOVAL AS REQUIRED FOR INSTALLATION OF STRUCTURAL TIES, TYPICAL AT ALL FLOORS AT PERIMETER WALLS, SSD

89 FINISHES

INTERIOR FINISHES:

1. NEW INTERIOR FINISHES INCLUDING, BUT NOT LIMITED TO, FLOORING, WALL BASE, PAINTING WITH PATCH AND REPAIR AT WALLS, CEILINGS, AND TRIM CONDITIONS. SEE PRODUCT SELECTIONS.



835 TURK STREET

[illegible]

No.	Description	Date:
1	SF Planning	03.19.2025

PLOT DATE:	12/18/2024
PROJECT NO:	2305
PHASE:	
PREPARED BY:	EG
SCALE:	As indicated

Sheet Title:

GROUND & 1ST FLOOR
RCPS - PROPOSED &
REMOVAL

Sheet No.:
A170

	EXISTING ITEMS TO BE REMOVED
	DOOR/DOOR HARDWARE TO BE DISTURBED OR REMOVED SEE DOOR SCHEDULE
	NEW DOOR
	EXISTING DOOR
	EXISTING STUD WALLS TO REMAIN
	EXISTING CONCRETE WALL
	NEW INTERIOR PARTITION TO UNDERSIDE OF EXISTING ONE-HOUR FLOOR/CEILING OR ROOF/CEILING ASSEMBLY U.O.N. SEE SHEET AXX-X AND S.S.D
	BACKING LOCATION S.S.D.
	AREA NOT IN ARCHITECTURAL SCOPE
	STRUCTURAL BRACED FRAME SCOPE, SSD
	DISTURBED AREA / ARCHITECTURAL SCOPE AS NOTED
	NEW FLOOR CONSTRUCTION
	ROOM IDENTIFICATION SIGNAGE, SEE SHEETS AXXX-X
	WALL TYPE IDENTIFICATION
	WINDOW TYPE IDENTIFICATION, REFER TO WINDOW SCHEDULE I.S. EXTERIOR SECURITY SCREEN E.S. EXTERIOR SECURITY SCREEN
	DOOR TYPE IDENTIFICATION REFER TO DOOR SCHEDULE
	MOBILITY UNIT COMMUNICATION UNIT
	FIRE EXTINGUISHER, CLASS ABC - SURFACE MOUNTED
	ELEVATIONS A-F F

GENERAL NOTES:

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5. ALL EXISTING CONDITIONS TO REMAIN WHICH CORRELATE TO PROPOSED SCOPE OF WORK SHALL BE EVALUATED BY OWNER FOR DAMAGE AND REPAIR OR REPLACEMENT.
6. PROVIDE NEW FINISHES, FURNISHINGS, EQUIPMENT, AND FIXTURES PER PRODUCT SEE ELECTRICAL, FURNISHINGS, AND EQUIPMENT SCHEDULES.
7. CEILING REPAIRS AS REQUIRED FOR INSTALLATION OF STRUCTURAL TIES, TYPICAL AT ALL FLOORS AT PERIMETER WALLS, SSD

09 FINISHES

INTERIOR FINISHES

1. NEW INTERIOR FINISHES INCLUDING BUT NOT LIMITED TO, FLOORING, WALL BASE, PAINTING WITH PATCH AND REPAIR AT WALLS, CEILINGS, AND TRIM CONDITIONS. SEE PRODUCT SELECTIONS.

SSDP

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T: 415.777.0991
F: 415.777.0992
www.saidassullivan.com

Seal & Signature:



Project:

835 TURK STREET

No.	Description	Date:
1	SF Planning	03.19.2025

PLOT DATE: 12/18/2024
PROJECT NO: 2305
PHASE:
PREPARED BY: EG
SCALE: As indicated

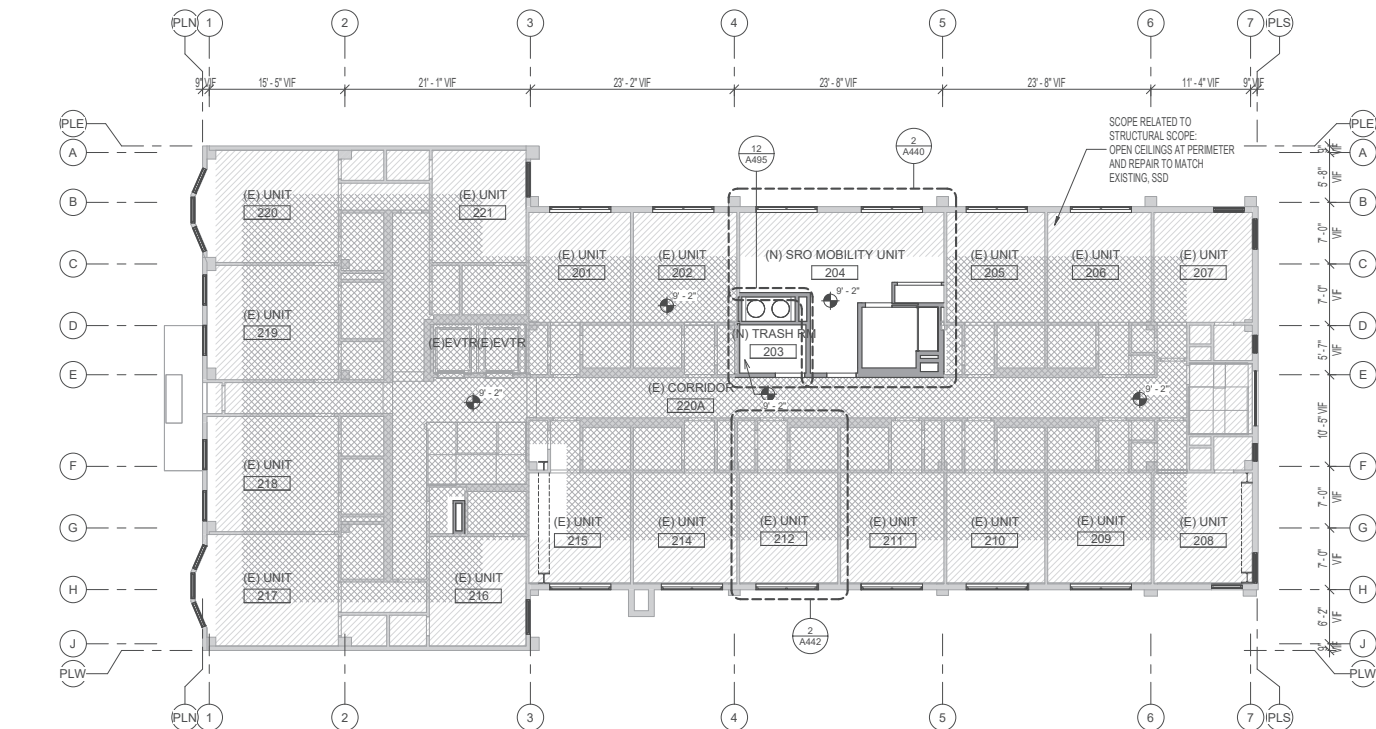
Sheet Title:

2ND UPPER FLOOR RCPS - PROPOSED & REMOVAL

Sheet No.

A171

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1 2ND UPPER FLOOR RCP TYP. FOR FLOORS 2-6
A171 SCALE: 1/8" = 1'-0"

KEYNOTES

KEYNOTE	ITEM
08 91 13 21	EXTERIOR PAINTING AND WATERPROOFING REPAIR

SHEET NOTES - ELEVATIONS:

GENERAL NOTES:

1. ALL EXISTING WOOD WINDOWS ON NORTH ELEVATION FROM 1ST UPPER FLOOR TO 6TH UPPER FLOOR TO BE REPLACED WITH WOOD WINDOWS
2. ALL OTHER EXISTING WINDOWS ON EAST & WEST SOUTH ELEVATIONS TO BE REPLACED
3. ALL EXISTING STEEL WINDOWS TO BE REPLACED



Seal & Stamp Area

44 GOLDEN ST. SUITE 202
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www.ssdpplan.com

835 TURK STREET

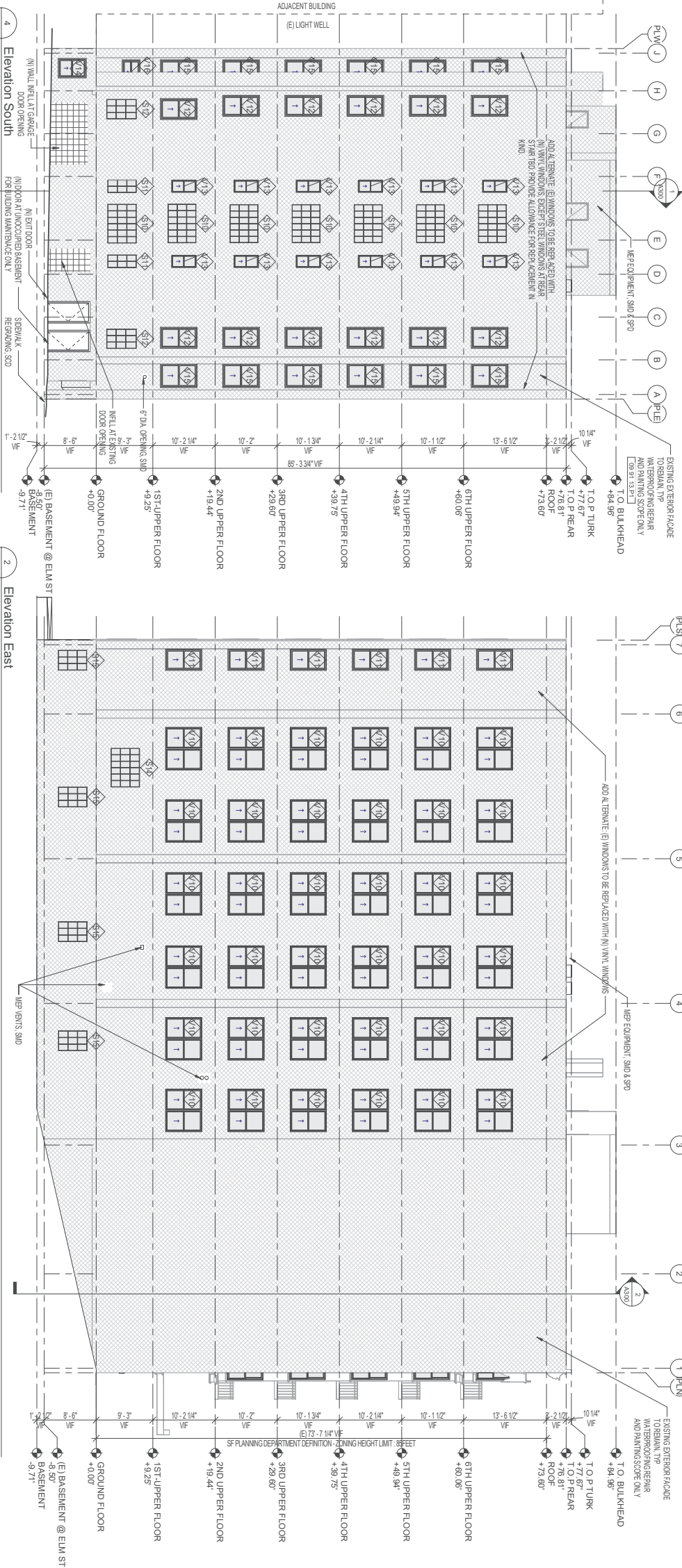
ISSUE INFORMATION

Issue No.	Description	Date
03 19 2025	SF PLANNING APPLICATION	
No.	Description	Date
1	SF Planning	03/19/2025

BUILDING ELEVATIONS

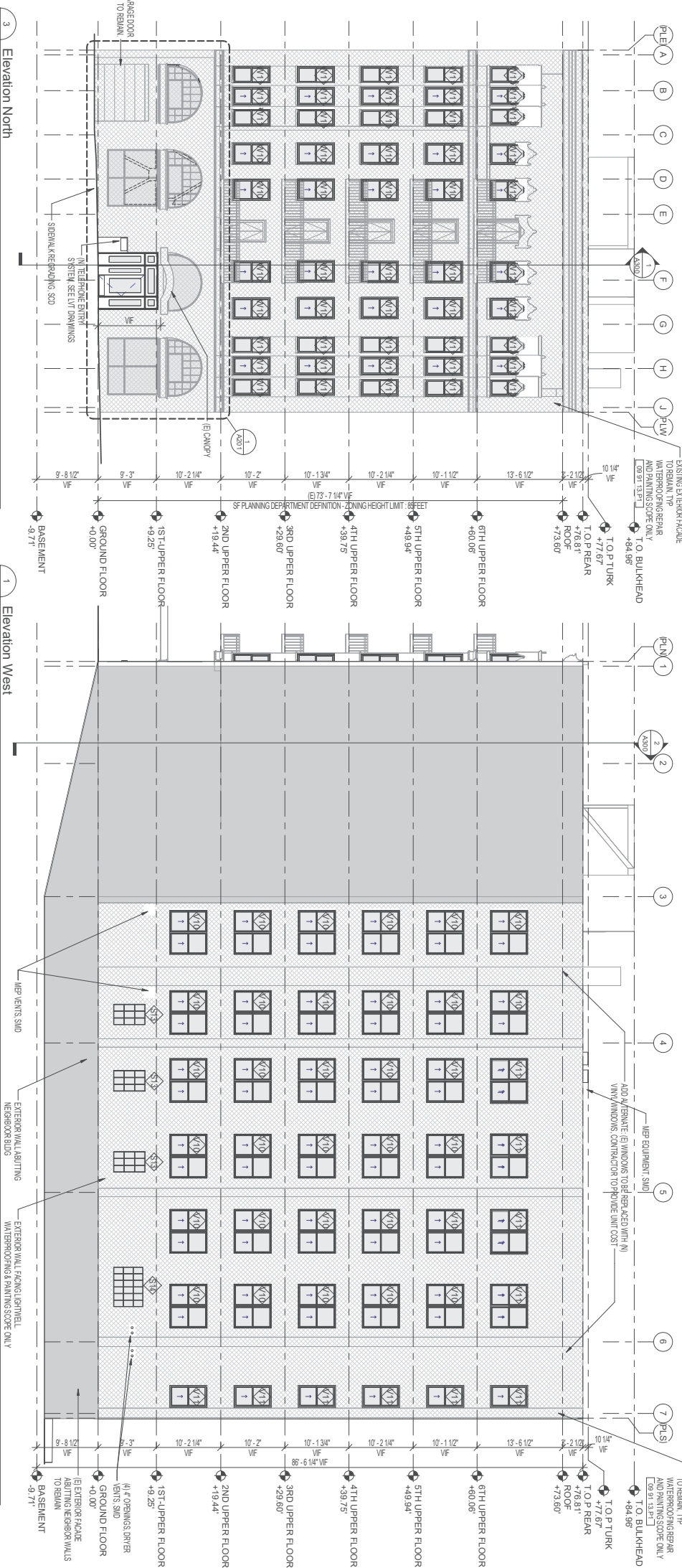
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PROJECT NO.:	2305
PHASE:	EG
PREPARED BY:	As indicated
SCALE:	As indicated
Sheet Title:	

A200



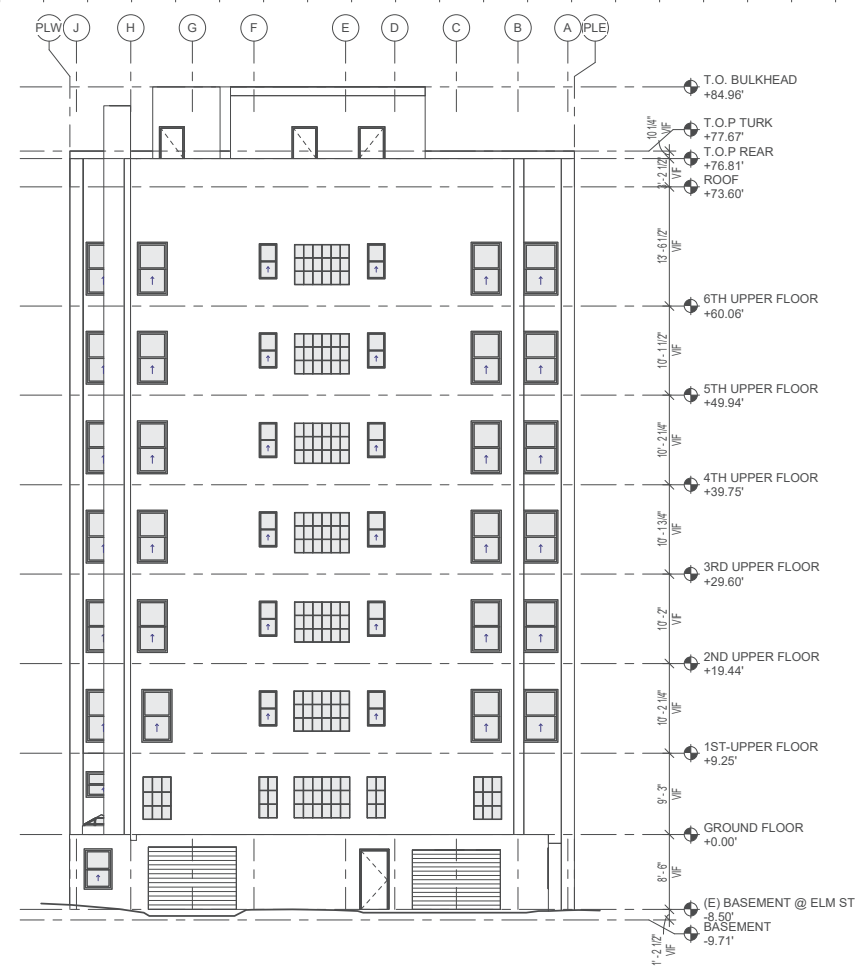
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SCALE: 1/8" = 1'-0"

4 Elevation South
SCALE: 1/8" = 1'-0"

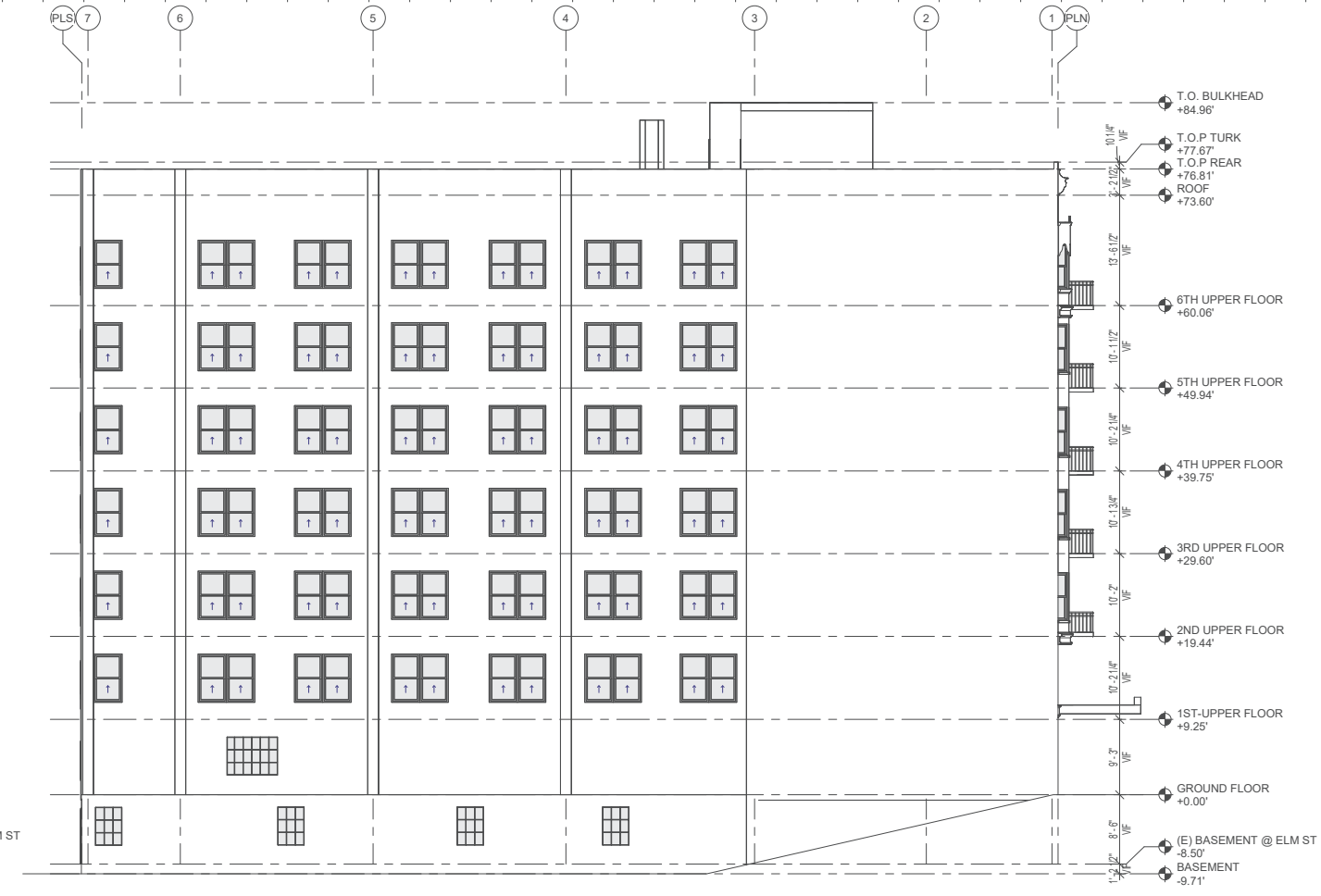


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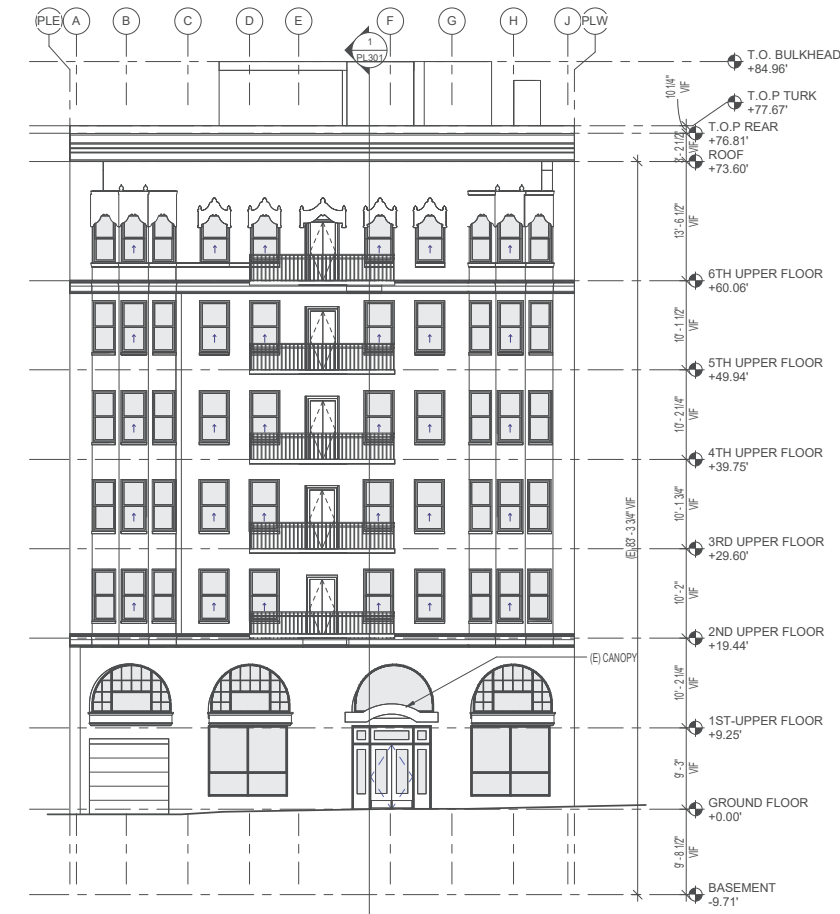
3 Elevation North
SCALE: 1/8" = 1'-0"



4 Elevation South (Existing)
A200A SCALE: 1/8" = 1'-0"



2 Elevation East (Existing)
A200A SCALE: 1/8" = 1'-0"



3 Elevation North (Existing)
A200A SCALE: 1/8" = 1'-0"



1 Elevation West (Existing)
A200A SCALE: 1/8" = 1'-0"

Architect:
SSDP
44 GOUGH ST. SUITE 202
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Seal & Signature:

Project:

835 TURK STREET

ISSUE INFORMATION

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SF PLANNING APPLICATION		
03.19.2025		
No.	Description	Date:
1	SF Planning	03.19.2025

PLOT DATE: 12/18/2024
PROJECT NO: 2305
PHASE:
PREPARED BY: EG
SCALE: 1/8" = 1'-0"

Sheet Title:
BUILDING ELEVATIONS
(EXISTING)

Sheet No.:
A200A

Project:

835 TURK STREET

ISSUE INFORMATION

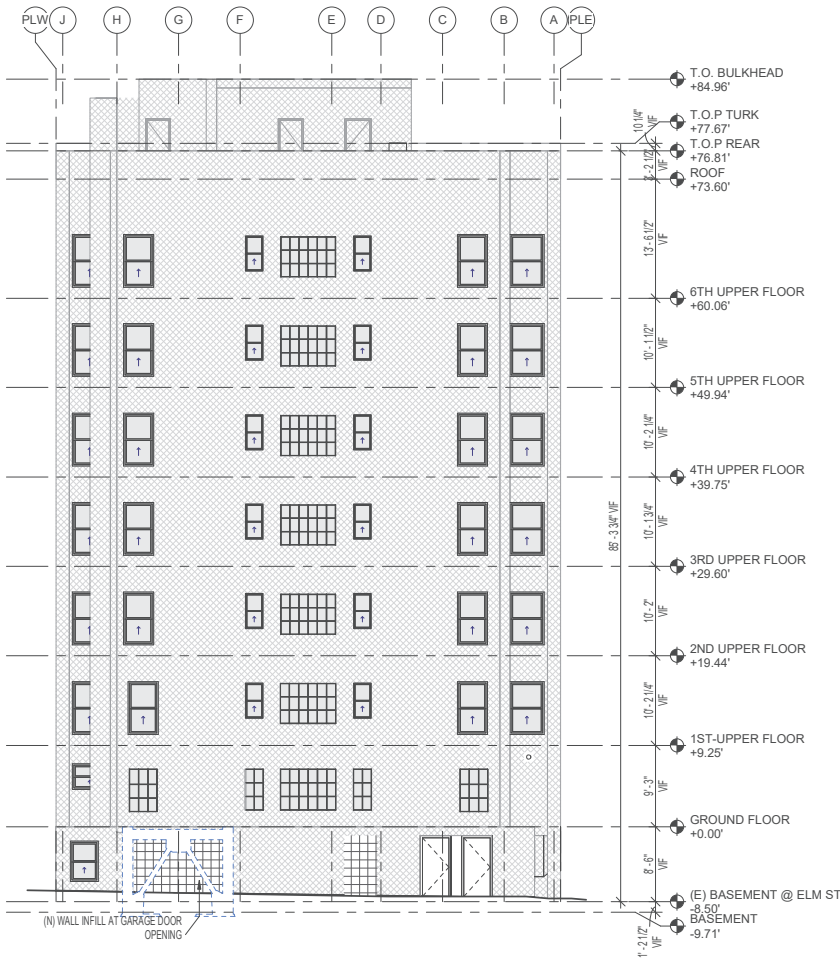
Issued For:		
SF PLANNING APPLICATION		
03.19.2025		
No.	Description	Date:
1	SF Planning	03.19.2025

PLOT DATE: 12/18/2024
PROJECT NO: 2305
PHASE:
PREPARED BY: EG
SCALE: As indicated

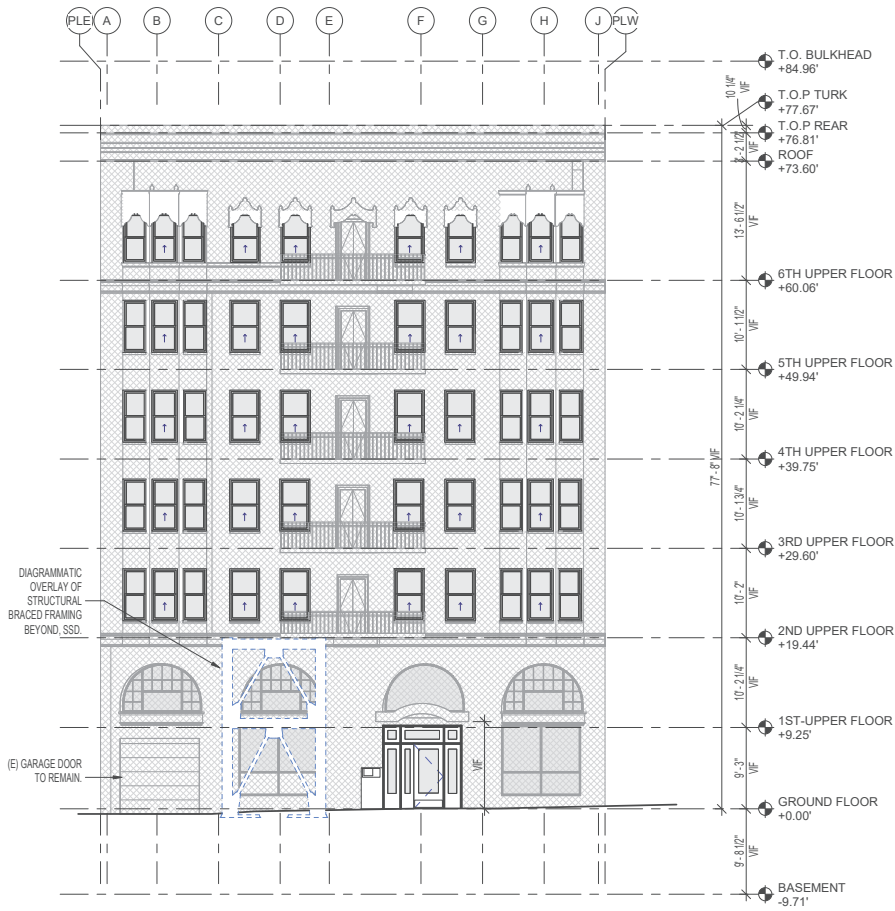
Sheet Title:
**BUILDING ELEVATIONS
ENLARGED &
DIAGRAMS**

Sheet No.:
A201

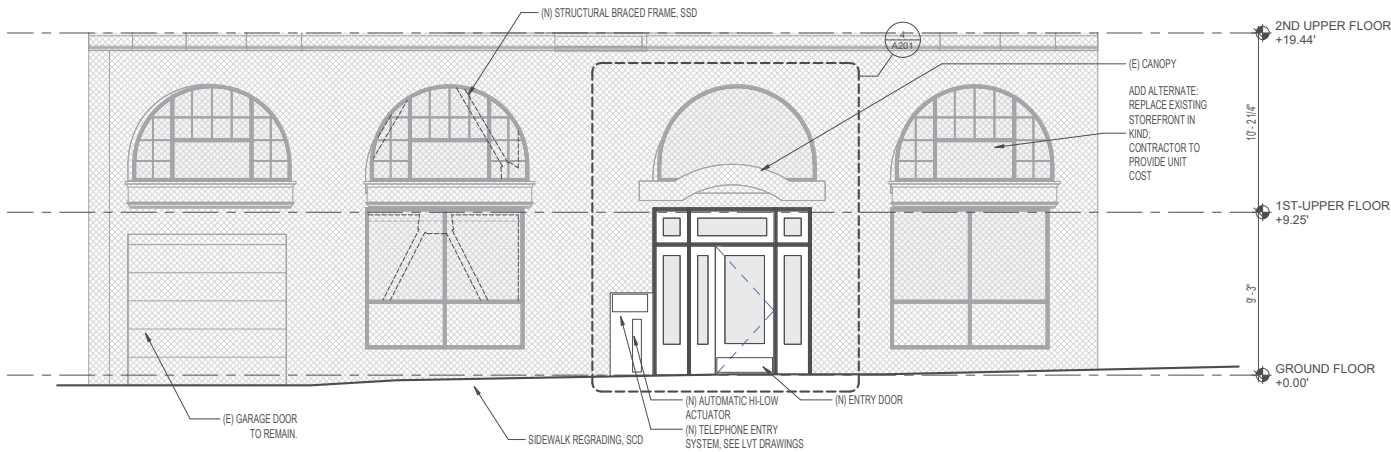
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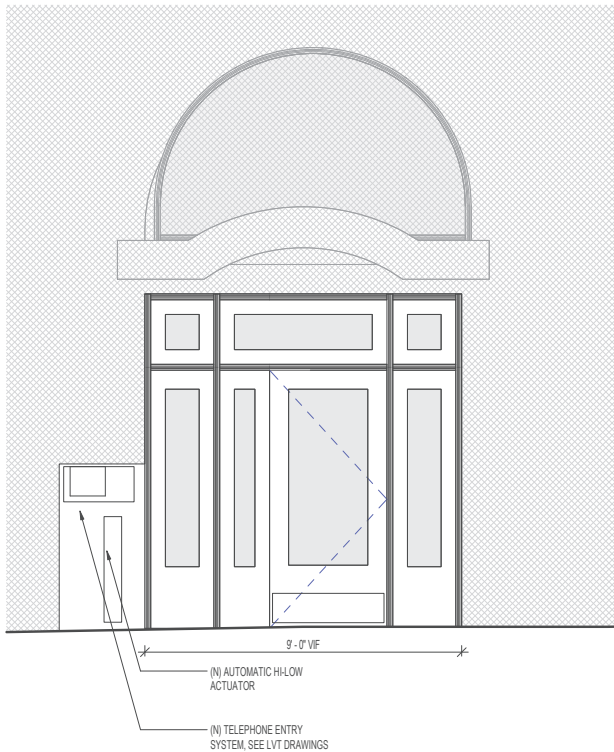
3 Elevation South - Diagram
A201 SCALE: 1/8" = 1'-0"



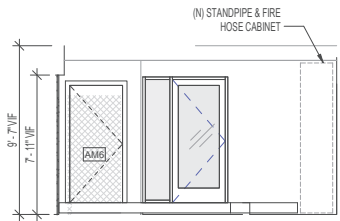
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A201 SCALE: 1/8" = 1'-0"



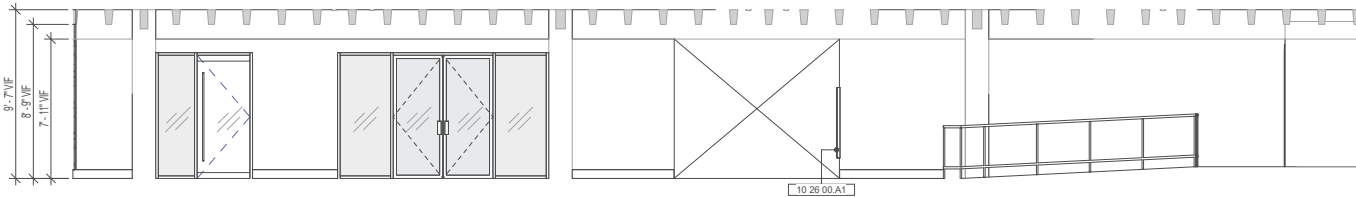
1 ENLARGED ELEVATION - STOREFRONT AND ENTRY SOUTH
A201 SCALE: 1/4" = 1'-0"



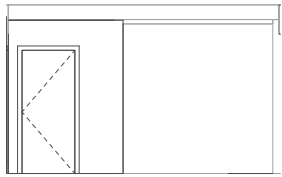
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A201 SCALE: 1/2" = 1'-0"



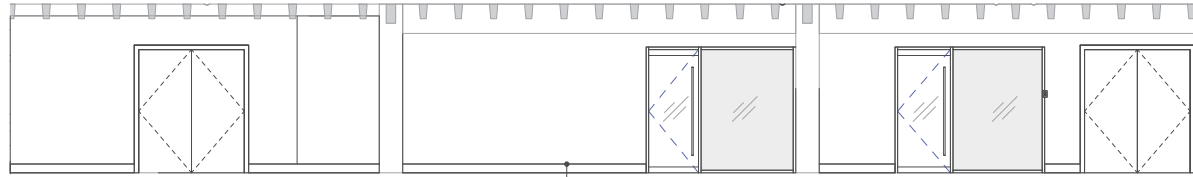
5 GROUND FLOOR - COMMON RM 010 - N
SCALE: 1/4" = 1'-0"



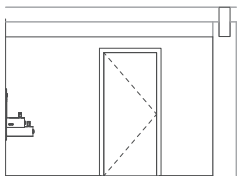
4 GROUND FLOOR - COMMON RM 010 - W
SCALE: 1/4" = 1'-0"



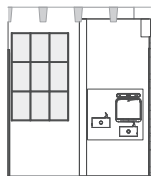
3 GROUND FLOOR - COMMON RM 010 - S
SCALE: 1/4" = 1'-0"



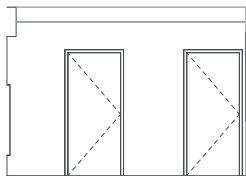
2 GROUND FLOOR - COMMON RM 010 - E
SCALE: 1/4" = 1'-0"



8 INT ELEV - GND FLR - WATER STATION - N
SCALE: 1/4" = 1'-0"



7 GROUND FLOOR - WATER STATION - W
SCALE: 1/4" = 1'-0"



6 GROUND FLOOR - WATER STATION - S
SCALE: 1/4" = 1'-0"

FLOOR PLAN LEGEND:

- EXISTING ITEMS TO BE REMOVED
 - DOOR/DOOR HARDWARE TO BE DISTURBED OR REMOVED
SEE DOOR SCHEDULE
 - NEW DOOR
 - EXISTING DOOR
 - EXISTING STUD WALLS TO REMAIN
 - EXISTING CONCRETE WALL
 - NEW INTERIOR PARTITION TO UNDERSIDE OF EXISTING ONE-HOUR
FLOOR/CEILING OR ROOF/CEILING ASSEMBLY U.O.N., SEE SHEET AXX.X AND S.S.D.
 - BACKING LOCATION S.S.D.
 - AREA NOT IN ARCHITECTURAL SCOPE
 - STRUCTURAL BRACED FRAME SCOPE, SSD
 - DISTURBED AREA / ARCHITECTURAL SCOPE AS NOTED
 - NEW FLOOR CONSTRUCTION
 - ROOM IDENTIFICATION SIGNAGE, SEE SHEETS AXX.XX
 - WALL TYPE IDENTIFICATION
 - WINDOW TYPE IDENTIFICATION, REFER TO WINDOW SCHEDULE
I.S. INTERIOR SECURITY SCREEN
E.S. EXTERIOR SECURITY SCREEN
 - DOOR TYPE IDENTIFICATION REFER TO DOOR SCHEDULE
 - MOBILITY UNIT
COMMUNICATION UNIT
 - FIRE EXTINGUISHER, CLASS ABC - SURFACE MOUNTED
 - ELEVATIONS ARE A.F.F.
- SEE 9 & 11 / G060 FOR CLEAR FLOOR SPACE & ACCESSIBLE TURNING SPACE
- SEE 13 / G081 FOR DOOR MANEUVERING CLEARANCE LEGEND

BUILDING PLAN SHEET NOTES :

- GENERAL NOTES:**
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09 FINISHES

INTERIOR FINISHES.

- NEW INTERIOR FINISHES INCLUDING, BUT NOT LIMITED TO, FLOORING, WALL BASE, PAINTING WITH PATCH AND REPAIR AT WALLS, CEILINGS, AND TRIM CONDITIONS. SEE PRODUCT SELECTIONS.

KEYNOTES

KEYNOTE	ITEM
06 20 00 B1	MDF BASEBOARD
09 65 00 A2	VINYL PLANK FLOORING
10 26 00 A1	CORNER GUARD
22 40 00 A8	ACCESSIBLE DRINKING FOUNTAIN W/ BOTTLE FILLING STATION



Project:

835 TURK STREET

ISSUE INFORMATION

Issued For:

SF PLANNING APPLICATION
03.19.2025

No.	Description	Date:
1	SF Planning	03.19.2025

PLOT DATE: 12/18/2024
PROJECT NO: 2305
PHASE:
PREPARED BY: AUTHOR
SCALE: As indicated

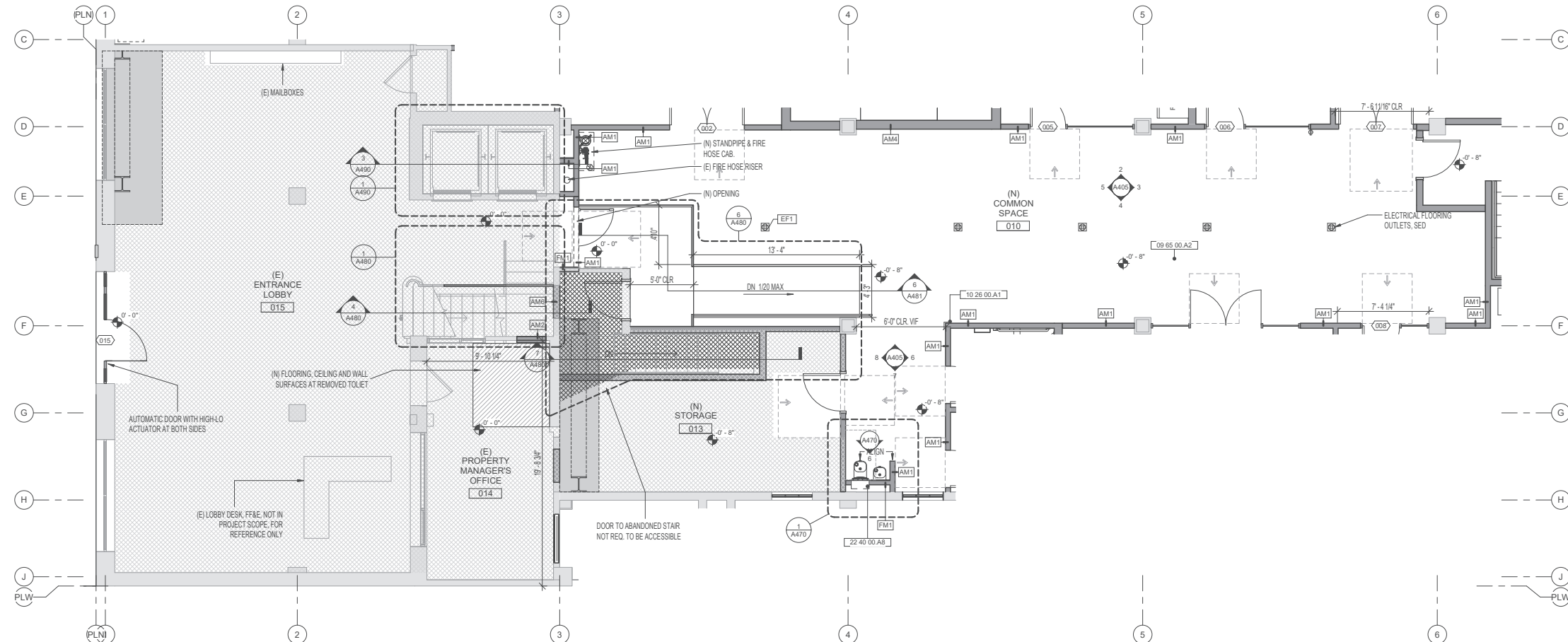
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ENLARGED FLOOR
PLAN - GROUND FLOOR
COMMON SPACE

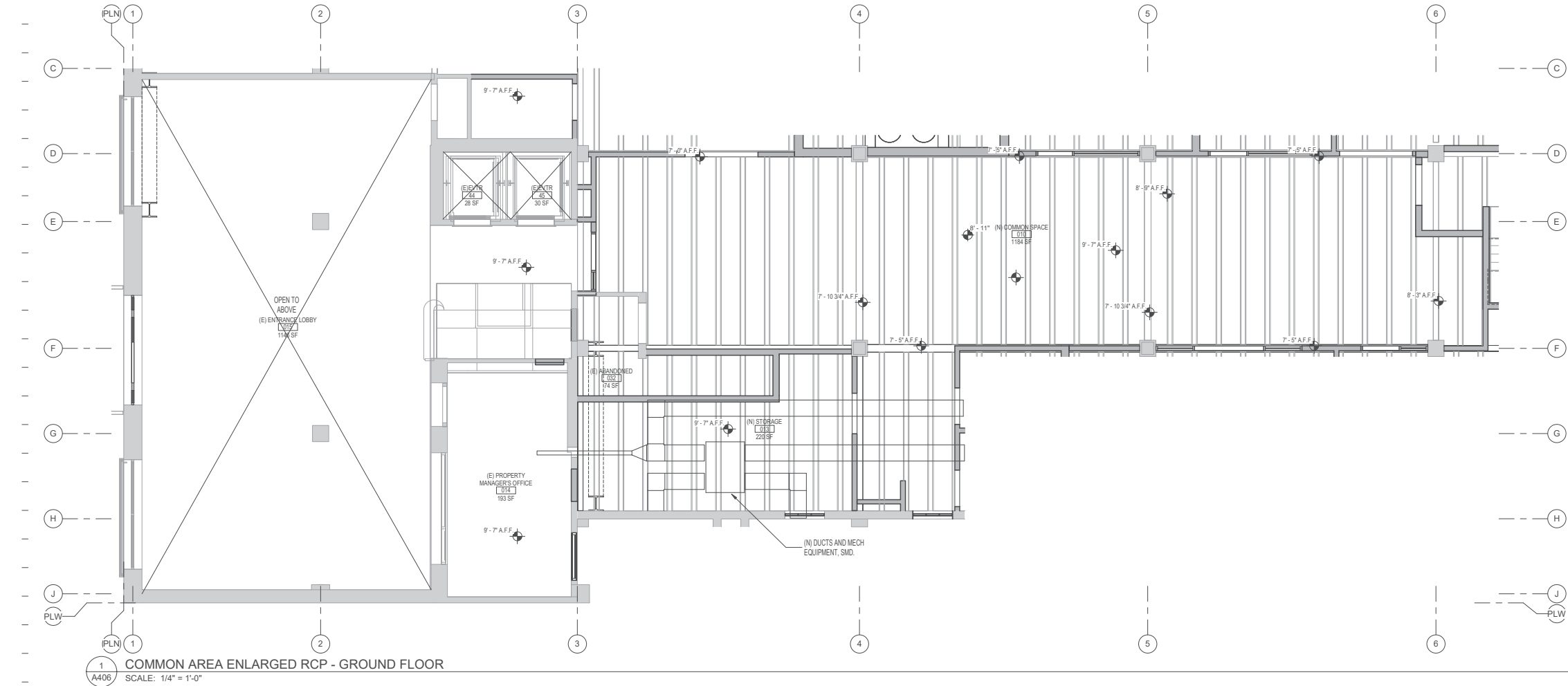
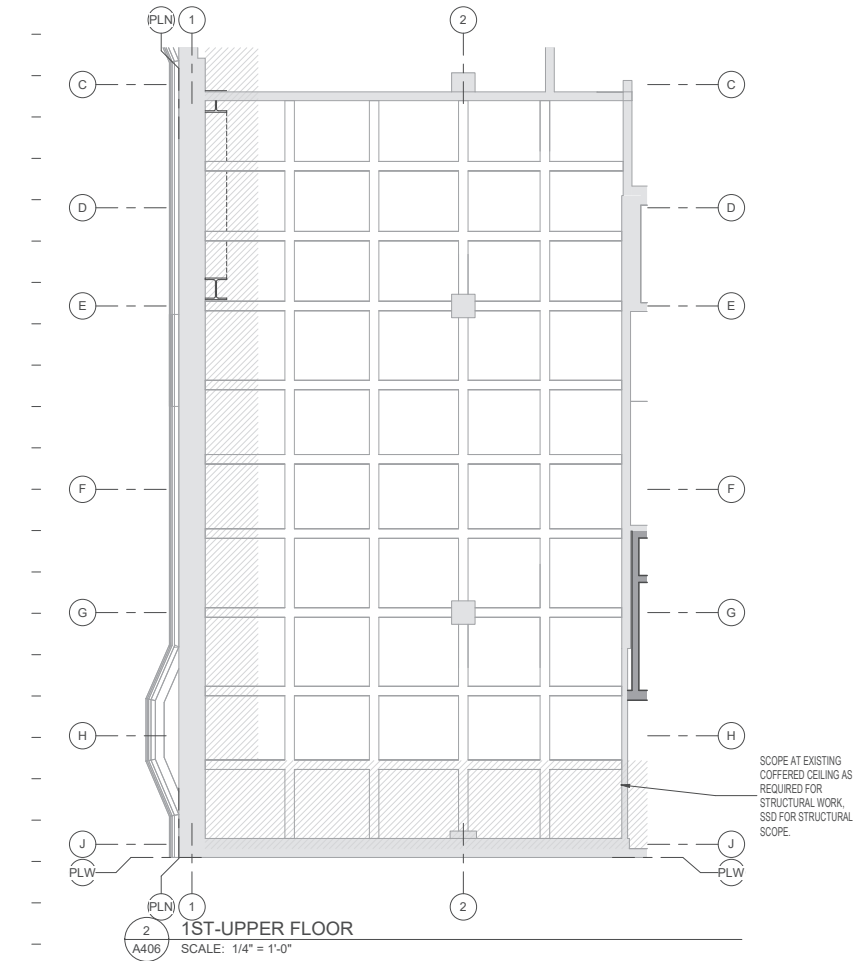
Sheet No.:

A405

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1 COMMON AREA ENLARGED FLOOR PLANS - GROUND FLOOR
SCALE: 1/4" = 1'-0"



FLOOR PLAN LEGEND:

- EXISTING ITEMS TO BE REMOVED
- DOOR/DOOR HARDWARE TO BE DISTURBED OR REMOVED SEE DOOR SCHEDULE
- NEW DOOR
- EXISTING DOOR
- EXISTING STUD WALLS TO REMAIN
- EXISTING CONCRETE WALL
- NEW INTERIOR PARTITION TO UNDERSIDE OF EXISTING ONE-HOUR FLOOR/CEILING OR ROOF/CEILING ASSEMBLY U.O.N., SEE SHEET A.X.X AND S.S.D.
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- STRUCTURAL BRACED FRAME SCOPE, SSD
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- WALL TYPE IDENTIFICATION
- WINDOW TYPE IDENTIFICATION, REFER TO WINDOW SCHEDULE
I.S. INTERIOR SECURITY SCREEN
E.S. EXTERIOR SECURITY SCREEN
- DOOR TYPE IDENTIFICATION REFER TO DOOR SCHEDULE
- MOBILITY UNIT
COM / C
- FIRE EXTINGUISHER, CLASS ABC - SURFACE MOUNTED
- ELEVATIONS ARE A.F.F

SEE 9 & 11 / G060 FOR CLEAR FLOOR SPACE & ACCESSIBLE TURNING SPACE

SEE 13 / G061 FOR DOOR MANEUVERING CLEARANCE LEGEND

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09 FINISHES

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Project:

835 TURK STREET

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PROJECT NO: 2305

PHASE:

PREPARED BY: Author

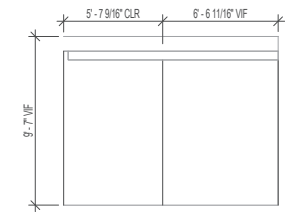
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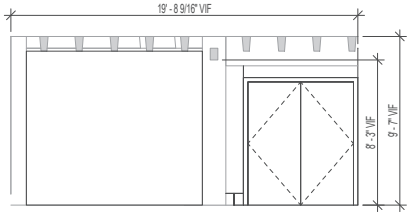
ENLARGED RCP -
GROUND FLOOR
COMMON SPACE

Sheet No.:

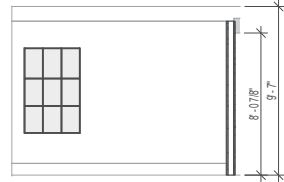
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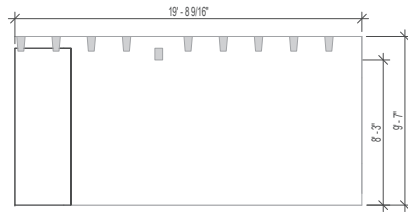
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A407
GROUND FLR - MAINTENANCE OFFICE 007 - N
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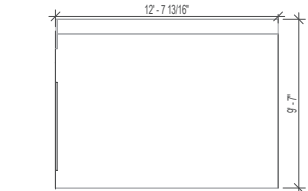
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GROUND FLR - MAINTENANCE OFFICE 007 - W
SCALE: 1/4" = 1'-0"



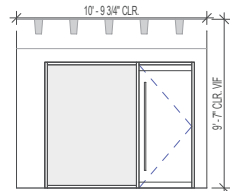
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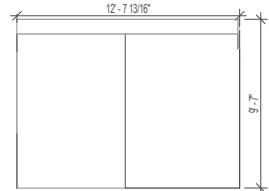
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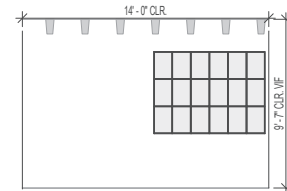
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SCALE: 1/4" = 1'-0"



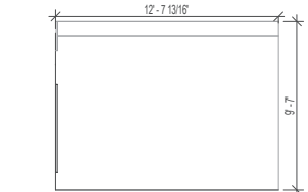
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SCALE: 1/4" = 1'-0"



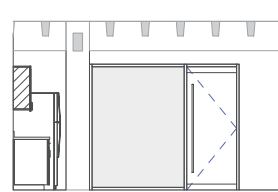
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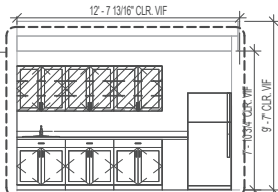
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GROUND FLR - OFFICE 006 - E
SCALE: 1/4" = 1'-0"



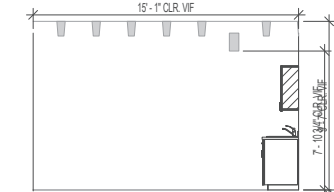
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A407
GROUND FLR - STAFF RM 005 - N
SCALE: 1/4" = 1'-0"



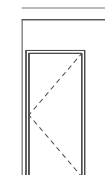
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GROUND FLR - STAFF RM 005 - W
SCALE: 1/4" = 1'-0"



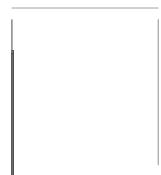
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GROUND FLR - STAFF RM 005 - S
SCALE: 1/4" = 1'-0"



15
A407
GROUND FLR - STAFF RM 005 - E
SCALE: 1/4" = 1'-0"



14
A407
GROUND FLR - DEBUG RM 003 - S
SCALE: 1/4" = 1'-0"



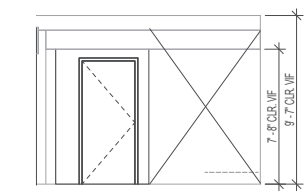
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GROUND FLR - DEBUG RM 003 - W
SCALE: 1/4" = 1'-0"



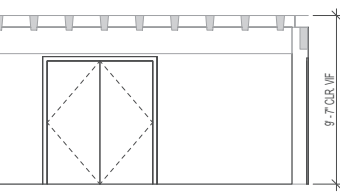
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GROUND FLR - DEBUG RM 003 - N
SCALE: 1/4" = 1'-0"



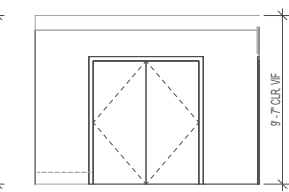
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GROUND FLR - DEBUG RM 003 - E
SCALE: 1/4" = 1'-0"



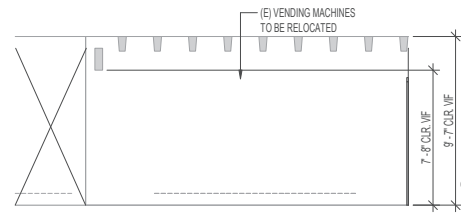
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GROUND FLR - HALLWAY 002 - N1
SCALE: 1/4" = 1'-0"



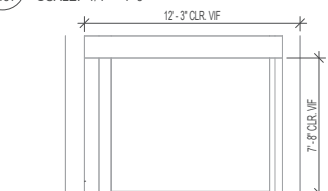
9
A407
GROUND FLR - HALLYWAY 002 - W1
SCALE: 1/4" = 1'-0"



8
A407
GROUND FLR - HALLWAY 002 - S1
SCALE: 1/4" = 1'-0"



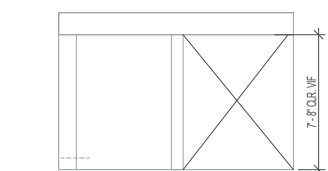
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GROUND FLR - HALLWAY 002 - E
SCALE: 1/4" = 1'-0"



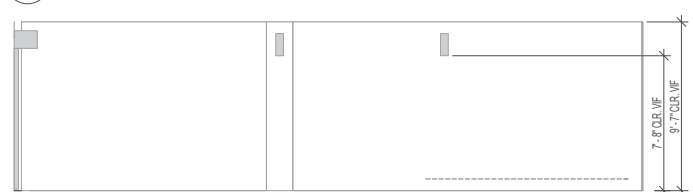
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GROUND FLR - HALLWAY 002 - N
SCALE: 1/4" = 1'-0"



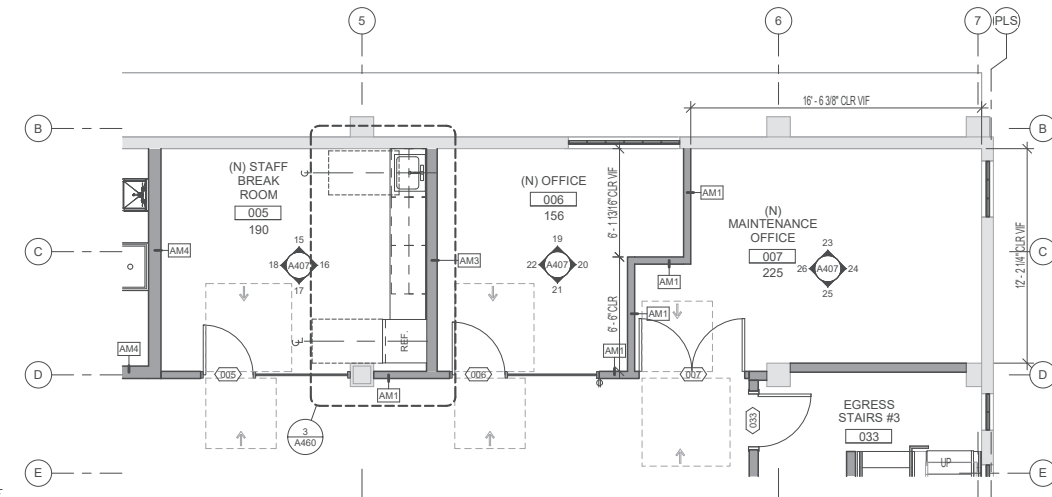
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A407
GROUND FLR - HALLWAY 002 - W
SCALE: 1/4" = 1'-0"



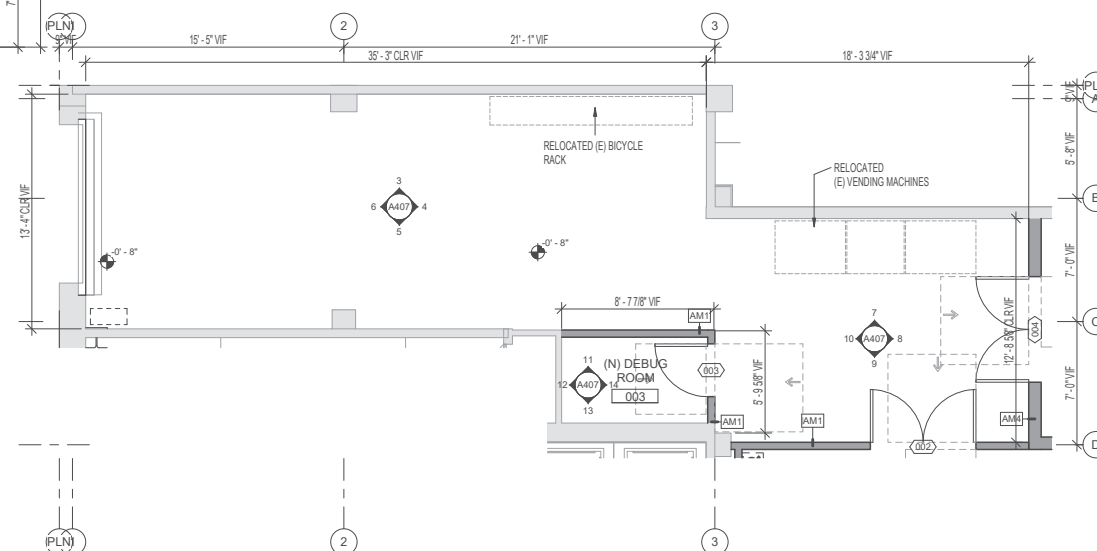
4
A407
GROUND FLR - HALLWAY 002 - S
SCALE: 1/4" = 1'-0"



3
A407
GROUND FLR - HALLWAY 002 - E
SCALE: 1/4" = 1'-0"



2
A407
ENLARGED PLAN - GROUND COMMON AREAS A
SCALE: 1/4" = 1'-0"



1
A407
ENLARGED PLAN - GROUND FLOOR 010 & 016
SCALE: 1/4" = 1'-0"

BUILDING PLAN SHEET NOTES :

- GENERAL NOTES:**
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 7. CEILING REMOVAL AS REQUIRED FOR INSTALLATION OF STRUCTURAL TIES, TYPICAL AT ALL FLOORS AT PERIMETER WALLS, SSD

09 FINISHES

INTERIOR FINISHES.

1. NEW INTERIOR FINISHES INCLUDING, BUT NOT LIMITED TO, FLOORING, WALL BASE, PAINTING WITH PATCH AND REPAIR AT WALLS, CEILINGS, AND TRIM CONDITIONS. SEE PRODUCT SELECTIONS.

KEYNOTES

KEYNOTE ITEM



Project:

835 TURK STREET

ISSUE INFORMATION

Issued For:

SF PLANNING APPLICATION

03.19.2025

No.	Description	Date:
1	SF Planning	03.19.2025

PLOT DATE:	12/18/2024
PROJECT NO:	2305
PHASE:	
PREPARED BY:	Author
SCALE:	As indicated

ENLARGED INT ELEV -
GROUND FLOOR
COMMON SPACE

Sheet No.:

A407

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BUILDING PLAN SHEET NOTES :

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- 09 FINISHES
- INTERIOR FINISHES.
1. NEW INTERIOR FINISHES INCLUDING, BUT NOT LIMITED TO, FLOORING, WALL BASE, PAINTING WITH PATCH AND REPAIR AT WALLS, CEILINGS, AND TRIM CONDITIONS. SEE PRODUCT SELECTIONS.

KEYNOTES

KEYNOTE	ITEM
09 68 00 A2	FORBO FLOTEX CARPET TILE
11 02 00 A1	STACKING WASHER AND DRYER
11 02 00 B2	DRYER
11 02 00 C1	CHANCE DISPENSER, N.I.C.
22 30 00 A1	FLOOR DRAIN, S.P.D.
22 40 00 A4	MOP SINK



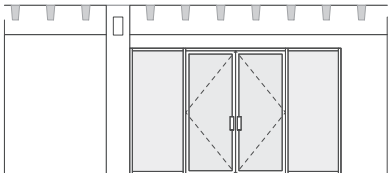
9 GROUND FLR - OFFICE/MEETING 009 - N
A408 SCALE: 1/4" = 1'-0"



8 GROUND FLR - OFFICE/MEETING 009 - W
A408 SCALE: 1/4" = 1'-0"



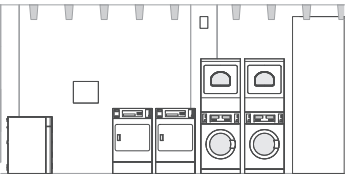
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A408 SCALE: 1/4" = 1'-0"



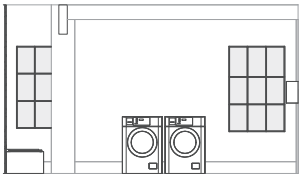
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A408 SCALE: 1/4" = 1'-0"



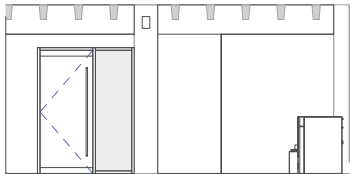
5 GROUND FLR - LAUNDRY 008 - N
A408 SCALE: 1/4" = 1'-0"



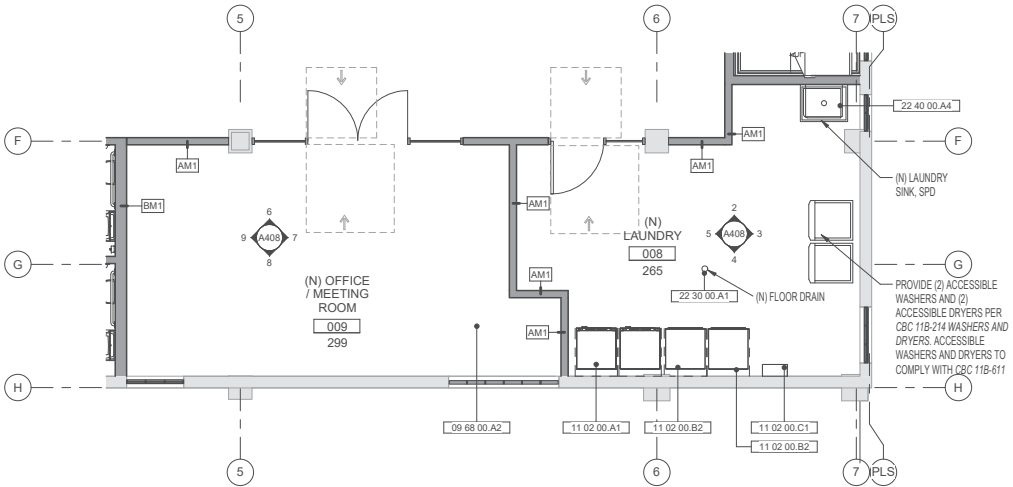
4 GROUND FLR - LAUNDRY 008 - W
A408 SCALE: 1/4" = 1'-0"



3 GROUND FLR - LAUNDRY 008 - S
A408 SCALE: 1/4" = 1'-0"



2 GROUND FLR - LAUNDRY 008 - E
A408 SCALE: 1/4" = 1'-0"



1 ENLARGED PLAN - GROUND COMMON AREAS B
A408 SCALE: 1/4" = 1'-0"



44 GOUGH ST. SUITE 202
SAN FRANCISCO, CA 94103
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F: 415.777.0992
www.saidasullivan.com

Seal & Signature:



Project:

835 TURK STREET

ISSUE INFORMATION

Issued For:
SF PLANNING APPLICATION
03.19.2025

No.	Description	Date:
1	SF Planning	03.19.2025

PLOT DATE: 12/18/2024
PROJECT NO: 2305
PHASE:
PREPARED BY: Author
SCALE: As indicated

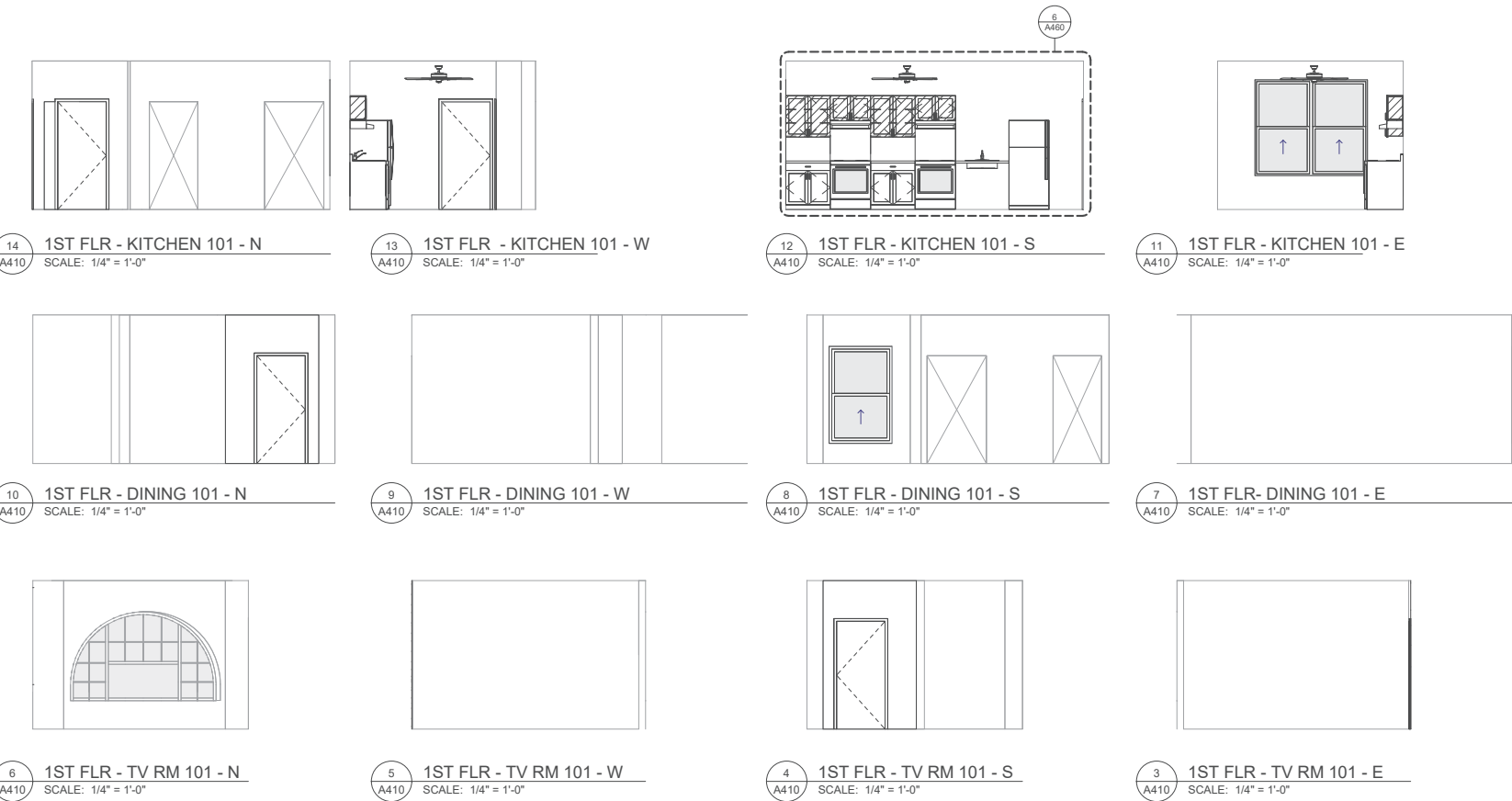
Sheet Title:

ENLARGED INT ELEV -
GROUND FLOOR
COMMON SPACE

Sheet No.:

A408

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FLOOR PLAN LEGEND:

- EXISTING ITEMS TO BE REMOVED
- DOOR/DOOR HARDWARE TO BE DISTURBED OR REMOVED SEE DOOR SCHEDULE
- NEW DOOR
- EXISTING DOOR
- EXISTING STUD WALLS TO REMAIN
- EXISTING CONCRETE WALL
- NEW INTERIOR PARTITION TO UNDERSIDE OF EXISTING ONE-HOUR FLOOR/CEILING OR ROOF/CEILING ASSEMBLY U.O.N., SEE SHEET A.X.X AND S.S.D.
- BACKING LOCATION S.S.D.
- AREA NOT IN ARCHITECTURAL SCOPE
- STRUCTURAL BRACED FRAME SCOPE, SSD
- DISTURBED AREA / ARCHITECTURAL SCOPE AS NOTED
- NEW FLOOR CONSTRUCTION
- ROOM IDENTIFICATION SIGNAGE, SEE SHEETS A.X.X.XX
- WALL TYPE IDENTIFICATION
- WINDOW TYPE IDENTIFICATION, REFER TO WINDOW SCHEDULE
 - I.S. INTERIOR SECURITY SCREEN
 - E.S. EXTERIOR SECURITY SCREEN
- DOOR TYPE IDENTIFICATION REFER TO DOOR SCHEDULE
- MBL / M COMM / C MOBILITY UNIT
- FE FIRE EXTINGUISHER, CLASS ABC - SURFACE MOUNTED
- ELEVATIONS ARE A / F

SEE 9 & 11 / G060 FOR CLEAR FLOOR SPACE & ACCESSIBLE TURNING SPACE

SEE 13 / G061 FOR DOOR MANEUVERING CLEARANCE LEGEND

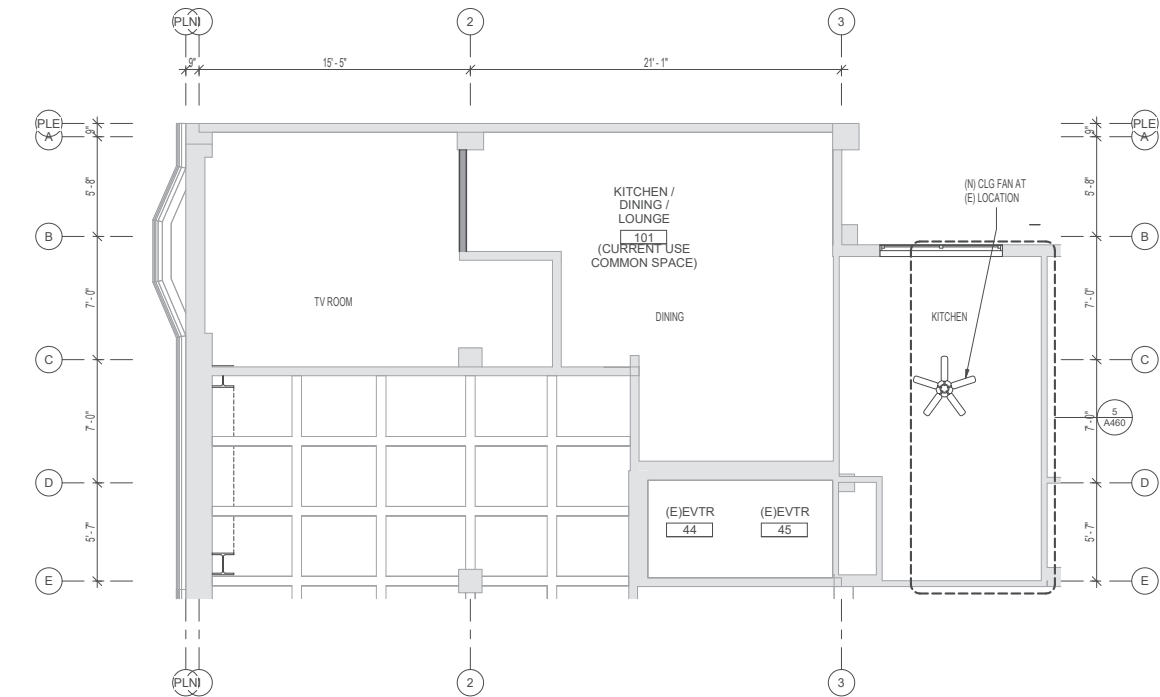
BUILDING PLAN SHEET NOTES :

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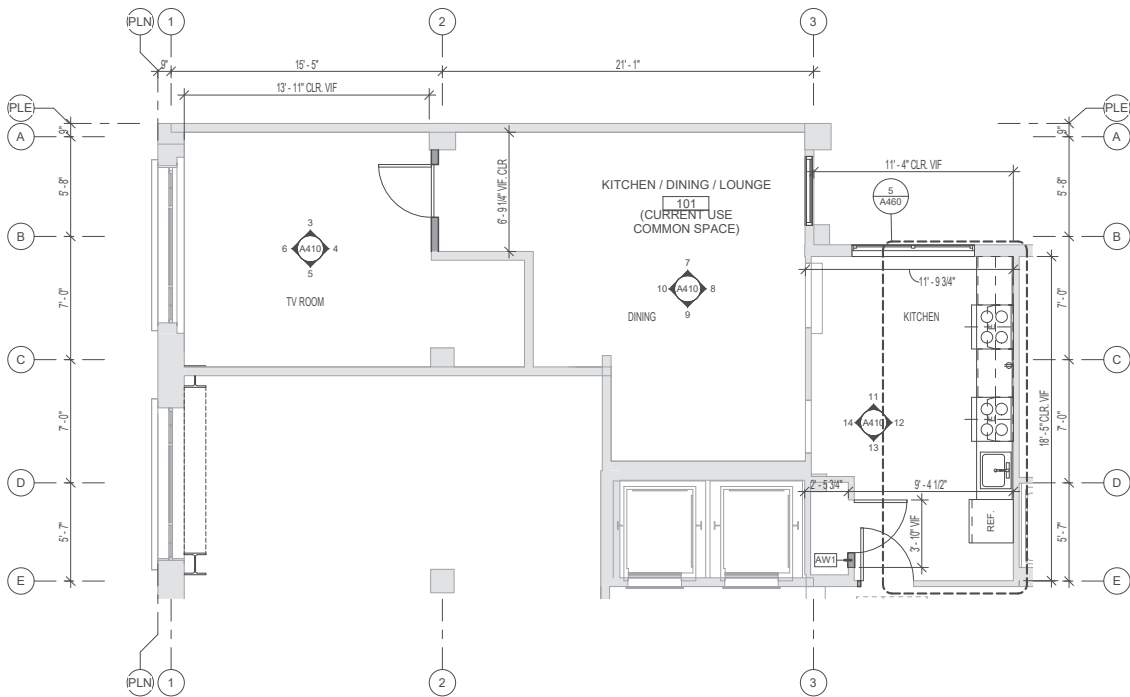
09 FINISHES

INTERIOR FINISHES.

- NEW INTERIOR FINISHES INCLUDING, BUT NOT LIMITED TO, FLOORING, WALL BASE, PAINTING WITH PATCH AND REPAIR AT WALLS, CEILINGS, AND TRIM CONDITIONS. SEE PRODUCT SELECTIONS.



2 1ST-UPPER FLOOR RCP - COMMOM
SCALE: 1/4" = 1'-0"



1 1ST-UPPER FLOOR - COMMON
SCALE: 1/4" = 1'-0"

Seal & Signature:



Project:

835 TURK STREET

ISSUE INFORMATION

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1	SF Planning	03.19.2025

PLOT DATE: 12/18/2024

PROJECT NO: 2305

PHASE:

PREPARED BY: Author

SCALE: As indicated

Sheet Title:

ENLARGED FPS, RCPS
AND ELEVATIONS -
1ST-6TH FLOOR
COMMON

Sheet No.:

A410

BUILDING PLAN SHEET NOTES :

GENERAL NOTES:
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09 FINISHES
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KEYNOTES

KEYNOTE ITEM

FLOOR PLAN LEGEND:

- EXISTING ITEMS TO BE REMOVED
- DOOR/DOOR HARDWARE TO BE DISTURBED OR REMOVED
SEE DOOR SCHEDULE
- NEW DOOR
- EXISTING DOOR
- EXISTING STUD WALLS TO REMAIN
- EXISTING CONCRETE WALL
- NEW INTERIOR PARTITION TO UNDERSIDE OF EXISTING ONE-HOUR FLOOR/CEILING OR ROOF/CEILING ASSEMBLY U.O.N., SEE SHEET AXX.X AND S.S.D.
- BACKING LOCATION S.S.D.
- AREA NOT IN ARCHITECTURAL SCOPE
- STRUCTURAL BRACED FRAME SCOPE, SSD
- DISTURBED AREA / ARCHITECTURAL SCOPE AS NOTED
- NEW FLOOR CONSTRUCTION
- ROOM IDENTIFICATION SIGNAGE, SEE SHEETS AXX.XX
- WALL TYPE IDENTIFICATION
- WINDOW TYPE IDENTIFICATION, REFER TO WINDOW SCHEDULE
I.S. INTERIOR SECURITY SCREEN
E.S. EXTERIOR SECURITY SCREEN
- DOOR TYPE IDENTIFICATION REFER TO DOOR SCHEDULE
- MOBILITY UNIT
COM / C
- FIRE EXTINGUISHER, CLASS ABC - SURFACE MOUNTED
- ELEVATIONS ARE A.F.F

SEE 9 & 11 / G060 FOR CLEAR FLOOR SPACE & ACCESSIBLE TURNING SPACE

SEE 13 / G061 FOR DOOR MANEUVERING CLEARANCE LEGEND



Project:

835 TURK STREET

ISSUE INFORMATION

Issued For:

SF PLANNING APPLICATION
03.19.2025

No.	Description	Date:
1	SF Planning	03.19.2025

PLOT DATE: 12/18/2024
PROJECT NO: 2305
PHASE:
PREPARED BY: Author
SCALE: As indicated

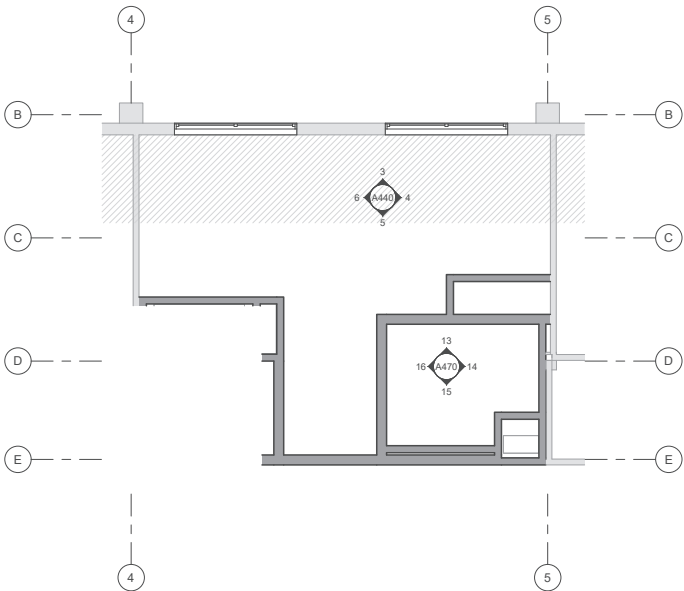
Sheet Title:

ENLARGED PLAN, RCP
AND ELEVATIONS -
MOBILITY UNIT

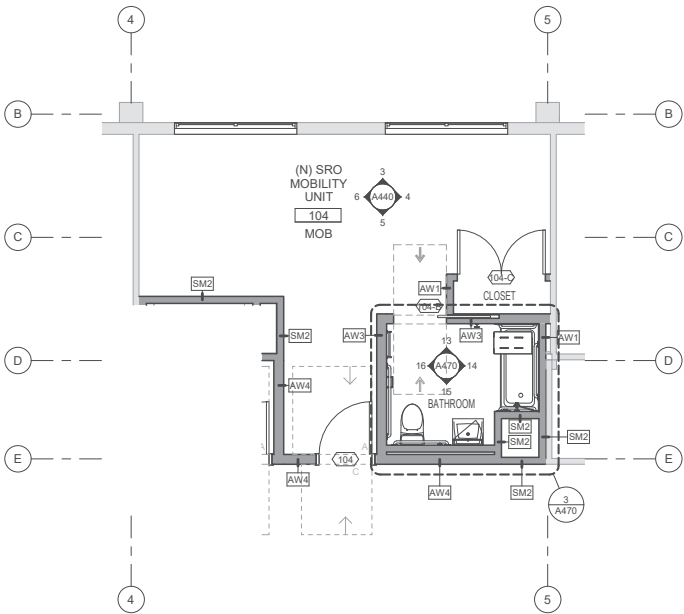
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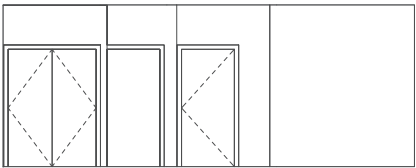
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2 ENLARGED RCP - TYP MOBILITY UNIT 104 - PROPOSED
SCALE: 1/4" = 1'-0"



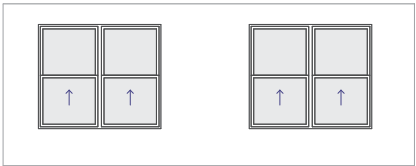
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SCALE: 1/4" = 1'-0"



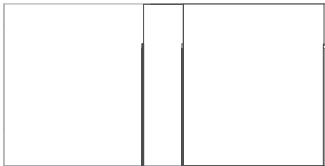
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SCALE: 1/4" = 1'-0"



6 INT ELEV - TYP MOBILITY UNIT 104 - N
SCALE: 1/4" = 1'-0"



3 INT ELEV - TYP MOBILITY UNIT 104 - E
SCALE: 1/4" = 1'-0"



4 INT ELEV - TYP MOBILITY UNIT 104 - S
SCALE: 1/4" = 1'-0"

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KEYNOTES

KEYNOTE ITEM

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- EXISTING DOOR
- EXISTING STUD WALLS TO REMAIN
- EXISTING CONCRETE WALL
- NEW INTERIOR PARTITION TO UNDERSIDE OF EXISTING ONE-HOUR
FLOOR/CEILING OR ROOF/CEILING ASSEMBLY U.O.N., SEE SHEET AXX.XX AND S.S.D.
- BACKING LOCATION S.S.D.
- AREA NOT IN ARCHITECTURAL SCOPE
- STRUCTURAL BRACED FRAME SCOPE, SSD
- DISTURBED AREA / ARCHITECTURAL SCOPE AS NOTED
- NEW FLOOR CONSTRUCTION
- ROOM IDENTIFICATION SIGNAGE, SEE SHEETS AXX.XX
- WALL TYPE IDENTIFICATION
- WINDOW TYPE IDENTIFICATION, REFER TO WINDOW SCHEDULE
I.S. INTERIOR SECURITY SCREEN
E.S. EXTERIOR SECURITY SCREEN
- DOOR TYPE IDENTIFICATION REFER TO DOOR SCHEDULE
- MOBILITY UNIT
COMMUNICATION UNIT
- FIRE EXTINGUISHER, CLASS ABC - SURFACE MOUNTED
- ELEVATIONS ARE A-F-F

SEE 9 & 11 / G060 FOR CLEAR FLOOR SPACE & ACCESSIBLE TURNING SPACE

SEE 13 / G061 FOR DOOR MANEUVERING CLEARANCE LEGEND



Project:

835 TURK STREET

ISSUE INFORMATION

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SF PLANNING APPLICATION
03.19.2025

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1	SF Planning	03.19.2025

PLOT DATE: 12/18/2024

PROJECT NO: 2305

PHASE:

PREPARED BY: Author

SCALE: As indicated

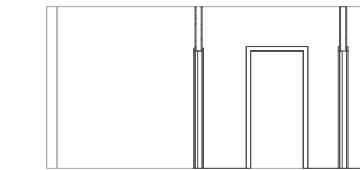
Sheet Title:

ENLARGED PLAN, RCP,
AND ELEVATIONS -
MGR'S UNIT

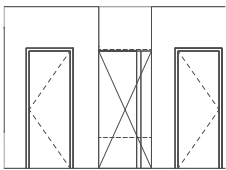
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A441

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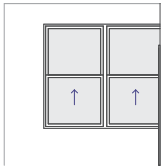
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A441 SCALE: 1/4" = 1'-0"



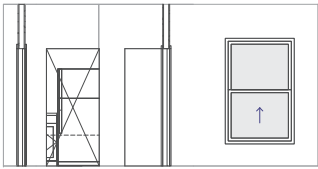
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A441 SCALE: 1/4" = 1'-0"



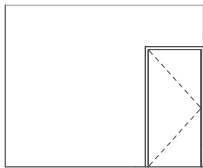
10 INT ELEV - MANAGERS UNIT 115 - W2
A441 SCALE: 1/4" = 1'-0"



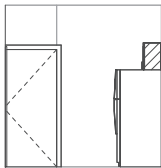
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A441 SCALE: 1/4" = 1'-0"



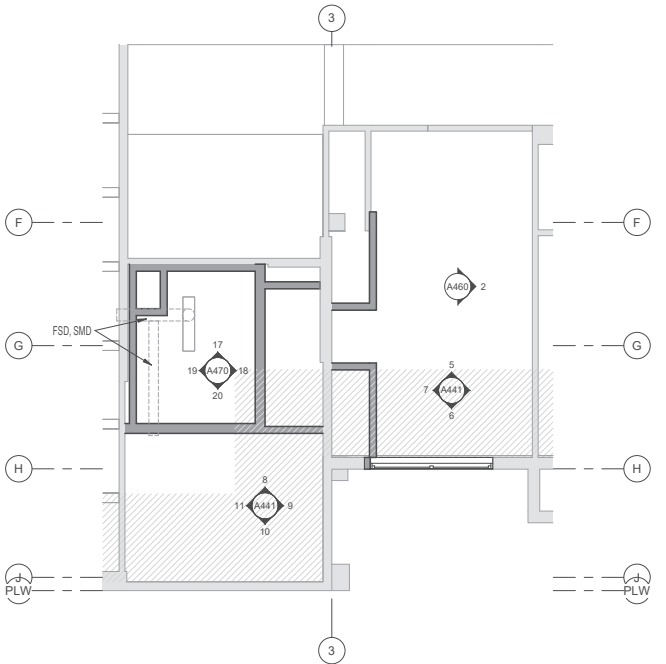
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A441 SCALE: 1/4" = 1'-0"



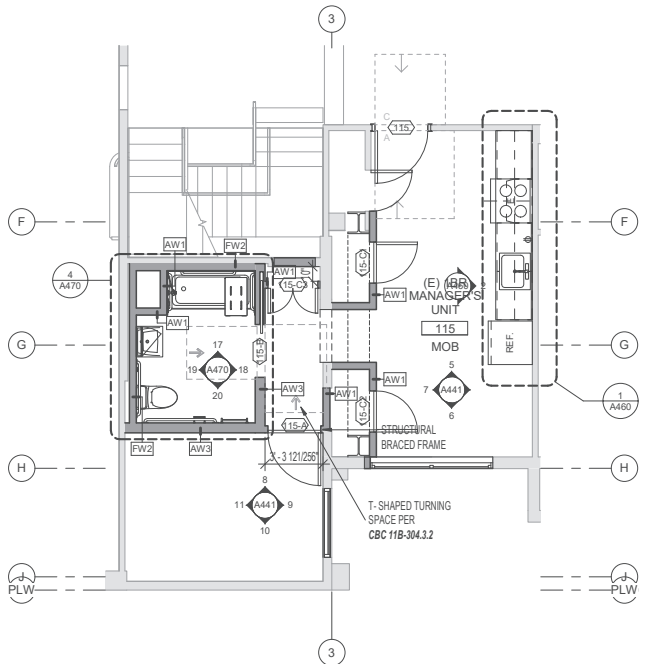
8 INT ELEV - MANAGERS UNIT 115 - E2
A441 SCALE: 1/4" = 1'-0"



5 INT ELEV - MANAGERS UNIT 115 - E
A441 SCALE: 1/4" = 1'-0"



17 ENLARGED RCP - MANAGERS UNIT 115 PROPOSED
A441 SCALE: 1/4" = 1'-0"



16 ENLARGED PLAN - MANAGERS UNIT 115 PROPOSED
A441 SCALE: 1/4" = 1'-0"

BUILDING PLAN SHEET NOTES :

GENERAL NOTES:
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7. CEILING REMOVAL AS REQUIRED FOR INSTALLATION OF STRUCTURAL TIES, TYPICAL AT ALL FLOORS AT PERIMETER WALLS, SSD

09 FINISHES
INTERIOR FINISHES.
1. NEW INTERIOR FINISHES INCLUDING, BUT NOT LIMITED TO, FLOORING, WALL BASE, PAINTING WITH PATCH AND REPAIR AT WALLS, CEILINGS, AND TRIM CONDITIONS. SEE PRODUCT SELECTIONS.

KEYNOTES

KEYNOTE ITEM

FLOOR PLAN LEGEND:

- EXISTING ITEMS TO BE REMOVED
- DOOR/DOOR HARDWARE TO BE DISTURBED OR REMOVED
SEE DOOR SCHEDULE
- NEW DOOR
- EXISTING DOOR
- EXISTING STUD WALLS TO REMAIN
- EXISTING CONCRETE WALL
- NEW INTERIOR PARTITION TO UNDERSIDE OF EXISTING ONE-HOUR FLOOR/CEILING OR ROOF/CEILING ASSEMBLY U.O.N., SEE SHEET AXX.XX AND S.S.D.
- BACKING LOCATION S.S.D.
- AREA NOT IN ARCHITECTURAL SCOPE
- STRUCTURAL BRACED FRAME SCOPE, SSD
- DISTURBED AREA / ARCHITECTURAL SCOPE AS NOTED
- NEW FLOOR CONSTRUCTION
- ROOM IDENTIFICATION SIGNAGE, SEE SHEETS AXX.XX
- WALL TYPE IDENTIFICATION
- WINDOW TYPE IDENTIFICATION, REFER TO WINDOW SCHEDULE
- I.S. INTERIOR SECURITY SCREEN
E.S. EXTERIOR SECURITY SCREEN
- DOOR TYPE IDENTIFICATION REFER TO DOOR SCHEDULE
- MBL / M MOBILITY UNIT
COM / C COMMUNICATION UNIT
- FE FIRE EXTINGUISHER, CLASS ABC - SURFACE MOUNTED
- ELEVATIONS ARE A-F

SEE 9 & 11 / G060 FOR CLEAR FLOOR SPACE & ACCESSIBLE TURNING SPACE

SEE 13 / G061 FOR DOOR MANEUVERING CLEARANCE LEGEND



Project:

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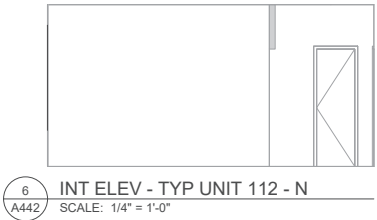
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ENLARGED PLAN, RCP,
AND ELEVATIONS - TYP
EXISTING UNIT

Sheet No.:

A442

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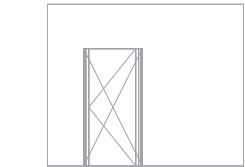
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SCALE: 1/4" = 1'-0"



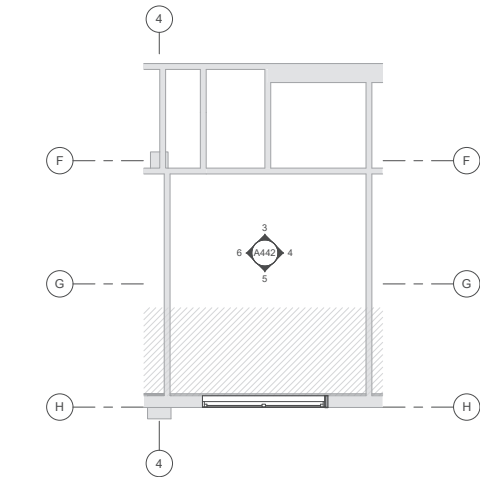
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SCALE: 1/4" = 1'-0"



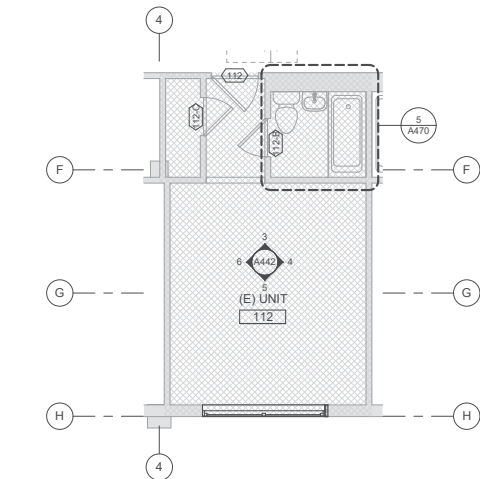
4 INT ELEV - TYP UNIT 112 - S
SCALE: 1/4" = 1'-0"



3 INT ELEV - TYP UNIT 112 - E
SCALE: 1/4" = 1'-0"



2 ENLARGED RCP - TYP EXISTING UNIT 112 - PROPOSED
SCALE: 1/4" = 1'-0"



1 ENLARGED PLAN - TYP EXISITING UNIT 112 - PROPOSED
SCALE: 1/4" = 1'-0"

BUILDING PLAN SHEET NOTES :

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09 FINISHES

INTERIOR FINISHES.

1. NEW INTERIOR FINISHES INCLUDING, BUT NOT LIMITED TO, FLOORING, WALL BASE, PAINTING WITH PATCH AND REPAIR AT WALLS, CEILINGS, AND TRIM CONDITIONS. SEE PRODUCT SELECTIONS.

KEYNOTES

KEYNOTE	ITEM
11 30 00.A1	RANGE
11 30 00.A3	REFRIGERATOR
11 30 00.A4	RANGE HOOD
12 32 00.S1	WOOD VENEER CASEWORK
12 32 00.S2	REMOVABLE WOOD VENEER BASE CABINET. AT KITCHENS, SEE 18, 19, 23 & 24 ON GO.GC, 22A10.14 & 23A10.14. AT BATHS, SEE 8 & 9 GO.GC & 22A10.14.
12 36 00.A2	STAINLESS STEEL BACKSPLASH AT RANGE 30"W X 30"H
26 00 00.S2	CABINET FACE MOUNT RECEPTACLE, S.E.D.



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PREPARED BY: Author
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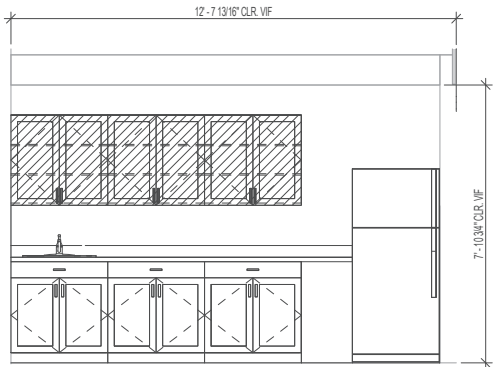
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ENLARGED KITCHEN
PLANS & ELEVATIONS

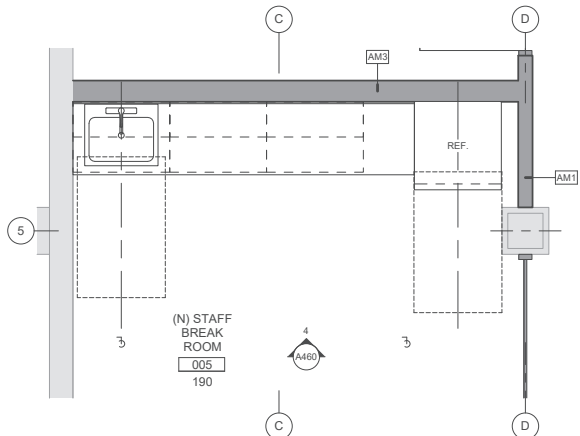
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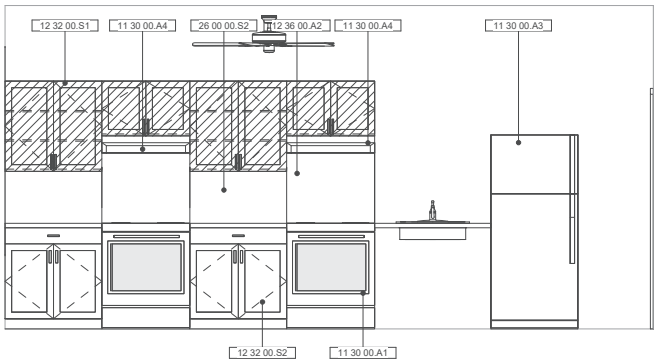
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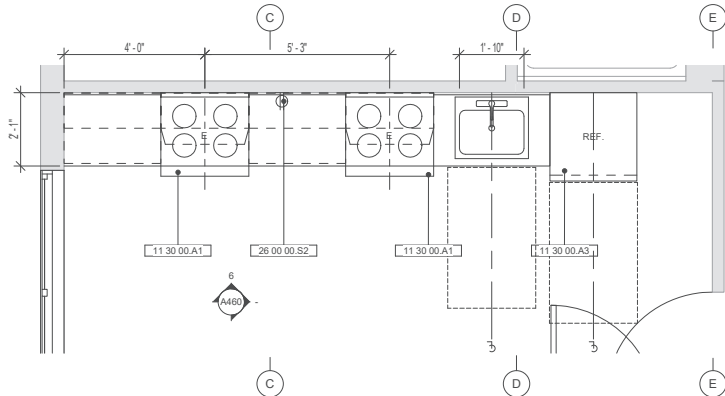
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SCALE: 1/2" = 1'-0"



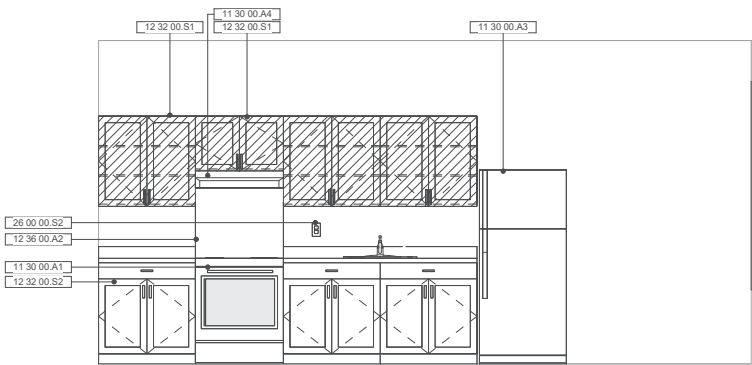
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SCALE: 1/2" = 1'-0"



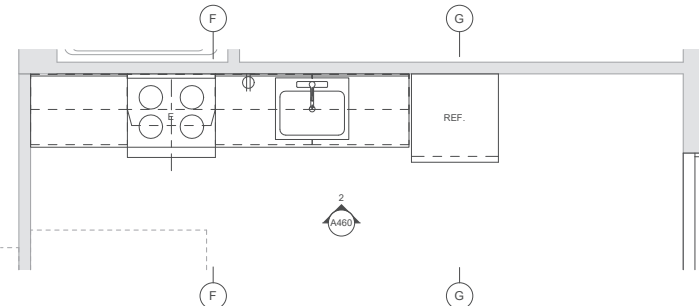
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SCALE: 1/2" = 1'-0"



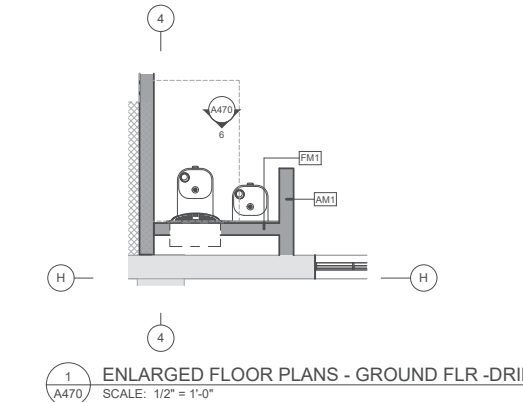
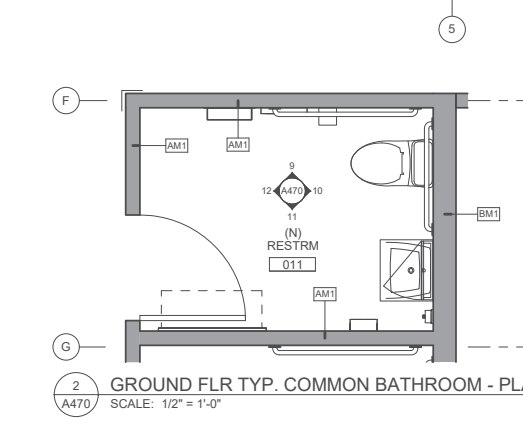
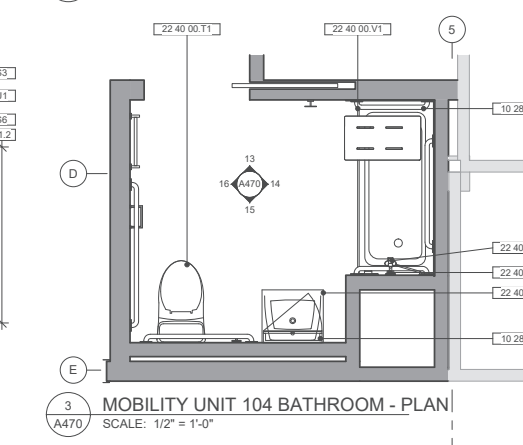
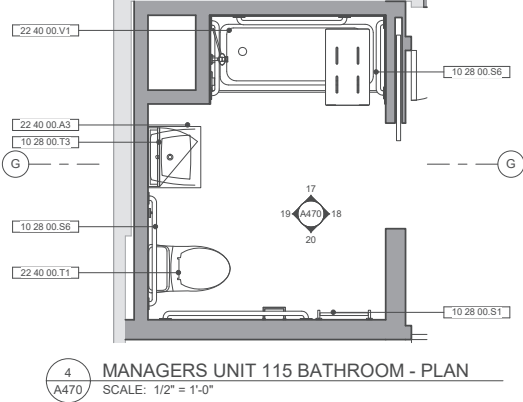
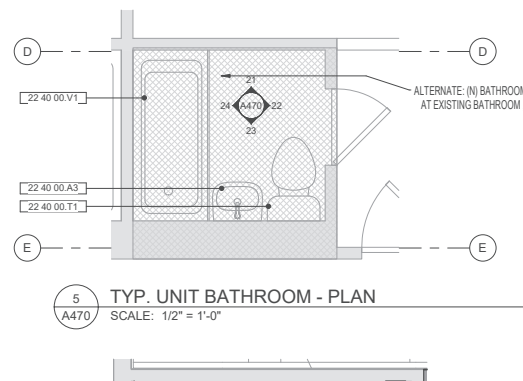
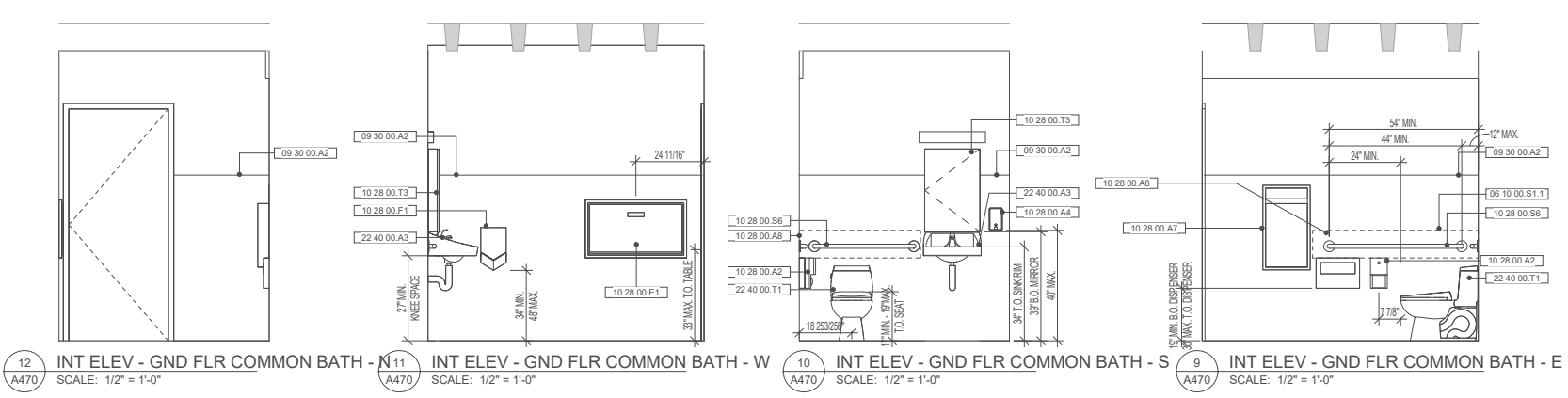
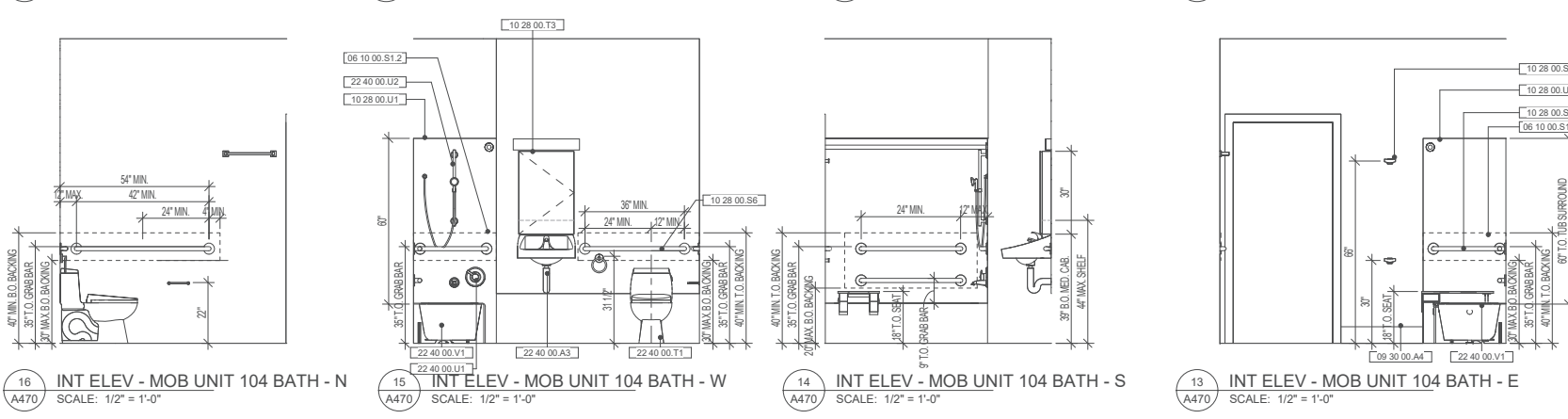
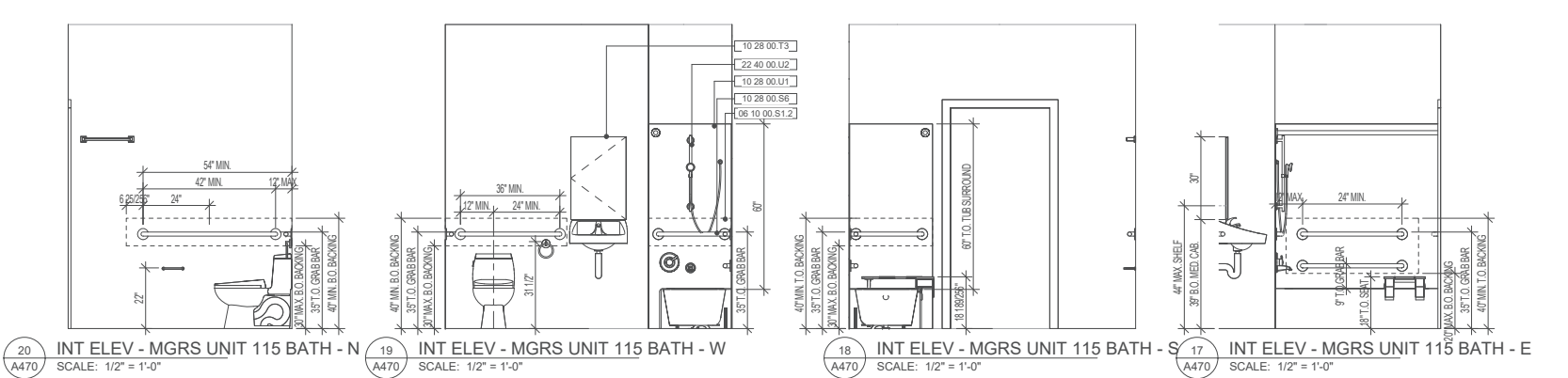
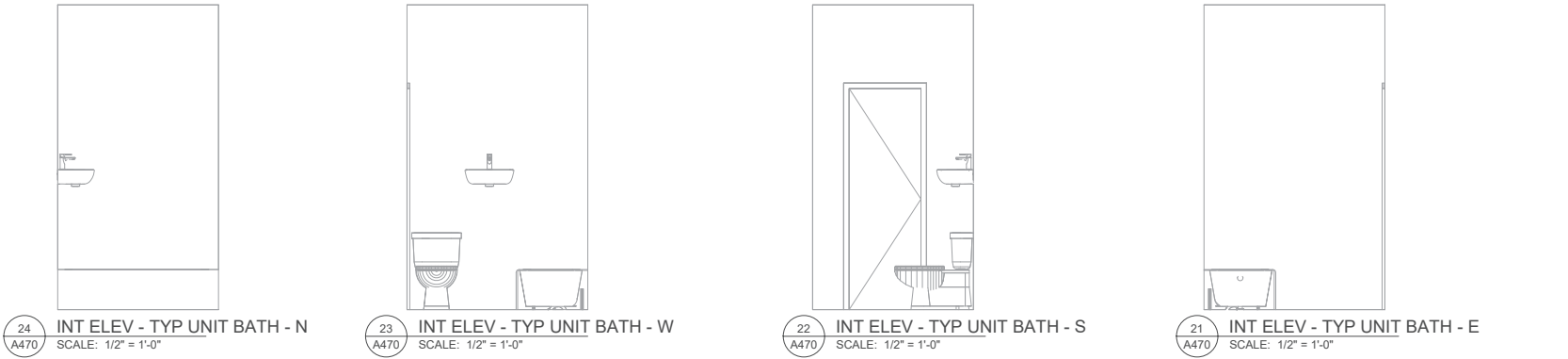
5 ENLARGED PLAN - 1ST-UPPER FLR - COMMON KITCHEN 101
SCALE: 1/2" = 1'-0"



2 INT ELEV - MANAGERS UNIT 115 KITCHEN - S
SCALE: 1/2" = 1'-0"



1 ENLARGED PLAN - 1ST-UPPER FLR - MANAGERS UNIT 115 KITCHEN
SCALE: 1/2" = 1'-0"



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1. NEW INTERIOR FINISHES INCLUDING, BUT NOT LIMITED TO, FLOORING, WALL BASE, PAINTING WITH PATCH AND REPAIR AT WALLS, CEILINGS, AND TRIM CONDITIONS. SEE PRODUCT SELECTIONS.

KEYNOTES
KEYNOTE ITEM
06 10 00.S1.1 GRAB BAR BACKING
06 10 00.S1.2 GRAB BAR BACKING @ TUB SURROUNDS
09 30 00.A2 CERAMIC TILE WANS/COT
09 30 00.A4 CERAMIC TILE BASE 9" TALL
10 28 00.A2 TOILET PAPER DISPENSER
10 28 00.A2 SOAP DISPENSER
10 28 00.A7 WASTE RECEPTACLE
10 28 00.A8 TOILET SEAT COVER DISPENSER
10 28 00.E1 BABY CHANGING TABLE, RECESSED FOLD-DOWN
10 28 00.F1 ELECTRIC HAND DRYER
10 28 00.S1 TOWEL BAR
10 28 00.S3 ROBE HOOK
10 28 00.S6 GRAB BAR W/ BACKING
10 28 00.T3 RECESSED MEDICINE CABINET
10 28 00.U1 FIBERGLASS BATHTUB SURROUND
22 40 00.A3 WALL-MOUNT LAVATORY SINK
22 40 00.T1 FLOOR-MOUNT WATER CLOSET
22 40 00.U1 SHOWER HEAD W/ LEVER HANDLE & FAUCET
22 40 00.U2 ADJUSTABLE HEIGHT HANDHELD SHOWER SPRAY UNIT W/ LEVER HANDLE
22 40 00.V1 BATHTUB

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ENLARGED UNIT
BATHROOM PLANS &
ELEVATIONS
Sheet No.:
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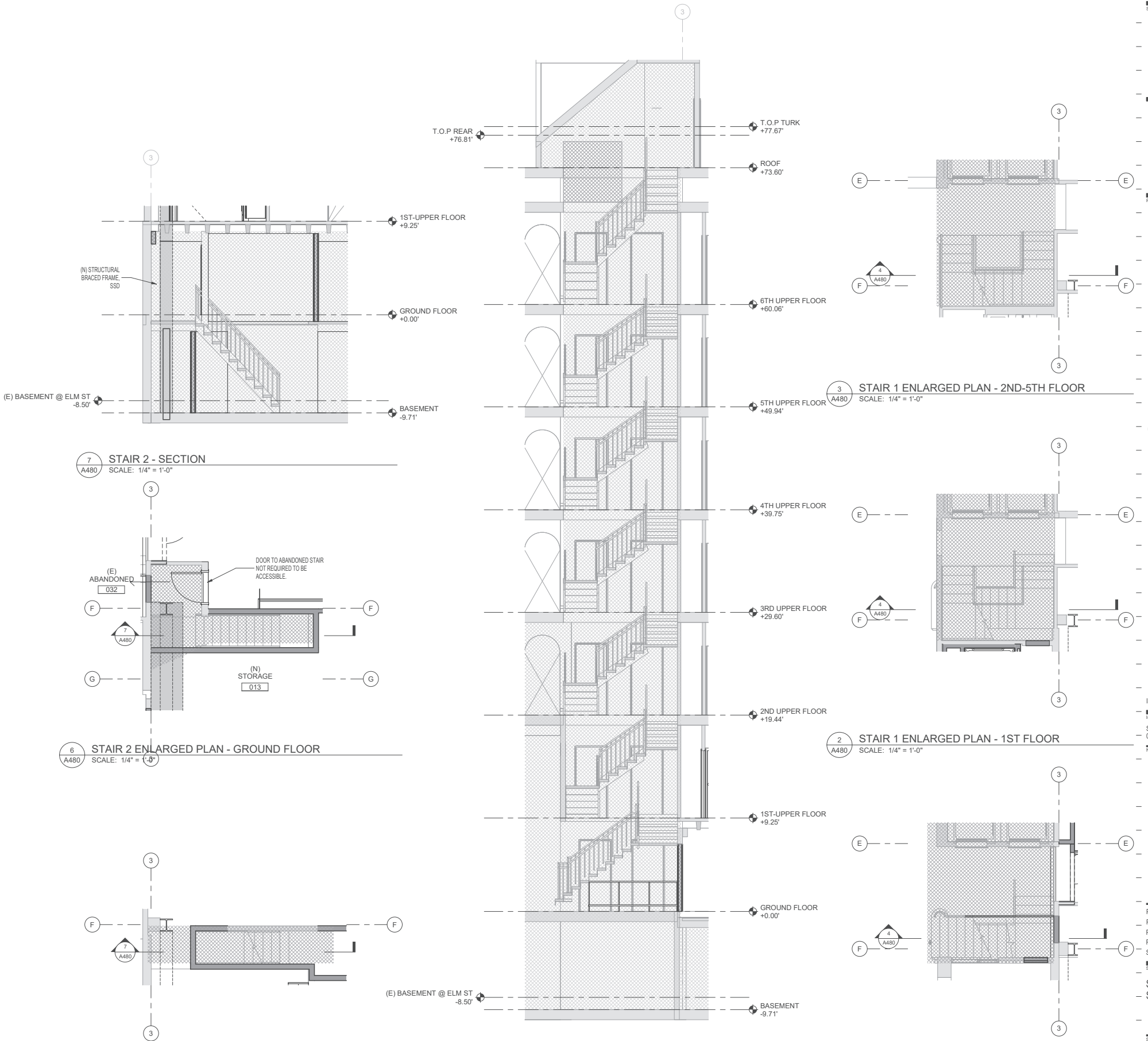
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STAIR PLANS &
SECTIONS

Sheet No.:

A480

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8 STAIR 4 ENLARGED PLAN - BASEMENT
SCALE: 1/4" = 1'-0"

5 STAIR 2 ENLARGED PLAN - BASEMENT
SCALE: 1/4" = 1'-0"

4 STAIR 1 - SECTION
SCALE: 1/4" = 1'-0"

1 STAIR 1 ENLARGED PLAN - GROUND FLOOR
SCALE: 1/4" = 1'-0"

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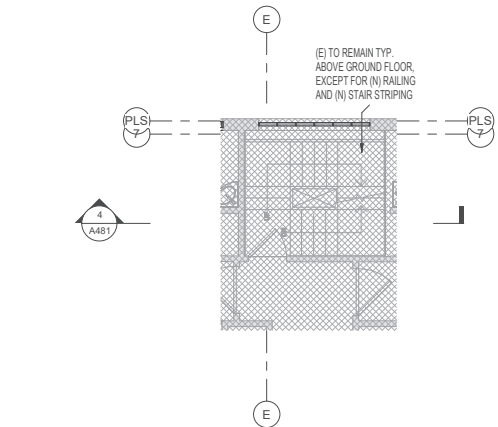
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STAIR PLANS & SECTIONS

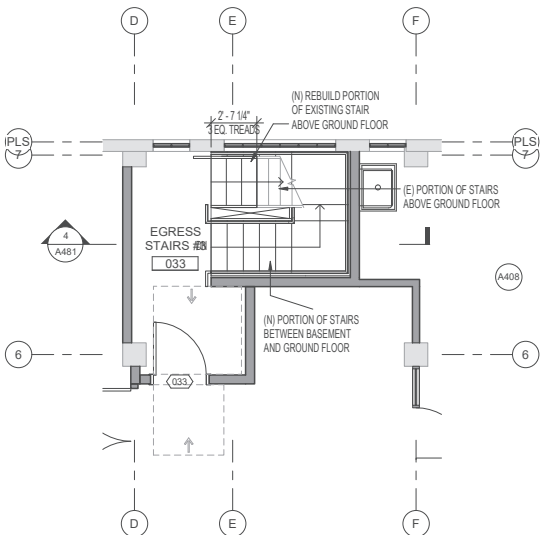
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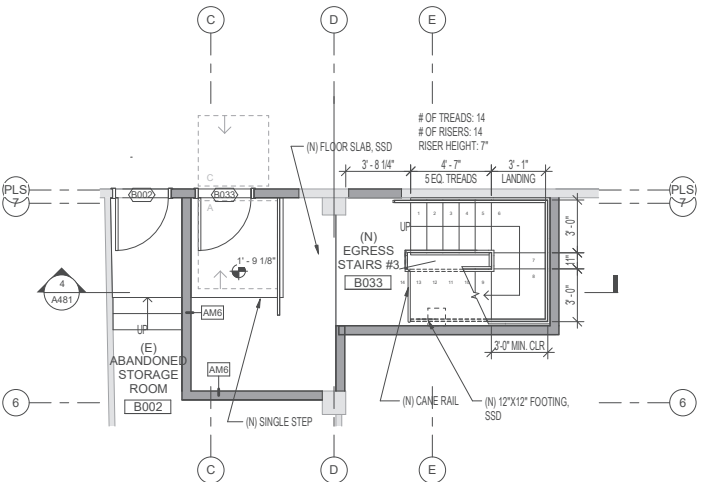
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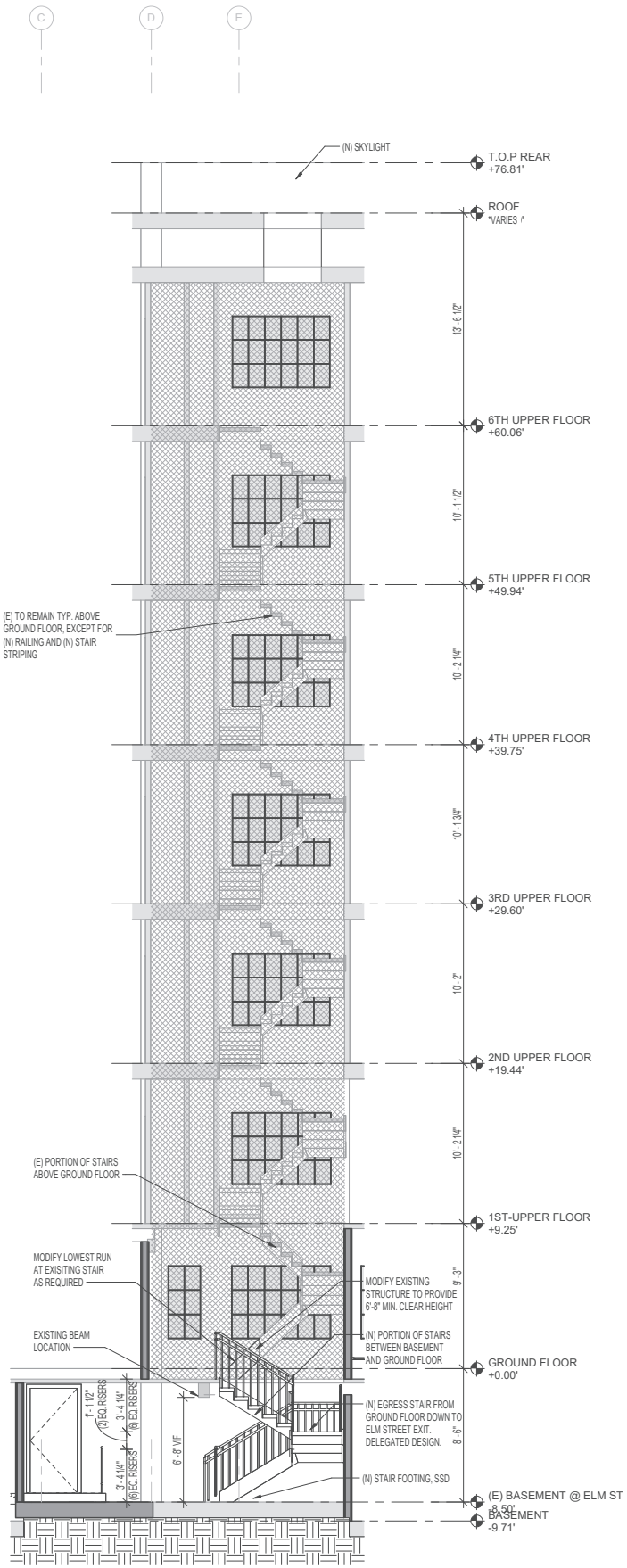
3 STAIR3 1ST-5TH FLOOR ENLARGED PLAN
SCALE: 1/4" = 1'-0"



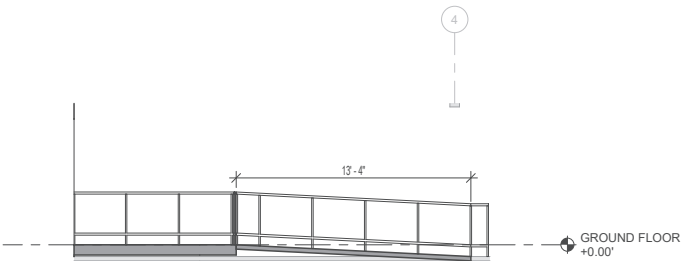
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SCALE: 1/4" = 1'-0"



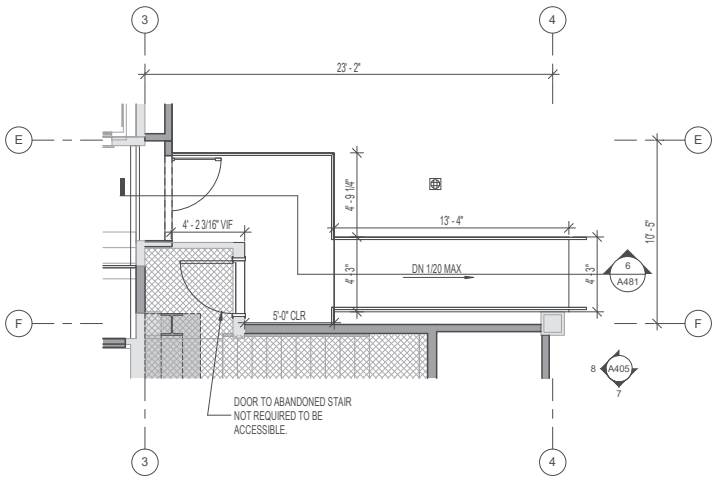
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SCALE: 1/4" = 1'-0"



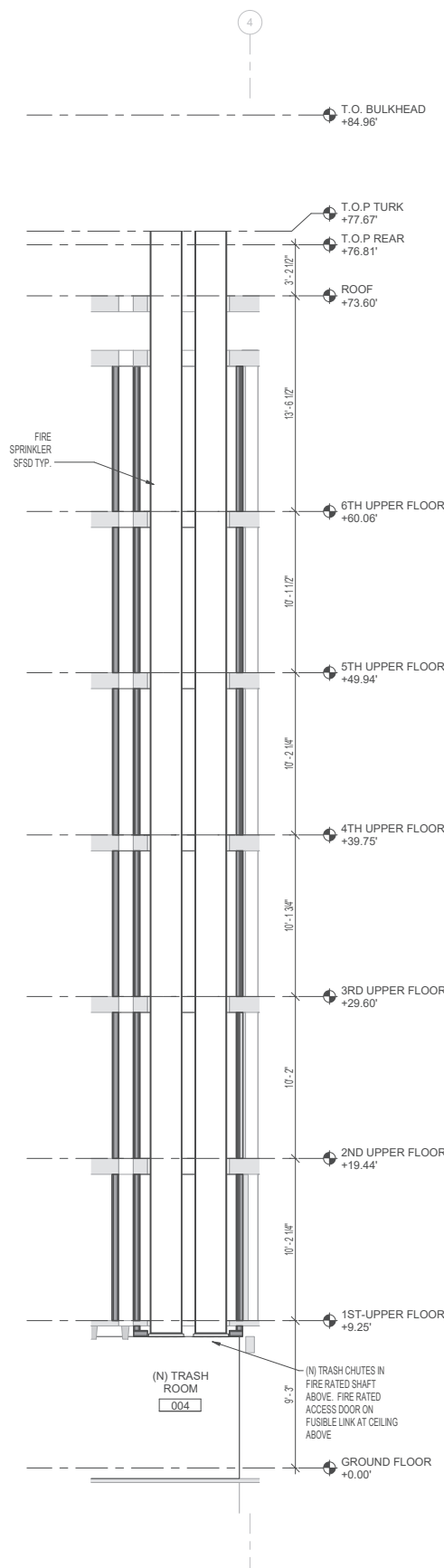
4 STAIR 3 - SECTION
SCALE: 1/4" = 1'-0"



6 RAMP - SECTION
SCALE: 1/4" = 1'-0"



5 RAMP ENLARGED PLAN - GROUND FLOOR
SCALE: 1/4" = 1'-0"



7 TRASH CHUTE SECTION
SCALE: 1/4" = 1'-0"

6 INT ELEV - TRASH RM 004 - N
SCALE: 1/4" = 1'-0"

5 INT ELEV- TRASH RM 004 - W
SCALE: 1/4" = 1'-0"

4 INT ELEV - TRASH RM 004 - S
SCALE: 1/4" = 1'-0"

3 INT ELEV - TRASH RM 004 - E
SCALE: 1/4" = 1'-0"

1 ENLARGED PLANS - GROUND FLOOR - TRASH RM 004
SCALE: 1/4" = 1'-0"

11 INT ELEV - TRASH ROOM 103 - N
SCALE: 1/4" = 1'-0"

10 INT ELEV - TRASH ROOM 103 - W
SCALE: 1/4" = 1'-0"

9 INT ELEV - TRASH ROOM 103 - S
SCALE: 1/4" = 1'-0"

8 INT ELEV - TRASH ROOM 103 - E
SCALE: 1/4" = 1'-0"

2 ENLARGED PLAN - TRASH ROOM TYP 1ST-6TH FLOOR
SCALE: 1/4" = 1'-0"

14 SHAFT DETAIL TYP.
SCALE: 1 1/2" = 1'-0"

13 2ND - 6TH UPPER FLOOR, TYP.
SCALE: 1/2" = 1'-0"

12 ENLARGED RCP - TRASH ROOM 1ST-6TH FLOOR TYP
SCALE: 1/4" = 1'-0"

EGRESS SHEET NOTES:

- EXISTING WALLS/ OPENINGS TO BE RETAINED AT FIRE PARTITIONS AND FIRE BARRIER LOCATIONS UNLESS OCCUPANCY TYPE CHANGES AT EITHER SIDE. (CEBC 302.3)
- EXISTING MATERIALS TO BE RETAINED AS REPAIR WORK. (CEBC 302.3)
- NEW & REPLACEMENT MATERIALS SHALL COMPLY WITH CURRENT CODE (CEBC 302.4).
- ROOF: UNOCCUPIED
- ALL REZO SHAFTS 2-HOUR RATED PER CBC SECTION 713.
- FIRE SEPARATION REQUIREMENTS ARE SHOWN FOR (N) PARTITIONS ONLY. FIRE SEPARATION REQUIREMENTS FOR (E) PARTITIONS ARE NOT SHOWN.

OCCUPANCY:

PER CBC CHAPTER 3

KEYNOTES

KEYNOTE	ITEM
09 30 00.A2	CERAMIC TILE WAINSCOT
09 91 23.A2	INTERIOR PAINTING WASHABLE SURFACE
14 91 82.S1	TRASH CHUTE DOOR, 90 MINUTE RATED PER CBC 716.
22 40 00.A4	MOP SINK
22 40 00.A9	ACCESSIBLE UTILITY SINK W/ INTEGRAL EYE-WASH COMBO, S.P.D

Architect

SSDP

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STATE OF CALIFORNIA

Project:

835 TURK STREET

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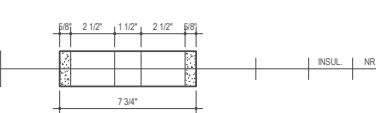
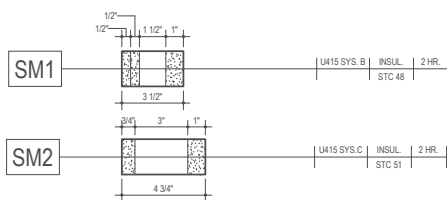
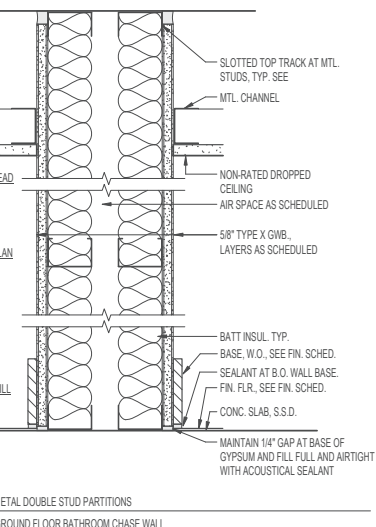
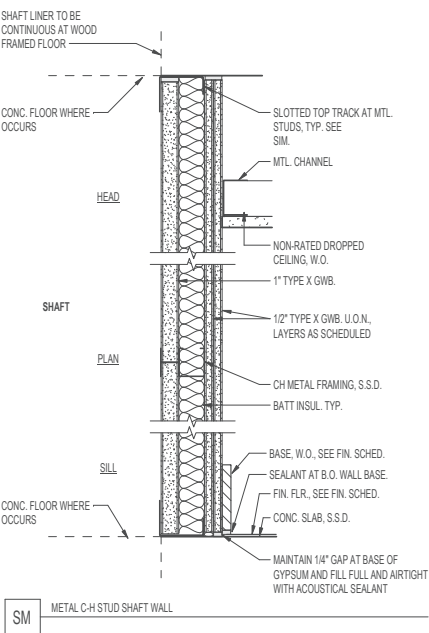
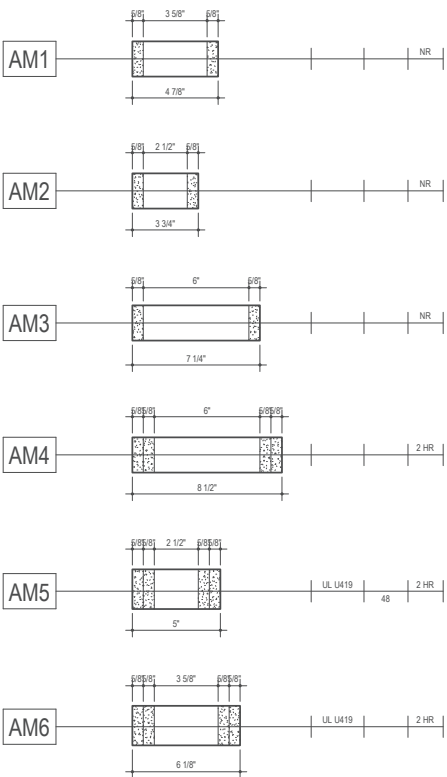
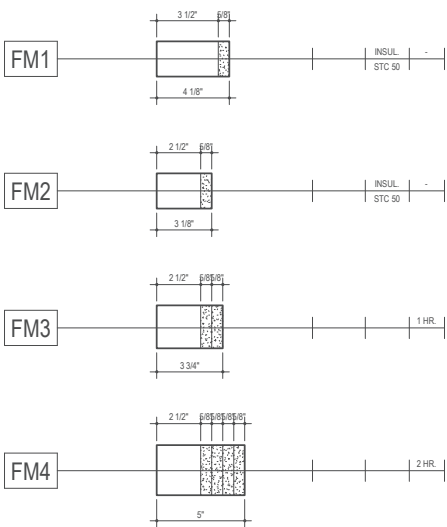
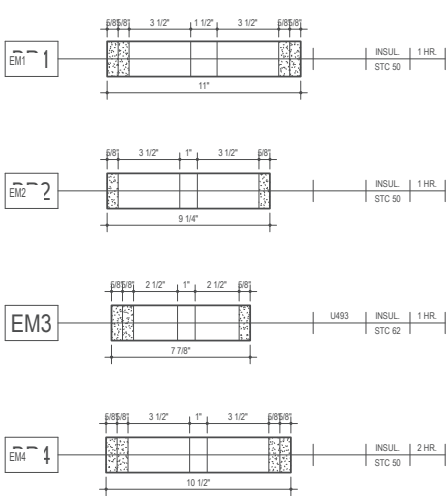
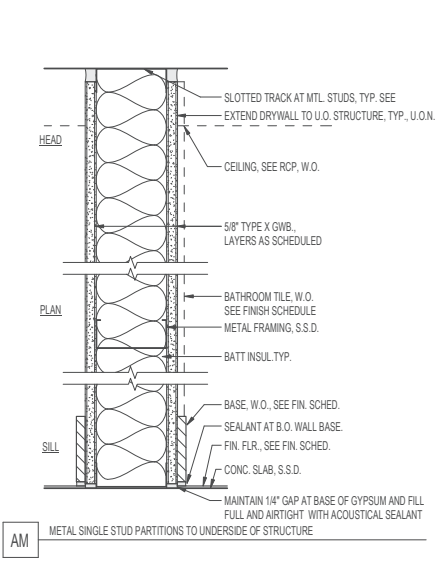
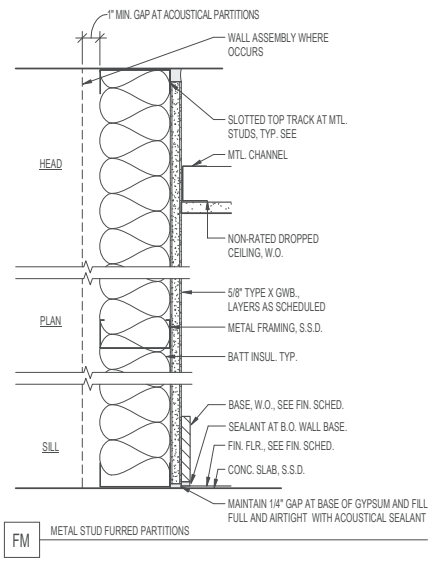
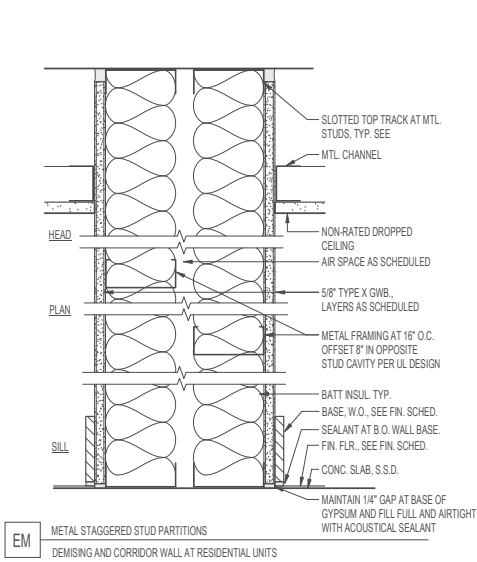
Sheet Title:

TRASH ROOMS &
CHUTE & ENLARGED
MECH SHAFT PLANS &
SECTIONS

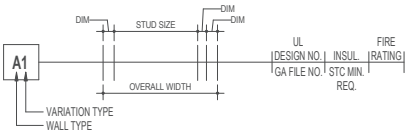
Sheet No.:

A495

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SYMBOL:



SHEET NOTES:

1. REFER TO FLOOR PLANS FOR PARTITION TYPE LOCATIONS.
2. SEE G0.53 - G0.56 FOR 1-HR, 2-HR, AND 3-HR FIRE RATED PARTITION LOCATIONS.
3. STRUCTURAL FRAMING: S.S.D. FOR FRAMING DIMENSIONS, SPACING, DETAILS AND SCHEDULES. VERIFY ALL STUD SIZES SHOWN ON PARTITION SCHEDULE W/ STRUCTURAL PLANS & DETAILS.
4. FOR FIRST FLOOR NON-STRUCTURAL LIGHT GA. METAL STUDS:
 - A. L240 MAX ALLOWABLE DEFLECTION
5. STUD SPACING TO BE 16\"/>



835 TURK STREET

ISSUE INFORMATION

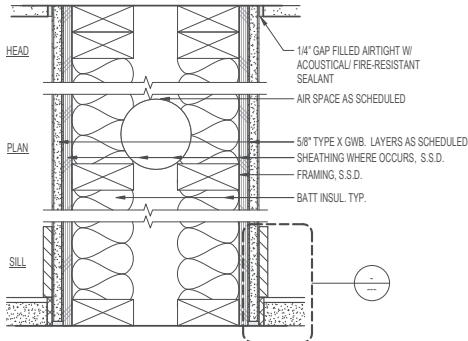
Issued For:		
SF PLANNING APPLICATION		
03.19.2025		
No.	Description	Date:
1	SF Planning	03.19.2025

PLOT DATE:	12/18/2024
PROJECT NO:	2305
PHASE:	
PREPARED BY:	Author
SCALE:	3" = 1'-0"

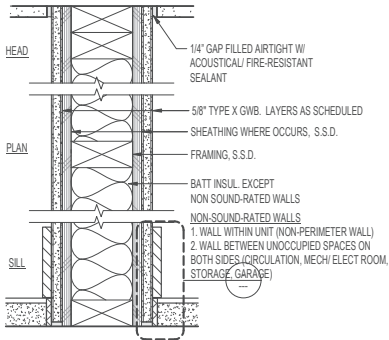
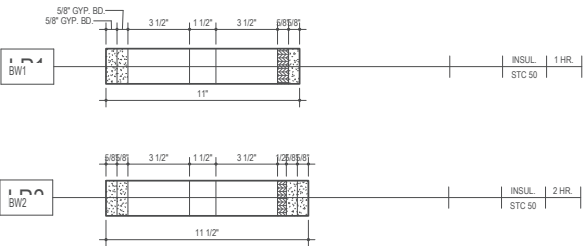
INTERIOR PARTITION TYPES

Sheet No.:

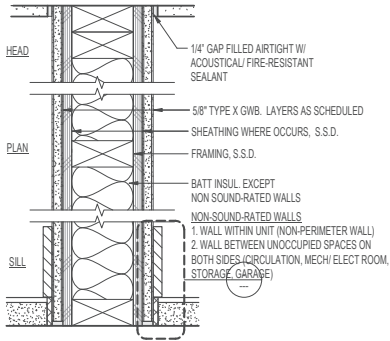
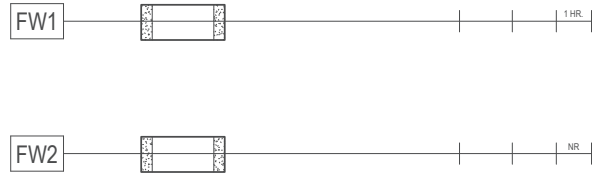
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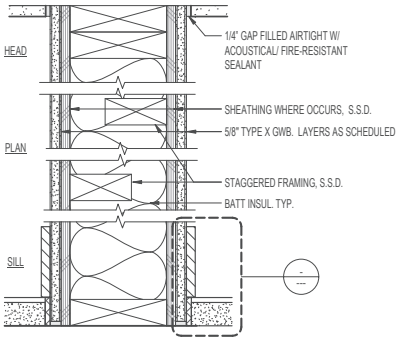
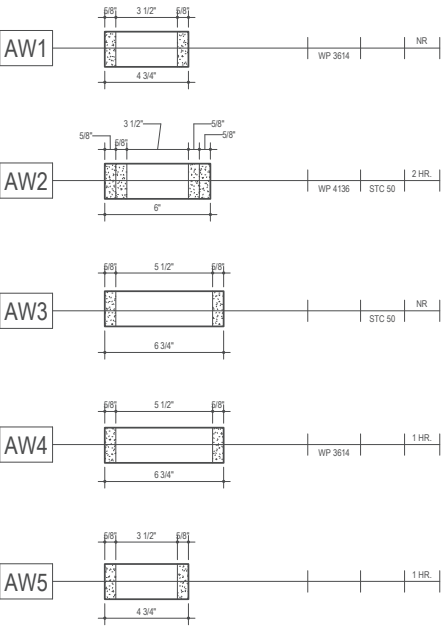
BW WOOD DOUBLE STUD PARTITIONS



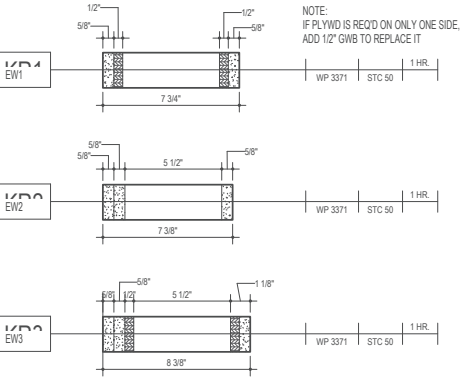
FW WOOD STUD FURRED PARTITIONS



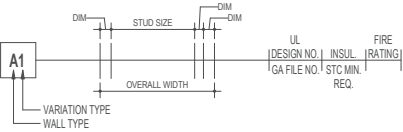
AW WOOD SINGLE STUD PARTITIONS
1ST-6TH UPPER FLOORS



EW WOOD STAGGERED STUD PARTITIONS
- FLOORS



SYMBOL:



SHEET NOTES:

- REFER TO FLOOR PLANS FOR PARTITION TYPE LOCATIONS.
- SEE G0.53 - G0.56, FOR 1-HR, 2-HR, AND 3-HR FIRE RATED PARTITION LOCATIONS.
- STRUCTURAL FRAMING: S.S.D. FOR FRAMING DIMENSIONS, SPACING, DETAILS AND SCHEDULES. VERIFY ALL STUD SIZES SHOWN ON PARTITION SCHEDULE W/ STRUCTURAL PLANS & DETAILS.
- FOR FIRST FLOOR NON-STRUCTURAL LIGHT GA. METAL STUDS:
 - A. L240 MAX ALLOWABLE DEFLECTION
 - B. STUD SPACING TO BE 16" O.C. TYP. U.O.N., S.S.D.
 - C. ALL STUD PARTITIONS ARE TO EXTEND TO UNDERSIZE OF STRUCTURE, UNLESS OTHERWISE NOTED.
- PROVIDE BACKING TO SUPPORT ALL ITEMS MOUNTED TO WALLS. SEE DETAILS.
- FOR WOOD STUD WALLS, PROVIDE GRAB BAR BACKING PER SHEET A10.41.
- JR TYPE NON-ACOUSTICAL NON-LOAD-BEARING WALLS ARE NOT REQUIRED TO BE 1 HR RATED, S.S.D. TYP.
- "GYP. BD." & "G.W.B." TO BE TYPE "X" AT ALL LOCATIONS, U.O.N.
- FIRE RATED ASSEMBLY NOTES REFER TO THE FOLLOWING REFERENCES:
 - A. GA FILE NO. - GYPSUM ASSOCIATION "FIRE RESISTANCE DESIGN MANUAL" 22ND EDITION
 - B. CBC TABLE 721.1(1)B - 2019 CALIFORNIA BUILDING CODE/ "RATED FIRE-RESISTIVE PERIODS FOR VARIOUS WALLS & PARTITIONS"
 - C. UL DESIGN NO. - UNDERWRITERS LABORATORIES INC./ "FIRE RESISTANCE, VOL. 1" (CURRENT VOLUME)
- FOR PARTITIONS WITH TILE FINISH, SEE 2020 TILE HANDBOOK - TILE COUNCIL OF NORTH AMERICA
- ALL FIRE RESISTIVE ASSEMBLIES SHALL BE CONSTRUCTED IN COMPLIANCE WITH TESTING REQUIREMENTS AND MANUFACTURER'S RECOMMENDATIONS FOR CONDITIONS AS REQUIRED. CONSTRUCTION OF ALL SYSTEMS WILL BE TO EQUAL THAT OF TESTED ASSEMBLY, PROVIDE FIRE SAFING AND CAULKING AS REQUIRED AT ALL ASSEMBLY TERMINATIONS AND PENETRATIONS. FIRE-RATED ACOUSTICAL SEALANT TO BE USED AT SOUND AND FIRE-RATED CONDITIONS, AT ALL JOINTS AND PERIMETER GAPS OF SOUND-RATED CONSTRUCTIONS (E.G., PARTY AND DEMISING WALLS), AND AT THE INTERSECTION BETWEEN THE WALL AND THE RESILIENTLY MOUNTED GYPSUM BOARD CEILING.
- SEE GYPSUM ASSOCIATION 22ND EDITION "FIRE RESISTANCE DESIGN MANUAL" GENERAL NOTES:
 - A. #10 REGARDING THE USE OF WATER-RESISTANT GYP AT RATED ASSEMBLIES
 - B. #11 REGARDING ADDED INSULATION TO REFERENCED ASSEMBLIES
 - C. #25 - 27 REGARDING ADDITIONAL GYP BD OR WOOD STRUCTURAL PANELS ADDED TO REFERENCED ASSEMBLIES
- ALL WALLS TO BE SOUND-RATED CONSTRUCTION, TYP., U.O.N. FOR WALLS NOTED AS NON ACOUSTICAL "NON-ACOUS." ON WALL TYPE ASSEMBLY. ALL INTERIOR WALLS WITH INSULATION ARE TO BE CONSIDERED ACOUSTICALLY RATED. ALL ACOUSTICALLY RATED WALLS SHALL PROVIDE STC 50 (MIN.)
- PROVIDE ACOUSTIC CAULK AT ACOUSTICALLY RATED WALLS.
- BATT INSULATION AND CONTINUOUS ACOUSTICAL SEALANT AT SILL, HEAD AND ALL INTERSECTING SURFACES (HELD BACK 1/4" TYP. FROM INTERSECTING SURFACES) AT PARTITIONS TO BE PROVIDED FOR ALL SOUND-RATED CONSTRUCTION, TYP., U.O.N.
- TAPE, BEAD, AND FINISH ALL DRYWALL CORNERS AND JOINTS READY FOR FINISH.
- DRYWALL CONSTRUCTION SHALL PROVIDE CONTINUOUS CAULKING AT ALL DUCT, PIPE, AND CONDUIT PENETRATIONS THROUGH ASSEMBLIES REQUIRING RATING FOR FIRE OR ACOUSTICAL SEPARATION AS SHOWN ON DRAWINGS. SEE PLUMBING DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- PROVIDE PEST CONTROL POWDER IN ENTIRE INTERIOR CAVITY OF WALLS.
- DAMP INT. LOCATIONS, INCL. RESTROOMS, BATHROOMS, TUB/ SHOWER SURROUND, ALL SHAFT INTERIORS AND JANITOR CLOSETS: PROVIDE TYPE X MOISTURE RESISTANT G.W.B.
- INT. TILE LOCATIONS: WATER-RESISTANT GYPSUM BACKING BOARD.



Project:

835 TURK STREET

ISSUE INFORMATION

Issued For:		
SF PLANNING APPLICATION		
03.19.2025		
No.	Description	Date:
1	SF Planning	03.19.2025

PLOT DATE:	12/18/2024
PROJECT NO:	2305
PHASE:	
PREPARED BY:	Author
SCALE:	3" = 1'-0"
Sheet Title:	

INTERIOR PARTITION
TYPES - WOOD

Sheet No.:

A511

835 Turk

DOOR SCHEDULE - ALL DOORS EXCEPT UNIT INTERIOR DOORS

DOOR NO.	LOCATION		DOOR TYPE	SIZE			VIF-WID TH, HEIGHT	MATERIAL					FIRE RATING DOOR	DETAIL			HARDWARE						REMARKS
	TO ROOM: NAME	FROM ROOM: NAME		THICK	WIDTH	HEIGHT		DOOR	DOOR FINISH	DOOR GLAZING	FRAME	FRAME FINISH		HEAD	JAMB	SILL	GROUP	CLOSER	EGRESS	FORCE	LOCK	READER	
BASEMENT																							
B001	(E) ABANDONED PARKING		A	1 3/4"	3'-0"	7'-0"		HM	PTD	-	HM	PTD	90MIN										
(E) BASEMENT @ ELM ST																							
B002	(E) ABANDONED STORAGE ROOM		I	1 3/4"	3'-0"	6'-8"		HM	PTD	-	HM	PTD											
B003	(N) EGRESS STAIRS #3		I	1 3/4"	3'-0"	6'-8"		HM	PTD	-	HM	PTD											
GROUND FLOOR																							
002	(N) HALLWAY	(N) COMMON SPACE	H	1 3/4"	6'-0"	7'-0"		WD	PTD	-	ALUM	PTD											
003	(N) DEBUG ROOM	(N) HALLWAY	A	1 3/4"	3'-0"	7'-0"		WD	PTD	-	ALUM	PTD											
004	(N) TRASH ROOM	(N) HALLWAY	H	1 3/4"	6'-0"	7'-0"		HM	PTD	-	HM	PTD	90MIN										
005	(N) STAFF BREAK ROOM	(N) COMMON SPACE	G	1 3/4"	2'-10"	7'-0"		WD	PTD	GL3	ALUM	AN											
006	(N) OFFICE	(N) COMMON SPACE	G	1 3/4"	3'-0"	7'-0"		WD	PTD	GL3	ALUM	AN											
007	(N) MAINTENANCE OFFICE	(N) COMMON SPACE	H	1 3/4"	6'-0"	7'-0"		WD	PTD	-	ALUM	PTD											
008	(N) LAUNDRY	(N) COMMON SPACE	G	1 3/4"	3'-0"	7'-0"		WD	PTD	GL3	ALUM	AN											
009	(N) OFFICE / MEETING ROOM	(N) COMMON SPACE	E		5'-8"	7'-0"		WD	PTD	GL3													
010	(E) ENTRANCE LOBBY	(N) COMMON SPACE	G	1 3/4"	3'-0"	7'-0"		WD	PTD	GL3	ALUM	PTD											
011	(N) RESTRM	(N) COMMON SPACE	A	1 3/4"	3'-0"	7'-0"		HM	PTD	-	HM	PTD											
012	(N) RESTRM	(N) COMMON SPACE	A	1 3/4"	3'-0"	7'-0"		HM	PTD	-	HM	PTD											
013	(N) STORAGE	(N) COMMON SPACE	A	1 3/4"	3'-0"	7'-0"		WD	PTD	-	ALUM	PTD											
015	(E) ENTRANCE LOBBY		K	3/8"	3'-4"	7'-6 1/4"	VIF-H	WD		GL1	WD												CUSTOM
019					2'-4"	2'-4"																	
020					2'-4"	2'-4"																	
032	(E) ABANDONED	(N) COMMON SPACE	A	1 3/4"	3'-0"	6'-8"		HM	PTD	-	HM	PTD	90MIN										
033	EGRESS STAIRS #3	(N) COMMON SPACE	A	1 3/4"	3'-0"	7'-0"		HM	PTD	-	HM	PTD	90MIN										
1ST UPPER FLOOR																							
101-1	KITCHEN / DINING / LOUNGE	CORRIDOR	A	1 3/4"	3'-0"	6'-8"		WD	PTD	-	WD	PTD	45MIN										
101-2	KITCHEN / DINING / LOUNGE	KITCHEN / DINING / LOUNGE	A	1 3/4"	3'-0"	6'-8"		WD	PTD	-	WD	PTD											
101-3	KITCHEN / DINING / LOUNGE	KITCHEN / DINING / LOUNGE	A	1 3/4"	3'-0"	6'-8"		WD	PTD	-	WD	PTD											
103	(N)TRASH RM	CORRIDOR	A	1 3/4"	3'-0"	6'-8"		WD	PTD	-	WD	PTD	45MIN										
104	(N) SRO MOBILITY UNIT	CORRIDOR	A	1 3/4"	3'-0"	6'-8"		WD	PTD	-	WD	PTD	45MIN										
115	(E) 1BR MANAGER'S UNIT	CORRIDOR	A	1 3/4"	3'-0"	6'-8"		WD	PTD	-	WD	PTD	45MIN										
2ND UPPER FLOOR																							
(E) TYPICAL FOR FLOORS 2-6																							
2ND UPPER FLOOR																							
203	(N) TRASH RM	(E) CORRIDOR	A	1 3/4"	3'-0"	6'-8"		WD	PTD	-	WD	PTD	45MIN										
204	(N) SRO MOBILITY UNIT	(E) CORRIDOR	A	1 3/4"	3'-0"	6'-8"		WD	PTD	-	WD	PTD	45MIN										

DOOR SCHEDULE - UNIT INTERIOR DOORS

DOOR NO.	LOCATION		DOOR TYPE	SIZE			NOTE	MATERIAL					FIRE RATING	DETAIL			HARDWARE						REMARKS
	TO ROOM: NAME	FROM ROOM: NAME		THICK	WIDTH	HEIGHT		DOOR	DOOR FINISH	GLAZING	FRAME	FRAME FINISH		DOOR	HEAD	JAMB	SILL	GROUP	CLOSER	EGRESS	FORCE	LOCK	
1ST UPPER FLOOR																							
A	(E) 1BR MANAGER'S UNIT	(E) 1BR MANAGER'S UNIT	A	1 3/4"	3'-0"	6'-8"		WD	PTD	-	WD	PTD											
B	(N) SRO MOBILITY UNIT	(N) SRO MOBILITY UNIT	C	1 3/8"	3'-0"	6'-8"		WD	PTD	-	WD	PTD											
B	(E) 1BR MANAGER'S UNIT	(E) 1BR MANAGER'S UNIT	C	1 3/8"	3'-0"	6'-8"		WD	PTD	-	WD	PTD											
C1	(E) 1BR MANAGER'S UNIT	(E) 1BR MANAGER'S UNIT	A	1 3/4"	2'-4"	6'-8"		WD	PTD	-	WD	PTD											
C1	(E) 1BR MANAGER'S UNIT	(E) 1BR MANAGER'S UNIT	A	1 3/4"	2'-4"	6'-8"		WD	PTD	-	WD	PTD											
C1	(E) 1BR MANAGER'S UNIT	(E) 1BR MANAGER'S UNIT	A	1 3/4"	2'-4"	6'-8"		WD	PTD	-	WD	PTD											
C2	(E) 1BR MANAGER'S UNIT	(E) 1BR MANAGER'S UNIT	H	1 3/4"	2'-10"	6'-8"		WD	PTD	-	WD	PTD											
C2	(N) SRO MOBILITY UNIT	(N) SRO MOBILITY UNIT	H	1 3/4"	5'-0"	6'-8"		WD	PTD	-	WD	PTD											
2ND UPPER FLOOR																							
B	(N) SRO MOBILITY UNIT	(N) SRO MOBILITY UNIT	C	1 3/8"	3'-0"	6'-8"		WD	PTD	-	WD	PTD											
C2	(N) SRO MOBILITY UNIT	(N) SRO MOBILITY UNIT	H	1 3/4"	5'-0"	6'-8"		WD	PTD	-	WD	PTD											
3RD UPPER FLOOR																							
B	(N) SRO MOBILITY UNIT	(N) SRO MOBILITY UNIT	C	1 3/8"	3'-0"	6'-8"		WD	PTD	-	WD	PTD											
C2	(N) SRO MOBILITY UNIT	(N) SRO MOBILITY UNIT	H	1 3/4"	5'-0"	6'-8"		WD	PTD	-	WD	PTD											
4TH UPPER FLOOR																							
B	(N) SRO MOBILITY UNIT	(N) SRO MOBILITY UNIT	C	1 3/8"	3'-0"	6'-8"		WD	PTD	-	WD	PTD											
C2	(N) SRO MOBILITY UNIT	(N) SRO MOBILITY UNIT	H	1 3/4"	5'-0"	6'-8"		WD	PTD	-	WD	PTD											
5TH UPPER FLOOR																							
B	(N) SRO MOBILITY UNIT	(N) SRO MOBILITY UNIT	C	1 3/8"	3'-0"	6'-8"		WD	PTD	-	WD	PTD											
C2	(N) SRO MOBILITY UNIT	(N) SRO MOBILITY UNIT	H	1 3/4"	5'-0"	6'-8"		WD	PTD	-	WD	PTD											
6TH UPPER FLOOR																							
B	(N) SRO MOBILITY UNIT	(N) SRO MOBILITY UNIT	C	1 3/8"	3'-0"	6'-8"		WD	PTD	-	WD	PTD											
C2	(N) SRO MOBILITY UNIT	(N) SRO MOBILITY UNIT	H	1 3/4"	5'-0"	6'-8"		WD	PTD	-	WD	PTD											

DOOR MATERIAL LEGEND

HM HOLLOW METAL
SC SOLID CORE WOOD
HC HOLLOW CORE WOOD
ALUM ALUMINUM
STL STEEL
MTL METAL
FG FIBERGLASS

DOOR / FRAME FINISH LEGEND

PTD PAINTED
FF FACTORY FINISH
AN ANODIZED
STW STAINED WOOD
CLR CLEAR FINISH

FRAME MATERIAL LEGEND

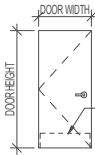
WD WOOD
HM HOLLOW METAL
ALUM ALUMINUM
SS STAINLESS STEEL
FG FIBERGLASS

GLASS LEGEND

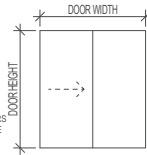
GL-1: 1" INSULATED GLAZING, TRANSPARENT
GL-2: 1" INSULATED GLAZING, TRANSLUCENT
GL-3: 1/4" GLAZING @ TYP. INTERIOR STOREFRONT
GL-4: 1/4" GLAZING @ RATED INTERIOR STOREFRONT
GL-5: 1/4" GLAZING @ DOOR VISION LITE
PA-1: STOREFRONT INFILL PANEL

DOOR SCHEDULE LEGEND

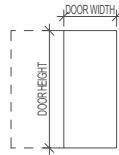
(1) DOOR MARK OR NUMBER - SEE DOOR SCHEDULE



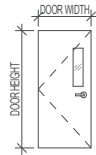
A
FLUSH SWING



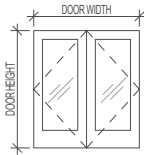
B
SLIDING



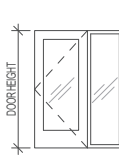
C
POCKET



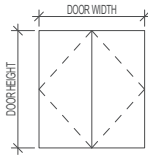
D
FLUSH W/ VISION LITE



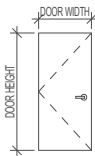
E
INTERIOR STOREFRONT DOUBLE SWING



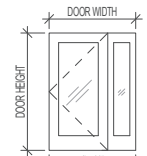
G
INTERIOR STOREFRONT GLASS SWING



H
FLUSH SWING DOUBLE



I
EXTERIOR FLUSH SWING

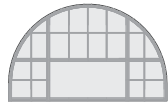


K
EXTERIOR STOREFRONT UNEVEN SWING

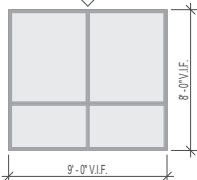


44 GOUGH ST. SUITE 202
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www.saidassullivan.com

Window Schedule						
Type Mark	TYPE	SIZE		ROUGH OPENING		COMMENTS
		HEIGHT	WIDTH	HEIGHT	WIDTH	
G14	48"	5'-2"	4'-8"			
G20	C1-3'3"	4'-8"	3'-3"			
G26	9'2"	4'-8"	9'-2"			
V10	48" x 42"	5'-11"	6'-11 1/2"	5'-11 1/2"	7'-0"	
V11	C1-3'8" x 5'11"	5'-11"	3'-5 3/4"			
V12	C1-3'5"	6'-0"	3'-5"			
V13	C1-2'0"	4'-0"	2'-0"			
V14	C1-3'2"	4'-7"	3'-2"			
V15	C1-3'11" x 6'0"	6'-0"	3'-11"			
V16	C1-3'11" x 2'11"	2'-11"	3'-11"			
W10	3'5"	5'-11"	3'-5"			
W11	2'11"	5'-11"	2'-11"			
W12	C1-2'9 1/2" x 5'6"	5'-8"	3'-4"			
W13	2'10	5'-8"	2'-10"			



W15

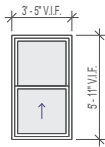


W15

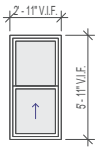
EXTERIOR HISTORICAL
WOOD WINDOW
NORTH FACADE

ADD ALTERNATE- REPLACE EXISTING
STOREFRONT IN KIND

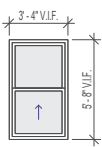
2 WINDOW TYPES - STOREFRONT



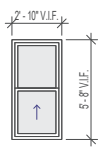
W10 WOOD



W11 WOOD



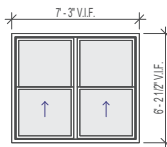
W12 WOOD



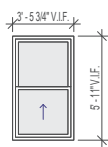
W13 WOOD

EXTERIOR HISTORICAL
WOOD WINDOW
2ND - 5TH UPPER FLOORS
NORTH FACADE

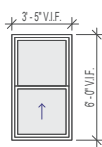
EXTERIOR HISTORICAL
WOOD WINDOW
6TH UPPER FLOOR
NORTH FACADE



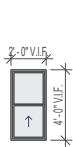
V10 VINYL



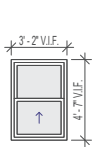
V11 VINYL



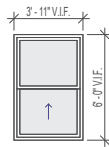
V12 VINYL



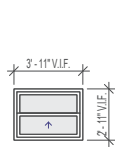
V13 VINYL



V14 VINYL



V15 VINYL



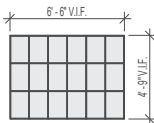
V16 VINYL

EXTERIOR VINYL WINDOW
2ND - 6TH UPPER FLOOR
EAST WEST FACADE

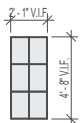
EXTERIOR VINYL WINDOW
2ND - 6TH UPPER FLOOR
SOUTH FACADE

EXTERIOR VINYL WINDOW
BASEMENT
GROUND FLOOR
SOUTH FACADE

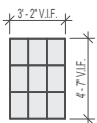
EXTERIOR VINYL WINDOW
1ST - 6TH UPPER FLOOR
SOUTH FACING



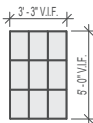
S10 STEEL



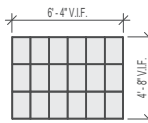
S11 STEEL



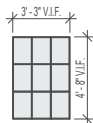
S12 STEEL



S13 STEEL



S14 STEEL



S15 STEEL

EXTERIOR STEEL WINDOW
GROUND - 6TH UPPER FLOOR
SOUTH FACADE

EXTERIOR STEEL WINDOW
GROUND FLOOR
SOUTH FACADE

EXTERIOR STEEL WINDOW
GROUND FLOOR
WEST FACADE

EXTERIOR STEEL WINDOW
BASEMENT
GROUND FLOOR
EAST WEST FACADE

EXTERIOR STEEL WINDOW
BASEMENT FLOOR
EAST FACADE

1 WINDOW TYPES



Architect
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Seal & Signature:



Project:

835 TURK STREET

ISSUE INFORMATION

Issued For:		
SF PLANNING APPLICATION		
03.19.2025		
No.	Description	Date:
1	SF Planning	03.19.2025

PLOT DATE:	12/18/2024
PROJECT NO:	2305
PHASE:	
PREPARED BY:	Author
SCALE:	1/4" = 1'-0"

Sheet Title:

WINDOW SCHEDULE

Sheet No.:

A620

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FINISH SCHEDULE											
ROOM NUMBER	LOCATION	FLOOR		WALL		OPENINGS		CEILING		REMARKS	
		FLOORING	WALL BASE	FINISH 1	FINISH 2	CASEWORK	DOOR	WINDOW	FINISH 1		FINISH 2
BASEMENT											
B033	(N) EGRESS STAIRS #3	CONC	RB- 10	PT- 10							
GROUND FLOOR											
002	(N) HALLWAY	-	WB- 10	PT- 10							
003	(N) DESUG ROOM	EXP- 10	NB	FRP- 10							
004	(N) TRASH ROOM	EXP- 10	NB	FRP- 10							
005	(N) STAFF BREAK ROOM	LVT- 10	WB- 10	PT- 10	PT- 11(Accent)						
006	(N) OFFICE	CPT- 10	WB- 10	CT- 10	PT- 12 (Accent)						
007	(N) MAINTENANCE OFFICE		RB- 10	PT- 10							
008	(N) LAUNDRY	LVT- 11	RB- 10	FRP- 10	PT- 13 (Accent)	PLAM- 1					
009	(N) OFFICE / MEETING ROOM	CPT- 10	WB- 10	PT- 10	PT- 12 (Accent)						
010	(N) COMMON SPACE	LVT- 10	WB- 10	PT- 10							
011	(N) RESTRM	CT- 10		CT- 10							
012	(N) RESTRM	CT- 10		CT- 10							
013	(N) STORAGE	-	RB- 10	PT- 10							
1ST-UPPER FLOOR											
101	KITCHEN / DINING / LOUNGE		RB- 11	PT- 2						(CURRENT USE COMMON SPACE)	
103	(N) TRASH RM	LVT- 1	RB- 10	PT- 1							
104	(N) SRO MOBILITY UNIT	VP- 1	WB- 1	PT- 2						MOB	
115	(E) 1BR MANAGER'S UNIT	VP- 1	WB- 1	PT- 2						MOB	

2ND UPPER FLOOR
(Typical for Floors 2-6)

SRO MOBILITY UNIT - FINISH SCHEDULE											
ROOM NUMBER	LOCATION	FLOOR		WALL			OPENINGS		CEILING		REMARKS
		FLOORING	WALL BASE	FINISH 1	FINISH 2	CASEWORK	DOOR	WINDOW	FINISH 1	FINISH 2	
	SRO MOBILITY UNIT	VP - 1	RB - 1	PT - 1			PT - 2		PT - 1		
	BATH	CT - 1	CT - 1	PT - 1	CP - 1		PT - 2		PT - 1		
	TRASH ROOM	LVT - 1	RB - 2	PT - 1			PT - 2		PT - 1		

INTERIOR FINISHES - LEGEND							
SPEC	CATEGORY	ABBREV.	FINISH DESCRIPTION	MFR	STYLE, COLOR, ETC.	SIZE	COMMENT
CARPET							
	CARPET	CPT - 10	CARPET TILE, LOW PILE	FLOTEX	FORBO, TBO		
CAST POLYMER							
	CAST POLYMER	CP - 1	TUB SURROUND	SWANSTONE	TBO		
CERAMIC TILE							
	CERAMIC TILE	CT - 1	CERAMIC TILE	DAL TILE	TBO		
	CERAMIC TILE	CT - 10	CERAMIC TILE	DAL TILE	TBO		
CONCRETE							
	CONCRETE	CONC - 1					
EPOXY FLOORING							
	EPOXY FLOORING	EPX - 10		DEX-O-TEX	TBO		
FRP WALL PANEL							
06 84 13	FRP WALL PANEL	FRP - 1	FRP WALL PANEL - TBO	MARLITE	(INDURO(TM) HPL-FACED FRP		
06 84 13	FRP WALL PANEL	FRP - 2	FRP WALL PANEL - TBO	MARLITE	(INDURO(TM) HPL-FACED FRP		
LUXURY VINYL COMPOSITE TILE FLOORING							
	LUXURY VINYL COMPOSITE TILE FLOORING	LV - 10	LUXURY VINYL TILE	PATCRAFT	TBO		
09650 A1	LUXURY VINYL COMPOSITE TILE FLOORING	LVT - 1	LUXURY VINYL TILE	PATCRAFT	TBO		
09650 A2	LUXURY VINYL COMPOSITE TILE FLOORING	LVT - 2	LUXURY VINYL TILE	PATCRAFT	TBO		
PAINT							
	PAINT	PT - 1	EGGSHELL	SHERWIN WILLIAMS	TBO		
	PAINT	PT - 2	SEM-GLOSS	SHERWIN WILLIAMS	TBO		
	PAINT	PT - 5	EGGSHELL	SHERWIN WILLIAMS	TBO		MATCH EXISTING
	PAINT	PT - 10	EGGSHELL	SHERWIN WILLIAMS	TBO		
PLASTIC LAMINATE							
	PLASTIC LAMINATE	PLAM - 10	WHITE		TBO		
RESILIENT BASE							
	RESILIENT BASE	RB - 1	RESILIENT BASE	ROPPE	TBO		
	RESILIENT BASE	RB - 10	RESILIENT BASE	ROPPE	TBO	4" TALL	
SHEET VINYL RUBBER							
	SHEET VINYL RUBBER	SV - 1	TBO	MONDO	GRANITO		INTEGRAL FLASH COVE, 6"
TRANSITION STRIP							
	TRANSITION STRIP	TS - 20		ROPPE	TBO		
VINYL PLANK FLOORING							
	VINYL PLANK FLOORING	VP - 1		PATCRAFT	ITREELINE ACOUSTICAL, TBO	7" X 47"	
WOOD BASE							
	WOOD BASE	WB - 1	IMF BASEBOARD, PAINTED	FORMICA	BASEBOARD, SQUARE EDGE	4" TALL	MATCH WALL COLOR
	WOOD BASE	WB - 10	IMF BASEBOARD, PAINTED	FORMICA	BASEBOARD, SQUARE EDGE	6" TALL	



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Seal & Signature:



Project:

ISSUE INFORMATION

Issued For:

SF PLANNING APPLICATION
03.19.2025

No.	Description	Date:
1	SF Planning	03.19.2025

PLOT DATE: 12/18/2024
PROJECT NO: 2305
PHASE:
PREPARED BY: Author
SCALE:

Sheet Title:

FINISH SCHEDULE

Sheet No.:

A640

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2024 Homekey+ Program

Notice of Funding Availability (NOFA)

November 26, 2024

Funding Application



State of California

Gavin Newsom, [Governor](#)

Business, Consumer Services and Housing Agency

Tomiquia Moss, [Secretary](#)

<https://www.bcsd.ca.gov/>

Department of Housing and Community Development (HCD)

Gustavo Velasquez, [Director](#)

651 Bannan Street, Sacramento, CA 95811 Telephone: (916) 263-2771

Homekey@hcd.ca.gov

[Homekey+ Program](#)

<https://www.hcd.ca.gov>

Instructions

When opening this file, a yellow banner at the top may appear with a button that says, "Enable Editing", and/or "Enable Macros". It is essential that you click this box(es) so macros are enabled. Enabling macros is necessary for full workbook/application functionality.

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



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

When completing this Application, it is required not to skip/jump to other sheets, start entering data from top to bottom and left to right when selecting a new sheet with.

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

Homekey applications will be accepted as set forth in the NOFA.

Application must be on the Department's forms and cannot be altered or modified by the Applicant. Excel Application must be in Excel format, not a PDF document.

If the Applicant discover any errors within application, use the Application Support sheet and email the entire workbook to AppSupport@hcd.ca.gov

It is recommended that Applicant(s) start from left to right and top to bottom for a better understanding and functionality of this application.

Additional instructions and guidance are given throughout the Application in "red" text and in cell comments. Cell Notes/Comments are very important to read as some of the directions for completing your application.

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

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

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Development Team Contacts and Legislative Information

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

Homekey Summary (auto populated from "Max Funds & Unit Mix Award", and "Scoring" worksheets)										
Gap Financing Project type?	FALSE	New construction cost containment Project type?		FALSE						
Capital Baseline Award		\$12,729,907	Additional Contribution		\$0	Total Requested Capital Award		\$12,729,907		
Operating Subsidy		\$3,561,599	50% Relocation Costs		\$1,000,000	Total Requested Operating Subsidy		\$3,561,599		
Total Requested Homekey Award (capital + operating + 50% relocation costs)								\$17,291,506		
Number of Doors at Acquisition		114	Number of Units Proposed in the Project		106	Number of Assisted Units		53		
Number of At-Risk of Homelessness Units		0	Number of Chronically Homeless Units		0	Number of Homeless Units		106		
Number of Homeless Youth or Youth at Risk of Homelessness Units			0	Number of Units accessible to persons with hearing or vision disabilities						0
Number of Units accessible to persons with mobility disabilities			0	Veteran Units		0	Non HK+ units		53	

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

No

Eligible Applicant	Entity name	The City and County of San Francisco							
Eligible applicant type	City and County	Organization type	Public Agency						
File Name	02a. App1 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet					Uploaded to HCD?	Yes	
File Name	02b. App1 Authorizing Resolution	Authorizing Resolution					Uploaded to HCD?	Yes	
File Name	02c. App1 Signature Block	Signature Block - upload in Microsoft Word Document.					Uploaded to HCD?	Yes	
File Name	02d. App1 TIN Form	Completed Government TIN form.					Uploaded to HCD?	Yes	

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

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

Co-Applicant #3	Entity name	N/A							
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Co-Applicant #4	Entity name	N/A							
-----------------	-------------	-----	--	--	--	--	--	--	--

Managing General Partner	Entity name	N/A							
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Administrative General Partner #1	Entity name	N/A							
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Administrative General Partner #2	Entity name	N/A							
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Manager of LLC	Entity name	Five Keys Schools and Programs							
File Name	10a. MLLC Cert & Legal Disclosure	Reference: Applicant Certification Worksheet					Uploaded to HCD?	Yes	
File Name	10b. MLLC OrgDoc1, MLLC OrgDoc2, etc.	Reference: Entity Org Docs Worksheet					Uploaded to HCD?	Yes	
File Name	10c. MLLC Resolution	Authorizing Resolution					Uploaded to HCD?	Yes	
File Name	10e. MLLC Signature Block	Signature Block - upload in Microsoft Word Document.					Uploaded to HCD?	Yes	
File Name	10f. MLLC Cert of Good Standing	Dated 30 days or less from the application due date.					Uploaded to HCD?	Yes	

Project Overview

V3 4/30/25

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

Additional Applicant(s) documents

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

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

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

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

N/A
N/A
N/A

Project Development Type	Rehabilitation	Housing Type	Permanent Housing	Geographic Region	Bay Area
Project Name	835 Turk Street	Project Address	835 Turk Street		
Project County	San Francisco	Project City	San Francisco	State: CA	Project Zip 94102
(APNs):		Census Tract(s)			
0761/016A		160			

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

No

Utilizing Tax Credits?	None
------------------------	------

Is Project located in a Rural Area as defined by [H&S Code §50199.21](#)? Applicant must use the TCAC Method for determining rural status.

[Documentation of rural status \(2025\)](#)

No

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

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

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

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

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

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

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

§201. Eligible Uses

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

The list of eligible uses are as follows: (Applicants, please select all the items below for which the Homekey+ funds will be utilized for. Select "Yes" or "No") to all

i. below

- Acquisition or Rehabilitation, or Acquisition and Rehabilitation, of motels, hotels, hostels, apartments or homes, assisted living residences, manufactured housing, commercial properties, and other buildings with existing uses that could be converted to Permanent Supportive Housing (PSH).
 - Master leasing of properties for PSH.
 - Conversion of units from nonresidential to residential PSH. (i.e. adaptive reuse) and conversion of Interim Housing to PSH.
 - New construction of dwelling units (see §501).
 - Gap financing (**Strictly for §502 project types only**, please read and understand this section before selecting "Yes").
 - The purchase of affordability covenants and restrictions for units.
 - Relocation costs for individuals who are being displaced because of the Homekey+ Project.
 - Capitalized operating subsidies for PSH units purchased, converted, constructed, or altered with funds provided pursuant to [HSC §50675.1.3](#).
- ii. Applicant acknowledges that the **Ineligible** uses include all those stated at §201(ii).

Yes
Yes
No
No
No
No
No
Yes
Yes
Yes

§202. Eligible Projects

Homekey+ funds Permanent Supportive Housing (PSH) and will require a 55-year affordability term. HCD welcomes and will consider a variety of innovative housing solutions as eligible Projects, including excess state-owned property developments. The following list of eligible Projects is not exhaustive.

Eligible Project Type iv. Multifamily rental housing Projects.

§205. Capital Award and Match

i. Additional Contribution Amount – Capital Match

Beyond the baseline amount, the Eligible Applicant may leverage a 1:1 local match to provide up to \$100,000 in additional funds per door/Unit. Capital match may be obtained from any source, including any federal, state, local, private, or philanthropic source.

Will the Applicant(s) be providing local match, up to \$100,000 in additional funds per door?

Yes

§301. Additional Application Materials

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

- i. Applicants and Co-Applicants must be in good standing with the State of California and all agencies and departments thereof. By way of example and not limitation, an Applicant and Co-Applicant must be qualified to do business in the State of California and must be in good standing with the California Secretary of State and the California Franchise Tax Board. **Applicants that are delinquent in meeting the material requirements of previous Department awards may, in the Department's reasonable discretion, fail threshold review.** Certificate of Good Standing dated within 30 days of application due date must be submitted with the application.

NOTE: A certificate of good standing from the California Secretary of State is requested above and under the Applicant and Co-Applicants entity name.

- ii. Completed Certification and Legal Disclosure Statement
- iii. Signature Block for all Applicants entities in Word Format
- iv. Payee Data Record STD204 (except for Eligible Applicants)
- v. Taxpayer Identification Number (FI\$Cal TIN Form)
- vi. EIN Verification (IRS form SS-4) (except for Jurisdictions)
- vii. Tax-Exempt State from IRS or FTB (if applicable)

NOTE: These items above (ii-vii) are requested above and under the Applicant and Co-Applicants entity name.

- viii. CEQA Determination (if applicable)

- ix. NEPA Authority to Use Grant Funds (if applicable)

NOTE: These items above (viii-ix) are requested at the "Project Overview" sheet, starting with row 474.

- x. Phase 2 Environmental Report if needed as stated in Phase I ESA report (if Applicable)

NOTE: This item above (x) is requested at "Threshold Requirements" sheet at row 123.

- xi. A letter from the local county behavioral health department describing the support for the Project (capital, operating or service commitments, referrals, stakeholder collaboration, etc.). If the letter can't be secured, Applicant must describe efforts to obtain the letter.

Will the Applicant secure and provide the Department with letter from the local county behavioral health department describing the support for the Project (capital, operating or service commitments, referrals, stakeholder collaboration, etc.)?

Yes

File Name	12. Letter local county BHD	Provide the Department with letter from the local county behavioral health department describing the support for the Project (capital, operating or service commitments, referrals, stakeholder collaboration, etc.)	Uploaded to HCD?	Yes
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Is the Project a scattered site housing Project? UMR §8303(b)	No
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§304. Recording, Income and Underwriting Requirements

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

Will Homekey+ be funding **all units** in the proposed Project?

No

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

Yes

- ii. Applicants acknowledges that if, at the time of acquisition, an existing tenant's household income is at or below 50 percent AMI, but the tenant does not qualify as a member of the Target Population, the tenant may remain in place and the unit may still be funded by Homekey+. An Applicant may not include units in the Homekey+ application intended for Veterans if the existing tenant household is not a Veteran or a member of a Veteran's household. When, in the course of normal tenant turnover, the ineligible household moves from the unit, the unit shall thereafter be occupied by the Target Population. There should be no more than 49 percent of the Assisted Units that do not meet the Target Population at the time of acquisition. An existing household who meets the Target Population definition or was a member of the Target Population at the time they moved into the property will not be counted towards the 49 percent cap. Evidence confirming that existing tenants qualify as either at or below 50 percent AMI or Target Population will be required of the Applicant.

Yes

- iii. Applicant(s) acknowledges and understand that at year 15 from the recordation of the Affordability Covenant, in circumstances where the Grantee has not waived their right and Grantee has exhausted available operating funding and demonstrated to HCD that the Project is no longer feasible, HCD may approve an increase in income levels, to the minimum extent required for fiscal integrity, in five percent increments of Assisted Units up to 50 percent AMI. **AND**

Yes

HCD reserves the right to set restrictions on the unit mix, rent levels, and other factors deemed necessary. To the maximum extent possible, these changes shall minimize the impact on the lowest income Project residents and shall be phased in as gradually as possible. If, following any increase in rents and income limits, a. or modification of Target Population occupancy requirements, new resources become available, or market demand changes, allowing reversion to the former income and rent limits or Target Population occupancy requirements, HCD may re-impose these income limits and rent limits or Target Population occupancy requirements, in whole or in part, subject to an analysis of Project

- iv. In addition to §300 above, Applicants purchasing Affordability Covenants and restrictions will also be evaluated on the following requirements:

Will the Applicants be purchasing Affordability Covenants and restrictions?

No

- vi. As described in §101, the Project shall comply with the UMRs (Cal. Code Regs., tit. 25, § 8300 et seq.), to the extent those regulations are consistent with Homekey+ requirements, and shall meet the following Homekey+ underwriting requirements:

- a. Applicants acknowledges and certifies to the following: In analyzing Project feasibility, Projects planning to use Tenant Based Vouchers (TBV) for rental income/subsidy sources shall limit projected TBV revenue sources to no more than 50% of the Project's assisted housing units in the application. Nothing in this NOFA shall be construed to conflict with or limit the operation of state law prohibiting discrimination against tenants based on source of income. Refer to §508 for non-discrimination policy requirements.

Yes

- b. Applicants acknowledges that for Projects that do not have debt service, Project cashflow shall not exceed 12 percent of Operating Expenses in the first 15 years of operations.

Yes

Article V – Additional Program Requirements

Homekey+ Projects proposing to serve Veterans may also serve other qualifying members of the Target Population. The Veterans units will be funded from the Veterans allocation, and the remaining units will be funded from the other applicable allocation(s).

Per §500 Veterans Assisted Units, is this Application/Project proposing to serve Veteran Units?

No

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Existing Doors versus proposed Units (include Manager's Units)											Total # Doors /Units	Total # Bedrooms	Total # Buildings	Total # Mgr. Units	Total # of Parking Spaces
	Beds	0 Bdrn	1 Bdrn	2 Bdrn	3 Bdrn	4 Bdrn	5 + Bdrn								
Existing	113	113	1					114	114			1	16		
Proposed	106	106	0	0	0	0	0	106	106			0	0		

Building types	New Construction			Rehabilitation			Unit Size	Baths	Layout	Avg. Sq. Ft.	All Doors / Units
	Units	Stories	Bldgs.	Units	Stories	Bldgs.					
Townhouse/Row House							0 Bdrn.	106		249	106
One or Two Story Walk-Up							1 Bdrn.				0
Mid-Rise (3-5 stories)							2 Bdrn.				0
High-Rise (6+stories)				106	7	1	3 Bdrn.				0
Detached Single Family							4 Bdrn.				0
Duplex/4-Plex							5 Bdrn.				0
Non-Residential Bldg(s)											106
Totals	0		0	106		1					

Applicant Notes

Pre-rehabilitation Gotham features 114 residential units, with one unit being used as community space. 113 apartments at the property are single room occupancy (SRO) units with private/attached bathrooms and there is 1 one-bedroom manager's unit. Post-rehabilitation the property will feature 106 units, as two apartments on each floors #1-6 will be combined to create fully accessible mobility units. The total 106 residential units will all be SROs. The one bedroom unit will be used as a tenant manager's apartment.

Amenities

Unit Amenities/Features									
No	Air Conditioning	Yes	Refrigerator	No	Range	Yes	Microwave	No	Disposal
No	Dishwasher	No	Walk-In Closet	No	Fenced Rear Yard	Yes	Ceiling Fans	Yes	Curtains/Blinds
No	Fireplace	No	Emergency Call	No	Free Cable TV	Yes	Storage Area	No	Lofts
No	Balcony	No	Patio	Yes	Television	Yes	Desk, Chair	Yes	Bed frame, mattress

Project Amenities											
Elevator(s)	Yes	2	Laundry Rms.	Yes	1	Washers	Yes	2	Dryers	Yes	4
Yes	Community Room	Yes	Community Kitchen	No	Computer Room	Yes	High Speed Internet				
No	Fitness Room	No	Picnic/BBQ Area(s)	No	Tot Lot/Playground	No	Sports Court				
No	Tennis Court	No	Swimming Pool	No	Jacuzzi/Sauna	Yes	Bike Parking				
			(Other)		(Other)		(Other)				

Security & Other									
No	Gated Entry	Yes	Bldg. Card Key	No	Security Patrol	Yes	Security Cameras		

Describe any mandatory charges to tenants beyond allowable Rents.

Parking fee for current parking spaces. All parking spaces will be eliminated as part of the construction scope.

List type of furnishings provided in each unit.

TV; microwave; mini fridge; desk; chair; dresser; bed frame and mattress; bed sheets, blanket and bedspread; towels

Miscellaneous Information

Residential Space									
Residential Units	26,912	Common Areas	14,720	Community Room	818	Leasing Office	935	Additional Storage Space	N/A
Subtotal Residential SF	43,385								
Maintenance Shop	259	Childcare Center	N/A	Service Area	N/A	Service Office	672		
Abandoned Space	4,121	Exterior	241	Roof	6234	(Other)	N/A		
Total Residential SF	54,912								

Residential Parking									
Free Residential Parking Spaces									
Uncovered Tenant Parking	N/A	Covered Tenant Parking	N/A	Enclosed Tenant Parking	N/A	Tenant Guest Spaces	N/A		
Subtotal Parking Spaces	0								
Extra Spaces Tenants may Rent									
Extra Parking Spaces Tenants may Rent	N/A	Total Handicap Parking Spaces	N/A						
Grand Total Parking Spaces	0								

Commercial Space									
Commercial Square Feet									
Commercial Area	N/A	Offices	N/A	Childcare Center	N/A	Storage Space	N/A	(Other)	N/A
Total Commercial SF	0								

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

Income from sources other than residential Rents and subsidies

Laundry

No. of Units Using Central Laundry	106
Weekly Assumed Income Per Unit	\$0.00
Annual Total Laundry Income	\$0

Residential Parking

Tenant Rental Spaces	0
Monthly Income Per Space	\$0
Annual Residential Parking Income	\$0

Commercial Parking

Number of Rental Spaces	0
Monthly Income Per Space	\$0
Annual Commercial Parking Income	\$0

Other Leased Spaces

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

Monthly utility allowance

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

Source for utility allowances

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

§504 Housing First

The Eligible Applicant shall certify to employ the core components of Housing First, as set forth at Welfare and Institutions Code §8255, subdivision (b), in its property management and tenant selection practices. Projects shall accept tenants regardless of sobriety, participation in services or treatment, history of incarceration, credit history, or history of eviction in accordance with practices permitted pursuant to Housing First practices, including local Coordinated Entry System prioritization protocols, or other federal or state Project funding sources.

Yes

§505 Tenant Referrals

Referrals to Homekey+ Assisted Units shall be made through the local Coordinated Entry System (CES), or another comparable prioritization system based on greatest need for housing and services, to determine the most appropriate referral. Homekey+ units should be reserved for serving the Target Population where households are more appropriately served by PSH, including referrals from persons exiting encampments. Households with lower levels of need may be better served by other housing and less intense service interventions.

Applicants must demonstrate efforts to coordinate with their local county behavioral health department, to ensure the referral process to the Homekey+ units is aligned with the requirements of this NOFA.

If referrals will be made using a prioritization system other than CES, the Applicant must describe the plan for tenant referrals in detail, including which agency is responsible for managing the referral approach and what stakeholders are involved in the prioritization process. Awardees are encouraged to consider an alternative referral system consisting of referrals for persons exiting encampments, incarceration, or treatment facilities. Prioritization for Homekey+ units should be based on greatest need factors and assessments established by the local jurisdiction in collaboration with the Continuum of Care (CoC). CoC collaboration in Project and Supportive Services design is also strongly encouraged to help target and serve those with the greatest need.

Will referrals be made using a prioritization system other than CES?

No

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

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

[Homelessness Program Data Reporting | California Department of Housing and Community Development](#)

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

Yes

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§507 Relocation

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

- A Department-approved relocation plan; or
- An HCD-issued Certification Regarding Non-Application of Relocation Benefits and Indemnification Agreement (certificate of no-relocation), which has been duly executed and approved by HCD.

Grantee must comply with all applicable federal, state, and local relocation law. Pursuant to relocation law, a Grantee must have a relocation plan prior to proceeding with any phase of a Project or other activity that will result in the displacement of persons, businesses, or farm operations. To ensure that displaced persons and entities do not suffer a disproportionate impact as a result of Projects which benefit the public, all notices to vacate and relocation services must be provided to them in accordance with applicable law.

HCD will identify its form, substance, and submittal requirements for these relocation documents in the Homekey+ application materials. Where the Grantee's activities will or may result in displacement, the Grantee's development budget shall include enough funds to pay all costs of relocation benefits and assistance. Any modifications to the foregoing process requirements must be approved in advance by HCD in writing.

Does the proposed Project trigger [State Relocation Assistance Law](#)?

Yes

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

Yes

File Name	18. Relocation Plan	Relocation Plan.	Uploaded to HCD?	Yes
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§508 Non-Discrimination and Accessibility

Grantees shall adopt a written non-discrimination policy requiring that no person shall, on the grounds of race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, age, medical condition, genetic information, citizenship, primary language, immigration status (except where explicitly prohibited by federal law), arbitrary characteristics, and all other classes of individuals protected from discrimination under federal or state fair housing laws, individuals perceived to be a member of any of the preceding classes, or any individual or person associated with any of the preceding classes be excluded from participation in, be denied the benefits of, or be subjected to discrimination under, any program or activity funded in whole or in part with program funds made available pursuant to this [NOFA](#).

NOTE: A written non-discrimination policy is required at "Threshold Requirements" sheet.

Grantees certify to comply with the requirements of the [Americans with Disabilities Act of 1990 \(U.S.C § 12101 et seq.\)](#). All developments shall adhere to the accessibility requirements set forth in [California Building Code Chapter 11A and 11B](#) and the [Americans with Disabilities Act, Title II and Title III](#). In addition, developments shall adhere to either the [Uniform Federal Accessibility Standards \(UFAS\)](#), [24 C.F.R. Part 8](#), or HUD's modified version of the [2010 ADA Standards for Accessible Design \(Alternative 2010 ADAS\)](#), [HUD-2014-0042-0001](#), [79 F.R. 29671 \(5/23/14\)](#) (commonly referred to as "the Alternative Standards" or "HUD Deeming Notice"). Accessible units shall, to the maximum extent feasible and subject to reasonable health and safety requirements, be distributed throughout the Project and be available in a sufficient range of sizes and amenities consistent with [24 CFR part 8.26](#).

Yes

Applicants are further advised that while Homekey+ incorporates the MHP guidelines, as explained in §101, as a courtesy and point of emphasis, HCD directs prospective Applicants to §7314 (a) and (b) of the MHP guidelines, which further articulates Fair Housing, Nondiscrimination, and Accessibility requirements. HCD also suggests Applicants review its April 2021 Affirmatively Furthering Fair Housing document at the following link.

[Fair Housing](#)

§509 Prevailing Wages

Applicant certifies that the Project will comply with [California's prevailing wage law \(Lab. Code, §1720 et seq.\)](#)

Yes

Applicant's contemplated use of Homekey+ funds is subject to [California's prevailing wage law \(Lab. Code, § 1720 et seq.\)](#). Applicant is urged to seek professional legal advice about the law's requirements. Prior to disbursing the Homekey+ funds, HCD will require a certification of compliance with California's prevailing wage law, as well as all applicable federal prevailing wage law, or a certification that the development is exempt from prevailing wage as defined in [Government Code 65913.4\(a\)\(9\)](#). The certification must verify that prevailing wages have been or will be paid, and that labor records will be maintained and made available to any enforcement agency upon request. The certification must be signed by the general contractor(s) and the Grantee. The Department will not disburse funds for Rehabilitation or construction until the certification is signed by the general contractor.

§510 Environmental Clearances

Projects, including phased Projects, that satisfy the requirements [HSC 50675.1.5](#), shall be exempt from the [California Environmental Quality Act \(CEQA\)](#) Projects under this section are considered a "use by right", which are specifically exempt from [CEQA \(CA Public Resources Code §21000 et seq.\)](#). ([HSC 50675.1.5\(e\)\(2\)\(A\)](#)). Moreover, [HSC 50675.1.5\(c\)](#) specifically exempts HCD actions taken to "provide financial assistance or insurance for the development and construction of Projects" from [CEQA](#) review. HCD encourages Eligible Applicants to fully engage with HCD's technical assistance and to review the [CEQA](#) exemption set forth at [HSC §50675.1.5](#) and the provision for land use consistency and conformity set forth at [HSC §50675.1.3, subdivision \(i\)](#).

Applicants should consult with their counsel for legal advice in construing application of the foregoing exemptions to their Project. It is entirely within an Applicant's discretion to determine whether to use the statutory [CEQA](#) exemption, whether the exemption applies to the Applicant's proposed activity, or whether some other mechanism applies and could be used to satisfy obligations under [CEQA](#).

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

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

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

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

[HUD Exchange](#)

[HCD's Environmental Review Guidance](#)

File Name	19. CEQA	Copy of CEQA Determination Documents (if applicable).	Uploaded to HCD?	Yes
File Name	20. NEPA	NEPA Authority to Use Grant Funds issued by the Responsible Entity if the project is proposing use of federal funds. Note: Not required at time of application, but required prior to disbursements.	Uploaded to HCD?	N/A

Project milestones

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

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

Homekey+ milestones	Homekey+ Date
Completion of all necessary environmental clearances, including those required under CEQA and NEPA.	4/22/25
Obtaining all necessary and discretionary public land use approvals.	4/22/25
Submission of Final Construction Drawings and Specifications to the appropriate local building department or permitting authority.	10/14/25
Commencement of construction.	1/12/26
Construction completion.	12/1/26
Start lease up	12/2/26
Complete Occupancy	2/2/27
Complete capital expenses	2/2/27
Program funds fully disbursed.	2/2/27
<i>Have all milestone dates been entered above?</i>	Yes

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

Development Sources

[illegible]

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

Costs are not extraordinary.

Annual Income and Expenses

Employee Information

No.	FTE	Employee Job Title	Salary/Wages	Value of Free Rent
	1.00	On-Site Manager(s)	\$81,076	
		On-Site Assistant Manager(s)		
	0.58	Supportive Services Staff Supervisor(s)	\$49,020	
	1.00	Supportive Services Coordinator, On-Site	\$76,180	
	4.00	Other Supportive Services Staff (inc. Case Manager)	\$280,000	
	2.00	On-Site Maintenance Employee(s)	\$149,693	
	0.45	On-Site Leasing Agent/Administrative Employee(s)	\$44,668	
	6.00	On-Site Security Employee(s)	\$316,046	
	0.75	PHACS Staffing	\$149,074	
		Total Salaries and Value of Free Rent Units	\$1,145,757	\$0
6711		Payroll Taxes	\$65,000	Show free rent as an expense?
6722		Workers Compensation	\$12,500	
6723		Employee Benefits	\$267,591	
		Employee(s) Payroll Taxes, Workers Comp. & Benefits	\$345,091	
		Total Employee(s) Expenses	\$1,490,848	

Employee Units

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

Annual Operating Budget

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

Annual Income and Expenses

	Vacancy Rate: Commercial Income		50.0%
5220/5240	Vacancy Loss(es)	\$9,540	\$0
	Effective Gross Income (EGI)	\$2,012,370	\$0
Acct. No.	Expenses	Residential	Commercial
Administrative Expenses: 6200/6300			
6203	Conventions and Meetings		
6210	Advertising and Marketing	\$0	
6250	Other Renting Expenses		
6310	Office/Administrative Salaries -- from above	\$44,668	
6311	Office Expenses	\$25,075	
6312	Office or Model Apartment Rent		
6320	Management Fee	\$141,578	
6330	Site/Resident Manager(s) Salaries -- from above	\$81,076	
6331	Administrative Free Rent Unit -- from above	\$0	
6340	Legal Expense -- Project	\$30,000	
6350	Audit Expense	\$16,391	
6351	Bookkeeping Fees/Accounting Services	\$15,900	
6390	Miscellaneous Administrative Expenses	\$25,000	
6263T	Total Administrative Expenses	\$379,688	\$0
Acct. No.	Expenses	Residential	Commercial
Utilities Expenses: 6400			
6450	Electricity	\$60,375	
6451	Water	\$53,885	
6452	Gas	\$45,400	
6453	Sewer	\$45,343	
	Other (Specify)		
6400T	Total Utilities Expenses	\$205,003	\$0
Operating and Maintenance Expenses: 6500			
6510	Payroll -- from above	\$614,813	
6515	Supplies	\$50,901	
6520	Contracts	\$91,665	
6521	Operating & Maintenance Free Rent Unit -- from above	\$0	
6525	Garbage and Trash Removal	\$42,099	
6530	Security Contract		
6531	Security Free Rent Unit -- from above	\$0	
6546	Heating/Cooling Repairs and Maintenance		
6548	Snow Removal		
6570	Vehicle & Maintenance Equipment Operation/Reports		
6590	Miscellaneous Operating and Maintenance Expenses	\$22,726	
6500T	TOTAL Operating & Maintenance Expenses	\$822,204	\$0
Taxes and Insurance: 6700			
6710	Real Estate Taxes	\$1,500	
6711	Payroll Taxes (Project's Share) -- from above	\$65,000	
6720	Property and Liability Insurance (Hazard)	\$166,423	
6729	Other Insurance (e.g. Earthquake)		
6721	Fidelity Bond Insurance		
6722	Worker's Compensation -- from above	\$12,500	
6723	Health Insurance/Other Employee Benefits--from above	\$267,591	
6790	Miscellaneous Taxes, Licenses, Permits & Insurance		
6700T	Total Taxes and Insurance	\$513,014	\$0
Supportive Services Costs: 6900			
6990	Staff Supervisor(s) Salaries - from above	\$49,020	
6990	Services Coordinator Salaries, On-Site - from above	\$76,180	
6990	Other Supportive Services Staff Salaries - from above	\$280,000	
6990	Supportive Services Admin Overhead	\$114,166	
6990	Tenant Transportation (per SSP)		
6990	Staff training (per SSP)		
6990	Equipment		
6990	Supplies	\$59,709	

Annual Income and Expenses

6990	Travel		
6990	Office Rent/Occupancy Costs (don't include rent/leasing costs for SH units)		
6990	Training	\$19,953	
6990	Benefits associated with support services staff members	\$162,080	
6990	Other Supportive Services Costs (specify)		
6900T	Total Supportive Services Costs	\$761,108	\$0
	Total Operating Expenses	\$2,681,017	\$0
Funded Reserves: 7200		Residential	Commercial
7210	Required Replacement Reserve Deposits	\$53,000	
7220	Other Reserves (specify)		
7230	Other Reserves (specify)		
7240	Other Reserves (specify)		
	Total Reserves	\$53,000	\$0
	Ground Lease	Residential	Commercial
	Ground Lease	\$1	
	Total Ground Lease	\$1	\$0
	Net Operating Income	(\$721,648)	\$0
Financial Expenses: 6800			
6820	1st Mortgage Debt Service		
6830	2nd Mortgage Debt Service		
6840	3rd Mortgage Debt Service		
6890	Other HCD .42% (Specify)		
6890	Other HCD .42% (Specify)		
6890	Bond Issuer Fee		
6890	Miscellaneous Financial Expenses (specify)		
6890	Miscellaneous Financial Expenses (specify)		
6890	Miscellaneous Financial Expenses (specify)		
6890	Miscellaneous Financial Expenses (specify)		
6800T	Total Financial Expenses	\$0	\$0
	Cash Flow	(\$721,648)	\$0
7190	Asset Management/Similar Fees	\$0	

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

1 FTE general manager
Dir of Housing, Dir of Training, Dep Dir, Dir
Care coordinator supervisor
4 FTE case coordinators, services operating
1 FTE maintenance, 1 FTE janitor
Office salaries
6 FTE Ambassadors
(RN, Behavioral Health Clinician, Community
Note formula error in workbook: These rows do
roll up into Acct 6510 below
Services benefits are below in Row 125

[illegible]

Development Budget

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

Development Budget

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

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

Residential Sources and Uses Budget

USES OF FUNDS	Total Cost from Dev Budget	Homekey+ Grant	HSH Capital Loan	Homekey+ Relocation											Deferred Developer Fees	Developer Fee Contribution	GP Equity	Gross Tax Credit Equity	Total Residential Sources	Residential Costs	Commercial Costs			Residential Cost Difference Dev Budget vs. Sources
																				Total	Total			
LAND COST/ACQUISITION																								
Land Cost or Value	\$0																		\$0	\$0	\$0			\$0
Demolition	\$0																		\$0	\$0	\$0			\$0
Legal	\$0																		\$0	\$0	\$0			\$0
Land Lease Rent Prepayment	\$0																		\$0	\$0	\$0			\$0
Total Land Cost or Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Existing Improvements Cost or Value	\$0																		\$0	\$0	\$0			\$0
Off-Site Improvements	\$0																		\$0	\$0	\$0			\$0
Total Acquisition Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Land Cost / Acquisition Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Predevelopment Interest/Holding Cost	\$0																		\$0	\$0	\$0			\$0
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)	\$0																		\$0	\$0	\$0			\$0
Excess Purchase Price Over Appraisal	\$0																		\$0	\$0	\$0			\$0

REHABILITATION

Site Work	\$0																		\$0	\$0	\$0			\$0
Structures	\$15,783,043	\$12,729,907	\$3,053,136																\$15,783,043	\$15,783,043	\$0			\$0
General Requirements	\$1,362,998		\$1,362,998																\$1,362,998	\$1,362,998	\$0			\$0
Contractor Overhead	\$0																		\$0	\$0	\$0			\$0
Contractor Profit	\$733,012		\$733,012																\$733,012	\$733,012	\$0			\$0
Prevailing Wages	\$0																		\$0	\$0	\$0			\$0
General Liability Insurance	\$499,218		\$499,218																\$499,218	\$499,218	\$0			\$0
Urban Greening	\$0																		\$0	\$0	\$0			\$0
Other Rehabilitation (Exploratory Demolition)	\$47,591		\$47,591																\$47,591	\$47,591	\$0			\$0
0	\$0																		\$0	\$0	\$0			\$0
0	\$0																		\$0	\$0	\$0			\$0
Total Rehabilitation Costs	\$18,425,862	\$12,729,907	\$5,695,955	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,425,862	\$18,425,862	\$0	\$0	\$0	\$0
Total Relocation Expenses	\$2,000,000		\$1,000,000	\$1,000,000															\$2,000,000	\$2,000,000	\$0			\$0

NEW CONSTRUCTION

Site Work	\$0																		\$0	\$0	\$0			\$0
Structures	\$0																		\$0	\$0	\$0			\$0
General Requirements	\$0																		\$0	\$0	\$0			\$0
Contractor Overhead	\$0																		\$0	\$0	\$0			\$0
Contractor Profit	\$0																		\$0	\$0	\$0			\$0
Prevailing Wages	\$0																		\$0	\$0	\$0			\$0
General Liability Insurance	\$0																		\$0	\$0	\$0			\$0
Urban Greening	\$0																		\$0	\$0	\$0			\$0
Other New Construction (Specify)	\$0																		\$0	\$0	\$0			\$0
Other New Construction (Specify)	\$0																		\$0	\$0	\$0			\$0
Other New Construction (Specify)	\$0																		\$0	\$0	\$0			\$0
Other New Construction (Specify)	\$0																		\$0	\$0	\$0			\$0
Other New Construction (Specify)	\$0																		\$0	\$0	\$0			\$0
Other New Construction (Specify)	\$0																		\$0	\$0	\$0			\$0
Other New Construction (Specify)	\$0																		\$0	\$0	\$0			\$0
Total New Construction Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

ARCHITECTURAL FEES

Design	\$1,016,883		\$1,016,883																\$1,016,883	\$1,016,883	\$0			\$0
Supervision	\$747,881		\$747,881																\$747,881	\$747,881	\$0			\$0
Total Architectural Costs	\$1,764,764	\$0	\$1,764,764	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,764,764	\$1,764,764	\$0	\$0	\$0	\$0
Total Survey & Engineering	\$581,934		\$581,934																\$581,934	\$581,934	\$0			\$0

CONSTRUCTION INTEREST & FEES

Construction Loan Interest	\$0																		\$0	\$0	\$0			\$0
Origination Fee	\$0																		\$0	\$0	\$0			\$0

Credit Enhancement/Application Fee	\$0																	\$0	\$0	\$0			\$0
Bond Premium	\$0																	\$0	\$0	\$0			\$0
Cost of Issuance	\$0																	\$0	\$0	\$0			\$0
Title & Recording	\$0																	\$0	\$0	\$0			\$0
Taxes	\$0																	\$0	\$0	\$0			\$0
Insurance	\$625,000		\$625,000															\$625,000	\$625,000	\$0			\$0
Employment Reporting	\$0																	\$0	\$0	\$0			\$0
Other Construction Int. & Fees (Specify)	\$0																	\$0	\$0	\$0			\$0
Other Construction Int. & Fees (Specify)	\$0																	\$0	\$0	\$0			\$0
Total Construction Interest & Fees	\$625,000	\$0	\$625,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$625,000	\$625,000	\$0	\$0	\$0	\$0

PERMANENT FINANCING

Loan Origination Fee	\$0																	\$0	\$0	\$0			\$0
Credit Enhancement/Application Fee	\$0																	\$0	\$0	\$0			\$0
Title & Recording	\$50,000		\$50,000															\$50,000	\$50,000	\$0			\$0
Taxes	\$0																	\$0	\$0	\$0			\$0
Insurance	\$0																	\$0	\$0	\$0			\$0
Other Perm. Financing Costs (Specify)	\$0																	\$0	\$0	\$0			\$0
Other Perm. Financing Costs (Specify)	\$0																	\$0	\$0	\$0			\$0
Total Permanent Financing Costs	\$50,000	\$0	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$50,000	\$0	\$0	\$0	\$0
Subtotals Forward	\$23,447,560	\$12,729,907	\$9,717,653	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,447,560	\$23,447,560	\$0	\$0	\$0	\$0

LEGAL FEES

Legal Paid by Applicant	\$75,000		\$75,000															\$75,000	\$75,000	\$0			\$0
Other Attorney Costs (Relocation Legal)	\$0																	\$0	\$0	\$0			\$0
Other Attorney Costs (Specify)	\$0																	\$0	\$0	\$0			\$0
Other Attorney Costs (Specify)	\$0																	\$0	\$0	\$0			\$0
Total Attorney Costs	\$75,000	\$0	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,000	\$75,000	\$0	\$0	\$0	\$0

RESERVES

Operating Reserve	\$868,279		\$868,279															\$868,279	\$868,279	\$0			\$0
Replacement Reserve	\$17,667		\$17,667															\$17,667	\$17,667	\$0			\$0
Transition Reserve Pool Fee	\$0																	\$0	\$0	\$0			\$0
Rent Reserve	\$0																	\$0	\$0	\$0			\$0
Debt Service (including all HCD 0.42% Fees and Bond Issues Fee)	\$0																	\$0	\$0	\$0			\$0
Additional Replacement Reserve (capitalized)	\$32,167		\$32,167															\$32,167	\$32,167	\$0			\$0
Other Reserve Costs (Specify)	\$0																	\$0	\$0	\$0			\$0
Total Reserve Costs	\$918,113	\$0	\$918,113	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$918,113	\$918,113	\$0	\$0	\$0	\$0

CONTINGENCY COSTS

Construction Hard Cost Contingency	\$2,475,004		\$2,475,004															\$2,475,004	\$2,475,004	\$0			\$0
Soft Cost Contingency	\$704,535		\$704,535															\$704,535	\$704,535	\$0			\$0
Total Contingency Costs	\$3,179,539	\$0	\$3,179,539	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,179,539	\$3,179,539	\$0	\$0	\$0	\$0

OTHER PROJECT COSTS

TCAC App/Allocation/Monitoring Fees	\$0																	\$0	\$0	\$0			\$0
Environmental Audit	\$0																	\$0	\$0	\$0			\$0
Local Development Impact Fees	\$0																	\$0	\$0	\$0			\$0
Permit Processing Fees	\$400,000		\$400,000															\$400,000	\$400,000	\$0			\$0
Capital Fees	\$0																	\$0	\$0	\$0			\$0
Marketing	\$0																	\$0	\$0	\$0			\$0
Furnishings	\$462,000		\$462,000															\$462,000	\$462,000	\$0			\$0
Market Study	\$0																	\$0	\$0	\$0			\$0
Accounting/Reimbursable	\$65,000		\$65,000															\$65,000	\$65,000	\$0			\$0
Appraisal Costs	\$0																	\$0	\$0	\$0			\$0
Broadband Readiness	\$0																	\$0	\$0	\$0			\$0
Organizational Costs	\$15,000		\$15,000															\$15,000	\$15,000	\$0			\$0
Utility Fees	\$0																	\$0	\$0	\$0			\$0
Security During Construction	\$489,001		\$489,001															\$489,001	\$489,001	\$0			\$0
Relocation	\$0																	\$0	\$0	\$0			\$0
Other	\$0																	\$0	\$0	\$0			\$0
Total Other Costs	\$1,431,001	\$0	\$1,431,001	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,431,001	\$1,431,001	\$0	\$0	\$0	\$0
SUBTOTAL PROJECT COST	\$29,051,213	\$12,729,907	\$15,321,306	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,051,213	\$29,051,213	\$0	\$0	\$0	\$0

DEVELOPER COSTS

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

TOTAL PROJECT COSTS	\$30,000,000	\$12,729,907	\$16,270,093	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,000,000	\$30,000,000	\$0	\$0	\$0
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Explain unusual or extraordinary circumstances that have resulted in higher than expected Project costs; provide a justification as to why these costs are reasonable.
The red cells are fractional dollar amounts. This worksheet requires data entry to be to the full dollar but the Calculation Worksheet calculates reserve requirements to the cent.

	6	7	8
\$253.80	\$272.840	\$287.000	\$310.200
\$232.650	\$249.920	\$263.080	\$284.350
\$211.500	\$227.200	\$242.800	\$258.500
\$200.925	\$215.840	\$230.600	\$245.575
\$190.350	\$204.480	\$218.520	\$232.650
\$177.775	\$193.120	\$206.380	\$219.725
\$169.200	\$181.760	\$194.240	\$206.800
\$158.625	\$170.400	\$182.100	\$193.875
\$148.050	\$159.040	\$169.960	\$180.950
\$137.475	\$147.680	\$157.820	\$168.025
\$126.900	\$136.320	\$145.680	\$155.100
\$84.600	\$90.880	\$97.120	\$103.400
\$74.025	\$77.520	\$83.980	\$90.475
\$63.450	\$66.160	\$72.840	\$77.550
\$52.875	\$56.000	\$60.700	\$64.625
\$42.300	\$45.440	\$48.620	\$51.700
\$31.725	\$34.080	\$36.540	\$38.775

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

county_name	lims0_21p1	lims0_21p2	lims0_21p3	lims0_21p4	lims0_21p5	lims0_21p6	lims0_21p7	lims0_21p8
Alameda	\$54,500	\$62,300	\$70,100	\$77,850	\$84,100	\$90,350	\$96,550	\$102,800
	\$37,000	\$42,250	\$47,550	\$52,850	\$57,050	\$61,300	\$65,550	\$69,750
Alpine	\$39,300	\$40,350	\$45,400	\$50,400	\$54,450	\$58,500	\$62,500	\$66,550
Amador	\$31,750	\$36,300	\$40,850	\$45,350	\$49,000	\$52,600	\$56,250	\$59,850
Butte	\$39,150	\$37,850	\$42,800	\$47,300	\$51,100	\$54,900	\$58,700	\$62,450
Calaveras	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,000
Contra Costa	\$54,500	\$62,300	\$70,100	\$77,850	\$84,100	\$90,350	\$96,550	\$102,800
Del Norte	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,000
El Dorado	\$41,300	\$47,150	\$53,050	\$58,950	\$63,650	\$68,400	\$73,100	\$77,850
Fresno	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,000
Glenn	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,000
Humboldt	\$30,850	\$35,350	\$39,750	\$44,150	\$47,700	\$51,250	\$54,750	\$58,300
Imperial	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,000
Kern	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,000
Kings	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,000
Lake	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,000
Lassen	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,000
Los Angeles	\$48,550	\$55,450	\$62,400	\$69,350	\$74,900	\$80,450	\$86,000	\$91,550
Martin	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,000
Mariposa	\$68,550	\$78,350	\$88,150	\$97,900	\$105,750	\$113,600	\$121,400	\$129,250
Mariposa	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,000
Mendocino	\$31,650	\$36,200	\$40,700	\$45,200	\$48,850	\$52,450	\$56,050	\$59,700
Merced	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,000
Modoc	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,000
Mono	\$32,700	\$37,400	\$42,050	\$46,750	\$50,450	\$54,200	\$57,950	\$61,700
Monterey	\$51,400	\$56,000	\$60,600	\$65,200	\$69,800	\$74,400	\$79,000	\$83,600
Nevada	\$51,400	\$56,000	\$60,600	\$65,200	\$69,800	\$74,400	\$79,000	\$83,600
Nevada	\$36,500	\$41,700	\$46,900	\$52,100	\$56,300	\$60,450	\$64,650	\$68,800
Orange	\$55,250	\$63,100	\$71,050	\$78,900	\$86,550	\$93,550	\$97,850	\$104,150
Placer	\$41,300	\$47,150	\$53,050	\$58,950	\$63,650	\$68,400	\$73,100	\$77,850
Plumas	\$32,250	\$36,850	\$41,450	\$46,050	\$49,750	\$53,450	\$57,150	\$60,850
Riverside	\$39,200	\$45,000	\$46,100	\$51,250	\$55,350	\$59,450	\$63,550	\$67,650
Sacramento	\$41,300	\$47,150	\$53,050	\$58,950	\$63,650	\$68,400	\$73,100	\$77,850
San Francisco	\$33,750	\$38,600	\$43,400	\$48,200	\$52,100	\$55,950	\$59,800	\$63,650
San Luis Obispo	\$68,550	\$78,350	\$88,150	\$97,900	\$105,750	\$113,600	\$121,400	\$129,250
San Mateo	\$44,500	\$50,350	\$56,200	\$62,050	\$67,900	\$73,800	\$79,650	\$85,500
San Jose	\$66,950	\$65,050	\$73,200	\$81,300	\$87,850	\$94,350	\$100,850	\$107,350
Santa Clara	\$64,550	\$73,750	\$82,950	\$92,150	\$99,550	\$106,000	\$112,500	\$119,050
Santa Cruz	\$33,200	\$37,450	\$41,500	\$45,550	\$49,800	\$53,950	\$58,200	\$62,450
Shasta	\$61,200	\$67,550	\$73,900	\$80,250	\$86,600	\$92,950	\$99,300	\$105,650
Sierra	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,000
Sierra	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,000
Solano	\$44,050	\$50,350	\$56,650	\$62,950	\$67,950	\$73,300	\$78,000	\$83,050
Stanislaus	\$31,000	\$36,450	\$41,000	\$45,550	\$49,200	\$52,850	\$56,500	\$60,150
Sutter	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,000
Tehama	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,000
Trinity	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,000
Tulare	\$33,000	\$38,750	\$43,600	\$48,450	\$52,350	\$56,200	\$60,100	\$63,950
Ventura	\$49,250	\$56,300	\$63,350	\$70,350	\$76,000	\$81,650	\$87,250	\$92,900
Yolo	\$40,400	\$46,150	\$51,900	\$57,650	\$62,300	\$66,900	\$71,500	\$76,100
Yuba	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,000

Supportive Services Plan

Section 1: General Information

1.1 Client Information

Name: _____ Date of Birth: _____

Address: _____

Phone: _____ Email: _____

1.2 Service Information

Service Type: _____

Service Provider: _____

Service Dates: _____

Section 2: Assessment

2.1 Initial Assessment

Assessment Date: _____

Assessment Location: _____

Assessment Type: _____

Assessment Results: _____

2.2 Ongoing Assessment

Assessment Date: _____

Assessment Location: _____

Assessment Type: _____

Assessment Results: _____

Section 3: Plan of Action

3.1 Goals and Objectives

Goal 1: _____

Goal 2: _____

Goal 3: _____

3.2 Interventions

Intervention 1: _____

Intervention 2: _____

Intervention 3: _____

Section 4: Evaluation

4.1 Progress Monitoring

Progress Monitoring Date: _____

Progress Monitoring Location: _____

Progress Monitoring Type: _____

Progress Monitoring Results: _____

4.2 Outcome Evaluation

Outcome Evaluation Date: _____

Outcome Evaluation Location: _____

Outcome Evaluation Type: _____

Outcome Evaluation Results: _____

Section 5: Signatures

5.1 Client Signature

Client Signature: _____

5.2 Service Provider Signature

Service Provider Signature: _____

5.3 Supervisor Signature

Supervisor Signature: _____

Section 6: Appendix

6.1 Attachments

Attachment 1: _____

Attachment 2: _____

Attachment 3: _____

6.2 References

Reference 1: _____

Reference 2: _____

Reference 3: _____

Project Name	835 Turk Street	Number of Project Units:	106
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HCD Reserve Requirements

Replacement Reserve Calculator UMR §8309

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

Operating Reserve Calculator

1	Total Operating Expenses Excluding On-Site Service Coordinator Salaries.			TAX CREDIT Project 3 Month Reserve Required	NON-TAX CREDIT Project 4 Month Reserve Required	
	(a) Total Operating Expenses:	\$2,681,017	Amount subject to reserve calculation: <i>(a - b)</i>	\$2,604,837	\$651,209	\$868,279
	(b) <i>Minus</i> : On-Site Service Coordinator Salaries:	\$76,180				
2	Replacement Reserve amount from <i>above</i> : <i>(Cell AJ10)</i>			\$53,000	\$13,250	\$17,667
3	Debt Service (including all HCD 0.42% Fees and Bond Issuer Fee)					
	Name of Lender <i>Operating Budget cells (D138 to D147)</i>			Annual Debt Service Amount	TAX CREDIT Project 3 Month Reserve Required	NON-TAX CREDIT Project 4 Month Reserve Required
	1st Mortgage Debt Service			\$0	\$0	\$0
	2nd Mortgage Debt Service			\$0	\$0	\$0
	3rd Mortgage Debt Service			\$0	\$0	\$0
	Other HCD .42% (Specify)			\$0	\$0	\$0
	Other HCD .42% (Specify)			\$0	\$0	\$0
	Bond Issuer Fee			\$0	\$0	\$0
	Miscellaneous Financial Expenses (specify)			\$0	\$0	\$0
	Miscellaneous Financial Expenses (specify)			\$0	\$0	\$0
	Miscellaneous Financial Expenses (specify)			\$0	\$0	\$0
	Miscellaneous Financial Expenses (specify)			\$0	\$0	\$0
	Other <i>(Specify)</i>				\$0	\$0
	Totals			\$0	\$0	\$0
	UMR Required Operating Reserve Amount:				\$664,459	\$885,946

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

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

Construction Hard Cost Contingency Calculator UMR §8310

Program Threshold Requirements

Article III. Threshold and Scoring Criteria

§300. Threshold Requirements

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

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

Applicant(s) acknowledges that no additions of Co-Applicants or special purpose entities will be considered subsequent to the date of application, including after Standard Agreement execution.

§200. Eligible Applicants

- iii. Pursuant to CA HSC § 50237 and 50241, HHAP Homekey+ Supplemental eligible applicants are:

- a. California's 14 largest cities with a population of 300,000 or more as of January 1, 2022.

Is the Applicant or Co-Applicant one of these 14 largest cities, mentioned below, with a population of 300,000 or more as of January 1, 2022?

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

- b. California's 58 Counties

County San Francisco

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

- 1 A compliant housing element as defined in Government Code §65589.9, at the time a Homekey+ application is submitted; and
- 2 An approved HHAP regionally coordinated homelessness action plan.

Applicant(s) certifies to have an approved HHAP regionally coordinated homelessness action plan.

- d. Tribal Entities

- ii. Applicant(s) certifies that the proposed Projects must serve persons qualifying or households that include persons qualifying as members of the Target Population?

- iii. Applicant(s) certifies to submit a completed application workbook with all worksheets, documents and supplemental information.

- iv. Applicant(s) certifies to include a Project-specific Supportive Services Plan, that shall be consistent with any representations made in the application, and it shall meet the Homekey+ Program Requirements noted in NOFA §302?

Make sure to complete the "Supportive Services Plan" sheet.

- v. Project Ownership Structure submitted with the application workbook that demonstrates the relationship of the Applicants, Co-applicants and project entities within the ownership structure.

Article VI – Definitions

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

File Name	26. Project Ownership Structure	Provide a "Project Ownership Structure" chart.	Uploaded to HCD?	Yes
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- vi. Applicant(s) certifies to submit all required documents from each Eligible Applicant and Co-Applicant as applicable, including but not limited to:

A duly executed resolution authorizing the entity to apply for funds and to participate in the Homekey+ Program in connection with each discrete Project; attested to by a person other than the person identified as the authorized signatory. If there is more than one authorized signatory identified, state whether one or all signatories are required to submit and execute program documents. If the application is being signed by a designee of the authorized signatory, the Applicant must also submit a designee letter or other proof of signing authority. The resolutions should materially comport with the Homekey+ resolution templates that will be available on the Homekey+ website when the application is released.

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

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

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

File Name	27. Non-Discrimination Policy	Provide a non-discrimination policy.	Uploaded to HCD?	Yes
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Applications shall provide a statement how the Project will address equity that must answer the following question: *What specific actions will the Applicant take to ensure equitable access to housing and services for groups that are overrepresented among residents experiencing homelessness in its jurisdiction and region?*

- viii. Examples of what applicants should consider include race, ethnicity, age (e.g. youth, elderly), disability status, LGBTQ+ status, etc. The response shall reference the latest Continuum of Care (CoC) Homelessness Management Information System (HMS) demographics data to explain. Please see the Homekey+ website for the template at the time of Application release.

[Homekey + website](#)

File Name	28. Equity Statement	Provide Racial & Gender Equity statement by answering the above question.	Uploaded to HCD?	Yes
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Applications shall provide a statement how the Project will engage the Target Population that must answer the following question: *How did/will the Applicant engage with the Target Population to inform the design of the Project operations and Supportive Services?* Please see Homekey+ website for guidance documents at the time of Application release.

[Homekey + website](#)

File Name	29. Engaging the Target Population Statement	Provide a response to the question above.	Uploaded to HCD?	Yes
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- x. The Applicant shall have site control of the property at the time of application, and such control shall not be contingent on the approval of any other party. The status and nature of the Applicant's title and interest in the property shall be subject to HCD's approval. Site control may be evidenced by one of the following:

Site Control UMR §8303 and §8316						Yes
At time of application, does Applicant, or its wholly controlled affiliate have site control pursuant to UMR §8303?						
Type of site control:	Date	Expires	Extensions Available	Purchase Price	Total Land Area	
Enforceable Option to Lease or Purchase	5/16/2025	12/31/2026	1 6-month extension	\$0	0.16	acres
						acres
						acres
						acres
						acres

					acres
					acres
					acres
Current owner	Current owner street address		City	State	Zip code
The City and County of San Francisco	1 South Van Ness Avenue, 5th Floor		San Francisco	CA	94102
Below, provide details for unusual site control special circumstances, and for applications with multiple or non-contiguous parcels, scattered sites, lot line adjustments, air rights parceling, phased projects, or other complex land transactions, including unique value calculations and explanations as applicable:					
Not applicable.					
Below, describe planned and completed property transfers occurring in connection with development of the proposed Project.					
Not applicable					
Ground Lease planned?					Yes
Lessor		Term		Annual Payment	
The City and County of San Francisco		55 years		\$1	
File Name	30. Site Control	Documentation of site control in accordance with UMR §8303, including a summary explanation of site control and values for applications with multiple or non-contiguous parcels, scattered sites, lot line adjustments, phased projects, or other complex land and acquisition transactions, see Article III, §300(x)(a-h).	Uploaded to HCD?	Yes	

§300(h). For Applicants proposing sites that will require a use change, lot split or other local approvals for permanent housing, include a commitment and plan to facilitate or expedite those processes, to not delay expenditure and occupancy requirements.

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

				Yes
File Name	33. Project Use Change - Lot Split	For Projects that require a use change, lot split or other local approvals for permanent housing, include a commitment and plan to facilitate or expedite those processes, to not delay expenditure and occupancy requirements.	Uploaded to HCD?	Yes

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

File Name	34. Preliminary Title Report	Provide a preliminary report dated within 90 days of application due date. For projects developed in Indian country, an attorney's opinion regarding chain of title and current title status is acceptable in lieu of a title report.	Uploaded to HCD?	Yes
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Applicant(s) certifies to provide a detailed development plan that supports acquisition of a site, completion of rehabilitation or construction, occupancy, and fund expenditure before all program deadlines, factoring in entitlements, permits, procurement, potential construction delays and supply chain issues, and demonstrates evidence of strong organizational and financial capacity to develop the Project. Please see Homekey+ website for guidance at the time of application release.

				Yes
File Name	35. Development Plan	Provide a detailed development plan that supports acquisition of a site, completion of rehabilitation or construction, occupancy, and fund expenditure before all program deadlines, factoring in entitlements, permits, procurement, potential construction delays and supply chain issues, and demonstrates evidence of strong organizational and financial capacity to develop the Project.	Uploaded to HCD?	Yes

Applicants shall provide an appraisal for each site if necessary, prepared no earlier than 12 months prior to application submission date for all Projects seeking acquisition funds from Homekey+ or if property value will be used as local match. The appraisal must comply with the Homekey+ requirements outlined in the Homekey+ Appraisal Guidance document, which will be available on the Homekey+ website.

				Yes
File Name	36. Appraisal	Applicants shall provide an appraisal prepared no earlier than 12 months prior to application submission date for all Projects seeking acquisition funds from Homekey+ or if property value will be used as local match. The appraisal must comply with the Homekey+ requirements outlined in the Homekey+ Appraisal Guidance document, which will be available on the Homekey+ website.	Uploaded to HCD?	N/A

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

An appraisal is not provided because 835 Turk Street ("Gotham") is not seeking acquisition funds.				
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xiv. Applicant(s) acknowledges that all Projects seeking funding for Rehabilitation must submit the following:

- Rehabilitation narrative of current condition of structure(s) and overall scope of work; and
- Physical Needs Assessment (PNA) or equivalent prepared by a qualified independent third-party contractor and dated within 12 months prior to application submission.

For Acq/Rehabilitation and Rehabilitation Projects ONLY: Provide a description of the current condition of the structure(s) and a general description of the overall scope of work. Include a discussion of any proposed modification to the unit configurations, unit mix, need for seismic retrofit, or modifications in use (e.g., commercial/tourist hotel to SRO or studio apartments). All Projects must submit a Physical Needs Assessment (PNA) or Capital Needs Assessment (CNA) prepared by a qualified independent third party contractor, which supports the proposed scope of work. All Projects must submit a current rent roll, which includes household income and household size for each unit.

File Name	37. Rehab Description	Narrative description of current condition of structure(s) and overall scope of work.	Uploaded to HCD?	Yes
File Name	38. PNA or CAN	PNA or CNA prepared by a qualified independent third-party contractor.	Uploaded to HCD?	Yes

- xv. For Projects seeking funding for master leasing and purchase of Affordability Covenants, Applicant shall provide a market study prepared no earlier than 12 months prior to application submission which conforms to TCAC guidelines, and/or a rent roll, and/or other supporting documentation.

Is the Applicant(s) seeking funding for master leasing and purchase of Affordability Covenants?

No

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

Yes

File Name	40. Env. Report 1	Environmental Site Assessment Phase I (prepared or updated no earlier than 12 months prior to the application due date).	Uploaded to HCD?	Yes
File Name	41. Env. Report 2	If Environmental Site Assessment Phase I requires a Phase II study, submit a Phase II (prepared or updated no earlier than 12 months prior to the application due date).	Uploaded to HCD?	N/A

Relocation Assistance Narrative. Applicant shall submit a concise, sufficiently detailed narrative to demonstrate its consideration of, and early engagement with, applicable relocation assistance laws and requirements. An Applicant's unsupported conclusion that relocation law does not apply or that the Project Site is vacant does not sufficiently demonstrate such consideration and engagement. The Applicant must support any representation that relocation law does not apply or that the Project Site is vacant by including either an explanation that supports this representation or supporting documentation that establishes that the property is vacant. This Relocation Assistance Narrative will be evaluated by HCD to determine whether a relocation plan is required by law or whether a certificate of no-relocation can be issued.

The Relocation Assistance Narrative does not take the place of these two documents. Grantee shall submit either a relocation plan or a certificate of no-relocation as a condition of disbursement. See §507 and Homekey+ website for more information and template, which will be uploaded when the application is released.

[Template on the Homekey website.](#)

File Name	42. Relocation narrative	Applicant's Relocation Assistance Narrative shall include or identify the following: §300(xvii)(a-i)	Uploaded to HCD?	Yes
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- xviii. Applicant(s) certifies to provide all Enforceable Funding Commitments (EFCs) as defined by Article VII (xviii) for:

Yes

a. Development costs with specific funding sources, including federal, state, local, private, or philanthropic sources for the proposed Project.

Rental subsidies, operations, and service costs with specific funding sources, including federal, state, local, private, or philanthropic sources for ongoing sustainability. For projects applying for a program operating Award (see §206) EFCs must be fully committed to match the numbers of years of the operating award. Please see §305(3)(a) for potential points and the Homekey+ website for EFC templates, which will be posted at the time of application release.

[Homekey + website](#)

File Name	43. EFC #1, EFC #2, etc.	Provide a letter or other document for all funding commitments for development and operating sources.	Uploaded to HCD?	Yes
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- xix. Applicant(s) acknowledges that the Eligible Applicant or Co-Applicant applying for Homekey+ funding is the entity that HCD relies upon for experience and capacity, and will control the Project during acquisition, development, and occupancy?

Yes

Indicate the name of the Eligible Applicant or Co-Applicant the Department can rely on for experience and capacity:

The City and County of San Francisco acting by and through the

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

- a. Development, ownership, or operation of a Project similar in scope and size to the proposed Project; or development, ownership, or operation of at least two affordable rental housing Projects in the last 10 years, with at least one of those Projects containing at least one unit housing a tenant or who qualifies as a member of the Target Population.

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

Yes

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

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

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

- b. The property manager and Lead Service Provider (LSP) shall have three or more years of experience serving persons of the Target Population. If a property manager or LSP is not yet selected for the proposed Project, the Eligible Applicant shall certify that this requirement will be reflected in any future solicitation or memorandum of understanding.

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

Yes

Project Name	Project Address (Complete address)	Property Manager name	Housing type	Experience Type	Population served	# of years serving
Artmar Hotel	433 Ellis Street, San Francisco CA 94102	Five Keys Schools and Programs	Permanent Housing	Operated	Homeless	4
OakDays Inn	8350 Edes Avenue, Oakland CA 94621	Five Keys Schools and Programs	Permanent Housing	Operated	Homeless	5
Otis Street	42 Otis Street, San Francisco CA 94103	Five Keys Schools and Programs	Permanent Housing	Operated	Youth or Youth at Risk of Homelessness	Opening Soon
			Permanent Housing			
			Permanent Housing			

Has the Applicant(s) selected a **Lead Service Provider** for the proposed Project?

Yes

Project Name	Project Address (Complete address)	Service Provider name	Housing type	Experience Type	Population served	# of years serving
Artmar Hotel	433 Ellis Street, San Francisco CA 94102	Five Keys Schools and Programs	Permanent Housing	Operated	Homeless	4
OakDays Inn	8350 Edes Avenue, Oakland CA 94621	Five Keys Schools and Programs	Permanent Housing	Operated	Homeless	5
Otis Street	42 Otis Street, San Francisco CA 94103	Five Keys Schools and Programs	Permanent Housing	Operated	Youth or Youth at Risk of Homelessness	Opening Soon

			Permanent Housing			
			Permanent Housing			

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

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

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

Yes

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

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

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

<p>Five Keys is currently contracted to operate four permanent supportive housing (PSH) sites: Artmar Hotel in San Francisco, in operations since 2021; 835 Turk ("Gotham") in San Francisco (the subject of this application), in operations since 2022; OakDays Inn in Oakland, in operations since 2020; and Otis Street in San Francisco, coming soon. Five Keys' property development experience includes overseeing renovations of several properties, in coordination with experienced developers, architects, and construction teams. Five Keys has contracted with the Tenderloin Neighborhood Development Corporation (TNDC) for development services on 835 Turk Street ("Gotham"). TNDC has over 40 years of experience developing supportive housing in San Francisco. TNDC owns and operates 47 buildings and has nine developments in its pipeline. TNDC has undertaken many comprehensive rehabilitations of its portfolio properties in recent years similar to that planned at Gotham. TNDC's recent rehabilitation projects, including the Ambassador Hotel and Ritz Hotel, involve properties that serve formerly homeless adults with complex medical needs and/or substance use disorders. TNDC is adept at managing the community outreach process for comprehensive rehabilitations at occupied properties serving this tenant population.</p> <p>Five Keys has experience providing behavioral health services for their residents in San Francisco, including getting residents connected with the Permanent Housing Advanced Clinical Services (PHACS) team. As the Lead Service Provider and Property Manager at Gotham, Five Keys will provide tenant-centered, low -barrier access to services that will ensure residents are supported in their housing retention. Additionally, as a Permanent Supportive Housing provider in San Francisco, Five Keys is eligible for free technical assistance from the Corporation for Supportive Housing under a contract with the San Francisco Mayor's Office of Housing and Community Development (MOHCD).</p>

xx Did the Eligible Applicant and all Co-Applicants attended a pre-application consultation with HCD prior to applying, as required in §401?

Yes

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

xxi One-for-one replacement of assisted housing.

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

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

Yes

File Name	45. One-for-one Replacement	Provide a letter of commitment to ensure one-for-one replacement of units.	Uploaded to HCD?	Yes
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b. If acquired units will be subsequently combined to add kitchens, create larger units, and/or create units with additional bedrooms, the Applicant will provide such information in the application and ensure an approximate equivalence of square footage available for the benefit of Project residents.

Will the acquired units be subsequently combined to add kitchens, create larger units, and/or create units with additional bedrooms?

Yes

File Name	46. Existing Unit Mix	Provide an existing unit mix of the current site including residential/commercial shared space. (Units, kitchens, rooms, bathrooms, Unit Amenities/Features, parking spaces, etc.	Uploaded to HCD?	Yes
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c. If the target site is going to be demolished before any occupancy by the Target Population, no one-for-one replacement commitment needs to be provided. The unit mix will be evaluated based on the Project proposal.

Will the target site be demolished before any occupancy by the Target Population?

No

Will the target site be demolished and currently units are occupied by the Target Population?

No

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

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

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

N/A

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

§200 Affordability Covenant	Yes
§203 Allocations and Geographic Distribution	Yes
§204 Program Deadlines	Yes
§400 Application Process and Submission	Yes

Cash Flow Analysis

Is Income from Restricted Units based on I

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

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

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

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

DEBT SERVICE	Year 1
1st Mortgage Debt Service	\$0
Bridge Loan (repaid from Investor equity)	
2nd Mortgage Debt Service	\$0
3rd Mortgage Debt Service	\$0
Other HCD .42% (Specify)	\$0
Other HCD .42% (Specify)	\$0
Bond Issuer Fee	\$0
Miscellaneous Financial Expenses (specify)	\$0
Miscellaneous Financial Expenses (specify)	\$0
Miscellaneous Financial Expenses (specify)	\$0
Miscellaneous Financial Expenses (specify)	\$0
TOTAL REQUIRED DEBT SERVICE	\$0

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

DEBT SERVICE COVERAGE RATIO	0.00
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USE OF CASHFLOW AFTER DEBT SERVICE		Year 1
Asset Mgmt./ Similar Fees		\$0
Deferred Developer Fee prior to distributions & residual receipt payments		\$0
Cash available for residual receipts loans and sponsor/Applicant distributions		\$0
Sponsor Distributions	50%	\$0
HCD Residual Payment	50%	\$0
Other Residual Payments	0%	\$0
Other Residual Payments	0%	\$0
Other Residual Payments	0%	\$0
Other Residual Payments	0%	\$0
12% of Operating Expenses		\$321,722
Asset Mgmt./Similar Fees	3.5%	\$0
Cumulative paid Deferred Dev. Fee		\$0

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

Services grant is intended to cover the services component of operating costs and is projected to cover the gap between operating income and expenses and inflates at the rate of 3.5% per year.

Restricted or Proposed Rents?

Proposed Rents

Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
\$195,570	\$200,459	\$205,471	\$210,607	\$215,873	\$221,270
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$152,801	\$156,621	\$160,536	\$164,550	\$168,664	\$172,880
\$780,136	\$799,639	\$819,630	\$840,121	\$861,124	\$882,652
\$943,951	\$967,550	\$991,739	\$1,016,532	\$1,041,946	\$1,067,994
\$0	\$0	\$0	\$502,590	\$960,396	\$1,014,923
(\$53,000)	(\$53,000)	(\$53,000)	(\$53,000)		
\$2,019,458	\$2,071,269	\$2,124,376	\$2,681,400	\$3,248,002	\$3,359,719

Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$2,019,458	\$2,071,269	\$2,124,376	\$2,681,400	\$3,248,002	\$3,359,719

Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
\$9,779	\$10,023	\$10,274	\$10,530	\$10,794	\$11,063
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$9,779	\$10,023	\$10,274	\$10,530	\$10,794	\$11,063
\$2,009,679	\$2,061,246	\$2,114,102	\$2,670,870	\$3,237,208	\$3,348,655

Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
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\$1,985,553	\$2,055,048	\$2,126,974	\$2,201,418	\$2,278,468	\$2,358,214
\$1,553	\$1,607	\$1,663	\$1,721	\$1,782	\$1,844
\$787,747	\$815,318	\$843,854	\$873,389	\$903,958	\$935,596
\$53,000	\$53,000	\$53,000	\$53,000	\$53,000	\$53,000
\$0	\$0	\$0	\$0	\$0	\$0
\$1	\$1	\$1	\$1	\$1	\$1
\$0	\$0	\$0	\$0	\$0	\$0
\$2,827,854	\$2,924,973	\$3,025,493	\$3,129,530	\$3,237,208	\$3,348,656
(\$818,174)	(\$863,727)	(\$911,390)	(\$458,660)	(\$0)	(\$0)

Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0

Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
(\$818,174)	(\$863,727)	(\$911,390)	(\$458,660)	(\$0)	(\$0)

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

0.00	0.00	0.00	0.00	0.00	0.00
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Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0

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

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

Year 8	Year 9	Year 10	Year 11	Year 12	Year 13
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$3,475,344	\$3,595,012	\$3,718,867	\$3,847,053	\$3,979,722	\$4,117,032

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

Year 8	Year 9	Year 10	Year 11	Year 12	Year 13
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\$2,440,752	\$2,526,178	\$2,614,595	\$2,706,105	\$2,800,819	\$2,898,848
\$1,908	\$1,975	\$2,044	\$2,116	\$2,190	\$2,267
\$968,342	\$1,002,234	\$1,037,312	\$1,073,618	\$1,111,195	\$1,150,086
\$53,000	\$53,000	\$53,000	\$53,000	\$53,000	\$53,000
\$0	\$0	\$0	\$0	\$0	\$0
\$1	\$1	\$1	\$1	\$1	\$1
\$0	\$0	\$0	\$0	\$0	\$0
\$3,464,003	\$3,583,389	\$3,706,952	\$3,834,840	\$3,967,205	\$4,104,202
\$0	(\$0)	\$0	\$0	(\$0)	(\$0)

Year 8	Year 9	Year 10	Year 11	Year 12	Year 13
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0

Year 8	Year 9	Year 10	Year 11	Year 12	Year 13
\$0	(\$0)	\$0	\$0	(\$0)	(\$0)
\$0	\$0	\$0			
		\$0			
\$0	(\$0)	\$0			
\$0	\$0	\$0			
\$0	\$0	\$0			
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
0.00	0.00	0.00	0.00	0.00	0.00

Year 8	Year 9	Year 10	Year 11	Year 12	Year 13
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0



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

\$3,000,307	\$3,105,318
\$2,346	\$2,428
\$1,190,339	\$1,232,001
\$53,000	\$53,000
\$0	\$0
\$1	\$1
\$0	\$0
\$4,245,994	\$4,392,749
\$0	\$0
Year 14	Year 15
\$0	\$0
\$0	\$0
\$0	\$0
\$0	\$0
\$0	\$0
\$0	\$0
\$0	\$0
\$0	\$0
\$0	\$0
\$0	\$0
\$0	\$0
\$0	\$0
Year 14	Year 15
\$0	\$0
\$0	\$0
\$0	\$0
0.00	0.00

Year 14

Year 15

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

Certification & Legal Disclosure

On behalf of the entity identified in the signature block below, I certify that:

1. The information, statements and attachments included in this application are, to the best of my knowledge and belief, true and correct.
2. I possess the legal authority to submit this application on behalf of the entity identified in the signature block.
3. The following is a complete disclosure of all identities of interest - of all persons or entities, including affiliates, that will provide goods or services to the Project either (a) in one or more capacity or (b) that qualify as a "Related Party" to any person or entity that will provide goods or services to the Project. "Related Party" is defined in Section 10302 of the California Code of Regulations (CTCAC Regulations):

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4. As of the date of application, the Project, or the real property on which the Project is proposed (Property) is not party to or the subject of any claim or action at the State or Federal appellate level.

5. I have disclosed and described below any claim or action undertaken which affects or potentially affects the feasibility of the Project.
In addition, I acknowledge that all information in this application and attachments is public, and may be disclosed by the State.

Printed Name	Title of Signatory	Signature	Date

Legal Disclosure

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

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

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

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

Exceptions:

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

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

Civil Matters

1. Has the applicant filed a bankruptcy or receivership case or had a bankruptcy or receivership action commenced against it, defaulted on a loan or been foreclosed against in past ten years?	
2. Is the applicant currently a party to, or been notified that it may become a party to, any civil litigation that may materially and adversely affect (a) the financial condition of the applicant's business, or (b) the project that is the subject of the application?	
3. Have there been any administrative or civil settlements, decisions, or judgments against the applicant within the past ten years that materially and adversely affected (a) the financial condition of the applicant's business, or (b) the project that is the subject of the application?	
4. Is the applicant currently subject to, or been notified that it may become subject to, any civil or administrative proceeding, examination, or investigation by a local, state or federal licensing or accreditation agency, a local, state or federal taxing authority, or a local, state or federal regulatory or enforcement agency?	
5. In the past ten years, has the applicant been subject to any civil or administrative proceeding, examination, or investigation by a local, state or federal licensing or accreditation agency, a local, state or federal taxing authority, or a local, state or federal regulatory or enforcement agency that resulted in a settlement, decision, or judgment?	

Criminal Matters

6. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, involving, or that could result in, felony charges against the applicant?	
7. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, involving, or that could result in, misdemeanor charges against the applicant for matters relating to the conduct of the applicant's business?	
8. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, involving, or that could result in, criminal charges (whether felony or misdemeanor) against the applicant for any financial or fraud related crime?	
9. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, that could materially affect the financial condition of the applicant's business?	
10. Within the past ten years, has the applicant been convicted of any felony?	
11. Within the past ten years, has the applicant been convicted of any misdemeanor related to the conduct of the applicant's business?	
12. Within the past ten years, has the applicant been convicted of any misdemeanor for any financial or fraud related crime?	

Printed Name	Title of Signatory	Signature	Date

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

Project Name: 835 Turk Street

County: San Francisco

Project's Proposed Tax Credits: None

HCD Phase: Origination

Unit Size	2025 TCAC Threshold Basis Limits (TBL)	# of Units	Basis x Number of Units	TOTAL UNADJUSTED THRESHOLD BASIS LIMIT (TBL):	\$73,104,490
SRO/Studio	\$689,665	106	\$73,104,490	TOTAL HCD ADJ. THRESHOLD BASIS LIMIT:	\$96,497,927
1 Bedroom	\$795,177	0	\$0	Adjusted Threshold Basis Limit multiplied by 160%:	\$154,396,683
2 Bedrooms	\$959,200	0	\$0	HCD HIGH COST TEST RESULT FOR: 835 Turk Street	0%
3 Bedrooms	\$1,227,776	0	\$0		
4+ Bedrooms	\$1,367,819	0	\$0		
Total Eligible Basis					\$0

Manager Units in Project:	0	TOTAL UNITS:	106
---------------------------	---	--------------	-----

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

(A)	Adjustment for Projects paid in whole or part out of public funds subject to a legal requirement for the payment of state or federal prevailing wages or financed in part by a labor-affiliated organization requiring the employment of construction workers who are paid at least state or federal prevailing wages (20%).			Yes	\$14,620,898		
	For Projects certifies that (1) they are subject to a Project labor agreement within the meaning of §2500(b)(1) of the Public Contract Code, or (2) they will use a skilled and trained workforce as defined by §25536.7 of the Health and Safety Code to perform all onsite work within an apprenticeable occupation in the building and construction trades (5%).			No	\$0		
(B)	For New construction Projects required to provide parking beneath residential units (not "tuck under" parking) or through construction of an on-site parking structure of two or more levels (10%).			No	\$0		
(C)	For Projects where a day care center is part of the development (2%).			No	\$0		
(D)	For Projects where 100 percent of the units are for Special Needs populations (2%).			Yes	\$1,462,090		
(E)	Project applying under §10325 or §10326 of the TCAC regulations that includes one or more of the features below (up to 10%).			No	\$0		
(F)	Project requires seismic upgrading of existing structures, and/or requires toxic or other environmental mitigation as certified by the Project architect/ engineer (lesser of costs or 15% basis adjustment).			No	\$0		
	If Yes, select type of work:	Enter Certified Costs of Work:					
(G)	Local development impact fees required to be paid to local government entities. Certification from local entities assessing fees also required. WAIVED IMPACT FEES ARE INELIGIBLE.			No			
(H)	Projects where at least 95% of the Project's upper floor units are serviced by an elevator (10%).			Yes	\$7,310,449		
(I)	Projects wherein at least 95% of the building(s) is constructed as Type I as defined in the California Building Code, in which case, the Type III 10% increase below is not allowed (15%).			No	\$0		
(J)	Projects wherein at least 95% of the building(s) is constructed as (1) a Type III as defined in the California Building Code, or (2) a Type III/Type I combination, in which case, the Type I 15% increase above is not be allowed (10%).			No	\$0		
(K)	Projects within a county with an unadjusted 9% threshold basis limit for a 2-bedroom unit equal or less than \$500,000 and within a census tract designated on the TCAC/HCD Opportunity Map as Highest or High Resource (10%).			No	\$0		
	County Eligibility:	No	TCAC/HCD Opportunity Area Map Tract ID #:	6077003111	Opportunity Map Resource Level: High Resource		

End of Document

2025 BASIS LIMITS

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

2 4
3 5
4 6
5 7
6 8

HCD 2024 Developer Fee Calculator - 04/03/2024

TCAC regulations - 04/03/2024

Project Name: 835 Turk Street
Project Phase: Origination

ADMINISTRATIVE NOTICE NO. 24-03

Per "ADMINISTRATIVE NOTICE NO. 24-03", does the proposed Project have a previous HCD award to which the new Developer Fee not apply?

Developer Fee Summary		TCAC Project #	N/A
	HCD Limit	Project Amt.	
Maximum Total Developer Fee - 2d	\$0	\$948,787	\$948,787
Max Developer Fee payable from development funding sources	\$0	\$948,787	\$948,787
Deferred Developer Fee payable on a priority basis from available Cash Flow	\$0	\$0	
Deferred Developer Fee payable exclusively from Sponsor Distributions	\$0	\$0	

Total Budgeted or Actual Developer Fee: \$948,787 Developer Fee Contributed as Capital: \$0 Deferred Developer Fee: \$0

Proposed Project Type: No Tax Credits Project's type of construction:

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

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

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

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

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

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

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

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

c. All other projects UMR §8312(a)(3)

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

Maximum allowable Developer Fee \$0

No

Instructions: In the yellow shaded cells, enter the amount amount from the program overview tabs.	Total Requested Capital Award
The tool will auto-calculate what the per unit should be for.	Capital Baseline Award - Progr
	If amount exceeds \$100,000, applic

Instructions: In the yellow shaded cells, enter the number of HK+ Assisted Veteran Units	
The tool will auto-calculate what max eligible amount. For Veteran Op Award bonus.	

Match Calculator

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

Veteran Operating Award Calculator

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

tribution - Program Overview, W6	\$ 5,200,000
tribution match with what is needed?	Yes
do not match, then the Local Capital Match Per Unit , X5) will need to adjusted to Local Match Needed for Each Unit	

§305. Scoring Criteria

In addition to meeting the other minimum Homekey+ Program Requirements outlined in [Appendix A](#), Points earned from the application scoring criteria will be incorporated into the project report. The report accurately represents the Project and is achievable. By earning these points, the Applicant certifies that the information is based on the following:

1. Site Control (Up to 20 Points)

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

- a. letter of intent, an exclusive negotiating agreement, ground lease, etc.). **NOTE:** If the site control is a letter of intent, the applicant must provide the type.

Type of site control	1	Enforceable Option to Lease or Purchase
Type of site control	2	
Type of site control	3	
Type of site control	4	
Type of site control	5	

2. Cost Containment (Up to 15 Points)

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

Total Units Total HK+ Development Cost

- b. Utilizing Publicly Owned Land: **5 points** will be awarded to Project that is located on Surplus Land by a local agency.

New Construction or Conversion Project?

Is Project located on a site selected under Excess Sites ([Executive Order N-06-17](#))?

3. Sustained Operating Leverage (Up to 45 Points)

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

- a. Score is based on weighted subsidy type, percentage of costs covered, and length of commitment to the Homekey+ Program. See [§400](#) on the process and determination for Project

Does the

- Project operation subsidies: Up to one (1) point for each year through year five

Applicant certifies that for each point assigned below, documentation meeting the requirements for verification/score purposes?

Complete sheets "Operating Budget" & "Cash Flow) before this chart.			Yes
Subsidy Name	Subsidy Type	Weight	Yes
N/A			
N/A			
N/A			
N/A			
Operating Subsidies (PHACS)	Committed Operating Subsidy	1.00	5
Operating Subsidies (HSH Supportive S	Committed Operating Subsidy	1.00	5
Operating Subsidy (LOSP)	Committed Operating Subsidy	1.00	1
Operating Subsidy (LOSP)	Committed Operating Subsidy	1.00	1
Operating Subsidy (LOSP)			
N/A			
N/A			
N/A			

Fundi

b. Homekey+ Award Utilization:

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

- Two (2) points for each 10% increment of Maximum Eligible Homekey+ Operat
Maximum Eligible Award amount (for this Project) for Homekey operating fu
Homekey+ Operating Award/request for this Project \$3,561,599
- No Homekey+ Operating Award Requested **(20 points)**

c. Mental Health Services Act or Behavioral Health Services Act funds committed t meeting the EFC requirements in Article VII of this NOFA. (10 points)

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

4. Experience and Coordination (Up to 40 Points)

a. Demonstration of Applicant or member(s) of development team's experience in c proposed Project. NOTE: §300-303 of this NOFA further outline threshold exper

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

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

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

- Documented evidence of LSP's experience helping persons address barriers to Project. The LSP may be an Applicant, or a member of the development team d with the specific population(s) with Behavioral Health Challenges housed within t
- b. veterans, Homeless Youth, Chronically Homeless) and must describe how the S races, ethnicities, sexual orientations, gender identities, gender expressions, age requirements.

- One point awarded for each year of service experience, after 3 years. (up to 10

How many lines/rows would you need to show the LSP experience? 5

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

5	Five Keys Schools and Programs	Yes	Home Free Treasure Island, 1431 Halibut Court, San Francisco CA 94130	11/1/2020	11/1/2020
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- c. Commitment letter(s), MOU(s) or other formal agreement between the Primary development and management team (which includes the Applicant, developer, p Applicants are encouraged to complete due diligence checklists to ensure all me

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

5. Community Impact (Up to 40 Points)

- a. Assisted Units include units for large family housing types (10 points)

- At least 25% of the Assisted Units in the Project shall be two-bedroom or large

Points will be provided based on just this single **TCAC Regulation (4 CCR § 103**

Percentage of Assisted Units with **two-bedroom** or larges Units

0.0

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

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

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

Select "Yes" to **only one** of the items below, leave all other blank or "No" answe

Total Homekey Assisted Units

53

Number o

- At least 25% of Assisted Units restricted (3 points)

No

- At least 50% of Assisted Units restricted (5 points)

No

- At least 75% of Assisted Units restricted (10 points)

No

- 100% of Assisted Units restricted (20 points)

Yes

53

- c. The extent to which the Project commits to being accessible to persons with dise

- Exceeds the state and federal accessibility requirements set forth in §508, spe persons with mobility disabilities, as defined in 24 C.F.R. §8.22 and the parallel

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

- A minimum of 10 percent of units with features accessible to persons with hear and CBC Chapter 11B provisions. (5 points)

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

6. Site Selection (Up to 40 Points)

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

Site Selection (**Up to 12 points**; for Rural Projects: **up to 16 points**; for Youth Projects: **up to 10 points**)

- a.** Is the Project site located within 1/2 mile of a bus rapid transit station, light rail station, or commuter rail station? (**up to 2 points**)

The Project site is in proximity to essential services:

- b.** Grocery store – a full-scale grocery store/supermarket where staples, fresh meat, and produce are sold. (**up to 2 points**)

The Project site is in proximity to

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

- c.** Health facility – a medical clinic (not merely a private doctor's office) with a physician on staff, a mental health clinic, a substance abuse treatment center, a dental clinic, a physical therapy clinic, a behavioral health clinic, a week, or hospital (health facilities operated by Veterans Health Administration or a local health department). (**up to 2 points**)

The Project site is in proximity to

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

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

The Project site is in proximity to

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

The Project site is in proximity to

- f.** A public park or a community center accessible to the general public. (**up to 1 point**)

The Project site is in proximity to

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

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

File Name:	54. High Speed Internet	Provide documentation of high speed internet service
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- h.** For Projects with units serving Homeless Youth: community colleges, universities, parenting youth, and/or community centers for youth (e.g., LGBTQ+ centers, drug and alcohol treatment centers, etc.). (**up to 2 points**)

Number of Homekey Assisted Units for Homeless Youth

7. Relocation Impacts (Up to -20 Points)

- a. For any Project resulting in the permanent displacement of residents (not business owners), does the proposed Project trigger State Relocation Assistance Law? ☐ Yes ☐ No
Will the proposed Project be resulting in the permanent displacement of residents?

8. Negative Points

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

General NOTE: In the event of program oversubscription, where Applicants have the same number of points, the following factors will be used to determine selection, including, but not limited to, cost-effectiveness, community impact (i.e. meeting the needs of the community, housing types, tenant stability and proximity to transit, and services and amenities).

End

Total Project/**Self** Score: **110.69**
 Total **Possible** Score: **176.00**

Article III, Applicants must score a minimum of 100 points to be eligible for funding.
 port and the Standard Agreement. Applicants should select criteria based on what
 t commits to the deliverable throughout the tenure of Homekey+ Project. Scores will be

a plan and timeline for obtaining site control along with other supporting evidence (e.g.,
 §300-303 of this **NOFA** further outline site control requirements related to specific Project

20
20

	20

per door of \$200,000, one (1) point will be assigned for every \$10,000 under the baseline

0

Average total cost per Assisted Unit

\$240,187

 Points Assigned

0

d on a site selected under Excess Sites (**Executive Order N-06-19**) or any land declared

0

19) or any land declared as Surplus Land by a local agency?

No

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

18

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

13.69

the proposed project score at least 10 points to be prioritized by the Homekey+ Program .
 en (15). **(up to 15 points)**

Yes

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

Yes

Early score -->		0.72	0.71	0.70	0.70	0.86	1.00
Years	# Units	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
		0	0	0	0	0	0
		0	0	0	0	0	0
		0	0	0	0	0	0
		0	0	0	0	0	0
5	106	149,074	152,801	156,621	160,536	164,550	168,660
5	106	761,108	780,136	799,639	819,630	840,121	861,121
5	106	920,928	943,951	967,550	991,739	1,016,532	1,041,900
5	106	0	0	0	0	502,590	960,390
		-53,000	-53,000	-53,000	-53,000	-53,000	0
		0	0	0	0	0	0
		0	0	0	0	0	0
		0	0	0	0	0	0
Totaling Required		2,552,758	2,642,062	2,734,537	2,830,295	2,929,453	3,032,100
Gap		(774,648)	(818,174)	(863,727)	(911,390)	(458,660)	(0)

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

4

Operating Award not utilized.

Funds.

\$4,452,000

Percentage of Unutilized Amount

20.00%

Applicant requesting an operating Homekey+ subsidy award

Yes

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

0

Does the Project have any other funding sources committed to the Project?

No

40

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

Requirement (development, ownership, or operation of affordable rental housing or target Population). (up to 15 points)

15

Requirement (development, ownership, or operation of affordable rental housing or interim population)?

Yes

Housing Type	Target Population	Other Population Type(s)	# of Units restricted to Target Population	Applicants responsibilities	Completion of Development, Ownership dates, or Operation dates.
Affordable Rental	Homeless		121	Ownership	12/2/2020
Interim housing	Homeless		74	Ownership	12/1/2022
Affordable Rental	Homeless	Families	120	Ownership	3/1/2023

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

0 points)

10

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

Conversion	12.00	Interim Housing	At-Risk of Homelessness	Mature women survivors of trauma and	12	4.58
------------	-------	-----------------	-------------------------	--------------------------------------	----	------

and Co-Applicant(s) and/or other involved partners documenting how the complete property manager, LSP, etc.) are connected and will work together on the Project. Members of the team are aware of roles and responsibilities. (15 Points)	15
ated above, be sure to include all as described therein this	Uploaded to HCD? Yes

20

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

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

0%

east 450 square feet and two bedroom Low-Income Units must include at least 700 at least 900 square feet of living space and four-bedroom Low-Income Units shall include with the requirements of another governmental agency to which the project is subject to retion of the Executive Director prior to the application submission. Bedrooms shall be adequately sized to accommodate families based on two persons per bedroom;	N/A
---	-----

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

income limits at year 15 from the recordation of the Affordability Covenant, as described in	Yes
--	-----

r.

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

abilities. (up to 10 points)	0
------------------------------	---

cifically providing a minimum of 15 percent of units with features accessible to
ADAAG 2010 and CBC provisions; (5 points)

or persons with mobility disabilities 0 0% of total Project Units
ing or vision disabilities, as defined in 24 CFR Part 8.22 and the parallel ADAAG 2010

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

13

is map with the amenities identified by markers	Uploaded to HCD?	Yes
---	------------------	-----

 ts: **up to 15 points**)

4

station, commuter rail station, ferry terminal, bus station, or public bus stop? (4 points)

Yes

 it, and fresh produce are sold. (**up to 2 points**)

2.00

gross interior square feet.

 ician, physician's assistant, or nurse practitioner on-site for a minimum of 40 hours each
 alify if project is veteran serving). (**up to 1 point**)

1.00

ents, or Health Care for the Homeless, or have an equally comprehensive subsidy

1.00

s)

2.00

oint)

1.00

 gabits/second must be made available to each Unit for a minimum of 15 years, free of
 service date. Documentation of internet availability must be included in the application.

2.00

ice as described above?

Yes

high speed internet availability.	Uploaded to HCD?	Yes
-----------------------------------	------------------	-----

 s, trade schools, apprenticeship programs, employment programs, childcare centers for
 op-in youth centers). (up to 2 points)

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

No

0

esses or farm operations).

es

Total Project Units

106

nts?

No



3 [Negative Points Policy.](#)

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

	1.00	1.00	1.00	1.00	1.00	1.00	
3	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Y
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
4	172,880	177,202	181,632	186,173	190,827	195,598	20
4	882,652	904,718	927,336	950,520	974,283	998,640	1,0
46	1,067,994	1,094,694	1,122,061	1,150,113	1,178,866	1,208,337	1,2
6	1,014,923	1,071,928	1,131,511	1,193,778	1,258,837	1,326,801	1,3
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
29	3,138,450	3,248,542	3,362,541	3,480,583	3,602,812	3,729,376	3,8
	(0)	0	(0)	0	0	(0)	

1.00	1.00	1.00
Year 13	Year 14	Year 15
0	0	0
0	0	0
0	0	0
0	0	0
00,488	205,500	210,638
023,606	1,049,196	1,075,426
238,546	1,269,509	1,301,247
397,788	1,471,920	1,549,323
0	0	0
0	0	0
0	0	0
0	0	0
360,427	3,996,125	4,136,633
(0)	0	0

Local Approvals and Environmental Review Verification

To the Applicant: Submit this form to the agency or department of local government responsible for administration of the items listed. This form may be submitted to more than one agency or department if necessary. If an item is not required, include the reason why in box provided.

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

To the local jurisdiction: The Applicant named above has submitted an application to the State Dept. of Housing and Community Development (HCD) requesting funding for the Project named above, under the Homekey+ Program. Projects submitted for program funding are subject continuous, over the Counter basis, with exceptions noted in Section 400. Project readiness is a component of that process. Verification of items listed below will be used in evaluating Homekey+ applications.

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

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

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

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

Dated: 5/8/2025

Statement Completed by (please print):	Carly Grob
Signature:	
Title:	Principal Planner
Agency or Department:	San Francisco Planning Department
Agency or Department Address:	49 S. Van Ness Ave., Suite 1400
Agency or Department Phone:	(628) 652-7600

Full list of Uploads

Green checkmark

X mark, near responsibility

FILE NAME	FILE DESCRIPTION
-----------	------------------

HCD Excel Application

File Name	01. HK Application Workbook	HK Application Excel Workbook.	Included	✓
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"Project Overview" Sheet/Tab

File Name	02a. App1 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Included	✓
File Name	02b. App1 Authorizing Resolution	Authorizing Resolution	Included	✓
File Name	02c. App1 Signature Block	Signature Block - upload in Microsoft Word Document.	Included	✓
File Name	02d. App1 TIN Form	Completed Government TIN form.	Included	✓

File Name	03a. Co-App1 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Included	✓
File Name	03b. Co-App1 OrgDoc1, Co-App1 OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Included	✓
File Name	03c. Co-App1 Authorizing Resolution	Authorizing Resolution	Included	✓
File Name	03e. Co-App1 Signature Block	Signature Block - upload in Microsoft Word Document.	Included	✓
File Name	03f. Co-App1 Cert of Good Standing	Dated 30 days or less from the application due date.	Included	✓
File Name	03g. Co-App1 EIN Verification	EIN Verification (IRS form SS-4) (except jurisdictions)	Included	✓
File Name	03h. Co-App1 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Included	✓
File Name	03i. Co-App1 Payee Data Record	Completed Payee Data Record.	Included	✓
File Name	03j. Co-App1 TIN Form	Completed Government TIN form (jurisdictions only).	Included	✓

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

File Name	05a. Co-App3 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Not Applicable	✗
File Name	05b. Co-App3 OrgDoc1, Co-App3 OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Not Applicable	✗
File Name	05c. Co-App3 Authorizing Resolution	Authorizing Resolution	Not Applicable	✗
File Name	05e. Co-App3 Signature Block	Signature Block - upload in Microsoft Word Document.	Not Applicable	✗
File Name	05f. Co-App3 Cert of Good Standing	Dated 30 days or less from the application due date.	Not Applicable	✗
File Name	05g. Co-App3 EIN Verification	EIN Verification (IRS form SS-4) (except jurisdictions)	Not Applicable	✗
File Name	05h. Co-App3 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Not Applicable	✗
File Name	05i. Co-App3 Payee Data Record	Completed Payee Data Record.	Not Applicable	✗
File Name	05j. Co-App3 TIN Form	Completed Government TIN form (jurisdictions only).	Not Applicable	✗
File Name	06a. Co-App4 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Not Applicable	✗
File Name	06b. Co-App4 OrgDoc1, Co-App4 OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Not Applicable	✗
File Name	06c. Co-App4 Authorizing Resolution	Authorizing Resolution	Not Applicable	✗
File Name	06e. Co-App4 Signature Block	Signature Block - upload in Microsoft Word Document.	Not Applicable	✗
File Name	06f. Co-App4 Cert of Good Standing	Dated 30 days or less from the application due date.	Not Applicable	✗
File Name	06g. Co-App4 EIN Verification	EIN Verification (IRS form SS-4) (except jurisdictions)	Not Applicable	✗
File Name	06h. Co-App4 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Not Applicable	✗
File Name	06i. Co-App4 Payee Data Record	Completed Payee Data Record.	Not Applicable	✗
File Name	06j. Co-App4 TIN Form	Completed Government TIN form (jurisdictions only).	Not Applicable	✗
File Name	07a. MGP Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Not Applicable	✗
File Name	07b. MGP OrgDoc1, MGP OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Not Applicable	✗
File Name	07c. MGP Resolution	Authorizing Resolution.	Not Applicable	✗
File Name	07e. MGP Signature Block	Signature Block - upload in Microsoft Word Document.	Not Applicable	✗
File Name	07f. MGP Cert of Good Standing	Dated 30 days or less from the application due date.	Not Applicable	✗
File Name	07g. MGP Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Not Applicable	✗
File Name	07h. MGP Payee Data Record	Completed Payee Data Record.	Not Applicable	✗
File Name	08a. AGP1 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Not Applicable	✗
File Name	08b. AGP1 OrgDoc1, AGP1 OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Not Applicable	✗
File Name	08c. AGP1 Resolution	Authorizing Resolution.	Not Applicable	✗

File Name	08e. AGP1 Signature Block	Signature Block - upload in Microsoft Word Document.	Not Applicable	✗
File Name	08f. AGP1 Cert of Good Standing	Dated 30 days or less from the application due date.	Not Applicable	✗
File Name	08g. AGP1 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Not Applicable	✗
File Name	08h. AGP1 Payee Data Record	Completed Payee Data Record.	Not Applicable	✗
File Name	09a. AGP2 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Not Applicable	✗
File Name	09b. AGP2 OrgDoc1, AGP2 OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Not Applicable	✗
File Name	09c. AGP2 Resolution	Authorizing Resolution.	Not Applicable	✗
File Name	09e. AGP2 Signature Block	Signature Block - upload in Microsoft Word Document.	Not Applicable	✗
File Name	09f. AGP2 Cert of Good Standing	Dated 30 days or less from the application due date.	Not Applicable	✗
File Name	09g. AGP2 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Not Applicable	✗
File Name	09h. AGP2 Payee Data Record	Completed Payee Data Record.	Not Applicable	✗
File Name	10a. MLLC Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Included	✓
File Name	10b. MLLC OrgDoc1, MLLC OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Included	✓
File Name	10c. MLLC Resolution	Authorizing Resolution.	Included	✓
File Name	10e. MLLC Signature Block	Signature Block - upload in Microsoft Word Document.	Included	✓
File Name	10f. MLLC Cert of Good Standing	Dated 30 days or less from the application due date.	Included	✓
File Name	10g. MLLC Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Included	✓
File Name	10h. MLLC Payee Data Record	Completed Payee Data Record.	Included	✓
File Name	11. LLC OA	Operating Agreement	Included	✓
File Name	11. LP-1	Certificate of Limited Partnership (LP-1)	Not Applicable	✗
File Name	11. LP-2	Amendment to Certificate of Limited Partnership (LP-2)	Not Applicable	✗
File Name	11. LPA	Limited Partnership Agreement	Not Applicable	✗
File Name	12. Letter local county BHD	Provide the Department with letter from the local county behavioral health department describing the support for the Project (capital, operating or service commitments, referrals, stakeholder collaboration, etc.)	Included	✓
File Name	13. Unsuccessful tax credit-bonds	Provide evidence if your unsuccessful application for tax credit/bonds.	Not Applicable	✗
File Name	14. Existing HCD Award	Provide a copy of your existing HCD award letter - Upload as Capital EFCs	Not Applicable	✗
File Name	15. Tax Credit Reservation	If the Project has already received a tax credit reservation, upload documentation - Upload as Capital EFCs	Not Applicable	✗
File Name	16. Utility allowance	Schedule of utility allowances.	Not Applicable	✗
File Name	17. CES Participation, CoC and Subsidy Form	Provide a plan for tenant selection, and it shall be reasonably detailed and comprehensive.	Included	✗
File Name	18. Relocation Plan	Relocation Plan.	Included	✓
File Name	19. CEQA	Copy of CEQA Determination Documents (if applicable).	Included	✓

File Name	20. NEPA	NEPA Authority to Use Grant Funds issued by the Responsible Entity if the project is proposing use of federal funds. Note: Not required at time of application, but required prior to disbursements.	Not Applicable	✗
"Max Funds & Unit Mix" Sheet/Tab				
File Name	21. Funding Limit Exemption Form	Provide justification for the need in excess funding above the funding limits. Applicants asserting the Project is in a high-cost area shall provide data from HUD, the United States Census Bureau, or another authoritative source to validate the assertion.	Not Applicable	✗
"Supportive Services Plan" Sheet/Tab				
File Name:	22. LSP Contract	Lead Service Provider Contract, Agreement or Letter of Intent.	Included	✓
File Name:	22. LSP NonApplicant Contract	Lead Service Provider Contract, Agreement or Letter of Intent (non-Applicant provider).	Included	✓
File Name:	23. LSP resumes	Provide resumes of Supportive Services staff who will be overseeing Case Managers on the Project. Not required for Assisted Units with Veterans Affairs Supportive Housing (HUD-VASH) vouchers	Included	✓
File Name	24. Property Management Plan	Submit Property Management Plan and Tenant Selection Policies	Included	✓
"Threshold Requirements" Sheet/Tab				
File Name	25. Tribal Entity Waiver	Modifications or waivers as provided for in HSC §50406, subdivision (p) (Assembly Bill 1010 (Chapter 660, Statutes of 2019).	Not Applicable	✗
File Name	26. Project Ownership Structure	Provide a "Project Ownership Structure" chart.	Included	✓
File Name	27. Non-Discrimination Policy	Provide a non-discrimination policy.	Included	✓
File Name	28. Equity Statement	Provide Racial & Gender Equity statement by answering the above question.	Included	✓
File Name	29. Engaging the Target Population Statement	Provide a response to the question above.	Included	✓
File Name	30. Site Control	Documentation of site control in accordance with UMR §8303, including a summary explanation of site control and values for applications with multiple or non-contiguous parcels, scattered sites, lot line adjustments, phased projects, or other complex land and acquisition transactions, see Article III, §300(x)(a-h).	Included	✓
File Name	31. Indian Country Verification	Documentation verifying land is located in Indian Country as defined by 18 USC 1151.	Not Applicable	✗
File Name	32. Fee or Trust Land Verification	Documentation verifying land is located on Fee or Trust Land.	Not Applicable	✗
File Name	33. Project Use Change - Lot Split	For Projects that require a use change, lot split or other local approvals for permanent housing, include a commitment and plan to facilitate or expedite those processes, to not delay expenditure and occupancy requirements.	Included	✓
File Name	34. Preliminary Title Report	Provide a preliminary report dated within 90 days of application due date. For projects developed in Indian country, an attorney's opinion regarding chain of title and current title status is acceptable in lieu of a title report.	Included	✓

File Name	35. Development Plan	Provide a detailed development plan that supports acquisition of a site, completion of rehabilitation or construction, occupancy, and fund expenditure before all program deadlines, factoring in entitlements, permits, procurement, potential construction delays and supply chain issues, and demonstrates evidence of strong organizational and financial capacity to develop the Project.	Included	✓
File Name	36. Appraisal	Applicants shall provide an appraisal prepared no earlier than 12 months prior to application submission date for all Projects seeking acquisition funds from Homekey+ or if property value will be used as local match. The appraisal must comply with the Homekey+ requirements outlined in the Homekey+ Appraisal Guidance document, which will be available on the Homekey+ website.	Not Applicable	✗
File Name	37. Rehab Description	Narrative description of current condition of structure(s) and overall scope of work.	Included	✓
File Name	38. PNA or CAN	PNA or CNA prepared by a qualified independent third-party contractor.	Included	✓
File Name	39. Market Study	Provide a Market Study dated within the 12 months from Application submission.	Not Applicable	✗
File Name	40. Env. Report 1	Environmental Site Assessment Phase I (prepared or updated no earlier than 12 months prior to the application due date).	Included	✓
File Name	41. Env. Report 2	If Environmental Site Assessment Phase I requires a Phase II study, submit a Phase II (prepared or updated no earlier than 12 months prior to the application due date).	Not Applicable	✗
File Name	42. Relocation narrative	Applicant's Relocation Assistance Narrative shall include or identify the following: §300(xvii)(a-i)	Included	✓
File Name	43. EFC #1, EFC #2, etc.	Provide a letter or other document for all funding commitments for development and operating sources.	Included	✓
File Name	44. Housing First Statement	Provide relevant experience administering a Project in accordance with the core components of Housing First (Welfare & Institutions Code § 8255).	Included	✓
File Name	45. One-for-one Replacement	Provide a letter of commitment to ensure one-for-one replacement of units.	Included	✓
File Name	46. Existing Unit Mix	Provide an existing unit mix of the current site including residential/commercial shared space. (Units, kitchens, rooms, bathrooms, Unit Amenities/Features, parking spaces, etc.	Included	✓
File Name	47. Aerial Site Map	Provide an aerial map indicating the original target housing location and all proposed housing location(s).	Included	✓
File Name	48. Justification outside the neighborhood	Provide justification explaining why it is necessary to locate this replacement housing outside the target neighborhood (i.e., offsite) and how doing so supports and enables the Target Population to maintain housing.	Not Applicable	✗

"Scoring" Sheet/Tab

File Name:	49. Excess state-owned property	Provide documentation/agreement for ground lease with the state to create affordable housing on Excess state-owned property.	Not Applicable	✗
File Name:	50. Local Surplus Land	Provide documentation that the proposed Project is located on a site designated as surplus land by a local government. For written compliance with the Surplus Land Act – either an exempt surplus findings letter or standard surplus disposition findings letter from HCD.	Not Applicable	✗

File Name:	51. MHSA/BHSA letter	Provide a letter from the local county behavioral health department meeting the EFC requirements in Article VII of this NOFA.	Not Applicable	✗
File Name:	52. Commitment Letters, MOU(s) or other formal agreement	Provide documentation as stated above, be sure to include all as described therein this section.	Included	✓
File Name:	53. Amenities Map	If applicable, provide a radius map with the amenities identified by markers	Included	✓
File Name:	54. High Speed Internet	Provide documentation of high speed internet availability.	Included	✓

"Certification & Legal" Sheet/Tab

File Name	55. Cert-Legal Explanation	Letter of explanation for any "Yes" answers or red shaded items above. Copy this sheet and upload separate from the application.	Included	✗
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OTHER

File Name	56. Other 1, Other 2, Other 3, etc.	Any other documentation that would assist HCD to understand and/or assist with Threshold, Scoring, or Program Requirements.	Included	✓ Only
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mark =
is not
of the

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

Homekey+ Project Report

Project Name:

835 Turk Street

Project Address:

835 Turk Street

Project City:

San Francisco

State:

CA

Zip:

94102

Project County:

San Francisco

Homekey+ Region:

Bay Area

Applicant #1 Name:

The City and County of San Francisco

Type Of Organization:

City and County

Applicant #1 Authorized Rep:

Shireen McSpadden

Title:

Executive Director

Applicant #1 Address:

440 Turk Street

Applicant #1 City:

San Francisco

State:

CA

Zip:

94102

Co-Applicant #1 Name:

835 Turk LLC

Type Of Organization:

Nonprofit Corporation

Co-Applicant #1 Authorized Rep:

Steve Good

Title:

President & CEO

Co-Applicant #1 Address:

320 13th Street, 2nd Floor

Co-Applicant #1 City:

Oakland

State:

CA

Zip:

94612

Co-Applicant #2 Name:

Five Keys Schools and Programs

Type Of Organization:

Nonprofit Corporation

Co-Applicant #2 Authorized Rep:

Steve Good

Title:

President & CEO

Co-Applicant #2 Address:

320 13th Street, 2nd Floor

Co-Applicant #2 City:

Oakland

State:

CA

Zip:

94612

Prepared By:

Zulema Alvarez

PDI Housing Representative

Other HCD Funding Sources:

No

Eligible Applicant is new Homekey Awardee?

Yes

Gap Financing Project:

No

New Construction Cost Containment Project:

No

Rural Project:

No

Scattered Site Project:

No

Homekey+ Capital Award

\$12,729,907

Homekey+ Award for Relocation

\$1,000,000

Homekey+ Operating Award

\$3,561,599

Homekey+ Veteran Units Addtl. Operating Award

\$0

Total Homekey+ Award

\$17,291,506

Project Summary

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

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

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

Project Description

Project Type:

Permanent Housing

Eligible Uses:

Rehabilitation

Eligible Project:

Multifamily rental housing Projects

Relocation Award

Yes

Operating Award

Yes

Number of Doors at Acquisition:

114

Total Homekey Units Proposed in the Project:

106

Total Homekey+ Assisted Units:

53

Number of Manager Units:

0

Units for the Homekey+ Target Population:

53

Units for Veterans with a Behavioral Health Challenge:

0

Units for Youth Experiencing or at Risk of Homelessness with a Behavioral Health Challenge:

0

Homekey+ Baseline Capital Award:

\$12,729,907

Homekey+ Capital 1:1 Match:

\$0

Total Homekey+ Capital Award:

\$12,729,907

Homekey+ Award for Relocation:

\$1,000,000

Homekey+ Operating Award:

\$3,561,599

Homekey+ Veteran Units Additional. Operating Award

\$0

Total Homekey+ Award:

\$17,291,506

Property Manager:

Five Keys Schools and Programs

General Contractor:

D & H Construction

Supportive Services Provider:

Five Keys Schools and Programs

Architect:

Saida and Sullivan Design Partners

Consultant:

Tenderloin Neighborhood Development Corporation

Construction Start Date:

12/8/2025

Construction Completion Date:

12/1/2026

Site Control:

Leasehold interest on the property with provisions that enable encumber the property.

Project and Unit Amenities/Features:

Kitchenettes included?

No

If yes, how many units?

0

Number of parking spaces:

0

Number of elevators:

2

No. of residential buildings:

1

Common area (sq. ft.):

14,720

Land area (acres):

0.16

Total residential area (sq. ft.):

54,912

Sources of Development Funds

NOFA: November 26, 2024; and subsequently amended on January 31, 2025, and August 7,2025

1 of 3

City and County of San Francisco-835 Turk Street

NOFA: November 26, 2024; and subsequently amended on January 31, 2025, and August 7, 2025 2 of 3 City and County of San Francisco-835 Turk Street

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

Other Project Information

Sponsor Experience:

The City and County of San Francisco's Department of Homelessness and Supportive Housing (HSH) launched on July 1, 2016. The department combines key homelessness-serving programs and contracts from the Department of Public Health (DPH), Human Services Agency (HSA), Mayor's Office of Housing and Community Development (MOHCD), Department of Children Youth and Their Families (DCYF). This consolidated department focuses on preventing and ending homelessness in San Francisco. HSH has had success with 8 prior Homekey Awards. PSH offers tenants long-term affordable housing with a range of supportive services, including case management and housing retention assistance. Tenants pay up to 30% of their income in rent.

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

Environmental Risks:

A Phase I Site Assessment dated April 25, 2025 was prepared by Ryan Kau with SCA Environmental, Inc. in accordance with ASTM Standard E 1527-13, which revealed no recognized environmental condition (REC). While no RECs as defined by ASTM methodology, these are significant considerations for future redevelopment activities: 1) Potential presence for Asbestos-Containing materials and asbestos-containing construction materials. 2) Confirmed presence of lead-containing paints and lead-based paints, coating and building materials. 3) Presence of mercury lamps in the buildings. 4) Presence of lighting ballasts and building materials that may contain PCBs

A Phase II is not required.

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

Note: Project is exempt from NEPA requirement.

Relocation:

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

Special Conditions:

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

Applicant Acknowledgement
Final Project Report

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

Project Name: 835 Turk Street	Entity Represented: The City and County of San Francisco		
Eligible Applicant Name: Shireen McSpadden	Applicant Title: Executive Director		
Eligible Applicant Signature: <i>Shireen McSpadden</i>	Date: 10.27.2025		
Co-Applicant 1 Name: Steve Good	Co-Applicant 2 Name: Steve Good	Co-Applicant 3 Name:	Co-Applicant 4 Name:
Title: President & CEO	Title: President & CEO	Title:	Title:
Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	Signature:	Signature:
Date: 10.27.2025	Date: 10.27.2025	Date:	Date:

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF STATE FINANCIAL ASSISTANCE**


651 Bannon St, Suite 400
Sacramento, CA 95811
www.hcd.ca.gov



November 26, 2024

Amended January 31, 2025

MEMORANDUM FOR: Potential Applicants

FROM: Jennifer Seeger, Deputy Director
Division of State Financial Assistance 

SUBJECT: **Homekey+ Program
2024 Notice of Funding Availability**

The California Department of Housing and Community Development (HCD or Department), in collaboration with the California Department of Veterans Affairs (CalVet), is pleased to announce the **availability of approximately \$2.145 billion of Homekey+ grant funding** through this Notice of Funding Availability (NOFA).

Proposition 1, passed by California voters in March 2024, is a critical step in advancing the state's goals to reduce homelessness and protect our most vulnerable populations through important changes to the Mental Health Services Act (MHSA). Proposition 1 includes the Behavioral Health Services Act (BHSA) and the Behavioral Health Infrastructure Bond Act (BHIBA). Homekey+ is the Permanent Supportive Housing component of the BHIBA.

Homekey+ will support the development of Permanent Supportive Housing for Veterans and individuals with mental health or substance use disorder challenges who are at-risk of or experiencing homelessness. Building on the success of both [Roomkey](#) and approximately \$3.572 billion awarded over three rounds of [Homekey](#), Homekey+ continues a statewide effort to sustain and rapidly expand Permanent Supportive Housing for persons experiencing homelessness.

Like other programs administered by the State of California that serve people experiencing homelessness, Homekey+ requires the use of Housing First, which is an evidenced-based model that quickly and successfully connects individuals and families experiencing homelessness to permanent housing without preconditions and barriers to entry or continued tenancy, such as sobriety, treatment or service participation requirements. With safe, affordable housing, and supportive services to address Behavioral Health Challenges, California's most vulnerable residents will have the foundation they need to thrive.

The Homekey+ funding available in this NOFA is **to provide Permanent Supportive Housing for individuals or households with an individual who is Homeless, Chronically Homeless, or At Risk of Homeless, and who are also living with a Behavioral Health Challenge**. Homekey+ also establishes allocations for Veterans

Homekey+ Notice of Funding Availability

November 26, 2024

Page 2

and for Youth relative to that Target Population. Homekey+ is largely derived from Proposition 1 bond funds established by the BHIBA (AB 531, Chapter 789, Statutes of 2023).

For this NOFA, as detailed in the table below, an estimated \$1.033 billion in Proposition 1 bond funds is available for Veteran-serving Projects. Additionally, an estimated \$1.11 billion is available for Projects serving the Target Populations, of which \$805 million is derived from Proposition 1 and approximately \$307 million is available from the Homeless Housing, Assistance, and Prevention (HHAP) Homekey+ Supplemental funding, made available in the 2023-24 and 2024-25 state budgets.

Description of Project Type	Funds Available
Veteran-serving projects	\$1.033 billion
All other Target Population Projects	\$1.11 billion

Tribal Applicants: Please note that a separate Tribal Homekey+ NOFA of approximately \$121 million for tribal applicants is available on the Department's [Tribal Homekey+ Program website](#).

Homekey+ provides housing to persons with Behavioral Health Challenges. Although Homekey+ largely remains similar to prior Homekey rounds, there are important differences to note. Homekey+ will only fund Permanent Supportive Housing; Interim Housing is no longer an eligible use. Homekey+ Projects are supported by laws that allow for a streamlined, ministerial approval process, provided certain conditions are met. However, it is important to note that these conditions have changed significantly from prior rounds of Homekey, as described in Appendix C. In addition to Appendix C, there are a variety of other development streamlining paths in state law that Applicants may wish to consider, which will be available on the Homekey+ website at the time of application release.

A hallmark of prior rounds of Homekey has been producing housing quickly and cost-effectively, mostly through adaptive reuse. HCD will continue to retain and build upon these principles and will offer funding for Permanent Supportive Housing Projects that incorporate cost-containment strategies in new construction Projects. As with the rest of the Homekey+ NOFA, this new construction cost containment pilot will fund Permanent Supportive Housing only. Homekey+ also introduces new flexibility to fund shovel-ready Projects with prior HCD or other awards in need of gap financing to commence construction. Please see Sections 501 and 502 for the new construction and gap financing requirements.

Homekey+ Projects receiving an Award must complete construction within 12 months, starting 60 days from the date of the Award letter, with the exception of new construction and gap financing Projects, which must complete construction within 24 months, starting 60 days from the date of the Award letter (see NOFA Section 204 for more details on all program deadlines).

Appropriate services, as specified in Section 302 “Supportive Services Requirements”, are critical to serving eligible populations in this NOFA. All applicants will need to demonstrate coordination or efforts to coordinate with the county behavioral health department in their community. In addition, Veteran-serving Projects will need to have cultural competency and experience serving Veterans or commit to completing a certification training to gain these competencies.

Lastly, this NOFA prioritizes Projects that commit to sustainable operations. Applicants are encouraged to discuss operating match capacity and local services partnerships during the required pre-application consultation. The NOFA affords HCD the right to prioritize funding for applications that are complete and commit to greater amounts of operational match, regardless of the order of applications received, as outlined in Sections 400-403.

To receive information on the upcoming Homekey+ NOFA webinar and other updates, please [click here](#) subscribe to HCD’s Homelessness Prevention Programs listserv.

If you want to learn more, Please visit HCD’s Homekey+ website at [Homekey+ | California Department of Housing and Community Development](#) Resources such as guidance and templates mentioned within this NOFA will be published to the website with the release of the Homekey+ Application.

If you have any questions, please submit them to Homekey@hcd.ca.gov.

Homekey+

2024 Notice of Funding Availability **(AMENDED)**



**Gavin Newsom, Governor
State of California**

**Tomiquia Moss, Secretary
Business, Consumer Services and Housing Agency**

**Gustavo Velasquez, Director
California Department of Housing and Community Development
651 Bannan St, Suite 400 Sacramento, CA 95811**

Website: [Homekey+ | California Department of Housing and Community Development](https://www.cdhd.ca.gov/homekey)
Homekey+ Program Email: Homekey@hcd.ca.gov

November 26, 2024
Amended January 31 2025

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Homekey + Notice of Funding Availability (AMENDED)

Article I. Program Overview

Section 100. Notice of Funding Availability (NOFA)

The California Department of Housing and Community Development (HCD), in collaboration with the California Department of Veterans Affairs (CalVet), is pleased to announce the availability of approximately \$2.145 billion in Homekey+ funding. Homekey+ aims to sustain and rapidly expand the inventory of Permanent Supportive Housing (PSH) for Veterans, young people, and other individuals and their households, with mental health and/or substance use disorder challenges who are at-risk of or experiencing homelessness. All units must be reserved for individuals (and their households, if applicable) with a Behavioral Health Challenge regardless of whether they are serving Veterans, Homeless Youth, or other eligible populations under Title 24 CFR 578.3. Behavioral Health Challenge is defined in the California Welfare and Institutions Code Section 5965.02 to include but not be limited to a serious mental illness, as described in subdivision (c) or (d) of Section 14184.402, or a substance use disorder, as described in Section 5891.5. Enrollment in Medi-Cal or in any other health plan shall not be a condition for accessing housing or continuing to be housed. Please see Article VII of this NOFA under the Behavioral Health Challenge definition for the specific statutory language.

Recent estimates using Point-in-Time Count data from the Turner Center for Housing Innovation show that Black people in California experienced the highest rate of homelessness, about 205 people per 10,000—almost five times higher than the state’s overall homelessness rate of 44 per 10,000. Native Hawaiian and Pacific Islander, Native American and Indigenous, and multiracial people also experienced disparate homelessness rates compared to the state’s overall population. The pandemic made racial disparities even more apparent. California’s homeless population is also aging rapidly, with adults 50+ the fastest growing age group. However, California’s sustained investment in Veterans housing has resulted in significant reductions in the number of Veterans experiencing homelessness. In fact, California had the largest decrease in the country between 2010 and 2022. Homekey+, as with prior Homekey rounds, recognizes these trends and impacts and encourages Applicants to examine disproportionate impacts in their own communities and to develop strategies to address them, particularly for populations experiencing a Behavioral Health Challenge. Pursuant to Welfare and Institutions Code 8255, Homekey+ Projects are required to follow Housing First, which is an evidence-based model that connects homeless persons to permanent housing without preconditions or barriers to entry and continued tenancy, as outlined in Section 504 of this NOFA.

Homekey+ is an opportunity for Local Public Entities, including state and regional entities, to newly construct PSH, or acquire and convert to PSH a broad range of building types, including but not limited to hotels, motels, hostels, single-family homes and multifamily apartments, and manufactured housing.

There is approximately \$2.145 billion in Homekey+ funding that is derived from Proposition 1 bond funds established by the Behavioral Health Infrastructure Bond Act (BHIBA) (AB. 531, Chapter 789, Statutes of 2023), and the Homeless Housing Assistance and Prevention (HHAP) program Homekey Supplemental funding, made available in the 2023-24 and 2024-25 state budgets. For this NOFA, an estimated \$1.033 billion in Proposition 1 bond funds are available for Projects for Veterans with a Behavioral Health Challenge. Additionally, an estimated \$1.11 billion is available for Projects serving all eligible populations, of which, \$805 million is derived from Proposition 1 and approximately \$307 million is available from the HHAP Homekey+ Supplemental funding.

Section 101. Authorizing Legislation and Applicable Law

AB 140 (2021-2022 Reg. Sess.) and AB 531 (2023-2024 Reg. Sess.) provide the statutory basis for the Homekey+ Program. AB 140 added Section 50675.1.3 to the Health and Safety Code (HSC). AB 531 added Section 50675.1.5 to the HSC, and it added Chapter 4 (commencing with Section 5965) to Part 7 of Division 5 of the Welfare and Institutions Code.

AB 531 provides for the funding of Permanent Supportive Housing for individuals or households with an individual who is Homeless, Chronically Homeless, or At Risk of Homeless, and who are also living with a Behavioral Health Challenge. AB 531 also establishes allocations for Veterans and for Youth relative to that Target Population. AB 531 provides that such Homekey+ funds shall be disbursed in accordance with Section 50675.1.3 of the HSC, among other laws. AB 531 further provides an exemption pathway for Homekey+ Projects from the California Environmental Quality Act (CEQA). Please see Section 510 and Appendix C for details on this pathway.

HSC section 50675.1.3, subdivision (e) states: “The Department of Housing and Community Development may adopt guidelines for the expenditure of the funds appropriated to HCD, and for the administration of this program. The guidelines shall not be subject to the requirements of Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2 of the Government Code.”

Assembly Bill 129 (Chapter 40, Statutes 2023) and Assembly Bill 166 (Chapter 48, Statutes 2024) established Round 5 and 6, respectively, of the Homeless Housing Assistance Prevention (HHAP). In accordance with HSC Section 50232, subdivision (h), the administration of HHAP 5 funds is not subject to the rulemaking provisions of the Administrative Procedure Act (APA) ((Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2 of the Government Code)). In accordance with HSC Section 50239, subdivision (h), the administration of HHAP 6 funds is not subject to the rulemaking provisions of the APA. HCD is utilizing money from HHAP 5 and HHAP 6 to supplement this NOFA. This funding will be awarded to eligible cities, counties, and Tribal Entities pursuing the eligible uses of Homekey+ and meeting the HHAP eligible applicant requirements detailed in Section 200.

This NOFA serves as HCD’s guidelines for the expenditure of Homekey+ funds and the administration of the Homekey+ Program. Under this NOFA, references to “Homekey+” means both the guidelines for Homekey+ funded by Proposition 1 and for HHAP. As such, this NOFA establishes the terms, conditions, forms, procedures, and other mechanisms that HCD deems necessary to exercise its powers and to perform its duties pursuant to the

Homekey+ Program. The matters set forth herein are regulatory mandates and are adopted as regulations that have the dignity of statutes. (*Ramirez v. Yosemite Water Company, Inc.* (1999) 20 Cal. 4th 785, 799 [85 Cal.Rptr.2d 844].)

The Multifamily Housing Program (MHP) (Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of the HSC), and as subsequently amended, is hereby incorporated by reference. In accordance with HSC Section 50675.1.3, subdivision (d), in the event of a conflict between this NOFA and the MHP, the provisions of this NOFA are controlling.

The MHP Final Guidelines (MHP Guidelines), effective May 18, 2023, and as subsequently amended, are hereby incorporated by reference. In the event of a conflict between any of this NOFA and the MHP Guidelines, the provisions of this NOFA are controlling.

California Code of Regulations (CCR) Title 25, Section 42 requires an onsite manager, maintenance, or other responsible person for rental housing of 16 or more units, as specified in Section 302 Supportive Services requirements, of this NOFA.

The following administrative notices, policies, and guidance are hereby incorporated herein by reference and shall be deemed to have the same force and effect as if set forth in full herein:

- HCD's "[Disencumbrance Policy](#)" (Administrative Notice No. 2022-02), dated March 30, 2022, as amended on December 19, 2022, and as may be subsequently amended;
- HCD's "[Negative Points Policy](#)" (Administrative Notice No. 2022-01), dated March 31, 2022, as amended on November 9, 2022 and April 3, 2023, and as may be subsequently amended;
- HCD's "[Repeal of Stacking Prohibition of Multiple Department Funding Sources](#)" (Administrative Notice No. 21-06), dated August 20, 2021, and as may be subsequently amended, with the exception noted in Section 207 Funding Limits; and
- The Program's "Homekey Appraisal Guidelines" and as may be subsequently amended.

The [Uniform Multifamily Regulations](#) (UMRs) (Cal. Code Regs., tit. 25, § 8300 et seq.), effective November 15, 2017, and as subsequently amended, are hereby incorporated by reference, except to the extent that any UMR provision would be inconsistent with the provisions of this NOFA.

All other criteria and matters set forth within the NOFA shall also govern Tribal Entity applications submitted under this NOFA, unless and except to the extent expressly provided to the contrary by terms set forth within this NOFA and subject to any potential modification or waiver under or pursuant to Assembly Bill No. 1010 (Chapter 660, Statutes 2019), which is set forth in HSC §50406, subdivision (p).

Section 102. Program Timeline

Homekey+ funds will generally be available to Eligible Applicants on a continuous, Over the Counter basis, with exceptions noted in Section 400. The following table summarizes the anticipated Homekey+ program timeline. HCD reserves the right to modify the projected timeline at any time.

Table 1: Anticipated Timeline for Homekey+ Applications

NOFA release	November 26, 2024
Stakeholder Webinar	January 2025
Application release	Late January 2025
Final application due date	For gap financing Projects: March 14 <u>April 3</u> , 2025. For all others, May 30, 2025, or until funds are exhausted, whichever occurs first.
Award announcements	Continuous, expected to begin June 2025
Standard Agreements	All required documentation is due no later than 45 days from a Conditional Award letter, with SA execution to occur no later than 90 days from the date all required documentation is received.
Disbursement of funds	Continuous after Standard Agreement execution, satisfaction of all conditions precedent to disbursement, and completion of a request for funds form.
Homekey+ Annual Report	Annually by March 31 st , starting after construction completion.

Article II. Program Requirements

Section 200. Eligible Applicants

Each of the following entities may apply independently, or each entity may apply jointly with a nonprofit or for-profit corporation, a limited liability company (LLC), and/or a limited partnership (LP) as a Co-Applicant. This includes Applicants applying for gap financing. Under California Code of Regulations Title 25, Section 8313.2. HCD permits Co-Applicants to also be Special Purpose Entities (SPEs). A Special Purpose Entity (SPE) is an entity formed to develop, own, and operate a Project while isolating financial risk. The entity's sole asset is the property, and its sole purpose is to own and manage the property or assets. Please see Sections 300 and 301, and Article VII for more information and required SPE documents.

Eligible Applicants include the following, with the exception noted for HHAP in item (iii.):

- i. Cities, counties, cities and counties, and all other state, regional, and Local Public Entities, including councils of government, metropolitan planning organizations, Public Housing Authorities, and regional transportation planning agencies designated in Section 29532.1 of the Government Code.
- ii. Tribal Entities.

Tribal Entities are eligible under this NOFA but are also encouraged to apply for Homekey+ via a forthcoming Homekey+ Tribal Entity NOFA of approximately \$121 million, to be released under separate cover in November 2024 and available on the Department's [Tribal Homekey+ Program website](#), that will be developed exclusively for and in consultation with Tribes.

The requirements set forth in this NOFA are subject to AB 1010 (Stats. 2019, c. 660), which is set forth in HSC Section 50406, subdivision (p). Accordingly, and pursuant to HSC Section 50406, subdivision (p), **(a)** where the provisions of Tribal law, Tribal governance, Tribal charter, or difference in Tribal Entity or legal structure would cause a violation or not satisfy the requirements of this NOFA, said requirements may be modified as necessary to ensure program compatibility; and **(b)** where provisions of Tribal law, Tribal governance, Tribal charter, or difference in Tribal Entity legal structure or agency create minor inconsistencies (as determined by the Director of HCD or a duly authorized designee thereof) with the requirements set forth in this NOFA, HCD may waive said requirements, as deemed necessary, to avoid an unnecessary administrative burden. Matters set forth or otherwise provided for in this NOFA that may be modified or waived include, without limitation, threshold scoring requirements and any other matters set forth in HSC Section 50406, subdivision (p)(2). Tribal Applicants are accordingly encouraged to discuss any such potential modifications or waivers and their options in that regard at the pre-application consultation.

- iii. Pursuant to CA HSC Sections 50237 and 50241, HHAP Homekey+ Supplemental eligible applicants are:
 - a. California's 14 largest cities with a population of 300,000 or more as of January 1, 2022.
 - b. California's 58 Counties
 - c. The entities in a. and b. must have:
 - 1. A compliant housing element as defined in Government Code Section 65589.9, at the time a Homekey+ application is submitted; and
 - 2. An approved HHAP regionally coordinated homelessness action plan.
 - d. Tribal Entities

Section 201. Eligible Uses

Awarded funds must be used to provide housing for the Target Population of individuals or households including a person who is experiencing a Behavioral Health Challenge and experiencing or At Risk of Homelessness. Projects targeting funds allocated for Veterans Projects must provide housing for Veteran households including experiencing a Behavioral Health Challenge and experiencing or At Risk of Homelessness.

Nothing in the Homekey+ NOFA precludes Applicants from pursuing Projects that include both Homekey+ and non-Homekey+ units, however, Homekey+ will only fund the units that meet the guidelines of the Homekey+ NOFA.

Prospective Applicants are further advised that Projects may contain a mix of eligible Homekey+ subpopulations, including Veterans, non-Veterans, Homeless Youth, etc.

- i. The list of eligible uses is as follows:
 - a. Acquisition or Rehabilitation, or Acquisition and Rehabilitation, of motels, hotels, hostels, apartments or homes, assisted living residences, manufactured housing, commercial properties, and other buildings with existing uses that could be converted to Permanent Supportive Housing (PSH).
 - b. Master leasing of properties for PSH.
 - c. Conversion of units from nonresidential to residential PSH. (i.e. adaptive reuse) and conversion of Interim Housing to PSH.
 - d. New construction of dwelling units (see Section 501).
 - e. Gap financing (see Section 502).
 - f. The purchase of affordability covenants and restrictions for units.

- g. Relocation costs for individuals who are being displaced because of the Homekey+ Project.
 - h. Capitalized operating subsidies for PSH units purchased, converted, constructed, or altered with funds provided pursuant to HSC Section 50675.1.3.
- ii. Ineligible uses include:
- a. Interim Housing.
 - b. Existing Homekey Assisted Units, previously awarded under Rounds 1, 2 and 3 of Homekey, are ineligible for funding under this NOFA, with the exception of the following:
 - 1. Previously funded Homekey Projects that will expand to create new PSH units, or
 - 2. Previously funded Interim to Perm Homekey Assisted Units are eligible for gap financing under Section 502 of this NOFA, if the units are currently occupied and need funding to convert from Interim Housing to PSH.
 - c. The Homekey+ program is intended to support the development of PSH units and will not fund congregate shelter.
 - d. Licensed behavioral health care facilities, which may be eligible for Proposition 1 funding through the Department of Health Care Services (DHCS).

Section 202. Eligible Projects

Homekey+ funds Permanent Supportive Housing (PSH) and will require a 55-year affordability term. HCD welcomes and will consider a variety of innovative housing solutions as eligible Projects, including excess state-owned property developments. The following list of eligible Projects is not exhaustive.

- i. Conversion of nonresidential structures to residential dwelling units.
- ii. Conversion of commercially zoned structures, such as office or retail spaces, to residential dwelling units.
- iii. Conversion of buildings with existing residential or interim uses that will be used to create PSH units.
- iv. Multifamily rental housing Projects.
- v. Scattered site housing on multiple contiguous or non-contiguous sites is permitted as long as the resulting housing has common ownership, financing, and property management.

- vi. PSH units in a shared housing setting. Shared housing is a structure shared by two or more households where each household resides in a separate private bedroom that can be locked and has a lease, with all the rights and responsibilities of tenancy.
- vii. Any of the Eligible Projects above, developed in excess state-owned properties.

Section 203. Allocations and Geographic Distribution

Unless otherwise indicated, all NOFA provisions and scoring criteria shall govern the allocations in this NOFA. HCD will deploy unused funds from any undersubscribed allocation and region to fund applications in the manner described in the Discretionary Reserve. HCD will also redeploy undersubscribed and unused funds, as specified at Section 400 of this NOFA. Table 2 shows the funding available in this NOFA by allocation.

Table 2: Homekey+ Funding Allocations

Allocation (% of appropriation)	Veterans	General Population	NOFA Total
Youth - 8%	\$85,200,000	\$102,320,000	\$187,520,000
Rural - 5%	\$53,250,000	\$63,950,000	\$117,200,000
Discretionary Reserve - 10%	\$106,500,000	\$127,900,000	\$234,400,000
Available for Regions	\$788,100,000	\$817,586,000	\$1,605,686,000
Totals	\$1,033,050,000	\$1,111,756,000	\$2,144,806,000

i. Allocations

a. Youth At Risk of or Experiencing Homelessness

Pursuant to HSC Section 50675.1.3, subdivision (c), HCD shall allocate not less than eight percent (8%) of the Homekey+ funding appropriated, for Projects serving Homeless Youth, or Youth at Risk of Homelessness, as defined in 24 Code of Federal Regulations (CFR) part 578.3.

b. Rural Target Allocation

HCD will allocate five percent (5%) of the appropriated Homekey+ funding for Projects in Rural Area jurisdictions as set forth in HSC Section 50199.21.

c. Discretionary Reserve

HCD will allocate ten percent (10%) of available Homekey+ funds for a Discretionary Reserve to address the following:

1. Covering overages from other allocations, where there are funds available, but the funds are insufficient to fully fund the next eligible Project in the region or allocation.
2. Funding high scoring Projects from oversubscribed regions. Awards will not be made until application period closes to the extent funds are available.

d. Geographic Distributions

Homekey+ aims to equitably offer opportunities throughout the state for Eligible Applicants to apply to this NOFA. After distributing funds to the Homeless Youth, Rural Target and Discretionary Reserve Allocations, this NOFA allocates the balance of the funds geographically. The Homekey+ geographic regions outlined in Table 3 below are largely aligned with California's Councils of Government (COGs).

Each region's share of the Homekey+ allocation is calculated based on its proportionate share of Veterans and other persons experiencing homelessness as indicated by the sheltered and unsheltered 2023 Homeless Point-in-Time Count (PIT), plus each region's proportionate share of Extremely Low Income (ELI) renter households that are paying more than 50 percent of their income for rent (Severely Rent-Burdened), sourcing data from the 2022 American Community Survey (ACS) Integrated Public-use Microdata Sample. In order to most accurately account for need, the regional funding allocations in this NOFA consist of a distribution for Projects serving the general population and a distribution for Veterans. The Veteran PIT and Severely Rent-Burdened figures are deducted from the general population numbers as to not double count Veterans.

Table 3: Homekey+ Geographic Regions

Counties by Region					
Balance of State	Alpine	Bay Area	Alameda	San Diego County	
	Amador		Contra Costa	San Joaquin Valley	Fresno
	Butte		Marin		Kern
	Calaveras		Napa		Kings
	Colusa		San Francisco		Madera
	Del Norte		San Mateo		Merced
	Glenn		Santa Clara		San Joaquin
	Humboldt		Solano		Stanislaus
	Inyo		Sonoma		Tulare
	Lake	Central Coast	Monterey	Southern California	Imperial
	Lassen		San Benito		Orange
	Mariposa		San Luis Obispo		Riverside
	Mendocino		Santa Barbara		San Bernardino
	Modoc		Santa Cruz		Ventura
	Mono	Los Angeles County			
	Nevada	Sacramento County	El Dorado		
	Plumas		Placer		
	Shasta		Sacramento		
	Sierra		Sutter		
	Siskiyou		Yolo		
	Tehama		Yuba		
	Trinity				
	Tuolumne				

Table 4 shows the regional allocations resulting from deducting the Veterans PIT and Veterans who are Severely Rent-Burdened from the general population

numbers. Table 5 shows the regional allocations for units and Projects serving Veterans. Table 6 below shows the total funding available in this NOFA by regional allocation.

Table 4: Homekey+ Geographic Allocation for General Population
***Figures do not include Veterans**

Region	2023 PIT Count*	Severely Rent-Burdened*	Allocation
Balance of State	7,665	22,714	\$28,990,773
Bay Area	34,643	203,285	\$161,667,416
Central Coast	7,138	43,253	\$33,727,136
Los Angeles County	71,236	381,880	\$321,433,030
Sacramento Area	11,455	61,717	\$51,781,757
San Diego County	9,450	95,499	\$56,293,533
San Joaquin Valley	12,499	90,772	\$63,635,222
Southern California	16,247	174,940	\$100,057,133
Total	170,333	1,074,060	\$817,586,000

Table 5: Homekey+ Geographic Allocation for Veterans

Region	2023 Veteran PIT Count	Severely Rent-Burdened Veterans	Veteran Allocation
Balance of State	582	2,277	\$41,923,051
Bay Area	2,013	7,388	\$141,592,331
Central Coast	405	1,252	\$26,847,679
Los Angeles County	4,282	12,382	\$277,863,641
Sacramento Area	752	2,266	\$49,438,314
San Diego County	814	7,939	\$91,905,882
San Joaquin Valley	606	3,781	\$53,520,342
Southern California	1,135	7,763	\$105,008,761
Total	10,589	45,048	\$788,100,000

Table 6: Summary of Homekey+ Regional Allocations (Tables 4 and 5)

Region	Veteran Allocation	General Population Allocation	Total Allocation
Balance of State	\$41,923,051	\$28,990,773	\$70,913,823
Bay Area	\$141,592,331	\$161,667,416	\$303,259,747
Central Coast	\$26,847,679	\$33,727,136	\$60,574,815
Los Angeles County	\$277,863,641	\$321,433,030	\$599,296,672
Sacramento Area	\$49,438,314	\$51,781,757	\$101,220,070
San Diego County	\$91,905,882	\$56,293,533	\$148,199,415
San Joaquin Valley	\$53,520,342	\$63,635,222	\$117,155,564
Southern CA	\$105,008,761	\$100,057,133	\$205,065,894
Totals	\$788,100,000	\$817,586,000	\$1,605,686,000

Section 204. Program Deadlines

Awardees will be subject to the following deadlines, summarized in Table 7. The dates begin 60 days after the Homekey+ Conditional Award letter date to allow time for Standard Agreement execution. If the due date falls on a weekend or holiday, then the due date becomes the next business day after the weekend or holiday. Construction Completion can be proven by a Temporary Certificate of Occupancy, Certificate of Completion, or Contractor scope of work with signed statement of completion. Occupancy completion is proven by Rent Roll or other forms of verification to prove units are occupied.

Table 7: Program Deadlines*

Eligible Uses	Break Ground (if applicable)	Complete Construction	Complete Expenditure	Complete Occupancy
New Construction and Gap Financing	6 months	24 months	27 months	27 months
All other Eligible Uses in Section 201	N/A	12 months	15 months	15 months

*Deadlines begin 60 days from date of Award letter and may only change upon HCD approval.

- i. New construction and gap financing Projects must break ground within 6 months.
- ii. All Eligible Uses in Section 201, except new construction and gap financing, must be completed in 12 months. New construction and gap financing projects must be completed in 24 months.
- iii. Capital Expenditure for all Eligible Uses in Section 201, except new construction and gap financing, must be completed within 12 months. Capital Expenditure for new construction and gap financing must be completed within 24 months. Any project type may request an expenditure deadline extension to Occupancy completion.
- iv. Full occupancy must be achieved 90 days upon completing construction. For acquisition of new construction projects with no Rehabilitation, occupancy must be achieved within six (6) months of acquisition. HCD reserves the right to recommend special conditions for longer occupancy timeframes for large Projects (over 75 units) up to an additional three (3) months.
- v. All Awards for Operating Expenses must be expended within ten (10) years from initial occupancy. HCD may, in its sole and absolute discretion, extend the expenditure deadline up to a total of 15 years.

HCD may, in its sole and absolute discretion, approve an extension of the acquisition, Rehabilitation, construction, and/or occupancy deadlines if the Grantee demonstrates, to HCD's satisfaction, that the relevant delay is caused by reasonably unforeseeable events, conditions, or circumstances. Construction labor shortages and supply chain issues do not constitute reasonably unforeseeable events, conditions, or circumstances for purposes of an extension request. Extension requests shall be submitted in electronic format on a form provided by HCD.

HCD may reimburse eligible costs incurred beginning on March 5, 2024, with the exception of operating costs. Applicants are encouraged to discuss their options at the required pre-application consultation.

Section 205. Capital Award and Match

Homekey+ will fund a maximum grant amount per door, pursuant to the conditions of this Section, which includes both the acquisition cost and any needed Rehabilitation or new construction. **The Award will be the lower of the following: (1) the maximum grant amount, or (2) the sum of the acquisition amount and any additional construction or Rehabilitation expenses, as supported by an appraisal and such other reasonable documentation required by HCD.** For new construction and conversion of office, commercial, or other non-residential structures into residential dwelling units, Homekey+ will fund a maximum grant amount per completed Assisted Unit serving the Target Population, or an amount as supported by an appraisal, whichever is lower. "Assisted Unit," as defined in Article VII, refers to units that are available to serve the Target Population after the construction or conversion of the property.

For PSH Projects that are not seeking gap funding under Section 502, HCD will contribute a baseline amount of \$200,000 per door for each Assisted Unit and Manager's Unit. This baseline contribution does not require capital match.

Note that Homekey+ will fund "doors" based upon the number of units at the time of acquisition which may differ from the number of units that are available in the final Project. For those Projects that undergo a conversion, the number of doors may need to be reduced in the Project to accommodate kitchenettes, additional bedrooms, space for Supportive Services, and other amenities.

In situations where units at acquisition are combined to make larger Assisted Units, Awards will be calculated according to the number of doors at acquisition. In situations where multi-bedroom (two or more bedrooms) units at acquisition are divided into smaller Assisted Unit sizes, Awards will default to the number of Assisted Units created after the conversion of the property. Manager's Units may be included in the calculation for the capital Award only.

i. Additional Contribution Amount – Capital Match

Beyond the baseline amount, the Eligible Applicant may leverage a 1:1 local match to provide up to \$100,000 in additional funds per door. For example, where the Applicant shows \$100,000 or more in matching funds, HCD will fund

no more than \$300,000 for an Assisted Unit serving the Target Population. Appendix A shows how maximum funding Awards from Homekey+ vary with different Applicant contribution levels. Capital match may be obtained from any source, including any federal, state, local, private, or philanthropic source.

For the purchase of Affordability Covenants and restrictions, and for master-leasing, HCD may size the Award per door based on a recent market study within the past year which conforms to guidelines adopted by the California Tax Credit Allocation Committee (TCAC), and/or a rent roll, and/or other supporting documentation. For these uses, the maximum Homekey+ contribution per door shall not exceed the maximum amounts referenced in this Section for acquisition, Rehabilitation, and new construction.

For relocation costs, HCD will pay for one-half of the relocation cost per door in addition to the capital Award. For example, if a Project includes \$15,000 in relocation costs, then HCD will pay for \$7,500 of that relocation cost.

Section 206. Operating Awards and Match

Homekey+ will fund a maximum operating grant amount per door, pursuant to the conditions of this Section:

- i. Where an Award for Operating Expenses is requested, the total amount of operating Award per Assisted Unit shall not exceed \$1,400 per month for the duration of the operating Award, as described below.
- ii. The total duration of the operating Award is tied to the amount of the Applicant's fully committed matching funds. Sources are only considered fully committed when an EFC meets the standard in Article VII demonstrating that a contract or commitment of funds is guaranteed at the time of application.
 - a. If Projects can demonstrate a commitment of three years of non-Homekey+ operating funds for Assisted Units, HCD will provide an operating Award sized for up to three years.
 - b. If Projects can demonstrate a commitment of four years of non-Homekey+ operating funds for Assisted Units, HCD will provide an operating Award sized for up to four years.
 - c. If Projects can demonstrate a commitment of five or more years of non-Homekey+ operating funds for Assisted Units, HCD will provide an operating Award sized for up to five years.
- iii. Operating Awards are determined based on need, exclusive of items referenced in subsection (v). The amounts and durations referenced in (i) and (ii) represent maximums. To be eligible to receive an operating Award based on need, the Applicant must submit documentation showing that additional sources of operating funding were sought but were unavailable to support Project operations. The Applicant must demonstrate that they:

- a. Identified all possible federal, state, and local sources of rental assistance and other operating assistance to support operating the Assisted Units; and
 - b. Submitted unfunded applications or other written requests to the appropriate entity to secure Project-based rental or other operating assistance to support operating the Assisted Units; or
 - c. Can provide other evidence from the appropriate entities that rental assistance and other operating assistance is not available to support operating the Assisted Units.
 - d. Applicants must also commit to continuing to seek operating funding in future years as funding becomes available. Applicants are encouraged to collaborate with their county behavioral health department to secure housing intervention services funded by the Behavioral Health Services Act, which becomes available in July 2026.
- iv. Awards for Operating Expenses may pay for a Project's necessary, recurring Operating Expenses in an amount approved by HCD. Operating Expenses should be included in the Project's submitted budget. Qualifying expenses can include a variety of expenses such as utilities, maintenance, management fees, taxes, licenses, and Supportive Services costs.
- v. Awards for Operating Expenses shall not pay for the following expenses:
 - a. Costs associated with non-Assisted Units, including Manager's Units.
 - b. Debt service.
 - c. UMR-required reserve account initial and/or annual deposits.
 - d. Deposits to reserves beyond those required by HCD under the UMRs, including reserves required by other Project financing sources.
 - e. Distributions.
 - f. Developer fees.
 - g. Under no circumstances may Homekey+ operating funds be used for or in connection with a limited partner buyout, substitution, or assignment of ownership interest.
- vi. The Homekey+ funded portion of the Award for Operating Expenses must be expended no later than ten (10) years from initial occupancy as per Section 204, with the Grantee establishing a capitalized operating subsidy reserve (COSR) and expending the eligible Operating Expenses, as outlined in this

NOFA. HCD has the sole right to extend the expenditure deadline up to a total of 15 years. The deposit of the Homekey+ Award for Operating Expenses into the COSR does not count as expended.

- vii. Eligible Applicants are required to demonstrate a minimum three (3)-year commitment to provide operating funds for the proposed Project to qualify for the Homekey+ Award for Operating Expenses. As noted in (ii.), additional local match may result in additional Homekey+ funding, for a period up to five (5) years. Eligible Applicants may include funds from the Homekey+ Award for Operating Expenses in the Project budget for up to ten years from occupancy, as described in (vi.). Non-Homekey+ sources may be obtained from any source, including any federal, state, local, private, or philanthropic source. Applicants are encouraged to consider:
 - a. HUD funded Project-based Vouchers (PBV), Housing Choice Vouchers (HCV), and Veterans Affairs Supportive Housing (HUD-VASH) Vouchers;
 - b. Mainstream Vouchers;
 - c. Foster Youth to Independence Vouchers (FYI);
 - d. Faircloth to Rental Assistance Demonstration (RAD) conversions;
 - e. Homeless Housing Assistance and Prevention Program (HHAP) funding;
 - f. Permanent Local Housing Allocation (PLHA) funding;
 - g. Transitional Housing Program (THP) or Transitional Housing Program Plus (THP-Plus) funding;
 - h. Mental Health Services Act (MHSA) funding;
 - i. Behavioral Health Services Act (BHSA) funding; and
 - j. HOME-ARP funding.

The preceding list of potential match sources is not exhaustive. Operating match requirements and the Project's potential match sources will be discussed during the required pre-application consultation.

Additionally, the following requirements apply to operating match contributions:

- viii. The Eligible Applicant must ensure the laws governing any funds to be used as matching contributions do not prohibit those funds from being used to match Homekey+ funds; and
- ix. If State General Funds are used to satisfy the matching requirements of another program, then funding from that program may not be used to fulfill the matching requirements of the Homekey+ program.

Section 207. Funding Limits

- i. In addition to the funding limits described throughout this NOFA, Homekey+ will implement additional funding limits as follows:
 - a. Any Co-Applicant that is not an Eligible Applicant will be limited to a maximum of four (4) Homekey+ Awards. At the sole discretion of the Director of HCD or the Director's designee, requests for an exemption to this limit may be approved based on factors including, but not limited to, CalVet consultation as applicable, Co-Applicant capacity and Co-Applicant performance on prior HCD awards.
 - b. Per Project Funding Limit:
 1. Single Family Scattered-Site Projects shall be limited to \$10 million total per Project, as detailed in Section 303.
 2. For other Projects, exclusive of gap financing projects described in Section 502, no more than \$35 million in total HCD sources may be used per Project.

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

At the sole discretion of the Director of HCD or the Director's designee, with CalVet consultation as applicable, per Project funding limit requests in excess of \$10 million for Single Family Scattered Site Projects and \$35 million for all other Projects, may be approved as an exemption to the Project funding limits, if the Project uniquely advances state policy priorities, is high scoring, is located in high or highest resource areas as identified in the [2023 Opportunity Maps – Adopted January 2023](#), and/or is located in a high-cost region. Applicants asserting the Project is in a high-cost area shall provide data from HUD, the United States Census Bureau, or another authoritative source to validate the assertion. All exemption requests shall not exceed ten percent (10%) above the per Project funding limit.

To request an exemption to the limits in 1 and 2, Applicants must submit justification at the time of application. The justification will be reviewed with the application package in accordance with Section 400. A form to request an exemption will be available on the Homekey+ website when the Homekey+ application is released.

- ii. HCD's [Repeal of Stacking Prohibition of Multiple Department Funding Sources memo](#) (Administrative Notice Number: 21-06), dated August 20, 2021, is hereby incorporated by this reference as if set forth in full herein, and it shall be applicable. Applicants must ensure that all HCD funding sources in the Project

are represented pursuant to the memo. Homekey+ Awards shall not be layered with other HCD funding sources in a manner that causes either the per unit or total Project funding to exceed the total development cost.

- a. Projects applying under gap financing Section 502, are excluded from the limits within the memo.

Section 208. Affordability Covenant

The Grantee shall duly encumber all Projects with a 55-year Affordability Covenant for Permanent Supportive Housing that (a) is recorded in first position against the Project real property for the benefit of the state, regional, local, or tribal Grantee, (b) restricts the use, operation, occupancy, and affordability of the Project in accordance with all applicable requirements of this NOFA and all other Homekey+ Program Requirements, (c) duly names HCD as a third-party beneficiary with the right and privilege, but not the obligation, of enforcement thereof, (d) incorporates the Homekey+ Program Requirements by reference, and (e) is otherwise in form and substance acceptable to HCD.

No exceptions will be made to the requirement to record the Affordability Covenant in first position.

The Affordability Covenant must be approved by HCD prior to disbursement and recorded as part of the escrow transaction. Upon its execution, the Affordability Covenant shall be binding, effective, and enforceable against all successors, transferees, and assignees, and it shall continue in full force and effect for a period of not less than 55 years after a certificate of occupancy or its equivalent has been issued for the Project, or if no such certificate is issued, from the date of initial occupancy of the Project.

Permanent Supportive Housing Projects located on Tribal trust land shall be duly encumbered with an Affordability Covenant containing all of the terms listed above excepting that they shall have an initial term of 50 years to match the period of affordability restrictions under the Low-Income Housing Tax Credit (LIHTC) program, commencing with the date of recordation of HCD's Affordability Covenant. Prospective applicants are advised to also review the Tribal Entity Homekey+ NOFA for Tribal applicants, which may have different requirements.

Article III. Threshold and Scoring Criteria

Section 300. Threshold Requirements

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

- i. Applications may be submitted independently by an Eligible Applicant, as defined in Section 200 and Article VII. Alternatively, each Eligible Applicant may apply jointly with a Co-Applicant, as specified. No additions of Co-Applicants or special purpose entities will be considered subsequent to the date of application, including after Standard Agreement execution.
- ii. Projects must serve persons qualifying or households that include persons qualifying as members of the Target Population.
- iii. Applicants must submit a completed application workbook with all worksheets, documents and supplemental information.
- iv. Applications must include a Project-specific Supportive Services Plan, that shall be consistent with any representations made in the application, and it shall meet the Homekey+ Program Requirements noted in NOFA Section 302.
- v. Project Ownership Structure submitted with the application workbook that demonstrates the relationship of the Applicants, Co-applicants, and Project entities within the ownership structure.
- vi. Required documents from each Eligible Applicant and Co-Applicant as applicable, including but not limited to:
 - a. A duly executed resolution authorizing the entity to apply for funds and to participate in the Homekey+ Program in connection with each discrete Project; attested to by a person other than the person identified as the authorized signatory. If there is more than one authorized signatory identified, state whether one or all signatories are required to submit and execute program documents. If the application is being signed by a designee of the authorized signatory, the Applicant must also submit a designee letter or other proof of signing authority. The resolutions should materially comport with the Homekey+ resolution templates that will be available on the Homekey+ [website](#) when the application is released.
 - b. Organizational documents supporting the resolutions submitted with the application. Eligible Applicants are exempted from this requirement. Notwithstanding the foregoing, HCD reserves the right to request additional documentation at any point to verify any entity's authority and/or organizational structure. For a complete list of organizational documents, refer to Appendix B.

- vii. Applicants shall provide a written non-discrimination policy that complies with the requirements in Section 508.
- viii. Applications shall provide a statement how the Project will address equity that must answer the following question: What specific actions will the Applicant take to ensure equitable access to housing and services for groups that are overrepresented among residents experiencing homelessness in its jurisdiction and region? Examples of what applicants should consider include race, ethnicity, age (e.g. youth, elderly), disability status, LGBTQ+ status, etc. The response shall reference the latest Continuum of Care (CoC) Homelessness Management Information System (HMIS) demographics data to explain. Please see the Homekey+ [website](#) for the template at the time of Application release.
- ix. Applications shall provide a statement how the Project will engage the Target Population that must answer the following question: How did/will the Applicant engage with the Target Population to inform the design of the Project operations and Supportive Services? Please see Homekey+ [website](#) for guidance documents at the time of Application release.
- x. The Applicant shall have site control of the property at the time of application, and such control shall not be contingent on the approval of any other party. The status and nature of the Applicant's title and interest in the property shall be subject to HCD's approval. Site control may be evidenced by one of the following:
 - a. Fee title, evidenced by a current title report dated within 90 days of application submission showing the Applicant holds fee title, or for Tribal trust land, a title status report (TSR) or an attorney's opinion regarding chain of title and current title status.
 - b. A leasehold interest on the property with provisions that enable the lessee to make improvements on and encumber the property provided that the terms and conditions of any proposed lease shall permit compliance with all Homekey+ Program Requirements.
 - c. A leasehold estate held by a Tribal Entity in federal Tribal trust lands property, or a valid sublease thereof that has been or will be approved by the Bureau of Indian Affairs.
 - d. An executed disposition and development agreement, or irrevocable offer of dedication to a public agency.
 - e. A fully executed sales contract, or other enforceable agreement for the acquisition of the property.
 - f. A letter of intent, executed by a sufficiently authorized signatory of the Eligible Applicant, that expressly represents to HCD, without condition or reservation, that, upon successful application, the Eligible Applicant shall purchase or otherwise acquire a sufficient legal interest in the property to

accomplish the purpose of the award. The letter of intent must also be acknowledged by the party selling or otherwise conveying an interest in the subject property to the Eligible Applicant.

If this form of evidence is relied upon at the time of application, HCD may impose additional milestones, in the Standard Agreement, regarding increased evidence of eventual site control closer to the likely close of escrow.

- g. Other forms of site control that give HCD assurance (equivalent to items a. through f. above) that the Applicant will be able to complete the Project in a timely manner and in accordance with all the Program's objectives and requirements.
 - h. For Applicants proposing sites that will require a use change, lot split or other local approvals for Permanent Supportive Housing, include a commitment and plan to facilitate or expedite those processes, to not delay expenditure and occupancy requirements.
- xi. Applicants shall provide a preliminary title report for each site, dated within 90 days of application submission.
- xii. Applicants shall provide a detailed development plan that supports acquisition of a site, completion of Rehabilitation or construction, occupancy, and fund expenditure before all program deadlines, factoring in entitlements, permits, procurement, potential construction delays and supply chain issues, and demonstrates evidence of strong organizational and financial capacity to develop the Project. Please see Homekey+ [website](#) for guidance at the time of application release.
- xiii. Applicants shall provide an appraisal prepared no earlier than 12 months prior to application submission date for all Projects seeking acquisition funds from Homekey+ or if property value will be used as local match. The appraisal must comply with the Homekey+ requirements outlined in the Homekey+ Appraisal Guidance document, which will be available on the Homekey+ [website](#).
- xiv. All Projects seeking funding for Rehabilitation must submit the following:
 - a. Rehabilitation narrative of current condition of structure(s) and overall scope of work; and
 - b. Physical Needs Assessment (PNA) or equivalent prepared by a qualified independent third-party contractor and dated within 12 months prior to application submission.
- xv. For Projects seeking funding for master leasing and purchase of Affordability Covenants, Applicant shall provide a market study prepared no earlier than 12 months prior to application submission which conforms to TCAC guidelines, and/or a rent roll, and/or other supporting documentation.
- xvi. All Projects seeking funding for Rehabilitation and new construction are

required to submit a Phase I Environmental Site Assessment (ESA) which was prepared or updated no earlier than 12 months prior to application submission.

- xvii. Relocation Assistance Narrative. Applicant shall submit a concise, sufficiently detailed narrative to demonstrate its consideration of, and early engagement with, applicable relocation assistance laws and requirements. An Applicant's unsupported conclusion that relocation law does not apply or that the Project Site is vacant does not sufficiently demonstrate such consideration and engagement. The Applicant must support any representation that relocation law does not apply or that the Project Site is vacant by including either an explanation that supports this representation or supporting documentation that establishes that the property is vacant. This Relocation Assistance Narrative will be evaluated by HCD to determine whether a relocation plan is required by law or whether a certificate of no-relocation can be issued. The Relocation Assistance Narrative does not take the place of these two documents. Grantee shall submit either a relocation plan or a certificate of no-relocation as a condition of disbursement. See Section 507 and Homekey+ [website](#) for more information and template, which will be uploaded when the application is released.

Applicant's Relocation Assistance Narrative shall include or identify the following:

- a. A diagrammatic sketch of the Project site that illustrates the boundaries of the Project Site and all existing improvements thereon.
- b. Clear, recent, high-resolution photographs of the Project site and all improvements thereon (e.g., exterior and interior photos of the buildings, parking lots, billboards).
- c. The Projected dates of any Homekey+-funded acquisition, construction, Rehabilitation, demolition, or similar development activities at the Project site.
- d. A description of any persons, businesses, or farm operations that will or may be displaced from the Project site by the foregoing development activities. Applicant shall specify whether any such displacement will be permanent or temporary.
 1. If no such displacement will occur, Applicant shall conclude the narrative by expressly confirming that Applicant's eligible use(s) of the funds will not result in the displacement of any persons, businesses, or farm operations from the Project site.
 2. If such displacement will occur, Applicant shall further develop the narrative by including the additional elements set forth at (e) – (i) below.
- e. A description and evidence of attempts made to maintain the tenure of

existing residents that may qualify under the criteria for the Target Population.

- f. A description of the aggregate relocation needs of the persons, businesses, or farm operations that will or may be displaced by the Homekey+ funded activities.
 - g. A brief description of how those relocation needs will be met, as well as the Applicant's projected timeline for fully meeting those needs, including the dates of planned notices to displaced persons, businesses, or farm operations.
 - h. An identification of the Applicant's relocation consultant and/or relocation services provider in connection with the Project site. Applicant shall also submit legible copies of its contract or letter of intent with or to the relocation consultant and/or relocation services provider.
 - i. Applicant's cost estimate (and associated funding strategy) for providing relocation assistance and benefits to the persons, businesses, or farm operations that will or may be displaced by the Homekey-funded activities.
- xviii. Enforceable Funding Commitments (EFCs) as defined by Article VII (xvii) for:
- a. Development costs with specific funding sources, including federal, state, local, private, or philanthropic sources for the proposed Project.
 - b. Rental subsidies, operations, and service costs with specific funding sources, including federal, state, local, private, or philanthropic sources for ongoing sustainability. For projects applying for a program operating Award (see Section 206) EFCs must be fully committed to match the numbers of years of the operating award. Please see Section 305(3)(a) for potential points and the Homekey+ [website](#) for EFC templates, which will be posted at the time of application release.
- xix. The Eligible Applicant or Co-Applicant applying for Homekey+ funding is the entity that HCD relies upon for experience and capacity, and will control the Project during acquisition, development, and occupancy. The Eligible Applicant or Co-Applicant shall demonstrate the following minimum experience and capacity requirements:
- a. Development, ownership, or operation of a Project similar in scope and size to the proposed Project; or development, ownership, or operation of at least two affordable rental housing Projects in the last 10 years, with at least one of those Projects containing at least one unit housing a tenant who qualifies as a member of the Target Population.
 - b. The property manager and LSP shall have three or more years of experience serving persons of the Target Population. If a property

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

- c. Statement confirming experience administering a Project in accordance with the core components of Housing First (Welfare and Institutions Code Section 8255).
 - d. Current capacity to develop, own, and operate the proposed Project. For purposes of satisfying this requirement, an Applicant has “capacity” if it has adequate staff, capital, assets, and other resources to efficiently meet the operational needs of the Project; to maintain the fiscal integrity of the Project; and to satisfy all legal requirements and obligations in connection with the Project. Evidence of Permanent Supportive Housing experience and capacity must be reasonably acceptable to HCD in form and substance.
- xx. The Eligible Applicant and all Co-Applicants shall attend a pre-application consultation with HCD prior to applying, as required in Section 401.
- xxi. One-for-one replacement of assisted housing:
- a. If the acquired housing or site is to be redeveloped/repositioned as part of the Local Public Entity's overall goal to address the needs of the Target Population and the community, the Applicant shall provide as part of the application a commitment to ensure one-for-one replacement of units.
 - b. If acquired units will be subsequently combined to add kitchens, create larger units, and/or create units with additional bedrooms, the Applicant will provide such information in the application and ensure an approximate equivalence of square footage available for the benefit of Project residents.
 - c. If the acquired site is going to be demolished before any occupancy by the Target Population, no one-for-one replacement commitment needs to be provided. The unit mix will be evaluated based on the Project proposal.
 - d. The application shall include a site map indicating the original acquired housing location and all proposed housing location(s). If all proposed housing will be located within the neighborhood, no additional documentation is necessary.
 - e. If replacement housing is proposed outside the neighborhood of the acquired site, the application must also include a justification explaining why it is necessary to locate this replacement housing outside the neighborhood of the acquired site (i.e., offsite) and how doing so supports

and enables the Target Population to maintain housing.

Section 301. Additional Application Materials

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

- i. Applicants and Co-Applicants must be in good standing with the State of California and all agencies and departments thereof. By way of example and not limitation, an Applicant and Co-Applicant must be qualified to do business in the State of California and must be in good standing with the California Secretary of State and the California Franchise Tax Board. Applicants that are delinquent in meeting the material requirements of previous HCD Awards may, in HCD's reasonable discretion, fail threshold review. A Certificate of Good Standing, dated within 30 days of application due date, must be submitted with the application.
- ii. Completed Certification and Legal Disclosure Statement
- iii. Signature Block for all Applicants entities in Word Format
- iv. Payee Data Record STD204 (except for Eligible Applicants)
- v. Taxpayer Identification Number (FI\$Cal TIN Form)
- vi. EIN Verification (IRS form SS-4) (except for Jurisdictions)
- vii. Tax-Exempt State from IRS or FTB (if applicable)
- viii. CEQA Determination (if applicable)
- ix. NEPA Authority to Use Grant Funds (if applicable)
- x. Phase 2 Environmental Report if needed as stated in Phase I ESA report (if Applicable)
- xi. A letter from the local county behavioral health department describing the support for the Project (capital, operating or service commitments, referrals, stakeholder collaboration, etc.). If the letter can't be secured, Applicant must describe efforts to obtain the letter.

Section 302: Supportive Services Requirements

To be eligible to receive funding, all applications must include a Project-specific Supportive Services plan, that shall be consistent with any representations made in the application, and it shall meet the Homekey+ Program Requirements. HCD in its sole discretion shall make the determination (1) if the Supportive Services plan is sufficiently complete to pass threshold and (2) if the Supportive Services plan and property management plan is compliant with Housing First and other evidence-based practices for each unique Target Population served by the Project. For example,

Projects serving Veterans must incorporate evidence-based practices specific to Veterans. Applications must include:

- i. A description of the Supportive Services to be offered, how frequently each service will be offered or provided depending on the nature of the service, who is anticipated to be providing the services, and the location, whether on or off-site, and general hours of availability of the Supportive Services. Applicants must ensure that the Supportive Services are made available to Homekey+ tenants in a manner that is voluntary, flexible, and individualized, so Homekey+ tenants may continue to engage with Supportive Services providers, even as the intensity of services needed may change. Furthermore, access to or continued occupancy in housing cannot be conditioned on participation in Supportive Services or on sobriety. Adaptability in the level of services should support tenant engagement and housing retention. Behavioral health treatment services co-located onsite of Homekey+ Project sites are allowable however, tenants in Homekey+ funded housing cannot be mandated to receive behavioral health services as a condition of housing, pursuant to Housing First.
 - a. The following Supportive Services shall be made available to Homekey+ tenants based on tenant need. The lead service provider for the Project shall coordinate the provision of, referral, or linkage to services needed by individual tenants. The following required services must be provided onsite at the Project or offsite at another location easily accessible to tenants. Easily accessible to tenants means access does not require walking more than one-half mile and shall include a plan and budget for transportation to off-site Supportive Services where tenants are not able to walk less than one-half mile:
 1. A Lead Service Provider (LSP) meeting the experience requirements described in Section 302(c) of this NOFA should be selected prior to application submittal. If the LSP has been selected, a formal commitment must be established and maintained between the Applicant and the LSP. The commitment may be a commitment letter(s) or MOU, and must detail roles and responsibilities of all parties and must be consistent with organizational charts and the property management plan detailed in Section 302(ii). If the LSP has not been selected at the time of application submittal, the commitment must be submitted to the Department prior to Standard Agreement execution. If the LSP and Applicant are the same organization, the Applicant shall provide a document signed by an authorized signatory defining roles and responsibilities in implementing all elements of the Supportive Services plan. Designated Supportive Services staff shall not also be property management staff. HCD may request additional information to further demonstrate the distinction between roles (see Section 305 for potential points). In the event of a change to the LSP, the Applicant or Grantee shall provide the new formal commitment to the Department no later than 30 days after the date that the new LSP

commits Supportive Services to the Project.

2. Case management performed by a Case Manager, as defined in Article VII. Definitions. For Projects with Assisted Units serving Target Populations that require intensive services, specifically including high acuity Homeless and Chronically Homeless populations, services to be provided must include at a minimum, on-site comprehensive case management as well as on or off-site mental health care, physical health care and substance use services. Where one or more of the Restricted Units are limited under HCD Regulatory Agreements to occupancy, comprehensive case management shall be provided with staffing at ratios of full-time Case Managers directly providing services to tenants, as indicated below in Table 8.

Table 8: Required Caseload Ratios

Population	Minimum Ratio
Homeless Youth, or Youth at Risk of Homelessness	1:15
Chronic Homelessness	1:20
Disability Homelessness	1:25

3. Peer support activities, including 24/7 telephone, online, or in- person support.
4. Mental health care, including but not limited to assessment, crisis counseling, individual and group therapy, and peer support groups.
5. Substance use services, including but not limited to treatment, relapse prevention, and peer support groups. NOTE: Co-locating outpatient behavioral health treatment services onsite of Homekey+ Project sites are potentially allowable however, tenants in Homekey+ funded housing cannot be mandated to receive behavioral health services as a condition of housing, pursuant to Housing First. Additionally, these outpatient services should be available to individuals outside of Homekey+ housing to prevent creating unlicensed residential Mental Health or Substance Use Disorder treatment programs.
6. Support in linking to physical health care, including but not limited to access to routine and preventive health and dental care, medication management and medication assisted treatment, and wellness services.
7. Benefits counseling and advocacy, including but not limited to assistance in accessing and maintaining SSI/SSD, enrolling in and maintaining Medi-Cal and CalFresh;

8. Veteran serving projects shall coordinate, or make efforts to coordinate, with the applicable County Veteran Service Officer for benefits counseling and advocacy
9. Basic housing retention skills (including but not limited to unit maintenance and upkeep, identifying safety concerns in the unit, understanding lease terms, and money management).
10. Supportive Services for persons with co-occurring mental and physical disabilities or co-occurring mental and substance use disorders not listed above.
11. Recreational and social activities, including peer-led groups and events.
12. Educational services, including assessment, GED, school enrollment, assistance accessing higher education benefits and grants, and assistance in obtaining reasonable accommodations in the education process.
13. Employment services, such as supported employment, job readiness, job skills training, job placement, and retention services, or programs promoting volunteer opportunities for those unable to work, and
14. Obtaining reasonable access to other needed services, such as legal services, or access to food and clothing.
15. Projects serving 16 or more units in a single site must include an onsite manager, maintenance, or other responsible person, as required by California law 25 CCR §42. Applicants seeking an exemption from this requirement must demonstrate that they will provide an equivalent number of desk or security staff, who are not tenants, capable of responding to emergencies for the hours when property management staff is not working.
16. Physical health care, including but not limited to access to routine and preventative health and dental care.
17. Potential out-placements, should they become appropriate alternatives for current Homekey+ residents, either because a higher level of care is required (i.e., residential treatment facilities and hospitals), or because Permanent Supportive Housing is no longer required (i.e., other affordable housing or market rate housing).
18. Representative payee.
19. Legal assistance.

20. Attendant care.
 21. Adult day care.
 22. Parenting education, childcare, and family legal and counseling services including, but not limited to, family reunification.
 23. Financial counseling, and
 24. Domestic violence support, including but not limited to access to temporary shelter, family and individual counseling, and legal support.
- b. Applicants shall provide and maintain written policies and procedures covering:
1. Payment of rent by residents during periods of hospitalization.
 2. Coordination with property management for resolution of complaints from tenants or on behalf of tenants.
 3. Use of best practices in service delivery for each unique Target Population served by the Project, including but not limited to critical time intervention; trauma-informed care and de-escalation; motivational interviewing; peer support; case conferencing; and providing care in a culturally competent manner.
 - i. Supportive Services for Youth Assisted Units must also include a Positive Youth Development (PYD) model and trauma-informed care. Services may include, but are not limited to, case management, income supports, educational and employment counseling, life skills, legal assistance, health and wellness, and family connection services.

Youth Assisted Units occupied by a tenant over age 25 shall be replaced with a comparable unit in the same Project, if available. When a tenant older than 25 moves out of a unit restricted for Youth, the Youth Assisted Unit shall go back to serving Homeless Youth.
 4. Initial and ongoing staff training in all of the above, and in the operator's program philosophy, values, and principles.
 5. Description of each unique Target Population to be served by the Project, and identification of any additional subpopulation target or occupancy preference for the Homekey+ Project that the Applicant wishes to undertake beyond what is permitted under the Target Population requirements.

- c. The property manager and LSP shall have three or more years of experience serving persons of each unique Target Population of people with Behavioral Health Challenges. If a property manager or LSP is not yet selected for the proposed Project, the Eligible Applicant shall certify that this requirement will be reflected in any future solicitation or memorandum of understanding (MOU) (see Section 305 for points awarded). If the property management and/or LSP has three or more years serving persons experiencing homelessness, but not Veterans experiencing homelessness, HCD in its sole discretion may deem the property manager and/or LSP to have met this requirement, provided the property manager and/or LSP agrees to completing a training provided by CalVet.

Projects with Youth Assisted Units must jointly apply and/or partner with a nonprofit corporation(s), including community-based organization(s), with at least three years of experience serving current or former Foster Youth, Homeless Youth, or Youth at Risk of Homelessness.

- d. A tenant engagement plan (i.e., plan to encourage voluntary tenant participation in services as well as in community building, such as resident councils or similar forums) including a description of tenant outreach, engagement and stability strategies to be used. A tenant satisfaction survey shall be conducted at least annually to inform and improve services, building operations, and property management. Applicant shall make tenants aware of when summary of survey data will be prepared and shall share the results with tenants.
- e. A description of plans and measures to ensure the safety and security of residents and staff (e.g., guest and visitor policies, policies on the violation of safety rules, staff training, and building design features intended to promote security);
- f. For Supportive Services provided offsite, the plan must describe what public or private transportation options will be offered to tenants in order to provide them reasonable access to these services. Reasonable access is access that does not require walking more than one-half mile. Reasonable access shall include a plan and budget for transportation to off-site Supportive Services where tenants are not able to walk less than one-half mile.
- g. Description of how the Supportive Services will be culturally and linguistically competent for persons of different races, ethnicities, sexual orientations, gender identities, gender expressions, age, and disabilities. This includes explaining how services will be provided to Homekey+ tenants who do not speak English, or have other communication barriers, including sensory and/or cognitive disabilities, and how communication among the LSP, the property manager and these tenants will be facilitated. The services need to include reasonable accommodation and auxiliary aids and services for effective communications.

- h. A staffing plan with staffing levels sufficient to meet the needs of each unique Target Population served by the Project and in accordance with section 302(ii)(a)(1).
 - i. Estimated itemized budget, and sources of funding for Supportive Services.
 - j. Identification of outcome measures to be tracked, description of the data to be collected for each measure, and explanation of the methods for data collection and entry. Sample forms may be requested by HCD.
 - k. Other information and documentation needed by HCD to evaluate credentials of the proposed LSP and the Supportive Services to be offered for consistency with the Program.
 - l. HCD may request necessary updates to the Supportive Services plan or related documents, including fully executed written agreements. All updates must be approved prior to occupancy as determined by milestones listed in the Standard Agreement. Grantees who fail to provide all requested updates by Standard Agreement Execution shall be subject to withholding a portion of the Homekey+ Award until the Supportive Services plan is approved by HCD.
- ii. Property management and tenant selection policies submitted with the Homekey+ application will be evaluated for the following, consistent with state Housing First requirements and any other state and federal fair housing laws as applicable. These documents must identify and describe alignment with Housing First tenant screening, selection, and other practices consistent with Welfare and Institutions Code Section 8255(b). The descriptions of the use of Housing First and tenant selection in this Supportive Services plan shall be consistent with the property management and tenant selection policies. Applicants should review Assembly Bill No. 1991 (Chapter 645, Statutes of 2022) to inform the Project's property management and tenant selection policies. The property management and tenant selection policies should address the following and be consistent with state Housing First requirements, as well as other Homekey+ Program Requirements:
- a. Applicant eligibility and screening standards including identification of any and all roles in screening activities, including third-parties, and a clear description of those roles. This should include the process for verifying tenants have a Behavioral Health Challenge or suspected Behavioral Health Challenge. Verification can be from county behavioral health staff, qualified supportive service staff, etc.
 - b. Confidentiality.
 - c. Substance misuse policy.
 - d. Compliance with harm reduction principles.
 - e. Communication between property manager and LSP staff, as well as the

Project owner.

- f. Eviction policies and eviction prevention procedures, including how property management and LSP staff will work together to prevent evictions.
- g. Process for assisting tenants to apply for different forms of cash and non-cash benefits to aid the household in retaining their housing, if needed.
- h. How potential tenants and in-place tenants will be assisted in making reasonable accommodation requests, in coordination with the LSP and persuasive to outside entities, such as Housing Authorities, to ensure that persons with disabilities have access to and can maintain housing.
- i. Policies and practices to facilitate voluntary moving on strategies.
- j. Emergency plan for onsite emergencies and natural disasters.
- k. Appeal and Grievance Procedures to include how tenants are made aware of these procedures.

Section 303. Single-Family Scattered Site Housing Requirements

HCD may Conditionally Award up to \$10 million per Single-Family Scattered Site Project for acquisition, Rehabilitation, and an Award for Operating Expenses. Applications may include up to five (5) sites each. Additional funding may be approved at the discretion of the Director or his/her designee, as specified in Section 207. Applicants for this Project type must meet all requirements identified in Homekey+ NOFA Sections 202(vi), 202(v), and UMR Section 8303(b). Additionally, applications must:

- i. Submit all documents required in Article III with the following exceptions:
 - a. Eligible Projects under this Project type must meet the following threshold requirement, sixty (60) days from the date of the Conditional Award to be considered for an Award. Failure to meet this requirement will rescind the Conditional Award.
 - 1. Evidence of site control for each site, as defined in Section 300(x).
 - 2. A preliminary title report for each site, dated within 60 days of submittal, as defined in Section 300(xi).
 - b. Eligible Projects under this Project type must meet the following threshold requirements, ninety (90) days from the date of the Conditional Award to be considered for an Award. Failure to meet these requirements will rescind the Conditional Award.

1. Relocation Assistance Narrative, as defined in Section 300(xvii).
 2. Appraisal for each site, as noted in Section 300(xiii).
 3. All Projects seeking funding for Rehabilitation must submit the following, as noted in Section 300(xiv):
 4. Rehabilitation narrative of current condition of structure(s) and overall scope of work; and
 5. Physical needs assessment (PNA) or equivalent evidence of Rehabilitation costs prepared by a qualified independent third-party contractor for each site.
 6. All Projects seeking funding for Rehabilitation and new construction are required to submit a Phase I ESA or equivalent, as noted in Section 300(xvi).
 7. One-for-one replacement of assisted housing, as defined by Section 300(xxi), including a site map, as defined in Section 300(xxi)(d).
 8. Meet the minimum points score required in Section 305 of 100 points.
- c. Eligible Projects under this Project type must submit updates to the following threshold documents, previously submitted at the time of application as required by Article III, ninety (90) days from the date of the Conditional Award to be considered for an Award. Updates are limited to those pertaining to the identification of Project sites. Failure to meet these requirements will rescind the Conditional Award:
1. Authorizing resolutions, as defined in Section 300(vi)(a);
 2. Supportive Services Plan including budget, as defined in Section 302.
 3. Overview of plan and timeline for any required entitlements, permits, and environmental clearances, as defined in Section 300(xii) and supported by updated Local and Environmental Verification forms for each site, as required by the application;
 4. Equity statement, as defined in Section 300(viii).
 5. Engaging the Target Population statement, as defined in Section 300(ix).
 6. Development plan, as defined in Section 300(xii).
 7. Rehabilitation description, as defined in Section 300(xiv).

8. Enforceable Funding Commitment(s), as defined in Section 300(xviii) and Article VII.
9. Application workbook updates. Including unit mix, development and operating budgets, and all other necessary areas to complete the application package, as defined in Section 300(iii).
10. All Grantees must coordinate disbursement of funds into an escrow account. Funds shall only be disbursed once all special conditions of disbursement are satisfied and HCD has determined that the Project has sufficiently demonstrated the unification of all sites into one Project, with a single owner and property manager.

Section 304. Recording, Income and Underwriting Requirements

- i. Homekey+ may fund all units in a Project or a portion of the units. If seeking Homekey+ funding for a portion of the units in a Project, Applicants must identify committed sources for the non-Homekey+ units. The non-Homekey+ units are not required to serve the Homekey+ Target Population and may therefore be restricted at higher AMI levels, which may help promote Project feasibility.
- ii. If, at the time of acquisition, an existing tenant's household income is at or below 50 percent AMI, but the tenant does not qualify as a member of the Target Population, the tenant may remain in place and the unit may still be funded by Homekey+. An Applicant may not include units in the Homekey+ application intended for Veterans if the existing tenant household is not a Veteran or a member of a Veteran's household. When, in the course of normal tenant turnover, the ineligible household moves from the unit, the unit shall thereafter be occupied by the Target Population. There should be no more than 49 percent of the Assisted Units that do not meet the Target Population at the time of acquisition. An existing household who meets the Target Population definition or was a member of the Target Population at the time they moved into the property will not be counted towards the 49 percent cap. Evidence confirming that existing tenants qualify as either at or below 50 percent AMI or Target Population will be required of the Applicant.
- iii. At year 15 from the recordation of the Affordability Covenant, in circumstances where the Grantee has not waived their right and Grantee has exhausted available operating funding and demonstrated to HCD that the Project is no longer feasible, HCD may approve an increase in income levels, to the minimum extent required for fiscal integrity, in five percent increments of Assisted Units up to 50 percent AMI.
 - a. HCD reserves the right to set restrictions on the unit mix, rent levels, and other factors deemed necessary. To the maximum extent possible, these changes shall minimize the impact on the lowest income Project residents and shall be phased in as gradually as possible. If, following any increase in rents and income limits, or modification of Target Population

occupancy requirements, new resources become available, or market demand changes, allowing reversion to the former income and rent limits or Target Population occupancy requirements, HCD may re-impose these income limits and rent limits or Target Population occupancy requirements, in whole or in part, subject to an analysis of Project feasibility.

- iv. In addition to Section 300 above, Applicants purchasing Affordability Covenants and restrictions will also be evaluated on the following requirements:
 - a. The Grantees that purchase Affordability Covenants and restrictions for existing residential units shall restrict those units to individuals and households with an individual with Behavioral Health Challenges and who are Homeless or who are At Risk of Homelessness, as defined in 24 CFR part 578.3. Such restriction shall run for 55 years.
- v. In addition to Section 300 above, master leasing Projects will also be evaluated on the following requirements:
 - a. The Grantee shall provide a 15-year plan from the recordation of the Affordability Covenant to cover operations and service costs for the Project with specific funding sources (government/philanthropic/private).
- vi. As described in Section 101, the Project shall comply with the UMRs (Cal. Code Regs., tit. 25, § 8300 et seq.), to the extent those regulations are consistent with Homekey+ requirements, and shall meet the following Homekey+ underwriting requirements:
 - a. In analyzing Project feasibility, Projects planning to use Tenant Based Vouchers (TBV) for rental income/subsidy sources shall limit projected TBV revenue sources to no more than 50% of the Project's assisted housing units in the application. Nothing in this NOFA shall be construed to conflict with or limit the operation of state law prohibiting discrimination against tenants based on source of income. Refer to section 508 for non-discrimination policy requirements.
 - b. Projects that do not have debt service, Project cashflow shall not exceed 12 percent of Operating Expenses in the first 15 years of operations.

Section 305. Scoring Criteria

In addition to meeting the other minimum Homekey+ Program Requirements outlined in Article III, Applicants must score a **minimum of 100 points to be eligible for funding**. Points earned from the application scoring criteria will be incorporated into the project report and the Standard Agreement. Applicants should select criteria based on what accurately represents the Project and is achievable. By earning these points, the Applicant commits to the deliverable throughout the tenure of Homekey+ Project. Scores will be based on the following:

Table 9: Homekey+ Application Scoring Criteria

Categories and Maximum Point Scores	Evaluation Criteria
1. Site Control (Up to 20 points)	<p>a. Identification of the site suitable for development and evidence of site control, or a plan and timeline for obtaining site control along with other supporting evidence (e.g., letter of intent, an exclusive negotiating agreement, ground lease, etc.). NOTE: Sections 300-303 of this NOFA further outline site control requirements related to specific Project type. (up to 20 points)</p> <ul style="list-style-type: none">- Fee title (20 points)- Leasehold (20 points)- Option agreement/sales contract (20 points)- Exclusive negotiating agreement (15 points)- Letter of intent (15 points)- Other forms approved by HCD (10 points)
2. Cost Containment (Up to 15 points)	<p>a. For any Project where the average total cost per Assisted Unit is below baseline per door of \$200,000, one (1) point will be assigned for every \$10,000 under the baseline amount. (up to 10 points)</p> <p>b. Utilizing Publicly Owned Land: 5 points will be awarded to Project that is located on a site selected under Excess Sites (Executive Order N-06-19) or any land declared as Surplus Land by a local agency. (5 points)</p>

3. Sustained
Operating
Leverage

(Up to 45 points)

Documented commitment of non-Homekey+ rental or operating subsidies (including funded services) that will be used to maintain the ongoing affordability and sustainability of operations of the Project. Sources include, but not limited to, Project-based vouchers, VASH vouchers, Mainstream vouchers, Faircloth to RAD conversions, tenant-based vouchers, or locally funded rental assistance. **(up to 45 points)**

a. Score is based on weighted subsidy type, percentage of costs covered, and length of commitment. Applications will need to score at least **10 points** to be prioritized by the Homekey+ Program. See Section 400 on the process and determination for Projects that will be prioritized in Homekey+.

- Project operation subsidies: Up to one (1) point for each year through year fifteen (15). **(up to 15 points)**

Weighted Point Value by Subsidy Type	
Project-Based Rental Subsidy	1
Committed Operating Subsidy	1
Renewable Source*	0.75
Tenant Based Voucher	0.5
Supportive Services / Healthcare Reimbursement	0.5
Intent to pursue funding	0.25
<i>*For years that are uncommitted or not allocated. Years with existing current subsidy will be considered Committed Operating Subsidy.</i>	

b. Homekey+ Award Utilization:

Applications that request less Homekey+ Operating Award than the Maximum Eligible Award amount will earn more points. Applications that do not request an operating Award will automatically earn 20 points. **(up to 20 points):**

- Two (2) points for each 10% increment of Maximum Eligible Homekey+ Operating Award not utilized.
- No Homekey+ Operating Award Requested (20 points)

c. Mental Health Services Act or Behavioral Health Services Act funds committed to the Project as evidenced by a letter from the local county behavioral health department meeting the EFC requirements in Article VII of this NOFA. **(10 points)**

Categories and Maximum Point Scores	Evaluation Criteria
<p>4. Experience and Coordination (Up to 40 points)</p>	<p>a. Demonstration of Applicant or member(s) of development team's experience in development, ownership, or operation of a Project(s) similar in scope and size to the proposed Project. NOTE: Sections 300-303 of this NOFA further outline threshold experience requirements.</p> <ul style="list-style-type: none"> - Five (5) points awarded for each additional Project beyond the base threshold requirement (development, ownership, or operation of affordable rental housing or interim Projects in the last ten (10) years serving at least one member of the Target Population). (up to 15 points) <p>b. Documented evidence of LSP's experience helping persons address barriers to housing stability and providing other support services, not necessarily within a housing Project. The LSP may be an Applicant, or a member of the development team described in Applicant's response to point category 4.c., below. LSP experience must be with the specific population(s) with Behavioral Health Challenges housed within the Homekey+ units to count toward points in this section (e.g., families, singles, veterans, Homeless Youth, Chronically Homeless) and must describe how the Supportive Services are culturally and linguistically competent for persons of different races, ethnicities, sexual orientations, gender identities, gender expressions, ages, and disabilities. NOTE: Sections 300-303 of this NOFA further outline threshold experience requirements.</p> <ul style="list-style-type: none"> - One point awarded for each year of service experience, after 3 years. (up to 10 points) <p>c. Commitment letter(s), MOU(s) or other formal agreement between the Primary and Co-Applicant(s) and/or other involved partners documenting how the complete development and management team (which includes the Applicant, developer, property manager, LSP, etc.) are connected and will work together on the Project. Applicants are encouraged to complete due diligence checklists to ensure all members of the team are aware of roles and responsibilities. (15 Points)</p>

Categories and Maximum Point Scores	Evaluation Criteria
<p>5. Community Impact</p> <p>(Up to 40 points)</p>	<p>a. Assisted Units include units for large family housing types (10 points)</p> <ul style="list-style-type: none"> - At least 25% of the Assisted Units in the Project shall be two-bedroom or larger units, consistent with TCAC Regulations (4 CCR § 10325(g)(1)(A-I)), (10 points) <p>b. Applicant waives any potential accommodation by HCD to increase income limits at year 15 from the recordation of the Affordability Covenant, as described in Section 304(iii). (up to 20 points)</p> <ul style="list-style-type: none"> - At least 25% of Assisted Units restricted (3 points) - At least 50% of Assisted Units restricted (5 points) - At least 75% of Assisted Units restricted (10 points) - 100% of Assisted Units restricted (20 points) <p>c. The extent to which the Project commits to being accessible to persons with disabilities. (up to 10 points)</p> <ul style="list-style-type: none"> - Exceeds the state and federal accessibility requirements set forth in Section 508, specifically providing a minimum of 15 percent of units with features accessible to persons with mobility disabilities, as defined in 24 C.F.R. Section 8.22 and the parallel ADAAG 2010 and CBC provisions; (5 points) - A minimum of 10 percent of units with features accessible to persons with hearing or vision disabilities, as defined in 24 CFR Part 8.22 and the parallel ADAAG 2010 and CBC Chapter 11B provisions. (5 points)

<p>6. Site Selection</p> <p>(Up to 40 points)</p>	<p>Site Selection (Up to 12 points; for Rural Projects: up to 16 points; for Youth Projects: up to 15 points)</p> <p>a. The Project site is located within 1/2 mile of a bus rapid transit station, light rail station, commuter rail station, ferry terminal, bus station, or public bus stop OR the Project includes an alternative transportation service for residents (e.g., van or dial-a-ride service), if costs of obtaining and maintaining the van and its service are included in the budget and the operating schedule is either on demand by tenants or a regular schedule is provided. (4 points)</p> <p>The Project site is in proximity to essential services:</p> <p>b. Grocery store – a full-scale grocery store/supermarket where staples, fresh meat, and fresh produce are sold. (up to 2 points)</p> <ul style="list-style-type: none"> - within 1/2-mile radius of Project (2 points) - within 1 mile radius of Project (1 point) - within 1 mile radius for Projects in Rural Areas (2 points) - within 2 miles radius for Projects in Rural Areas (1 point) <p>NOTE: If applying for TCAC, it is advisable that the grocery store be at least 25,000 gross interior square feet.</p> <p>c. Health facility – a medical clinic (not merely a private doctor's office) with a physician, physician's assistant, or nurse practitioner on-site for a minimum of 40 hours each week, or hospital (health facilities operated by Veterans Health Administration qualify if project is veteran serving). (up to 1 point)</p> <ul style="list-style-type: none"> - within 1/2-mile radius of Project (1 point) - within 1 mile radius of Project (1/2 point) - within 1 mile radius for Projects in Rural Areas (1 point) - within 2 miles radius for Projects in Rural Areas (1/2 point) <p>A qualifying medical clinic must accept Medi-Cal payments, or Medicare payments, or Health Care for the Homeless, or have an equally comprehensive subsidy program for low-income patients.</p> <p>d. Library – a book-lending public library. (up to 1 point)</p> <ul style="list-style-type: none"> - within 1/2-mile radius of Project (1 point) - within 1 mile radius of Project (1/2 point) - within 1 mile radius for Projects in Rural Areas (1 point) - within 2 miles radius for Projects in Rural Areas (1/2 point)

<p>6. Site Selection (continued)</p> <p>(Up to 40 points)</p>	<p>e. Pharmacy – may be included in a grocery store or health facility. (up to 2 points)</p> <ul style="list-style-type: none"> - within 1/2-mile radius of Project (2 points) - within 1 mile radius of Project (1 point) - within 1 mile radius for Projects in Rural Areas (2 points) - within 2 miles radius for Projects in Rural Areas (1 point) <p>f. A public park or a community center accessible to the general public. (up to 1 point)</p> <ul style="list-style-type: none"> - within 1/2-mile radius of Project (1 point) - within 1 mile radius of Project (1/2 point) - within 1 mile radius for Projects in Rural Areas (1 point) - within 2 miles radius for Projects in Rural Areas (1/2 point) <p>g. High speed internet service, with a minimum average download speed of 25 megabits/second must be made available to each Unit for a minimum of 15 years, free of charge to the tenants, and available within six months of the Project's placed-in-service date. Documentation of internet availability must be included in the application. (up to 2 points)</p> <ul style="list-style-type: none"> - 2 points - 3 points for rural Projects <p>h. For Projects with units serving Homeless Youth: community colleges, universities, trade schools, apprenticeship programs, employment programs, childcare centers for parenting youth, and/or community centers for youth (e.g., LGBTQ+ centers, drop-in youth centers). (up to 2 points)</p> <ul style="list-style-type: none"> - at least two amenities located within 1 mile radius of Project (2 points)
<p>7. Relocation Impacts</p> <p>(Up to -20 points)</p>	<p>a. For any Project resulting in the permanent displacement of residents (not businesses or farm operations), as outlined below:</p> <ul style="list-style-type: none"> - The Project permanently displaces existing residents in 5% of total units. (- 5 points) - Applicants lose one point (up to an additional 15 points) for each additional percentage point of households displaced out of total units.

8. Negative Points	a. Negative Points assessed by HCD to the Applicant pursuant to the Department's Negative Points Policy .
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In the event of program oversubscription, where Applicants have the same score and the same date and time stamp, HCD may consider additional criteria as a tiebreaker, including, but not limited to, cost-effectiveness, community impact (i.e. meeting the needs of individuals with behavioral health challenges), affirmatively furthering fair housing, innovative housing types, tenant stability and proximity to transit, and services and amenities.

Article IV. Application Submission, Review, and Award Process

Section 400. Application Process and Submission

For Over the Counter (OTC) processing, except for the prioritization criteria enumerated below, applications will be accepted and evaluated on a first-come, first-served basis at any time from the release of the application until the final application due date, or until the available funds are exhausted, whichever occurs first. Funds will be awarded to Applicants that successfully meet threshold criteria and the minimum point score, with HCD reserving the right to prioritize applications that demonstrate Project readiness and committed long-term sustainable operating sources, regardless of the timestamp of the application submission.

Homekey+ application materials must be submitted electronically to HCD's [website](#). Applications must be on HCD's forms and HCD's forms cannot be altered or modified by the Applicant. Excel forms must be submitted in Excel format, not as a PDF document. Supplemental documents should follow program guidance documents or templates provided on the Homekey+ website.

Electronic Submission - Requirements for uploading the Homekey+ application and required supporting documentation, including naming conventions, are described in the Homekey+ application instructions/checklist tab. Per Section 102, Applicants must upload all complete application materials to HCD's website no later than 5:00 p.m. Pacific Time on the due date.

HCD reserves the right to prioritize the review and awarding of applications based on the following criteria:

- i. Demonstrate Project Readiness by providing a completed and accurate application workbook; providing all required support documentation and application materials at time of application submission; identifying all Special Purpose Entities and other entities that will be a party to the Project and Standard Agreement; and confirming that all Project entities are appropriately listed as Co-Applicants and are formed at the time application; and
- ii. Applications have a minimum of 10 points in Section 305(3)(a) of the Application Scoring Criteria to demonstrate to HCD the Project has operating and rental subsidies to support long-term operations for the Project.
- iii. Applications not achieving a minimum score of 10 points in Section 305(3)(a), but which have higher scores than other submitted applications.

Application packages that do not meet the above-mentioned criteria may be placed on hold for Award consideration by HCD and may not be considered for funding.

- i. Applications will be prioritized as described in Section 203 and Section 400.
- ii. HCD will evaluate applications for compliance with the minimum Homekey+ Program Requirements set forth in this NOFA.

- iii. After each Applicant has been certified to meet the minimum Homekey+ Program Requirements, each Project must receive a minimum overall score of 100 points, as outlined in Section 305, to be considered for a funding Award.
- iv. Each Applicant and Co-Applicant shall submit an authorizing resolution that, in HCD's reasonable determination, materially comports with the Program's requirements and is legally sufficient. In addition, each Co-Applicant shall submit a complete set of its organizational documents (including any amendments thereto). HCD will not execute the Standard Agreement until it receives the foregoing documentation, as specified.
- v. Applicant shall self-acknowledge the ability to obtain the insurance coverages outlined in Section 606 of this NOFA.
- vi. The application is a public record, which may be available for public review pursuant to the California Public Records Act (CPRA) (Division 10 (commencing with Section 7920.000) of Title 1 of the Government Code). After final Homekey+ Awards have been issued, HCD may disclose any materials provided by the Applicant to any person making a request under the CPRA. HCD cautions Applicants to use discretion in providing information not specifically requested, including but not limited to bank account numbers, personal phone numbers, and home addresses. By providing this information to HCD, the Applicant is waiving any claim of confidentiality and consents to the potential disclosure of submitted material upon request.
- vii. HCD reserves the right to do the following:
 - a. Score an application as submitted even if information is missing from the application.
 - b. Consult with CalVet on any Veteran serving Project's Application.
 - c. Request clarification of unclear or ambiguous statements made in an application or request additional clarifying documentation or information; and
 - d. Upon the final application due date or the date when funds are exhausted, whichever is earlier, deploy unused funds from an undersubscribed allocation to fund other Eligible Applicants for other subsets of the Target Population.
- viii. HCD will review, and score based on information provided in the application. If there is a significant departure from the application after a Project has been awarded, HCD may re-evaluate the Project's score, reduce the grant amount, or assign negative points to the Applicant.

Section 401. Required Pre-Application Consultation and Technical Assistance

HCD requires all Eligible Applicants and Co-Applicants to engage in a pre-application consultation with HCD prior to applying. The consultation will allow the prospective Applicant to provide basic information about the proposed Project, along with other applicable programmatic considerations, including those related to site acquisition; operating match requirements; the CEQA, land use and land entitlements; local county behavioral health department coordination and other services partnerships; and long-term financing approaches. Applicants will be able to request a pre-application consultation using the pre-application survey to meet with Homekey+ program staff prior to applying. Information on pre-application consultations will be available and posted on the Homekey+ [website](#).

Section 402. Award Process

HCD will send a Conditional Award Commitment and Acceptance of Terms and Conditions letter (Conditional Award letter) to the successful Applicant. This Conditional Award may only be accepted by timely delivery of a fully executed Acceptance of Terms and Conditions of Conditional Award form to the Department. Funds will be disbursed after the Standard Agreement has been fully executed and approved by HCD and after the Grantee has satisfied all conditions precedent to disbursement.

Please see Section 102 for further details on Standard Agreement and fund disbursement timelines.

HCD must be notified and invited to participate in any and all groundbreakings, grand openings, and press conferences related to the Award by emailing HCD Homekey@hcd.ca.gov. Awardees must follow all marketing/promotional guidelines from HCD. Please see Appendix D for details on communication procedures.

Section 403. Appeals

- i. Basis of Appeals.
 - a. Applicants may appeal HCD's written determination that an application is incomplete, has failed threshold review, or has otherwise been determined to provide an insufficient basis for an Award.
 - b. At the sole discretion of HCD, HCD's written determination may include a request for clarifying and/or corrective information. For purposes of this Section, "clarifying information" includes information and/or documentation that resolves ambiguities in any application materials that will inform HCD's determinations.
 - c. No Applicant shall have the right to appeal a decision of HCD relating to another Applicant's application (e.g., eligibility, Award).
 - d. If the Applicant is subject to negative points assessment, HCD shall notify the Applicant in writing within the point score letter and will provide

opportunity to appeal negative points assessment, or any disagreed points assessment, pursuant to the appeals process as set forth in the NOFA. Any request to appeal HCD's decision regarding an application shall be reviewed for compliance with the Guidelines and the NOFA. All decisions rendered shall be final, binding, and conclusive, and shall constitute the final action of HCD.

- e. Any request to appeal HCD's decision regarding an application shall be reviewed for compliance with this NOFA. All decisions rendered shall be made by the Branch Chief or his/her designee. The decision shall be final, binding, and conclusive, and shall constitute the final action of HCD.
- f. The appeal process provided herein applies solely to decisions of HCD made pursuant to this NOFA.

ii. Appeal Process and Deadlines.

- a. Process: To file an appeal, Applicants must submit to HCD, by the deadline set forth below, a written appeal which states all relevant facts, arguments, and evidence upon which the appeal is based. Furthermore, the Applicant must provide a detailed reference to the area or areas of the application that provide(s) clarification and substantiation for the basis of the appeal. No new or additional information will be considered if this information would result in a competitive advantage to an Applicant. Once the written appeal is submitted to HCD, no further information or materials will be accepted or considered thereafter. Appeals are to be submitted to HCD at homekeyappeals@hcd.ca.gov according to the deadline set forth in HCD's written determination letter.
- b. Filing Deadline: Appeals must be received by HCD no later than 5:00 p.m. five (5) business days from the date of HCD's written determination letter made in response to the application.

Article V. Additional Program Requirements

Section 500. Veterans Assisted Units

- i. Homekey+ Projects proposing to serve Veterans may also serve other qualifying members of the Target Population. The Veterans units will be funded from the Veterans allocation, and the remaining units will be funded from the other applicable allocation(s).
- ii. The remaining units should still be used to house the most vulnerable Veterans, and the Grantee is required to demonstrate a good faith effort to place the Target Population in Veteran units. Good faith efforts include 1) adequate marketing of vacant units for at least 90 days prior to the commencement of initial lease-up or at least 60 days after a unit turns over, 2) partnering with local homeless and Veterans service providers to identify the Target Population, 3) coordination with the local Continuum of Care to receive prioritized Target Population referrals, 4) coordination with the U.S. Department of Veterans Affairs to identify the Target Population, and 5) documented contacts with the Target Population, along with their Case Manager(s), who were referred to the Project with vacant Veteran units and choose not to lease the unit.
- iii. HCD reserves the right to review documentation that substantiates the timing and frequency of such good faith efforts, including the date that the Grantee was notified of the vacancy, whenever such documentation exists and provide a descriptive timeline in the absence of documents to evidence activities such as phone calls and meetings. Documentation by the Grantee of these good faith efforts, along with information about Applicants that were not matched with a unit, is required as part of the Secondary Tenant process.
- iv. If units cannot be filled with Veterans at or below 30% AMI, Secondary Tenants can be housed. Secondary Tenants are defined in statute as either: Veterans experiencing homelessness with an income of up to 60% of the AMI. Rents for any redesignated units are determined by income that corresponds to the Secondary Tenant's household income.
- v. Upon vacancy, the Grantee is required to redesignate the next vacant unit as a PSH unit available to Veterans with incomes at or below 30% AMI with the goal of returning the Project into compliance with the unit mix required by the Project's Standard Agreement.
- vi. For new construction the vacancy period will be measured from the date the Certificate of Occupancy or Temporary Certificate of Occupancy is issued and for Rehabilitation Projects the vacancy period will be measured from the date the Notice of Completion is issued. Vacancy for previously occupied Homekey+ units during regular Project operations will be measured from the

- vii. date the Grantee or their operator takes possession of the unit. The Grantee or their operator may use the time from abandonment noticing timeframes and unlawful detainers at its discretion.
- viii. In no instance shall a Project have less than 30% of its Veterans units leased to 30% AMI households*. In no instance shall a Project have less than 30% of its Veterans units leased to 30% AMI households*.
- ix. HUD-VASH Special Rule: On August 13, 2024, HUD published the “Section 8 Housing Choice Vouchers: Revised Implementation of the HUD Veterans Affairs Supporting Housing Program (VASH)”¹ (“special rule”) that provides a new requirement to exclude Veterans’ service-connected disability benefits from household income calculations for the purpose of determining income eligibility. This rule for VASH applicants applies for both Project-based and tenant-based vouchers. Homekey+ income determinations for VASH applicants must exclude Veterans’ service-connected disability income and therefore are excluded from the Homekey+ Secondary Tenant alternative requirements and process. Eligible HUD-VASH program tenants are not considered Secondary Tenants and are not counted against the cap on the number of Veteran units that can be leased to Secondary Tenants under this policy.

The purpose of this is to resolve issues with matching unhoused Veterans with vacant PSH units restricted to Veterans, while retaining the program’s original intent of serving the highest need Veterans experiencing homelessness.

**Veterans who are experiencing homelessness that are eligible to occupy veteran 30% AMI units after excluding VA service-connected disability benefits are recognized as eligible tenants. They are not treated as Secondary Tenants.*

- x. Each Veteran Project shall establish a goal of no amount less than five percent of total construction costs for work performed, or supplies provided to be spent with entities certified by the California Department of General Services (DGS) as a Disabled Veteran Business Enterprise (DVBE).

Pursuant to a five percent DVBE goal on total construction, each Project shall identify a DVBE Specialist who shall coordinate directly with CalVet in the identification and use of DVBEs.

Upon the commencement of construction, the Project shall submit a report to the Department and CalVet on DVBE plan implementation. This report will include: (A) The total amount budgeted for construction costs; (B) The names and addresses of DVBE contractors, subcontractors and/or suppliers that have received or are scheduled to receive payment.

¹ Section 8 Housing Choice Vouchers: Revised Implementation of the HUD Veterans Affairs Supporting Housing Program Development, 89 Fed. Reg. 65769 (Aug. 13, 2024) (amending 24 CFR Parts 982 and 983).

Upon completion of construction, the DVBE Specialist shall submit a report to the Department and Calvet detailing actual payments to DVBEs.

If the lead applicant is an established [DVBE Reciprocity Partner \[dgs.ca.gov\]](https://dgs.ca.gov) with DGS before the start of construction, then the Project shall only submit to the Department and Calvet a report detailing actual payments to DVBEs upon completion of construction.

Section 501. New Construction Cost Containment

A hallmark of Homekey has been producing housing quickly and cost-effectively, mostly through adaptive reuse. HCD will continue to retain and build upon these principles by requiring that Applicants seeking funding for new construction incorporate cost-containment strategies and commit to Total Development Cost (TDC) per unit caps.

New construction cost containment Projects will be eligible for the same Award structure as outlined in Section 205, but in addition must agree to and provide evidence that the Project can be completed based on the applicable TDC per unit cap. The TDC per unit cap is inclusive of the Homekey+ Award and all other capital sources and expenditures, with the exceptions of land costs, COSRs, and other required reserves.

TDC per unit caps will be the lesser of: \$450,000 per unit, OR the [2024 TCAC Basis Limits](#) for the applicable county where the Project is located and unit size.

Like other Homekey+ Project types, Awards will be in the form of a grant and will provide up to 80% of the funds upfront. Unlike other Homekey+ Project types which must complete construction within 12 months starting 60 days from the date of Award, all new construction Projects awarded must commence construction within 6 months, starting 60 days after the Homekey+ Award, and have a temporary certificate of occupancy (TCO) no later than 24 months, starting 60 days from the date of Award. The remaining 20% of funds will be disbursed upon submission of the TCO.

Applicants are advised that Homekey+ new construction Projects are not contemplated to be paired with tax credits or other highly competitive sources which are not secured by the date of application, in light of the above 6-month and 24-month deadlines. Rather, like other Homekey+ Project types, the Project must be fully funded and ready to proceed following a Homekey+ Award.

Applicants are further advised that construction shall not be contingent or reliant on any reasonably foreseeable externalities or timelines not disclosed in the application. Grantees unable to meet critical milestone dates within applicable cure periods will be in breach of the Standard Agreement and may be subject to negative points under HCD's Negative Point Policy.

As with all Homekey+ applications, a Local Public Entity must be the lead entity and may apply with a Co-Applicant developer.

Section 502. Gap Financing

Consistent with the Homekey principles of flexibility and innovation, HCD will accept gap financing applications from Projects which meet, or could meet, the population targeting requirements of Homekey+, but have not started construction. The intent is to move Projects forward that are otherwise “shovel ready” and thereby quickly increase the number of units available.

Projects within this use must be submitted by the application due date listed in the program timeline table above. At the close of the application period, the applications will be prioritized as follows:

- i. Projects with an Existing HCD Award Commitment with a pending disencumbrance per HCD’s disencumbrance policy within 6 months of the date of this NOFA.
- ii. Projects with an Existing HCD Award Commitment with at least one prior unsuccessful application for tax credit/bonds ranked by total HCD funds committed.
- iii. All other HCD funded Projects ranked by total amount of HCD funds committed.
 - a. All prior Homekey Projects awarded as “interim to permanent”, seeking funding to convert interim units to Permanent Supportive Housing, fall into this category. Only Projects that complied with the terms of the original Homekey “interim to permanent” award by completing construction and are currently achieving full on-site occupancy as interim housing will qualify for this funding. HCD at its sole discretion will determine compliance.
- iv. All other Projects that are stalled due to an unsuccessful tax credit/bond application ranked by total amount of public resources committed (may include resources such as local or federal funding, donated land, etc.).

HCD will rank projects within each priority based on total gap per unit. Depending on total demand for this typology, HCD reserves the right to prioritize funding for Priority (i.), above, either in full or partially, and to not fund or fund a subset of, otherwise eligible Projects from ii, iii, and/or iv above. All prospective Applicants are encouraged to use cost containment strategies to seek the lowest amount of gap financing possible that will allow the Project to commence and complete construction.

Qualifying HCD funding programs include the following:

- a. Affordable Housing and Sustainable Communities Program
- b. Community Development Block Grant Program – Disaster Recovery
- c. HOME American Rescue Plan

- d. HOME Investment Partnerships Program
- e. Homekey
- f. Housing for a Healthy California Program Article I
- g. Infill Infrastructure Grant Program
- h. Joe Serna, Jr. Farmworker Housing Grant Program
- i. Local Government Matching Grants Program
- j. Multifamily Housing Program
- k. Multifamily Super NOFA
- l. National Housing Trust Fund
- m. No Place Like Home Program – competitive and non-competitive HCD-administered funds and Alternative Process County funded Projects
- n. Permanent Local Housing Allocation Competitive Allocation
- o. Veterans Housing and Homelessness Prevention Program

All prior HCD award(s) must not have expired, or been terminated, disencumbered, or otherwise held to be void.

As with all other Homekey+ Projects, a Local Public Entity is required as a lead Applicant. In addition, the gap financing application must include all Sponsors in connection with Existing HCD Award Commitment(s). Homekey+ gap financing funds are not intended to supplant Performing Debt. The amount and terms of Performing Debt shown in the Homekey+ gap financing application must generally remain the same or be higher and more restrictive than the amount and terms shown in previous HCD applications unless there are extenuating circumstances that are clearly explained in writing by the Applicant and agreed to in writing by HCD.

For the purposes of this gap financing Projects only, Homekey+ will award no more than \$450,000 per unit, inclusive of any Operating Award needed to buy down units originally contemplated as higher than 30% AMI. Any amount over \$450,000 per unit will be required to provide an Enforceable Funding Commitment at the time of application.

Applicants may seek gap financing for all units or a portion of units. If Applicants seek gap financing for only a portion of units, an alternative, non-Homekey+ source is required at the time of application to fill any capital gaps associated with the non Homekey+ units. All units funded by Homekey+ will be required to serve the Target Population.

Funds shall be used only for expenses that would be categorized as Project costs by the federal low-income housing tax credit program, including, but not limited to, commercial costs and reasonable reserves. HCD reserves the right to disallow costs that do not constitute reasonable Project costs, as determined by HCD in its sole and absolute discretion.

Gap financing applications should request the full capital amount needed to proceed with and complete construction, thereby avoiding the need to apply for tax credits or seek other sources of funds.

Homekey+ gap financing awards are not intended to supplant local public agency funds. Accordingly, any local agency resources shown as committed in the applications for any Existing HCD Award Commitments must be included in the financing proposed in the Homekey+ gap financing application at the same or higher level of funding as previously identified.

Homekey+ Gap Financing Terms, Deadlines, and Restrictions

Requests for reducing Performing Debt or the term of the Performing Debt will be reviewed on a case-by-case basis and are not a guaranteed approval. Reduced principal loan amounts of Performing Debt must include a corresponding reduced amount in the development budget.

- i. Gap financing awards will be in the form of a grant. All Homekey+ gap financing awarded Projects must commence construction no later than 6 months, starting 60 days from the date of the Homekey+ Conditional Award letter. For the purposes of the Homekey+ Award, commencement of construction means the first land-disturbing activity associated with a Project, including land preparation such as clearing, grading, and filling, or the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building. HCD may, in its sole and absolute discretion, extend this deadline due to conditions beyond the control of the Sponsor, for a period not to exceed 90 days.
- ii. The Homekey+ gap financing awarded Project must receive, and submit evidence to HCD, a temporary certificate of occupancy (TCO) within 24 months, starting 60 days from the Homekey+ Award.
- iii. All Homekey+ gap financing Grantees are prohibited from applying for or receiving a tax credit allocation on a Homekey+ funded Project for a period of 20 years from the Homekey+ Conditional Award date for that Project. This prohibition will be memorialized in the Homekey+ Standard Agreement and in amendments to the Standard Agreements for any Existing HCD Award Commitment.
- iv. If, following a Homekey+ application and award, a Sponsor syndicates and sells a portion of their ownership interest to a partner or equivalent party seeking tax losses associated with the Project, nine-tenths of the gross proceeds of that sale shall be remitted to HCD. Negative points may be assessed to the Sponsor in the event the Project is sold or refinanced with a distribution of net equity.

Section 503. Article XXXIV

Homekey+ provides permanent supportive housing for persons (including Veterans and Youth) who are homeless, chronically homeless, or at risk of homelessness, and who are living with a Behavioral Health Challenge. As such, article XXXIV, section 1 of the California Constitution is not applicable to Homekey+ funded development, consistent with Health and Safety Code sections 37000-37002.

Section 504. Housing First

The Eligible Applicant shall certify to employ the core components of Housing First, as set forth at Welfare and Institutions Code Section 8255, subdivision (b), in its property management and tenant selection practices. Projects shall accept tenants regardless of sobriety, participation in services or treatment, history of incarceration, credit history, or history of eviction in accordance with practices permitted pursuant to Housing First practices, including local Coordinated Entry System prioritization protocols, or other federal or state Project funding sources.

Section 505. Tenant Referrals

Referrals to Homekey+ Assisted Units shall be made through the local Coordinated Entry System (CES), or another comparable prioritization system based on greatest need for housing and services, to determine the most appropriate referral. Homekey+ units should be reserved for serving the Target Population where households are more appropriately served by PSH, including referrals from persons exiting encampments. Households with lower levels of need may be better served by other housing and less intense service interventions.

Applicants must demonstrate efforts to coordinate with their local county behavioral health department, to ensure the referral process to the Homekey+ units is aligned with the requirements of this NOFA.

If referrals will be made using a prioritization system other than CES, the Applicant must describe the plan for tenant referrals in detail, including which agency is responsible for managing the referral approach and what stakeholders are involved in the prioritization process. Awardees are encouraged to consider an alternative referral system consisting of referrals for persons exiting encampments, incarceration, or treatment facilities. Prioritization for Homekey+ units should be based on greatest need factors and assessments established by the local jurisdiction in collaboration with the Continuum of Care (CoC). CoC collaboration in Project and Supportive Services design is also strongly encouraged to help target and serve those with the greatest need.

Section 506. Participation in the Homeless Management Information System (HMIS)

Pursuant to Assembly Bill 977 (Statutes of 2021-22), Grantees who have been awarded HCD funding under the Homekey+ program must enter Universal and Common Data Elements as defined by HUD, on the individuals and families served into the Homeless

Management Information System (HMIS). For more information about this requirement visit [Homelessness Program Data Reporting | California Department of Housing and Community Development](#)

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

Section 507. Relocation

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

- i. An HCD-approved relocation plan; or
- ii. An HCD-issued Certification Regarding Non-Application of Relocation Benefits and Indemnification Agreement (certificate of no-relocation), which has been duly executed and approved by HCD.

Grantee must comply with all applicable federal, state, and local relocation law. Pursuant to relocation law, a Grantee must have a relocation plan prior to proceeding with any phase of a Project or other activity that will result in the displacement of persons, businesses, or farm operations. To ensure that displaced persons and entities do not suffer a disproportionate impact as a result of Projects which benefit the public, all notices to vacate and relocation services must be provided to them in accordance with applicable law.

HCD will identify its form, substance, and submittal requirements for these relocation documents in the Homekey+ application materials. Where the Grantee’s activities will or may result in displacement, the Grantee’s development budget shall include enough funds to pay all costs of relocation benefits and assistance. Any modifications to the foregoing process requirements must be approved in advance by HCD in writing.

Section 508. Non-Discrimination and Accessibility

Grantees shall adopt a written non-discrimination policy requiring that no person shall, on the grounds of race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, age, medical condition, genetic information, citizenship, primary language, immigration status (except where explicitly prohibited by federal law), arbitrary characteristics, and all other classes of individuals protected from discrimination under federal or state fair housing laws, individuals perceived to be a member of any of the preceding classes, or any individual or person associated with any of the preceding classes be excluded from participation in, be denied the benefits

of, or be subjected to discrimination under, any program or activity funded in whole or in part with program funds made available pursuant to this NOFA.

Grantees shall comply with the Fair Housing Amendments Act (42 U.S.C § 3601 et seq.), the California Fair Employment and Housing Act (Gov. Code, § 12900 et seq. and Cal. Code of Regs. Tit. 2, §§ 12264 – 12271), the Unruh Civil Rights Act (Civ. Code, § 51), Government Code section 11135, Government Code section 8899.50, Government Code § 65583 et seq., Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794), and all regulations promulgated pursuant to those statutes, including 24 C.F.R. Part 8, 24 C.F.R. Part 100 and its design and construction requirements, including ANSI A117.1 Standards and the March 6, 1991 Fair Housing Accessibility Guidelines, in conjunction with the June 28, 1994 Supplement to Notice of Fair Housing Accessibility Guidelines: Questions and Answers About the Guidelines, 28 C.F.R. Part 35, and 28 CFR Part 36.

Grantees shall comply with the requirements of the Americans with Disabilities Act of 1990 (U.S.C § 12101 et seq.). All developments shall adhere to the accessibility requirements set forth in California Building Code Chapter 11A and 11B and the Americans with Disabilities Act, Title II and Title III. In addition, developments shall adhere to either the Uniform Federal Accessibility Standards (UFAS), 24 C.F.R. Part 8, or HUD's modified version of the 2010 ADA Standards for Accessible Design (Alternative 2010 ADAS), HUD-2014-0042-0001, 79 F.R. 29671 (5/23/14) (commonly referred to as "the Alternative Standards" or "HUD Deeming Notice"). Accessible units shall, to the maximum extent feasible and subject to reasonable health and safety requirements, be distributed throughout the Project and be available in a sufficient range of sizes and amenities consistent with 24 CFR part 8.26.

Applicants are further advised that while Homekey+ incorporates the [MHP guidelines](#), as explained in Section 101, as a courtesy and point of emphasis, HCD directs prospective Applicants to Section 7314 (a) and (b) of the MHP guidelines, which further articulates Fair Housing, Nondiscrimination, and Accessibility requirements. HCD also suggests Applicants review its April 2021 Affirmatively Furthering Fair Housing document at this [link](#).

Section 509. Prevailing Wages

Applicant's contemplated use of Homekey+ funds is subject to California's prevailing wage law (Lab. Code, § 1720 et seq.). Applicant is urged to seek professional legal advice about the law's requirements. Prior to disbursing the Homekey+ funds, HCD will require a certification of compliance with California's prevailing wage law, as well as all applicable federal prevailing wage law, or a certification that the development is exempt from prevailing wage as defined in Government Code 65913.4(a)(9). The certification must verify that prevailing wages have been or will be paid, and that labor records will be maintained and made available to any enforcement agency upon request. The certification must be signed by the general contractor(s) and the Grantee. The Department will not disburse funds for Rehabilitation or construction until the certification is signed by the general contractor.

Section 510. Environmental Clearances

Projects, including phased Projects, that satisfy the requirements HSC 50675.1.5, shall be exempt from the California Environmental Quality Act (CEQA) Projects under this section are considered a “use by right”, which are specifically exempt from CEQA (CA Public Resources Code section 21000 *et seq.*). (HSC 50675.1.5(e)(2)(A)). Moreover, HSC 50675.1.5(c) specifically exempts HCD actions taken to “provide financial assistance or insurance for the development and construction of Projects” from CEQA review. HCD encourages Eligible Applicants to fully engage with HCD’s technical assistance and to review the CEQA exemption set forth at HSC section 50675.1.5 and the provision for land use consistency and conformity set forth at HSC section 50675.1.3, subdivision (i).

Applicants should consult with their counsel for legal advice in construing application of the foregoing exemptions to their Project. It is entirely within an Applicant’s discretion to determine whether to use the statutory CEQA exemption, whether the exemption applies to the Applicant’s proposed activity, or whether some other mechanism applies and could be used to satisfy obligations under CEQA.

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

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

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

- Acquisition
- Rehabilitation
- Demolition
- Site improvements (including site clearance/grubbing)
- Leases or Transfers
- Entering into contracts such as construction bidding
- A change in Project conditions or unexpected conditions arise

Choice-Limiting Actions are not:

- Plans or designs
- Activities necessary to support an application for federal, state, Tribal, or local permits
- Option agreement on a proposed property (make sure that the contract is contingent on environmental review clearance and don't close escrow before the review process is complete)

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

Section 511. Land Use

HSC Section 50675.1.5 outlines the criteria by which a Homekey+ Project shall be a use by right and subject to a streamlined, ministerial review process. Appendix C provides the full list of criteria for 50675.1.5. Applicants should consult with their counsel for legal advice in the application of the law to their Project. HCD may also request documentation that Applicants have considered the law in their development planning.

Section 512. State Requirements

All Assisted Units and other Units of the Projects must meet all applicable state and local requirements pertaining to rental housing, including but not limited to, requirements for minimum square footage, and requirements related to maintaining the property in a safe and sanitary condition.

Section 513. Grantee Liability

All entities in the Grantee structure (to include the Eligible Applicant, any Co-Applicants, and any other entities added to the ownership structure of the Project pursuant to [Section 303 vi.] of this NOFA) shall be bound by the Homekey+ Program Requirements; and shall remain jointly and severally liable to HCD for performance under the Standard Agreement and for compliance with all Homekey+ Program Requirements. This provision shall remain applicable notwithstanding any Department-approved transfer or assignment of interest, or any designation of a third party for the undertaking of all or any part of the Scope of Work in the Standard Agreement.

Article VI. Project Operations

Section 600. Project Oversight

As specified by HCD and upon request, Grantees shall provide progress reports in connection with completed milestones and any updates to the timeline for completion of the Project. Grantees shall promptly notify HCD upon any changes to the Project development, changes to the Project and changes in Grantee organization, authorization, or capacity.

Section 601. Reporting

Grantees shall submit a Homekey+ annual report (annual report) to HCD following Standard Agreement execution. The annual report will be due no later than March 31 for the prior calendar year of January 1 to December 31. The annual report will continue to be required for at least five years following full occupancy of the Project and until the Homekey+ operating subsidy has been fully expended. The report shall be in such form and contain such information as required by HCD in its sole and absolute discretion. At minimum, the Annual Report shall include the following data:

- i. The amount of funds expended for the Project.
- ii. The location of any properties for which the funds are used.
- iii. The number and bed size of useable housing units produced, or planned to be produced, using the funds.
- iv. The number of individuals housed, or likely to be housed, using the funds.
- v. The number of units, and the location of those units, for which operating subsidies have been, or are planned to be, capitalized using the funds.
- vi. Any lessons learned from the use of the funds.
- vii. Proposed changes to the program to address lessons learned.
- viii. An explanation of how funding decisions were made for acquisition, conversion, or Rehabilitation Projects, or for COSRs, including what metrics were considered in making those decisions.
- ix. Total project development costs
- x. Total operating costs

If a Project received an operating Award, Grantees shall also report their operating expenditures in the annual report.

In addition to the foregoing, the Grantee shall submit to HCD such periodic reports, updates, and information as deemed necessary by HCD to monitor compliance and/or perform program

evaluation. Any requested data or information shall be submitted in electronic format on a form provided by HCD.

The Grantee shall ensure that the expenditure of Homekey+ funds is consistent with the requirements of the Program. HCD shall monitor the expenditures to ensure that those expenditures comply with this NOFA.

HCD may request the repayment of funds or pursue any other remedies available, at law or in equity, for failure to comply with Program requirements or contractual commitments.

Grantees receiving an Award for Veteran Assisted Units shall submit any additional information as requested by HCD or CalVet, including but not limited to staffing and training details, tenant demographic and veteran-oriented data, and tenant survey results.

Section 602. Disbursement of Grant Funds

HCD may disburse funds to cover Homekey+-critical expenditures that were incurred prior to Homekey+ application pursuant to Section 204. Homekey+ program funds will be disbursed to the Grantee after HCD has approved the relocation plan or issued a certificate of no-relocation, received a request for funds from the Grantee, received and approved an Affordability Covenant for recordation at close of escrow, and approved a fully executed Standard Agreement between the Grantee and HCD. The Grantee cannot request funds for rehabilitation or construction until they have provided a certification of compliance with prevailing wage laws signed by the Grantee and their selected general contractor, as detailed in Section 509.

The Standard Agreement will set forth the general conditions of disbursement, any conditions precedent to disbursements (e.g., proof of recordation of the Affordability Covenant, documentation requirements for pre-Standard Agreement expenditures or conditional performance measures), and HCD's remedies upon an event of default. The Standard Agreement will also identify which of the Co-Grantees will be the designated payee.

Homekey+ funds awarded to an Applicant may not be transferred to another entity to expend on an eligible use unless that other entity is a signatory on the Standard Agreement.

All Homekey+ funds must be wired to an escrow company. The Applicant shall identify the name and address of the escrow company, the name of the escrow officer, the escrow number, and any other information requested by HCD. The appropriate Affordability Covenant must be on file and approved by HCD to be included in the escrow transaction for recordation. The Grantee may only request awarded operating funds, if applicable, after providing confirmation that construction and/or Rehabilitation on the Project is completed, and the Project is ready to begin leasing up. HCD reserves the right to disburse funds prior to construction completion if the Grantee sufficiently demonstrates need for Homekey+ operational funds prior to construction completion.

Section 603. Legal Documents

Upon the Award of Homekey+ funds to a Project, HCD shall enter into one or more agreements with the Grantee, including a Standard Agreement, which shall encumber funds from the Homekey+ program, subject to specified conditions. The agreement or agreements shall include, but not be limited to:

- i. A description of the approved Project and the permitted uses of funds.
- ii. The amount and terms of the program grant.
- iii. The use, income, occupancy, and rent restrictions to be imposed on the Project through the Affordability Covenant.
- iv. Performance milestones, and other progress metrics, governing the completion of the Project, along with the remedies available to HCD in the event of a failure to meet such milestones or metrics.
- v. Provisions governing the manner, timing, and conditions of the disbursement of the program grant.
- vi. Special conditions imposed as part of HCD's approval of the Project.
- vii. Terms and conditions required by federal and state law.
- viii. Requirements for reporting to HCD.
- ix. Remedies available to HCD in the event of a violation, breach, or default of the agreement; and
- x. Provisions regarding Grantee liability. Specifically, the Grantee will remain liable to HCD for compliance with and the performance of all Program requirements regardless of any HCD-approved transfer or assignment of interest. Likewise, each co-Grantee will remain jointly and severally liable to HCD for compliance with and the performance of all Program requirements regardless of any HCD- approved transfer or assignment of interest, and notwithstanding the co- Grantees' identification of a designated payee.

The agreement will also include such other provisions as are necessary to ensure adherence to the objectives and requirements of the program.

Section 604. Sales, Transfers, and Encumbrances

An Applicant(s) shall not sell, assign, transfer, encumber, or convey the awarded Project, or any interest therein or portion thereof, without the express prior written approval of HCD, which may be granted, delayed, or withheld in HCD's sole and absolute discretion. All Applicants and Co-Applicants must be signatories on the Standard Agreement and may not be removed, even upon an approved transfer to another entity.

Section 605. Defaults and Grant Cancellations

Funding commitments may be canceled by HCD under any of the following conditions:

- i. The objectives and requirements of the Homekey+ program cannot be met, and the implementation of the Project cannot proceed in a timely fashion in accordance with the timeframes established in the Standard Agreement or the regulatory agreement.
- ii. In the event of a breach or violation by the Grantee, HCD may give written notice to the Grantee to cure the breach or violation. If the breach or violation is not cured to the satisfaction of HCD within a reasonable time period, HCD, at its option, may declare a default under the relevant document and may seek legal remedies for the default including the following:
 - a. HCD may seek, in a court of competent jurisdiction, an order for specific performance of the defaulted obligation or the appointment of a receiver to complete the Project in accordance with Homekey+ Program Requirements; and
 - b. HCD may seek such other remedies as may be available under the relevant agreement or at law, or in equity.

Section 606. Insurance Requirements

- i. Commercial General Liability

Due at time of disbursement, Applicants shall maintain general liability on an occurrence form with limits not less than \$1,000,000 per occurrence and \$2,000,000 aggregate for bodily injury and property damage liability. The policy shall include coverage for liabilities arising out of premises, operations, independent contractors, products, completed operations, personal and advertising injury, and liability assumed under an insured agreement. This insurance shall apply separately to each insured against which claim is made, or suit is brought subject to the Applicant's limit of liability. The policy must name the State of California and the California Department of Housing and Community Development, as well as the respective appointees, officers, agents, and employees of each, as additional insureds, but only with respect to work performed under the contract.

If available in the open market at a reasonable cost, the policy shall also include an endorsement for physical abuse and child/sexual molestation coverage. Coverage shall include actual or threatened physical abuse, mental injury, sexual molestation, negligent hiring, employment, supervision, investigation, reporting to proper authorities, and retention of any person for whom the Applicant is responsible. This insurance shall apply separately to each insured against which claim is made, or suit is

brought subject to the Applicant's limit of liability. Coverage shall include the cost of defense and the cost of defense shall be provided outside the coverage limit.

If available in the open market at a reasonable cost, the policy shall also include an endorsement for assault and battery.

ii. Automobile Liability

If Applicable. Due at time of Application and at time of disbursement. Applicant shall maintain motor vehicle liability with limits not less than \$1,000,000 combined single limit per accident. Such insurance shall cover liability arising out of a motor vehicle including owned, hired, and non-owned motor vehicles. The policy must name the "State of California and the California Department of Housing and Community Development", as well as the respective appointees, officers, agents, and employees of each, as additional insureds, but only with respect to work performed under the contract.

If Applicant will not have or use any commercially owned vehicles during the term of the Standard Agreement, by signing the Standard Agreement, the Applicant certifies that the Applicant and any appointees, employees, subcontractors, or servants possess valid automobile coverage in accordance with California Vehicle Code sections 16450 to 16457, inclusive. HCD reserves the right to request proof at any time.

iii. Workers' Compensation and Employer's Liability

Due at time of disbursement, Applicant shall maintain statutory worker's compensation and employer's liability coverage for all its employees who will be engaged in the performance of the contract. In addition, employer's liability limits of \$1,000,000 are required. By signing the Standard Agreement, Applicant acknowledges compliance with these regulations. A Waiver of Subrogation or Right to Recover endorsement in favor of the State of California and the California Department of Housing and Community Development must be attached to the certificate.

iv. Builder's Risk/Installation Floater

Due at time of disbursement and prior to starting construction, if there is installation or construction of property/materials on or within the facility at any time during the term of the Standard Agreement, the Applicant shall maintain in force, at its own expense, Builders Risk/Installation Floater covering the labor, materials, and equipment to be used for completion of the work performed under this contract against all risks of direct physical loss, excluding earthquake and flood, for an amount not less than the full amount of the property and/or materials being installed and/or constructed on or within the facility. The Applicant agrees as a provision of the contract

to waive all rights of recovery against the state.

v. Property Insurance

Due at time of acquisition and/or construction completion, the Applicant shall maintain fire, lightning and extended coverage insurance on the facility which shall be in a form of a commercial property policy, in an amount equal to one hundred percent (100%) of the then current replacement cost of the facility, excluding the replacement cost of the unimproved real property constituting the site. The extended coverage endorsement shall, as nearly as practicable, include but not be limited to loss or damage by an explosion, windstorm, riot, aircraft, vehicle damage, smoke, vandalism, and malicious mischief and such other hazards as are normally covered by such endorsement.

vi. Self-Insured

Due at time of disbursement, if a state, regional, or Local Public Entity is the sole Applicant, and if that entity is self-insured in whole or in part as to any of the above-described types and levels of coverage, then that entity shall provide HCD with a written acknowledgment of this fact before execution of the Standard Agreement. If, at any time after the execution of the Standard Agreement, the state, regional, or Local Public Entity abandons its self-insured status, that entity shall immediately notify HCD of this fact and shall comply with all of the terms and conditions of this Section pertaining to insurance requirements. HCD may accept evidence of self-insurance from other Eligible Applicants in its sole and absolute discretion.

Article VII. Definitions

Below are the definitions for purposes of the Homekey+ program:

- i. "Affordability Covenant" means the legally binding 55-year instrument which (a) is recorded in first position against the Project real property for the benefit of the state, regional, local, or Tribal Grantee; (b) imposes use, operation, occupancy, and affordability restrictions on the real property and improvements; (c) duly names HCD as a third-party beneficiary with the right and privilege, but not the obligation, of enforcement thereof, (d) incorporates the Homekey+ Program Requirements by reference, and (e) is otherwise in form and substance acceptable to HCD. Upon its execution, the Affordability Covenant shall be binding, effective, and enforceable against all successors, transferees, and assignees, in accordance with Section 208 of this NOFA, after a certificate of occupancy or its equivalent has been issued for the Project, or if no such certificate is issued, from the date of initial occupancy of the Project. Affordability Covenants on Tribal trust land are addressed separately under Section 208 of this NOFA.
- ii. "Applicant" means the "Eligible Applicant," as that term is defined in this NOFA, as well as the Eligible Applicant's Co-Applicant(s), if applicable. As allowed or required by context, the term "Applicant" shall refer to all such entities in their individual and/or collective capacity.
- iii. "Area Median Income" or "AMI" means the most recent applicable county median family income published by the California Tax Credit Allocation Committee (TCAC) or HCD.
- iv. "Assisted Unit" means a Homekey+-funded residential dwelling unit in PSH that is subject to rent, income, occupancy, or other restrictions associated with Homekey+ requirements. See also "Youth Assisted Unit."
- v. "At Risk of Homelessness" has the same meaning as defined in Title 24 CFR Part 578.3.
- vi. "Award" means the portion of program funds available for a Grantee to expend toward eligible program uses.
- vii. "Behavioral Health Challenge" is defined within the California Welfare and Institutions Code (WIC) Section 5965.01, subdivision (b). The term includes, but is not limited to a serious mental illness, as described in subdivision (c) or (d) of Section 14184.402 and below, **however enrollment in Medi-Cal as a beneficiary is not a conditions for Homekey+ housing**. Behavioral Health Challenge may also include a substance use disorder, as described in Section 5891.5, subdivision (c)..

For those who meet the criteria of this definition, enrollment in Medi-Cal as a Beneficiary is not a condition for Homekey+ housing.

WIC §14184.402(c), defines “serious mental illness” pursuant to the following criteria for individuals that are 21 years of age or older:

- (1) The [individual] has one or both of the following:
 - (A) Significant impairment, where impairment is defined as distress, disability, or dysfunction in social, occupational, or other important activities.
 - (B) A reasonable probability of significant deterioration in an important area of life functioning; and
- (2) The beneficiary's condition as described in paragraph (1) is due to either of the following:
 - (A) A diagnosed mental health disorder, according to the criteria of the current editions of the Diagnostic and Statistical Manual of Mental Disorders and the International Statistical Classification of Diseases and Related Health Problems.
 - (B) A suspected mental disorder that has not yet been diagnosed.

WIC §14184.402 (d.) defines “serious mental illness” pursuant to either of the following criteria for individuals that are under 21 years of age:

- (1) The [individual] has a condition placing them at high risk for a mental health disorder due to experiencing trauma evidenced by scoring in the high-risk range under a trauma screening tool approved by the (non-HCD) department, involvement in the child welfare system, juvenile justice involvement, or experiencing homelessness; OR
- (2) The [individual] meets both of the following requirements:
 - (A) The [individual] has at least one of the following:
 - (i) A significant impairment.
 - (ii) A reasonable probability of significant deterioration in an important area of life functioning.
 - (iii) A reasonable probability of not progressing developmentally as appropriate.

- (iv) A need for specialty mental health services, regardless of presence of impairment, that are not included within the mental health benefits that a Medi-Cal managed care plan is required to provide;
AND

(B) The beneficiary's condition as described in subparagraph
(A) is due to one of the following:

- (i) A diagnosed mental health disorder, according to the criteria of the current editions of the Diagnostic and Statistical Manual of Mental Disorders and the International Statistical Classification of Diseases and Related Health Problems.
- (ii) A suspected mental health disorder that has not yet been diagnosed.
- (iii) Significant trauma placing the beneficiary at risk of a future mental health condition, based on the assessment of a licensed mental health professional.

WIC §5891.5, subdivision (c.) (1).:

(c)(1) For purposes of this section, "substance use disorder" means an adult, child, or youth who has at least one diagnosis of a moderate or severe substance use disorder from the most current version of the Diagnostic and Statistical Manual of Mental Disorders for Substance-Related and Addictive Disorders, with the exception of tobacco-related disorders and non-substance-related disorders.

- viii. "Case Manager" is a social worker or other qualified person who has or is supervised by a person with a relevant master's degree. At its sole discretion, the Department may approve Supportive Service plans where Case Managers cannot be supervised by a person with a master's degree. A Case Manager facilitates individualized service planning, and the assessment, coordination, monitoring, referral, and advocacy of services to meet tenants' Supportive Services needs, including, but not limited to, access to medical and mental health services, substance use disorder treatment and services, vocational training, employment, home and community-based services and crisis management and interventions. Resident service coordinators are not Case Managers. For Homekey+ tenants who are also HUD-VASH program participants, the Case Manager for services will be the applicable U.S. Department of Veterans Affairs (VA) Case Manager (or third-party provider selected by the VA), in accordance with the HUD-VASH Program.
- ix. "Chronic Homelessness" means a person who is chronically homeless, as defined in Title 24 CFR Part 578.3.

- x. "City" means a City or City and County that is legally incorporated to provide local government services to its population. A City can be organized either under the general laws of this state or under a charter adopted by the local voters.
- xi. "Co-Applicant" means the nonprofit corporation, for-profit corporation, limited liability company (LLC), and/or limited partnership (LP) that is jointly applying for Homekey+ funds with a state, regional, or Local Public Entity, or with a Tribal Entity.
- xii. "Conditional Award" or "Conditional Award Commitment and Acceptance of Terms and Conditions letter" means a letter specifying the portion of program funds available for a Grantee to expend toward eligible program uses once the Grantee has acknowledged and fulfilled the terms and conditions.
- xiii. "Continuum of Care" means the same as defined by Title 24 CFR Part 578.3.
- xiv. "Coordinated Entry System" means a centralized or coordinated process developed pursuant to Section 578.7 of Title 24 of the Code of Federal Regulations, as that section read on January 10, 2019, designed to coordinate homelessness program tenant intake, assessment, and provision of referrals. To satisfy this subdivision, a centralized or coordinated assessment system shall cover the geographic area, be easily accessed by individuals and families seeking housing or services, be well advertised, and include a comprehensive and standardized assessment tool.
- xv. "HCD" means the California Department of Housing and Community Development.
- xvi. "Discretionary Reserve" means the same as in Section 203 (i)(c) and will be prioritized in the manner described in Section 400 of this NOFA.
- xvii. "Eligible Applicant" means a City; county; a City and county; any other state, regional, and Local Public Entity, including a council of government, metropolitan planning organization, and regional transportation planning agency designated in Section 29532.1 of the Government Code; or a Tribal Entity(ies) as defined in this NOFA. For purposes of this definition, a "Local Public Entity" is further defined in accordance with HSC section 50079. As allowed or required by context, "Applicant" shall be interpreted to include any of the foregoing entities, as well as that entity's Co-Applicant. Upon receiving an Award of Homekey+ funds, the Eligible Applicant and any Co-Applicant(s) will, both individually and collectively, be referred to as the "Grantee" for purposes of this NOFA. Please see Section 200 for specific eligible applicant requirements for Homekey+ HHAP Supplemental Funds.

- xviii. “Enforceable Funding Commitment” (EFC) means a letter or other document, in form and substance satisfactory to HCD, which evidences an enforceable commitment of funds or a reservation of funds by a Project funding source, and which contains the following:
- a. The name of the Applicant.
 - b. The Project name.
 - c. The Project site address, assessor’s parcel number, or legal description; and
 - d. The amount, interest rate (if any), and terms of the funding source including eligible and ineligible costs.

The Enforceable Funding Commitment may be conditioned on certain standard underwriting criteria, such as appraisals, but may not be generally conditional. Examples of unacceptable general conditions include phrases such as “subject to senior management approval,” or a statement that omits the word “commitment,” but instead indicates the lender’s “willingness to process an application” or indicates that financing is subject to loan committee approval of the Project.

Contingencies in commitment documents based upon the receipt of tax-exempt bonds or low-income housing tax credits will not disqualify a source from being counted as committed. EFC types include sustained sources such as Project-based vouchers, Renewable Sources such as Continuum of Care, tenant-based subsidies like tenant-based vouchers, or intent to pursue sources like private funding or HHAP sources exceeding expiration and yet to be announced in the legislature.

Where local sources may be dependent upon future budget allocations or are in the process of being allocated, please submit one of the two documents below. For further information on this, please see Definition (xl.) on Renewable Sources below. Applicants can demonstrate funding commitments by submitting one of the following:

- i. An executed authorizing resolution from the governing body of the Local Public Entity describing the commitment or intent to commit the funds to the Eligible Project (by name) upon allocation approval, or
- ii. A formal letter, on official letterhead, from the Local Public Entity’s governing body or from an official with authority, that demonstrates the Local Public Entity’s intent to commit funds to the Eligible Project (by name) upon allocation approval. These funding commitments will be noted in the Homekey+ Standard Agreement.

- xix. "Existing HCD Award Commitment" means the existing commitment of Department funds to the Project, as well as the Department loan program making that commitment.
- xx. "Extremely Low Income" or "ELI" has the same meaning as in Title 24 CFR Part 93.2.
- xxi. "Foster Youth" means a child or nonminor dependent, as defined by Section 475 of Title IV-E of the Social Security Act (42 U.S.C. Sec. 675(8)) and subdivision (v) of Section 11400 of the Welfare and Institutions Code, who has been removed from the custody of their parent, legal guardian, or Indian custodian pursuant to Section 361 or 726 of the Welfare and Institutions Code, and who has been ordered into any placement described in paragraphs (2) to (9), inclusive, of subdivision (e) of Section 361.2 of, or paragraph (4) of subdivision (a) of Section 727 of, the Welfare and Institutions Code.
- xxii. "Grantee" means the Eligible Applicant (and, if applicable, the Co-Applicant) that has been awarded funds under Homekey+, and that will be held responsible for compliance with and performance of all Homekey+ Program Requirements. The Grantee may comprise one or more entities, so long as the Grantee structure includes an "Eligible Applicant," as that term is defined in this NOFA. All such entities shall, in their individual and collective capacity as the "Grantee," be bound by the Homekey+ Standard Agreement and each and every one of the Homekey+ program terms, conditions, and requirements.
- xxiii. "Homekey+ Program Requirements" means the following, all as amended and in effect from time to time:
 - a. the Homekey+ Program Notice of Funding Availability
 - b. Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of the Health and Safety Code.
 - c. the Grantee's application for Homekey+ funding.
 - d. the Project report prepared by HCD in reliance on the representations and descriptions included in the Grantee's application for Homekey+ funding.
 - e. the award letter issued by HCD to the Grantee.
 - f. the relevant STD 213, Standard Agreement for the Homekey+ funding; and
 - g. all other applicable law.
- xxiv. "Homeless" has the same meaning as defined in Title 24 CFR Part 578.3.

- xxv. "Homeless Youth" means a child, youth, or current or former Foster Youth through the age of 25 who qualifies as "Homeless" under any of the relevant definitions set forth or identified in Title 24 CFR Part 578.3.
- xxvi. "Housing First" has the same meaning as in Welfare and Institutions Code section 8255, including all the core components listed therein.
- xxvii. "HUD" means the U.S. Department of Housing and Urban Development.
- xxviii. "Interim Housing" means any facility whose primary purpose is to provide a temporary shelter for the Homeless in general or for specific populations identified in this NOFA and which does not require occupants to sign leases or occupancy agreements. Interim Housing is not an eligible use under this NOFA with the exception noted in Section 201.
- xxix. "Lead Service Provider" or "LSP" is the organization that has overall responsibility for the provisions of Supportive Services and implementation of the Supportive Services plan in the Project. The LSP may directly provide comprehensive case management services or contract with other agencies that provide services. For HUD-VASH tenants, the LSP will enable the applicable Veterans Affairs Case Manager to administer services in accordance with the HUD-VA Supportive Housing (VASH) Program.
- xxx. "Local Public Entity" is defined in accordance with HSC section 50079, and means any county, City, City and county, the duly constituted governing body of an Indian reservation or rancheria, Tribally designated housing entity as defined in Section 4103 of Title 25 of the United States Code and Section 50104.6.5, redevelopment agency organized pursuant to Part 1 (commencing with Section 33000) of Division 24, or housing authority organized pursuant to Part 2 (commencing with Section 34200) of Division 24, and also includes any state agency, public district, or other political subdivision of the state, and any instrumentality thereof, that is authorized to engage in or assist in the development or operation of housing for persons and families of low or moderate income. "Local Public Entity" also includes two or more Local Public Entities acting jointly.
- xxxi. "Manager's Unit" is a unit in which the onsite manager of the Project resides. A Manager's Unit will not be an Assisted Unit. Manager's Units may be included for Homekey+ funding under the development budget, however no Manager's Unit may be included in funding requests for a Homekey+ operating award. Manager's Units shall be restricted to households at or below 60% AMI.
- xxxii. "NOFA" means this Notice of Funding Availability.
- xxxiii. "Operating Expenses" means the amount approved by HCD that is necessary to pay for the recurring expenses of the Project, such as utilities; maintenance; management fees; taxes; licenses; and Supportive Services costs, which may

include staffing and service coordination. Operating Expenses do not include debt service or required reserve account deposits.

- xxxiv. "Performing Debt" refers to non-government, long-term (or permanent) financing of a Project intended to generate a profit for a private or non-profit lender requiring ongoing mandatory debt service payments.
- xxxv. "Permanent Supportive Housing" or "PSH" means housing with no limit on length of stay, that is occupied by the Target Population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community, as defined at California Government Code Section 65582 (g) , except that "Permanent Supportive Housing" shall include associated facilities if used to provide services to housing residents.
- xxxvi. "Point-in-Time Count" or "PIT" means a count of sheltered and unsheltered Homeless persons on a single night conducted by Continuums of Care as prescribed by HUD.
- xxxvii. "Positive Youth Development" (PYD) is an intentional, prosocial approach that engages youth within their communities, schools, organizations, peer groups, and families in a manner that is productive and constructive; recognizes, utilizes, and enhances young people's strengths; and promotes positive outcomes for young people by providing opportunities, fostering positive relationships, and furnishing the support needed to build on their leadership strengths.
- xxxviii. "Project" means a structure or set of structures providing housing with common financing, ownership, and management.
- xxxix. "Project Ownership Structure" means a Project-specific entity organizational chart that shows the ownership relationship between the Project Applicants and all Project entities (including the special purpose entity). This document is used by HCD to connect the Project Ownership Structure with the provided legal organizational documents (i.e. Operating Agreement, Limited Partnership Agreement, By Laws, etc.) to ensure the Primary Applicant or Co-Applicant has legal control over the Project site. This is NOT a staff organizational chart. The Project Ownership Structure chart must be provided with the application.
- xl. "Rehabilitation" means repairs and improvements to a substandard residential structure necessary to make it meet Rehabilitation standards. As used in this section, "substandard residential structure" has the same meaning as the term "substandard building," as defined in HSC Section 17920.3. "Rehabilitation" also includes improvements and repairs made to a residential structure acquired for the purpose of preserving its affordability and use by the Target Population.

- xli. “Renewable Sources” means funding sources that are dependent upon future budget allocations, competitive applications, or are in the process of being allocated. Per UMR Section 8310 (i) HCD may assume funds may be renewed, where the renewal of the rental assistance or operating assistance is likely. The Homekey+ Program will evaluate the following to determine whether renewal is likely:
 - a. The number of years that the funding has been renewed and/or that the Homekey+ Applicant has received the renewal; and
 - b. Any back-stop funds or alternative funds the Project may utilize should the funds fail to renew.
- xlii. “Rural Area” in accordance with HSC Section 50199.21, means an area, which, on January 1 of any calendar year satisfies any of the following criteria:
 - a. The area is eligible for financing under the Section 515 program, or successor program, of the Rural Development Administration of the United States Department of Agriculture.
 - b. The area is located in a nonmetropolitan area as defined in HSC Section 50090; or
 - c. The area is either:
 - i. An incorporated City having a population of 40,000 or less as identified in the most recent Report E-1 published by the Demographic Research Unit of HCD of Finance; or
 - ii. An unincorporated area which adjoins a City having a population of 40,000 or less, provided that the City and its adjoining unincorporated area are not located within a census tract designated as an urbanized area by the United States Census Bureau. HCD shall assist in determinations of eligibility pursuant to this subdivision upon request. With respect to areas eligible under subdivision (b) and this subdivision, the committee may rely upon the recommendations made by HCD. Any inconsistencies between areas eligible under subdivisions (a) and (b), and this subdivision, shall be resolved in favor of considering the area a Rural Area. Eligible and ineligible areas need not be established by regulation.
- xliii. “Secondary Tenant” is defined as 1) Veterans who are Homeless whose incomes are up to 50% AMI and are receiving income as a result of service-connected disability benefits, or 2) Veterans experiencing homelessness with an income of up to 60% AMI.
- xliv. “Severely Rent-Burdened” means being Extremely Low-Income (under 30% AMI) and paying more than 50% of income for rent.

- xliv. “Sponsor” means the definition of “Sponsor” at UMR Section 8301(s), which is: the legal entity or combination of legal entities with continuing control of the Project. Where the borrowing entity is or will be organized as a limited partnership, Sponsor includes the general partner or general partners who have effective control over the operation of the partnership, or, if the general partner is controlled by another entity, the controlling entity. Sponsor does not include the seller of the property to be developed as the Project, unless the seller will retain control of the Project for the period of time necessary to ensure Project feasibility as determined by the Department.
- xlvi. “Standard Agreement” means the STD 213, Standard Agreement, and all exhibits thereto.
- xlvii. “Supportive Services” means social, health, educational, income support, employment, and housing stability services and benefits; coordination of community building and educational activities; individualized needs assessment and case management; and individualized assistance with obtaining services and benefits.
- xl. “Target Population” means individuals, or households with an individual, who are experiencing homelessness or who are At Risk of Homelessness as defined under part 578.3 of Title 24 of the Code of Federal Regulations and who have or are suspected of having a Behavioral Health Challenge. These individuals and households must include a person described in subdivision (c) or (d) of Section 14184.402, or a person with a substance use disorder, as described in Section 5891.5. However, enrollment in Medi-Cal or in any other health plan shall not be a condition for accessing housing or continuing to be housed. For Veteran-serving Projects the Target Population also includes Veterans.
- xli. “Tribal Entity(ies)” means an Applicant that is any of the following:
 - a. Applicant meets the definition of Indian Tribe under Section 4103(13)(B) of Title 25 of the United State Code.
 - b. Applicant meets the definition of Tribally Designated Housing Entity under 25 USC 4103(22).
 - c. If not a federally recognized Tribe, either:
 - i. Applicant is listed in the Bureau of Indian Affairs Office of Federal Acknowledgement petitioner list pursuant to Section 82.1 of Title 25 of the Federal Code of Regulations.
 - ii. Applicant is an Indian Tribe located in California that is on the contact list maintained by the Native American Heritage Commission for the purposes of consultation pursuant to Section 65352.3 of the Government Code.

- iii. Has organized a separate legal entity, either a non-profit or for-profit entity, in compliance with CCR Title 25, Section 8301(s) and it has demonstrated to the satisfaction of the Department that the separate legal entity is controlled by the Tribal Applicant.
- xlii. "Unit" means a residential unit that is used as a primary residence by its occupants, including individual units within the Project.
- xliii. "Veteran" means a person who served in the active military, naval, or air service, and who was discharged or released under conditions other than dishonorable and who is experiencing or at risk of homelessness as defined in Title 24 CFR Part 578.3.
- xliv. "Youth Assisted Unit" means an Assisted Unit serving Homeless Youth, or Youth at Risk of Homelessness, as defined in Title 24 CFR Part 578.3. Pursuant to Section 203, Youth Assisted Units may also serve current and former Foster Youth through the age of 25.
- xlvi. "Youth at Risk of Homelessness" means a child, youth, or current or former Foster Youth through the age of 25 who qualifies as "At Risk of Homelessness" or "Homeless" under any of the relevant definitions set forth or identified at Part 578.3 of Title 24 of the Code of Federal Regulations.

APPENDIX A: Homekey+ Capital Contributions

Assisted Unit, 1:1 Match	Homekey+ Capital Contributions		
	Total Cost Per Door *	Maximum Homekey+ Contribution	Applicant Contribution
Homekey+ Target Population and Manager's Units	\$180,000	\$180,000	\$0
	\$190,000	\$190,000	\$0
	\$200,000	\$200,000	\$0
	\$220,000	\$210,000	\$10,000
	\$240,000	\$220,000	\$20,000
	\$260,000	\$230,000	\$30,000
	\$280,000	\$240,000	\$40,000
	\$300,000	\$250,000	\$50,000
	\$320,000	\$260,000	\$60,000
	\$340,000	\$270,000	\$70,000
	\$360,000	\$280,000	\$80,000
	\$380,000	\$290,000	\$90,000
	\$400,000+	\$300,000	\$100,000+

* The total cost per door referenced in the table above includes all eligible capital expenses, including acquisition, Rehabilitation, and new construction costs.

APPENDIX B: Homekey+ Organizational Document Requirements

	Documents to submit with Application	Needed to pass Threshold	Needed to pass Feasibility
All Applicants	Certification & Legal Disclosure		x
	Signature Block (in Word document format)		x
	Payee Data Record (STD 204) (except jurisdictions)		x
	EIN Verification (IRS form SS-4) (except jurisdictions)		x
	Tax-Exempt Status from IRS and FTB (if applicable)		x
Eligible Applicant or Co-Applicant	Project Ownership Structure (<i>only one needed</i>)	x	
Eligible Applicant (Jurisdiction)	Authorizing Resolution	x	
	Taxpayer Identification Number (FI\$Cal TIN Form)	x	
Tribal Entity	Authorizing Resolution	x	
	Tribe Formation Documents (constitution, charters, etc.)	x	
	Federal Register of Indian Entities Recognized (if applicable)	x	
Corporation	Authorizing Resolution	x	
	Articles of Incorporation	x	
	Certificate of Amended Articles of Incorporation, if applicable	x	
	Corporate Bylaws (all amendments and/or restatements)	x	
	Restated Articles of Incorporation	x	
	Cert of Good Standing (dated within 30 days of app due date)		x
	Statement of Information		x
	Shareholder Agreements (if applicable)		x
Limited Liability Company	Authorizing Resolution	x	
	Articles of Organization including restatements (LLC-1)	x	
	Certificate of Amended Articles of Organization (LLC-2) if applicable	x	
	Operating Agreement	x	
	Cert of Good Standing (dated within 30 days of app due date)		x
Limited Partnership	Authorizing Resolution	x	
	Certificate of Limited Partnership (LP-1)	x	
	Amendment to Certificate of Limited Partnership (LP-2)	x	
	Limited Partnership Agreement	x	
	Cert of Good Standing (dated within 30 days of app due date)		x
LLC: Manager of LLC if applicable	See org doc requirement based on organization type	x	
Limited Partnership: MGP	See org doc requirement based on organization type	x	
Limited Partnership: AGP	See org doc requirement based on organization type	x	

	Documents to submit with Application	Needed to pass Threshold	Needed to pass Feasibility
Limited Partnership: LP or GP	See org doc requirement based on organization type	x	

APPENDIX C: Homekey+ Streamlining

State of California Health and Safety Code Section 50675.1.5: Streamlined Ministerial Review Process (excerpt from Homekey+ authorizing statute)

50675.1.5. (a) (1) Notwithstanding any other law, projects to provide housing pursuant to paragraph (1) or (2) of subdivision (a) of Section 5965.04 of the Welfare and Institutions Code, shall be a use by right and shall be subject to the streamlined, ministerial review process, pursuant to subdivision (b), if it meets all of the following criteria:

(A) It is located in a zone where multifamily residential use, office, retail, or parking are a principally permitted use.

(B) At least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses.

(C) It satisfies the requirements specified in subparagraphs (B) to (K), inclusive, of paragraph (6) of subdivision (a) of Section 65913.4 of the Government Code.

(D) It is not on a site or adjoined to any site where more than one-third of the square footage on the site is dedicated to industrial use.

(E) The development will meet the following objective zoning standards, objective subdivision standards, and objective design review standards:

(i) The applicable objective standards shall be those for the zone that allows residential use at a greater density between the following:

(I) The existing zoning designation for the parcel if existing zoning allows multifamily residential use.

(II) The zoning designation for the closest parcel that allows residential use at a density deemed appropriate to accommodate housing for lower income households in that jurisdiction as specified in paragraph (3) of subdivision (c) of Section 65583.2 of the Government Code.

(ii) The applicable objective standards shall be those in effect at the time that the development application is submitted to the local government pursuant to this section.

(iii) A development proposed pursuant to this section shall be eligible for the same density bonus, incentives or concessions, waivers or reductions of development standards, and parking ratios applicable to a project that meets the criteria specified in subparagraph (G) of paragraph (1) of subdivision (b) of Section 65915 of the Government Code.

(F) No housing units were acquired by eminent domain.

(G) The housing units will be in decent, safe, and sanitary condition at the time of their occupancy.

(H) The project meets the labor standards contained in Sections 65912.130 and 65912.131 of the Government Code.

(I) The project provides housing for persons who meet the criteria specified in subdivision (a) of Section 5830 of the Welfare and Institutions Code and their families.

(J) Long-term covenants and restrictions require the housing units to be restricted to persons who meet the criteria specified in subdivision (a) of Section 5830 of the Welfare and Institutions Code for no fewer than 30 years.

(2) (A) For purposes of this subdivision, parcels only separated by a street or highway shall be considered to be adjoined.

(B) For purposes of this subdivision, “dedicated to industrial use” means any of the following:

- (i) The square footage is currently being used as an industrial use.
- (ii) The most recently permitted use of the square footage is an industrial use.
- (iii) The site was designated for industrial use in the latest version of a local government’s general plan adopted before January 1, 2022.

(b) The project shall be subject to the following streamlined, ministerial review process:

(1) (A) If the local government determines that a development submitted pursuant to this section is consistent with the objective planning standards specified in this section, it shall approve the development.

(B) If a local government determines that a development submitted pursuant to this section is in conflict with any of the objective planning standards specified in this section, it shall provide the development proponent written documentation of which standard or standards the development conflicts with, and an explanation for the reason or reasons the development conflicts with that standard or standards, within the following timeframes:

- (i) Within 60 days of submission of the development proposal to the local government if the development contains 150 or fewer housing units.
- (ii) Within 90 days of submission of the development proposal to the local government if the development contains more than 150 housing units.

(C) If the local government fails to provide the required documentation pursuant to subparagraph (B), the development shall be deemed to satisfy the required objective planning standards.

(D) (i) For purposes of this section, a development is consistent with the objective planning standards if there is substantial evidence that would allow a reasonable person to conclude that the development is consistent with the objective planning standards.

(ii) For purposes of this section, a development is not in conflict with the objective planning standards solely on the basis that application materials are not included, if the application contains substantial evidence that would allow a reasonable person to conclude that the development is consistent with the objective planning standards.

(E) The determination of whether a proposed project submitted pursuant to this section is or is not in conflict with the objective planning standards is not a “project” as defined in Section 21065 of the Public Resources Code.

(2) Design review of the development may be conducted by the local government’s planning commission or any equivalent board or commission responsible for design review. That design review shall be objective and be strictly focused on assessing compliance with criteria required for streamlined, ministerial review of projects, as well as any reasonable objective design standards published and adopted by ordinance or resolution by a local jurisdiction before submittal of the development to the local government and shall be broadly applicable to developments within the jurisdiction. That design review shall be completed as follows and shall not in any way inhibit, chill, or preclude the ministerial approval provided by this section or its effect, as applicable:

(A) Within 90 days of submittal of the development proposal to the local government pursuant to this section if the development contains 150 or fewer housing units.

(B) Within 180 days of submittal of the development proposal to the local government pursuant to this section if the development contains more than 150 housing units.

(c) Division 13 (commencing with Section 21000) of the Public Resources Code shall not apply to actions taken by HCD of Housing and Community Development, the State Department of Health Care Services, or a local agency to provide financial assistance or insurance for the development and construction of projects built pursuant to this section.

(d) The applicant shall file a notice of exemption with the Office of Planning and Research and the county clerk of the county in which the project is located in the manner specified in subdivisions (b) and (c) of Section 21152 of the Public Resources Code.

(e) For purposes of this section, the following definitions shall apply:

(1) “Objective zoning standards,” “objective subdivision standards,” and “objective design review standards” mean standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal. These standards may be embodied in alternative objective land use specifications adopted by a City or county, and may include, but are not limited to, housing overlay zones, specific plans, inclusionary zoning ordinances, and density bonus ordinances.

(2) “Use by right” means a development project that satisfies both of the following conditions:

(A) The development project does not require a conditional use permit, planned unit development permit, or other discretionary local government review.

(B) The development project is not a “project” for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code.

APPENDIX D: Homekey+ Grantee Publicity Guidelines

Grantees are required to acknowledge HCD in all publications, websites, signage, invitations, and other media-related and public-outreach products and events related to the Homekey+ Project. HCD staff will provide their respective logo file(s) and guidance on their usage directly to the Grantees.

- i. Long-form written materials, such as reports, must include the following standard language about HCD and Homekey+:
 - a. Housing stability is vital to mental health wellness. With safe, affordable housing and Supportive Services to address Behavioral Health Challenges California's most vulnerable residents will have the foundation they need to thrive. With funding allocated from the passage of Proposition 1 and HHAP Supplemental funds, HCD will expand on the success of its Homekey program through Homekey+ to help support the development of PSH for Veterans and individuals (or households with individuals) who are At Risk of or experiencing homelessness and with mental health or substance use challenges.
- ii. Informational materials that do not qualify as long-form, but include at least a paragraph of text, such as press releases, media advisories, short case studies, some flyers, etc., should include the following language:
 - a. Long version: Homekey+ is funded by almost \$2.145 billion from Proposition 1 bond and HHAP supplemental funds, allowing HCD to expand on the success of its Homekey program to help support the development of Permanent Supportive Housing for Veterans and individuals At Risk of or experiencing homelessness and with mental health or substance use challenges.
 - b. Short version: Funded by Proposition 1 and HHAP, Homekey+ creates Permanent Supportive Housing for Californians with Behavioral Health Challenges.
- iii. Grantees may at times produce promotional materials that are primarily visual in nature, such as banners, signage, certain flyers, and sharable images for social media. In such cases, when including the boilerplate language acknowledging Homekey+ support is not practical, Grantees should instead include the official logo of HCD preceded by the words "Funded by."
- iv. Grantees are required to identify a point of contact for all press inquiries and communications needs related to the Project and provide the name, phone number, and email address of this individual to HCD.

- v. Grantees are encouraged to distribute a press release after grant decisions are made public by the HCD or Governor's Office and any embargo lifted, and for other major milestones throughout the lifecycle of the Project. All press releases must be approved by HCD prior to distribution, and HCD must be alerted and invited to participate in any and all groundbreakings, grand openings, and press conferences related to the Award by emailing HCD Homekey@hcd.ca.gov.
- vi. Grantees are required to prepare one or more two- to four-page documents that provide a summary of the Project components and tell the story of the Homekey+ development process and/or implementation. All such materials must be approved by HCD prior to distribution. These materials may be displayed on the Homekey+ website.
- vii. Applicants and Grantees are encouraged to use social media to share the process of creating a Homekey+ proposal and to inform the public throughout implementation. @California_HCD and @CAbcsh should be tagged on all posts related to the Homekey+ grant. Use of the hashtags #Homekey+ and #WhereFoundationsBegin is encouraged.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**DIVISION OF STATE FINANCIAL ASSISTANCE**

651 BANNON STREET, SUITE 400, SACRAMENTO, CA 95811

P. O. BOX 952054, SACRAMENTO, CA 94252-2054

(916) 263-2771

www.hcd.ca.gov

October 13, 2025

Shireen McSpadden, Executive Director, Department of Homelessness and Supportive Housing
City and County of San Francisco
440 Turk Street
San Francisco, CA 94102

Steve Good, President and Chief Executive Officer
Five Keys Schools and Programs
320 13th Street, 2nd Floor
Oakland, CA 94612

Dear Shireen McSpadden and Steve Good:

**RE: Conditional Award Commitment and Acceptance of Terms and Conditions
Homekey+ Program, Notice of Funding Availability (NOFA), Fiscal Year 2024/2025
City and County of San Francisco and Five Keys Schools and Programs –
835 Turk Street
Contract No. 25-HK+-18766**

The California Department of Housing and Community Development (“**Department**” or “**HCD**”) issued a Homekey+ Program, Notice of Funding Availability (“**NOFA**”) on November 26, 2024, and subsequently amended it on January 31, 2025, and August 7, 2025. The Department is now pleased to inform you of this conditional award to City and County of San Francisco, 835 Turk LLC, Five Keys Schools and Programs (“**Awardees**”). This conditional award is a grant in the amount of \$17,291,506 (the “**Conditional Award**”) for the above-referenced project (the “**Project**”) and includes the following:

Program	Award Amount	Contract Number
Capital Award	\$12,729,907	25-HK+-18766
Relocation Award	\$1,000,000	25-HK+-18766
Operating Award	\$3,561,599	25-HK+-18766
Veteran Units Additional Operating Award	\$0	25-HK+-18766
Homekey+ Award Total	\$17,291,506	

This Homekey+ Program NOFA award is under a media and public announcement embargo until released by the Office of the Governor or otherwise notified by HCD staff. HCD will provide updates on the timing of the public award announcement and provide a social media toolkit and a quote from the HCD Director for use in local media releases.

The Conditional Award is based on and subject to the Applicant Representations and the Terms and Conditions of Conditional Award, both as further specified and described in this

notice of the Conditional Award (the “**Conditional Award Commitment**”). This Conditional Award may only be accepted by timely delivery of a fully executed Acceptance of Terms and Conditions of Conditional Award form to the Department (an executed copy of this form is enclosed herein).

I. Applicant Representations – Basis of Conditional Award

In response to the above-mentioned NOFA, the Awardee(s) submitted an application for grant funding of the Project (that application, and all communications and documentation submitted to the Department in support thereof, the “**Application**”).

The Department is making this Conditional Award to the Awardee(s) on the basis of, and in reliance upon, the representations, warranties, projections, and descriptions that the Awardee(s) submitted as part of the Application (the “**Applicant Representations**”).

The Department may rescind this Conditional Award if the Department discovers, at any time prior to disbursement of the Conditional Award, that the Applicant Representations included material misrepresentations or omissions, regardless of whether or not such misrepresentations or omissions were innocent, unintentional, and/or based upon belief.

II. Terms and Conditions of Conditional Award

TIME IS OF THE ESSENCE IN THE SATISFACTION OF THESE TERMS AND CONDITIONS OF CONDITIONAL AWARD.

The Department may rescind this Conditional Award if any of the terms and conditions enumerated in this Section II (the “**Terms and Conditions of Conditional Award**”) are not timely satisfied. The Terms and Conditions of this Conditional Award and their corresponding timelines are described below.

If the Terms and Conditions of this Conditional Award are timely satisfied, the Department will (i) promptly provide a written notification to the Awardee(s) via electronic mail; and (ii) circulate an executed copy of an STD 213, Standard Agreement, for all appropriate signatures and approvals in accordance with the timeline specified in Section III of this Conditional Award Commitment.

All timelines shall be calculated in calendar days. Any deadline falling on a weekend or State of California holiday shall be extended to the next business day.

A. Timely Execution of Acceptance of Terms and Conditions of Conditional Award Form

The Awardee(s) shall execute and deliver a copy of the enclosed Acceptance of Terms and Conditions of Conditional Award to the Department within ten (10) calendar days of the date of this Conditional Award Commitment. The Department will deem this condition to be unsatisfied if it receives an executed Acceptance of Terms and Conditions of Conditional Award that has been substantively modified,

altered, or amended in any way. The signed Acceptance of Terms and Conditions of Conditional Award form must be submitted to Homekey@hcd.ca.gov.

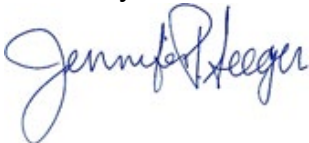
III. Delivery of Standard Agreement

In an effort to be responsive to each Awardee's closing needs and to ensure timely commitment of funds, the Department commits to delivering an executed copy of the Standard Agreement relative to this Conditional Award after receiving all required documents, including all legally sufficient Authorization and Organizational Documents, in connection with this Project and as applicable.

Your contract is assigned to a Single Point of Contact (SPOC), Zulema Alvarez, HCD Representative II, Homekey Branch, at (916) 879-0407 or Zulema.Alvarez@hcd.ca.gov, which will serve as your contact for any and all inquiries related to the development and execution of the Standard Agreement. If this project has previously received funding from HCD, this new award will be referred to the same contact as your previous award to minimize the points of contact from within HCD. You will receive an email from your SPOC upon receipt of your signed Acceptance of Terms and Conditions of Conditional Award. In the meantime, should you have any changes to the status or make up of your project we ask that you communicate these changes as soon as possible to your assigned SPOC.

Congratulations on your successful application. For further information, please contact your SPOC as outlined in Section III above.

Sincerely,



Jennifer Seeger
Deputy Director
Division of State Financial Assistance

Enclosure: Acceptance of Terms and Conditions of Conditional Award form

California Department of Housing and Community Development

Homekey+ Program Notice of Funding Availability

Acceptance of Terms and Conditions of Conditional Award

City and County of San Francisco and Five Keys Schools and Programs
(**"Awardees"**)
835 Turk Street (**"Project"**)

Homekey+ Program NOFA award totaling \$17,291,506 (**"Conditional Award"**), as detailed below:

Program	Award Amount	Contract Number
Capital Award	\$12,729,907	25-HK+-18766
Relocation Award	\$1,000,000	25-HK+-18766
Operating Award	\$3,561,599	25-HK+-18766
Veteran Units Additional Operating Award	\$0	25-HK+-18766
Homekey+ Award Total	\$17,291,506	

By signing this Acceptance of Terms and Conditions of Conditional Award, the Awardee acknowledges having read and fully understood the terms and conditions of the Conditional Award Commitment, dated October 13, 2025, in connection with the Project.

This Homekey+ Program NOFA award is under a media and public announcement embargo until released by the Office of the Governor or otherwise notified by HCD staff. HCD will provide updates on the timing of the public award announcement and provide a social media toolkit and a quote from the HCD Director for use in local media releases.

In addition, the Awardee(s) must acknowledge that it has reviewed and verified the accuracy of the project report prepared by the Department no later than ten (10) calendar days of the date of this Conditional Award Commitment.

Shireen McSpadden, Executive Director,
Department of Homelessness and Supportive Housing
City and County of San Francisco

Date

Steve Good, President and Chief Executive Officer
Five Keys Schools and Programs

Date

**** For HCD Use Only ****

☐ Authorized Representatives Verified

☐ All Parties Signed

Date Received: _____



Shireen McSpadden, Executive Director

Daniel Lurie, Mayor

TO: Angela Calvillo, Clerk of the Board of Supervisors

FROM: Dylan Schneider, Manager of Legislative Affairs, Department of Homelessness and Supportive Housing

DATE: October 30, 2025

SUBJECT: Retroactive Accept and Expend Resolution for Homekey+ Award for 835 Turk Street

GRANT TITLE: Homekey+ for 835 Turk Street - \$17,291,506

Attached please find the original* and 1 copy of each of the following:

- X Proposed grant resolution; original* signed by Department, Mayor, Controller (Document 2)
- X Grant information form, including disability checklist (Document 3)
- x Grant budget (Document 4)
- X Grant application (Document 5)
- X Letter of Intent or grant award letter from funding agency (Document 6)
- X Ethics Form 126 (if applicable) (Document 12)
- x Contracts, Leases/Agreements (if applicable) – HCD Form Standard Agreement (Document 7)
- x Other (Explain):
 - Document 8: Project Report
 - Document 9: 2023 Homekey NOFA
 - Document 10: Planning Letter
 - Document 11: HSH Retroactive Approval Memo

Special Timeline Requirements:

Respectfully request this be heard by the Budget and Finance Committee on December 3, 2025.

Departmental representative to receive a copy of the adopted resolution:

Name: Dylan Schneider Phone: 628.652.7742
Interoffice Mail Address: 440 Turk Street, San Francisco CA, 94102
Certified copy required: Yes ☐ No ☒

(Note: certified copies have the seal of the City/County affixed and are occasionally required by funding agencies. In most cases ordinary copies without the seal are sufficient).



To: Honorable Members of the San Francisco Board of Supervisors

From: San Francisco Department of Homelessness and Supportive Housing

Date: October 30, 2025

Subject: Accept and Expend Homekey+ State Grant for 835 Turk Street - Retroactive Request

This Resolution seeks approval for the Department of Homelessness and Supportive Housing (HSH) to 1) execute a Standard Agreement with the California Department of Housing and Community Development (HCD) for \$17,291,506 of Homekey+ grant funds for 835 Turk Street, and retroactively accept and expend up to \$13,729,907 in grant funds disbursed to the City for the rehabilitation and associated relocation costs (collectively the “capital expenditures”) incurred March 5, 2024, through HCD’s capital grant expenditure deadline.

A request for retroactive approval is being sought to enable the City to reimburse the project sponsor for eligible grant costs. HSH anticipates receiving approval from the Board of Supervisors to enter into the Standard Agreement in December 2025, with a grant expenditure start date of March 5, 2024, which allows grantees to be reimbursed for eligible expenditures incurred prior to the final grant award. This Resolution would approve HSH to retroactively expend funds for eligible capital expenditures incurred by the project sponsor, 835 Turk LLC., as of March 5, 2024, as allowable under the conditions of the grant award.

The grant expenditure start date is the only component of this legislation that is retroactive. HSH will not enter into a Standard Agreement with HCD until the San Francisco Board of Supervisors has approved this Resolution, and funds will not be accepted by HSH until an executed Standard Agreement is in place.

If you have questions about this grant or the retroactive request for approval, please contact Dylan Rose Schneider, HSH Manager of Legislative Affairs, at dylan.schneider@sfgov.org.



San Francisco Ethics Commission

25 Van Ness Avenue, Suite 220, San Francisco, CA 94102

Phone: 415.252.3100 . Fax: 415.252.3112

ethics.commission@sfgov.org . www.sfethics.org

Received On:

File #: 251109

Bid/RFP #:

Notification of Contract Approval

SFEC Form 126(f)4

(S.F. Campaign and Governmental Conduct Code § 1.126(f)4)

A Public Document

Each City elective officer who approves a contract that has a total anticipated or actual value of \$100,000 or more must file this form with the Ethics Commission within five business days of approval by: (a) the City elective officer, (b) any board on which the City elective officer serves, or (c) the board of any state agency on which an appointee of the City elective officer serves. For more information, see: <https://sfethics.org/compliance/city-officers/contract-approval-city-officers>

1. FILING INFORMATION

TYPE OF FILING	DATE OF ORIGINAL FILING (for amendment only)
Original	
AMENDMENT DESCRIPTION – Explain reason for amendment	

2. CITY ELECTIVE OFFICE OR BOARD

OFFICE OR BOARD	NAME OF CITY ELECTIVE OFFICER
Board of Supervisors	Members

3. FILER'S CONTACT

NAME OF FILER'S CONTACT	TELEPHONE NUMBER
Angela Calvillo	415-554-5184
FULL DEPARTMENT NAME	EMAIL
Office of the Clerk of the Board	Board.of.Supervisors@sfgov.org

4. CONTRACTING DEPARTMENT CONTACT

NAME OF DEPARTMENTAL CONTACT	DEPARTMENT CONTACT TELEPHONE NUMBER
Dylan Schneider	628.652.7742
FULL DEPARTMENT NAME	DEPARTMENT CONTACT EMAIL
HOM Homelessness and Supportive Housing	dylan.schneider@sfgov.org

5. CONTRACTOR	
NAME OF CONTRACTOR 835 Turk LLC	TELEPHONE NUMBER 415.734.3310
STREET ADDRESS (including City, State and Zip Code) 320 13th Street, 2nd Floor, Oakland CA 94612	EMAIL

6. CONTRACT		
DATE CONTRACT WAS APPROVED BY THE CITY ELECTIVE OFFICER(S)	ORIGINAL BID/RFP NUMBER	FILE NUMBER (If applicable) 251109
DESCRIPTION OF AMOUNT OF CONTRACT \$17,291,506		
NATURE OF THE CONTRACT (Please describe) <p>Execute a Standard Agreement with the California Department of Housing and Community Development ("HCD") and 835 Turk LLC and Five Keys Schools and Programs for a total award not to exceed \$17,291,506 under the Homekey+ Program, including up to \$3,561,599 disbursed by HCD as a grant to 835 Turk LLC for support of operating costs and up to \$13,729,907 disbursed by HCD as a grant to the City for the rehabilitation and associated relocation costs for the real property located at 835 Turk Street for permanent supportive housing (the "Property"). Retroactively accept and expend anticipated revenue from the City's portion of Homekey+ grant funds in an amount up to \$13,729,907 to support the rehabilitation and associated relocation costs for the Property for costs incurred from March 5, 2024, through HCD's capital grant expenditure deadline. Five Keys Schools and Programs ("Five Keys") has formed 835 Turk LLC, a California limited liability company.</p>		

7. COMMENTS

8. CONTRACT APPROVAL	
This contract was approved by:	
<input type="checkbox"/>	THE CITY ELECTIVE OFFICER(S) IDENTIFIED ON THIS FORM
<input checked="" type="checkbox"/>	A BOARD ON WHICH THE CITY ELECTIVE OFFICER(S) SERVES Board of Supervisors
<input type="checkbox"/>	THE BOARD OF A STATE AGENCY ON WHICH AN APPOINTEE OF THE CITY ELECTIVE OFFICER(S) IDENTIFIED ON THIS FORM SITS

9. AFFILIATES AND SUBCONTRACTORS

List the names of (A) members of the contractor's board of directors; (B) the contractor's principal officers, including chief executive officer, chief financial officer, chief operating officer, or other persons with similar titles; (C) any individual or entity who has an ownership interest of 10 percent or more in the contractor; and (D) any subcontractor listed in the bid or contract.

#	LAST NAME/ENTITY/SUBCONTRACTOR	FIRST NAME	TYPE
1	Good / Five Keys	Steve	CEO
2	West / Five Keys	Antonette	CFO
3	Graham / Five Keys	Elyse	COO
4	Eaton / Five Keys	Tijanna	Board of Directors
5	Schwartz / Five Keys	Sunny	Board of Directors
6	Ginorio / Five Keys	Delia	Board of Directors
7	Miyamoto / Five Keys	Paul	Board of Directors
8	Horne / Five Keys	Freya	Board of Directors
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9. AFFILIATES AND SUBCONTRACTORS

List the names of (A) members of the contractor's board of directors; (B) the contractor's principal officers, including chief executive officer, chief financial officer, chief operating officer, or other persons with similar titles; (C) any individual or entity who has an ownership interest of 10 percent or more in the contractor; and (D) any subcontractor listed in the bid or contract.

#	LAST NAME/ENTITY/SUBCONTRACTOR	FIRST NAME	TYPE
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9. AFFILIATES AND SUBCONTRACTORS

List the names of (A) members of the contractor's board of directors; (B) the contractor's principal officers, including chief executive officer, chief financial officer, chief operating officer, or other persons with similar titles; (C) any individual or entity who has an ownership interest of 10 percent or more in the contractor; and (D) any subcontractor listed in the bid or contract.

#	LAST NAME/ENTITY/SUBCONTRACTOR	FIRST NAME	TYPE
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☐ Check this box if you need to include additional names. Please submit a separate form with complete information. Select "Supplemental" for filing type.

10. VERIFICATION

I have used all reasonable diligence in preparing this statement. I have reviewed this statement and to the best of my knowledge the information I have provided here is true and complete.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

SIGNATURE OF CITY ELECTIVE OFFICER OR BOARD SECRETARY OR CLERK	DATE SIGNED
BOS Clerk of the Board	

OFFICE OF THE MAYOR
SAN FRANCISCO



DANIEL LURIE
MAYOR

TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: Adam Thongsavat, Liaison to the Board of Supervisors
RE: Execute Standard Agreement Not to Exceed \$17,291,506 – Retroactive – Accept and Expend
Homekey+ Grant Not to Exceed \$13,729,907 – California Department of Housing and Community
Development – Permanent Supportive Housing at 835 Turk Street
DATE: November 4, 2025

Resolution authorizing the City and County of San Francisco ("City"), through the Department of Homelessness and Supportive Housing ("HSH"), to 1) execute a Standard Agreement with the California Department of Housing and Community Development ("HCD") and co-applicants 835 Turk LLC and Five Keys Schools and Programs for a total award not to exceed \$17,291,506 under the Homekey+ Program, including up to \$3,561,599 disbursed by HCD as a grant to 835 Turk LLC for support of operating costs and up to \$13,729,907 disbursed by HCD as a grant to the City for the rehabilitation and associated relocation costs for the real property located at 835 Turk Street for permanent supportive housing (the "Property"); 2) retroactively accept and expend anticipated revenue from the City's portion of Homekey+ grant funds in an amount up to \$13,729,907 to support the rehabilitation and associated relocation costs for the Property for costs incurred from March 5, 2024, through HCD's capital grant expenditure deadline; 3) approving and authorizing the City to commit approximately \$16,270,093 in required matching funds for rehabilitation of the Property and a minimum of 5 years of operating subsidies, additionally the City has committed up to 15 years of operating subsidies through the City's Local Operating Subsidy Program ("LOSP") subject to budget appropriations; 4) authorizing the City to assume any joint and several liability for expenditure of the Homekey+ grant under the Standard Agreement; 5) adopting the Planning Department's findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and 6) authorizing HSH to enter into any additions, amendments, or other modifications to the Standard Agreement and the Homekey+ Documents that do not materially increase the obligations or liabilities of the City or materially decrease the benefits to the City.

Should you have any questions, please contact Adam Thongsavat at adam.thongsavat@sfgov.org