

CHPC CDLAC Scoring Template - Based on CDLAC Scoring System

Disclaimer: This scoring template is based on the April 28, 2021, CDLAC regulations update and should not be relied upon for estimating scores pending additional changes Note: The proposed CDLAC scoring system has greatly increased in complexity from the existing version. The validity of the projected score below depends on accurate inputs of various project-level data.

Project Name	730 Stanyan							
Opportunity Map Resource Level	Highest Resource							
TCAC 9% Housing Type	Large Family							
Special Needs where 50% or more of units are for homeless households	N							
Project County	San Francisco							
Bond Allocation Request Amount	78,736,129							
State Credit Request Amount								
Project TDC	153,442,165							
Total of leveraged soft sources per TCAC 9% definition + public funds for offsites	81,848,332							
Project Eligible Basis	139,051,035							
Threshold Basis Limits - Base Limits before adding basis boosts	109,656,544							
Points Scored in 9% LIHTC Service Amenity Scoring (up to 10)	10							
Points Scored in 9% LIHTC Site Amenity Scoring (up to 10)	10							
AMI Mix		Numb	er of TCAC Restri	cted Units			AMI Level	AMI Tier as percent of total
	Studios	1-bedroom	2-bedroom	3-bedroom	4-bedroom or larger	Total		•
Tier 1	10	12	8	10	Ŭ Ū	40	20%	25%
Tier 2	7	4	3	2		16	25%	10%
Tier 3	18	13	3	2		36	40%	23%
Tier 4						0		0%
Tier 5		13	4	4		21	50%	13%
Tier 6			9	9		18	55%	11%
Tier 7			15	13		28	60%	18%
Tier 8						0		0%
Tier 9						0		0%
Tier 10						0		0%
Total Low Income Units	35	42	42	40	0	159	40%	
Managers Units		1				160		·
Percent of Units at 30 AMI and Below	35%			ł			-	
Percent of Unit at 50-30 AMI	36%				100% AMI rent	Market Rent	Average restricted rent	% below market
				Studio	\$ 3,196			
Average AMI for each bedroom size is 20% below market	Ν	If No - fill in cha	rt>	1-bedroom	\$ 3,426		1231.728571	
				2-bedroom	\$ 4,112			
				3-bedroom	\$ 4,750		2143.4375	
	Fill In	Points Scored		4 bedroom +	÷,730	, ,,,,,	2143.4373	52/0
Acquisition / Rehab Priority Preservation: Select			7		Pro-rated Aver	age Below Ma	rket	49.76%
An At Risk Project, or a project in which lower-income rent and income restrictions on a			4	L				
least 50 percent of the total units pursuant to a regulatory agreement with a public en								
will terminate or be eligible for termination within five years of application with no oth								
rent and income restrictions remaining, or any replacement or rehabilitation project	N							
approved by HLD pursuant to a Section 18 or 22 Demolition /Dispectition authorization								

Y

Income Ranges for El	.I / VLI set aside Low
Resource /Hig	h Segregation
· · ·	
Lowest income range	Highest income range
with 1 or more units	with 10% of units
20%	
20/0	

Moderate (Rapidly Changing)	65%
Moderate Resource	70%
Low Resource	75%
High Segregation & Poverty	80%

	New Construction	
	Housing Tax Credits)	
	Supplement, (C) Section 236 Financing, (D) Section 221(d)(3) Financing, (E) USDA 514 or 515 Financing, or (F) Department of Housing and Community Development Financing (including AB 1699 projects that have previously received an allocation of Low-Income	Ν
	A property that receives governmental assistance on at least 50 percent of the units pursuant to either (A) Project-Based Section 8 or Rent Supplement, 20 (B) USDA Rent	
1 (Only Populate one type)	A project with a pre-2000 HCD loan that is being restructured pursuant to Section 50560 of the Health and Safety Code (AB 1699) that has not previously received an allocation of Low-Income Housing Tax Credits or a RAD component two project.	Ν
	Demonstration (RAD) Program	

approved by HUD pursuant to a Section 18 or 22 Demolition/Disposition authorization, or any project being rehabilitated under the first component of the HUD Rental Assistance

Project Meets Local Density Requirement

Affirmatively Furthering Fair Housing (points will populate based on project info)

4 Exceeding Minimum Income Restrictions (points will populate based on project info)

	Project rents are regulated by a public funding source awarded from a NOFA issued before 12/31/2020	Ν	
	Project was awarded HCD funds from a NOFA issued prior to 12/31/2020	Ν	
	Developer qualifies as a BIPOC org with their headquarters or an office within 5 miles of the project site	Y	
2	Site is in a Community Reinvestment Area	Ν	
	Sponsor is a CHDO as certified by the jurisdiction the project is located in	Ν	
	Sponsor has previously developed affordable housing within the community in which the project will be located in the past 20 years	Υ	
	Sponsor has continually, during the prior 10 years preceding the application date, provided educational, health or economic development services to the community in which the project will be located	Ν	
	Does the opportunity area border High/Highest Opportunity Area or can't support 70% AMI rents (does not qualify as 10% below market) per market study?	Υ	

>			Site Amenity Points if		Income Ranges for	Low Resource /High
		AFFH Points	Applicable	Total	Segregatio	n & Poverty
	AFFH Option 1	20		20		
	AFFH Option 2	0	0	0	Lowest income range	Highest income range
	AFFH Option 3	0	0	0	with 1 or more units	with 10% of units
	AFFH Option 4	0	0	0	30%	60%

Exceeding Incor	ne Restrictions Scoring Breakdown		
	Score is Highest Points from any Below Option	Scores	
Option 1	2 points for every 1% below 60% the project's average AMI is		2
	Full points earned with an average affordability of 60% AMI or less as long as project has a minimum of 10% of units at 30% AMI or below and		
Option 2	10% of units at 50% AMI or below		2

5	Excooding Minimum Pont Postrictions (points will populate based on project info)		1/
3	Exceeding Minimum Rent Restrictions (points will populate based on project info)		10
	Experience Points - Select Y next to any option met (one for experience and one for management)		10
	Meets general partner experience per 9% LIHTC program	Y	
	Meets all of the following for a joint venture:		
	- Joint venture between BIPOC org and a general partner meeting 9% experience		
	requirements		
	- No experience required for BIPOC org		
	- Project fees and economics split 50/50		
	- ROFR available to BIPOC org	Y	
6	Meets all of the following for a BIPOC org Sole Sponsor		
	- Completed 1 affordable housing project in last 5 years with no defaults or uncorrected		
	non-compliance		
	- Experienced internal staff or support from experienced housing consultant		
	- Completed or will complete TCAC/CDLAC training		
		Ν	
	Management Company Meets 9% Experience Requirements	Ŷ	
	If the management company will be the BIPOC org for which the project receives general		
	partner experience points.	Ν	
7	Housing Type (points will populate based on project info) - Rehab / At-Risk Not Eligible		10
8	Cost Containment (will populate based on project info)		12

	Cost Contai	inment Point Calculation	
Total Base Limit			109,656,54
+ Various Basis Boosts (Per TC	CAC Allowances)	152%	166,677,94
+ Impact Fees or Seismic Upgr	ade / Toxic Mitigat	tion if below 15%	8,08
Depreciable Basis Cost Limit (A)		276,342,57
Project's Budgeted Depreciabl	e Basis (B)		139,051,03
% Below (Above) Basis Limit (A	A - B / A)		49.6
Points (1 pt. for every 1%, rou Family, Special Needs)	nd down - 2 if High	n/Highest Resource Large	
Current TCAC Basis Boosts - Se	ection 10327(c)(5)(<u>(A)</u>	Ma
Prevailing Wages	Yes	20%	20.
Project Labor Agreement	No	0%	5.

Large Family Senior Special Needs SRO Meets High Density Housing Requirement At-Risk Preservation or Other Rehab New construction but not a 9% Housing Type

FIOJECT LADOI Agreement	NU	070	5.070
Concrete Podium	No	0%	10.0%
Day Care	Yes	2%	2.0%
100% Special Needs	No	0%	2.0%
Elevator Serviced Building	Yes	10%	10.0%
Current TCAC Basis Boosts -	Section 10327(c)(5)(B) through (F)	
Energy/Green Features -			
enter %			10.0%
Deeper Income Targeting	Auto-calculates	80%	80%
Seismic Upgrade/Toxic			
Mitigation	Yes	15%	15%
Local Development			
Impact Fees	No		
High Resource Area	Yes	10%	10%
<u>New Basis Boosts</u>			
Type III Building	No	0%	10%
Type I Building	Yes	15%	15%

9 Leveraged Soft Resources (will populate based on project info)

Leveraged Soft Sources	
Eligible Soft Sources	81,848,33
TDC	153,442,16
Soft Sources as Percent of TDC	53.34
Points - 2 per percent for Large Family, Special Needs with 50%	
units for homeless households in High/Highest Resource Areas, 1	
for others, max of 8	8

Input if project has Deed Restricted units at or below 100% AMI but greater than 80% AMI

Units

Unit Size

10	Readiness to Proceed - Enter Y if meets all 9% readiness requirements	Y	10
	Total Score		120

Tiebreaker Options		_
2021 Adjusted Bonds Per Unit Tiebreaker (adjusted bond request by TBL factor and resource area, weighted unit count by size)	\$ 210,524	

>	Adjusted Unit Count				
	Unit Size	Units	Factors	Adjusted Totals	
	Studio	35	0.90	31.50	
	1br	43	1.00	43.00	
	2br	42	1.25	52.50	
	3br	40	1.50	60.00	Up to 30% of total units counted, then counted as a two-bedroom
	4br +	0	1.75	0.00	Up to 10% of total units counted, then counted as a two-bedroom
	Adjusted Total Units			187.00	

Scoring Summary - DO NOT EDIT/CHANGE	Max 120 Points	Project Score	Difference
Preservation Priorities (Acq. & Rehab.)			
Density & Local Incentives (New Construction)	20	20	0
Housing Types (New Construction)			
Affirmatively Furthering Fair Housing	20	20	0
Service Amenities	10	10	0
Exceeding Minimum Income Restrictions	20	20	0
Exceeding Minimum Rent Restrictions (% below Market)	10	10	0
General Partner & Management Co. Experience			
BIPOC org Joint Venture	10 10		0
BIPOC org sole developer			L
Cost Containment	12	12	0
Leveraged Soft Resources	8	8	0
Readiness to Proceed	10	10	0
Total Scoring Potential	120	120	0
Adjusted Bonds per Adjusted Units		210,524	

Adjusted Bond Request					
Unadjusted Bond Request	\$	78,736,129			
Unadjusted State Credit Request		-			
Combined Bond and State Credits	\$	78,736,129			
County Adjustment Factor		30%			
Opportunity Area Factor		20%			
Total Adjustment Factor		50%			
Adjusted Bond Request	\$	39,368,065			

Basis Delta Statewide 2 Bed Over Median Basis Limit Delta Basis Limits County 508,000 143,200 30.0% Alameda 0.0% Alpine 364,800 -Amador 364,800 0.0% -320,800 (44,000) -12.1% Butte 0.0% Calaveras 364,800 -Colusa 364,800 0.0% -508,000 143,200 30.0% Contra Costa Del Norte 364,800 0.0% -El Dorado 387,200 22,400 6.1% 331,200 (33,600) -9.2% Fresno 364,800 Glen 0.0% -364,800 0.0% Humboldt -Imperial 318,400 (46,400) -12.7% 364,800 0.0% Inyo -331,200 (33,600) -9.2% Kern 331,200 (33,600) -9.2% Kings 0.0% Lake 364,800 -364,800 0.0% Lassen -Los Angeles 455,200 90,400 24.8% 331,200 (33,600) -9.2% Madera 416,000 51,200 14.0% Marin Mariposa 364,800 0.0% -Mendocino 364,800 0.0% -Merced 331,200 (33,600) -9.2% Modoc 364,800 0.0% -Mono 364,800 0.0% -Monterey 422,400 57,600 15.8% Napa 416,000 51,200 14.0% Nevada 364,800 0.0% -Orange 388,800 24,000 6.6% Placer 387,200 22,400 6.1% Plumas 364,800 0.0% -Riverside 318,400 (46,400) -12.7% Sacramento387,20022,4006.1%San Benito364,800-0.0% San Bernardii318,400(46,400)-12.7%San Diego362,400(2,400)-0.7% San Francisco 712,000 347,200 30.0% San Joaquin331,200(33,600)-9.2%San Luis Obis422,40057,60015.8%San Mateo612,000247,20030.0%

 Santa Barbar
 422,400
 57,600
 15.8%

 Santa Clara
 612,000
 247,200
 30.0%

 Santa Cruz
 422,400
 57,600
 15.8%

 Shasta
 320,800
 (44,000)
 -12.1%

 Sierra
 364,800
 0.0%

 Siskiyou
 364,800
 0.0%

 Solano
 416,000
 51,200
 14.0%

 Sonoma
 416,000
 51,200
 14.0%

 Stanislaus
 331,200
 (33,600)
 -9.2%

 Sutter
 387,200
 22,400
 6.1%

 Tehama
 364,800
 0.0%

 Tulare
 331,200
 (33,600)
 -9.2%

 Tulare
 331,200
 (33,600)
 -9.2%

 Tulare
 331,200
 (33,600)
 -9.2%

 Tuolumne
 364,800
 0.0%

 Ventura
 422,400
 57,600
 15.8%

 Yolo
 387,200
 22,400
 6.1%

 Yuba
 387,200
 22,400
 6.1%

 Yuba
 387,200
 22,400
 6.1%

Median TBL364,800Adjustment C30%