File No.
 220761
 Committee Item No.
 3
 Board Item No. 42

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date July 18, 2022

	pervisors Meeting	Date _	July 26, 2022
Cmte Board			
	Motion		
	Resolution		
	Ordinance		
\Box \Box	Legislative Digest		
	Budget and Legislative Analyst Repor	rt	
	Youth Commission Report		
	Introduction Form		
	Department/Agency Cover Letter and	or Rep	oort
	MOU	-	
	Grant Information Form		
	Grant Budget		
	Subcontract Budget		
	Contract/Agreement		
	Form 126 – Ethics Commission		
	Award Letter		
	Application		
	Public Correspondence		
OTHER	(Use back side if additional space is n	aadad)
	Application, Attachment 1 and Attachme		7
	HCD Award Ltr to MidPen 062322		
	PLN Ltr 052322		
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Completed b	ov: Frica Major Date	July 1	4 2022

Completed by: En		Dale_	July 14, 2022
Completed by: Eri	ica Major	Date_	July 20, 2022

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FILE NO. 220761

1	[Support for the Application for HCD's Local Government Matching Grants Program - MidPen Housing Corporation - 100% Affordable Housing - 850 Turk Street]
2	
3	Resolution 1) supporting MidPen Housing Corporation's ("Applicant") submission of
4	application under the Excess Sites Local Government Matching Grants Program
5	("Program") to the Department of Housing and Community Development (HCD)
6	("Department") to receive Program funds in order to construct a 100% affordable, 91-
7	unit multifamily rental housing development affordable to low-income households,
8	including one resident manager unit (the "Project") at a state-owned Excess Site
9	located at 850 Turk Street ("Property"); and 2) supporting the Applicant to submit the
10	Project Budget ("Attachment 1") and Anticipated and Committed Project Sources
11	("Attachment 2") to be included in their application.
12	
13	WHEREAS, On January 15, 2019, Governor Gavin Newsom signed Executive Order
14	No. N-06-19, which allows the production of affordable housing on state-owned Excess Sites
15	("Excess Sites"), and the Executive Order authorizes the Department of General Services
16	("DGS") and the Department to identify and prioritize Excess Sites for sustainable, cost-
17	effective, and innovative affordable housing projects; and
18	WHEREAS, The State of California owns that certain property located at 850 Turk
19	Street in San Francisco, which has been declared an Excess Site for affordable housing; and
20	WHEREAS, In June 2021 DGS and the Department selected MidPen Housing to
21	develop affordable housing at 850 Turk Street ("Selected Project") pursuant Executive Order
22	No. N-06-19; and
23	WHEREAS, Chapter 111, Statutes of 2021 (Assembly Bill (AB) 140) makes several
24	statutory changes for the purpose of implementing the housing and homelessness provisions
25	

of the Budget Act of 2021, which establishes the Excess Sites Local Government Matching
 Grants Program (the "Program") to be administered by the Department; and

WHEREAS, The Program was allocated up to \$30 million to provide funds for
Predevelopment and Development Costs to selected projects that receive a financial
contribution from a Local Government, as defined pursuant to Health and Safety Code,
Section 50704.80(b), and funding for the Program is made available pursuant to California
Health and Safety Code, Section 50704.81(a)(2); and

8 WHEREAS, The Department has issued a Notice of Funding Availability ("NOFA"),
9 dated May 5, 2022, for the Program pursuant to California Health and Safety Code, Section
10 50704.83(f); and

WHEREAS, The Program requires contribution from the City and County of San 11 12 Francisco (the "City"), as the local government, to the Selected Project in order for the 13 Applicant to apply for Program funds pursuant to Health and Safety Code, Section 50704.82, 14 which may include waiver of fees as the Local Government Contribution, and towards that 15 end, Applicant is submitting an Excess Sites Local Government Matching Grants Program 16 Application ("Application") for Program funds to the Department for review and consideration, 17 a copy of which is on file with the Clerk of the Board of Supervisors in File No. 220761, and is 18 incorporated herein by reference; and

WHEREAS, The Program requires a resolution from the City pursuant to Health and
 Safety Code, Section 50704.82(b)(1)(A), supporting the Project's anticipated budget, including
 all sources, committed and anticipated, and demonstrating the amount of Local Government
 Contribution to the Application for predevelopment and development costs for the Project, and
 the required amount from the Program; and
 WHEREAS, Under the San Francisco Planning Code, the proposed Selected Project

would be eligible for waivers from the City's fees as a 100% affordable housing project with an

1	estimated value of approximately \$1,240,000, subject to any changes to the proposed plans
2	of the Selected Project, as further described in a letter dated May 23, 2022, by the Planning
3	Department, a copy of which is on file with the Clerk of the Board of Supervisors in File
4	No. 220761, and is incorporated herein by reference; and
5	WHEREAS, The Applicant includes the Project Budget ("Attachment 1") and
6	Anticipated and Committed Project Sources ("Attachment 2"), which demonstrate the
7	requested amount from the Program, the estimated \$1,240,000 in fee waivers that will be
8	allocated to the Selected Project, and all other sources, committed and anticipated, for
9	predevelopment and development costs associates with the development of the Selected
10	Project on the state-owned Excess Site; now, therefore, be it
11	RESOLVED, That the City supports the Applicant submitting an Application to the
12	Department to receive Program funds for the Selected Project to develop 100% affordable
13	housing on the state-owned Excess Site located at 850 Turk Street; and, be it
14	FURTHER RESOLVED, That the City supports the Applicant in submitting Attachment
15	1 and Attachment 2 in their Application.
16	
17	
18	
19	
20	RECOMMENDED:
21	
22	
23	
24	Eric D. Shaw, Director
25	



June 23, 2022

www.hcd.ca.gov

Jan Lindenthal, Chief Real Estate Development Office MidPen Housing Corporation 303 Vintage Park Drive, Suite 250 Foster City, CA 94404

Dear Jan Lindenthal:

RE: Award Announcement – Excess Sites Local Government Matching Grant Program Notice of Funding Availability Fiscal Year 2022 MidPen Housing Corporation – 850 Turk Street Contract No. 21-LGMG-17458

The California Department of Housing and Community Development (Department) is pleased to announce MidPen Housing Corporation (Awardee) has been awarded a 2022 Excess Sites Local Government Matching Grant (LGMG) Program award in the amount of \$10,000,000. This letter constitutes notice of the designation of LGMG funds for the Awardee.

Awardee will be able to draw down funds in accordance with the LGMG Guidelines when the Standard Agreement is fully executed, and any general and special conditions have been cleared in writing.

The Standard Agreement must be executed within 90 days of receipt of this letter. A program representative will be in communication with you within a week to discuss and confirm any documents needed.

Congratulations on your successful application. For further information, please contact Rebecca Hersch, LGMG Program Manager, Division of Housing Policy Development, (916) 263-2771 or <u>ExcessSitesMatch@hcd.ca.gov</u>.

Sincerely,

"uny

Megan Kirkeby Deputy Director Housing and Policy Development



49 South Van Ness Avenue, Suite 1400 San Francisco, CA 94103 628.652.7600 www.sfplanning.org

May 23, 2022

Ms. Lisa Howlett MidPen Housing 1970 Broadway, Suite 100 Oakland, California 94612 *via email to lhowlett@midpen-housing.org*

Re: 850 Turk Street / Assessor's Block 0744; Lot 006 750 Golden Gate Avenue/ Assessor's Block 0761; Lots 002, 003, 022, 062

Dear Ms. Howlett,

This letter is to confirm the Planning Department's understanding and intent regarding the assessment of development impact fees for the proposed 100% affordable housing buildings located at 850 Turk Street and 750 Golden Gate Avenue, consisting of a total of approximately 235,900 square feet and 262 units across two separate buildings ("Project").

Based on our current understanding of the Project, the City's typically-applicable development impact fees will be waived, which in this case would total approximately \$5,738,460.

As part of the conventional review of the Project, the City would have assessed local development impact fees and then granted a fee waiver under Planning Code Section 406 prior to issuance of each building's first construction document because the Project proposes to build affordable housing. In this case, and owing to the Project's review and approval process, the Planning Department will not charge those fees, consistent with City policies regarding the prioritization, streamlining, and facilitation of affordable housing. We note that reduced impact fee obligations should help to reduce the cost of development for affordable housing on these sites.

The following is a list of development impact fees applicable under San Francisco's Planning Code and their estimated amounts based on our current understanding of the Project:

Development Impact Fee	Calculation	Estimated						
	(based on 2022 permit issuance)	Amount						
850 Turk Street (85,900 gsf residential development, 91 total affordable units)								
Transportation Sustainability Fee – General	\$11.91 per gross square foot	\$1,023,069						
Child Care Fee- Residential	\$2.49 per square foot	\$213,891						
Golden Gate Street (150,000 gsf residential development, 2	171 total affordable units)							
Market and Octavia Community Improvements Impact Fee	\$15.61 per gross square foot	\$2,341,500						
Transportation Sustainability Fee – General	\$11.91 per gross square foot	\$1,786,500						
Child Care Fee- Residential	\$2.49 per square foot	\$373,500						
	Total Otherwise-Applicable Fee Value	\$5,738,460						

We look forward to the successful execution of this important affordable housing project and are happy to assist in any other way that we can.

Sincerely,

Digitally signed by Daniel A. Sider Date: 2022.05.23 14:07:43 -07'00' Adobe Acrobat version: 2022.001.20112 Daniel A. Sider, AICP Chief of Staff



President, District 10 BOARD of SUPERVISORS



City Hall 1 Dr. Carlton B. Goodlett Place, Room 244 San Francisco, CA 94102-4689

> Tel. No. 554-6516 Fax No. 554-7674 TDD/TTY No. 544-6546

Shamann Walton

PRESIDENTIAL ACTION

Date: 7/7/2022

To: Angela Calvillo, Clerk of the Board of Supervisors

Madam (Pursuant	-	ıles, I am hereby:		
🗆 Wai	ving 30-Day	Rule (Board Rule No. 3.23)		
Fi	ile No.			
Ti	itle.		(Primary Sponsor)	
🗵 Tran	sferring (Board	Rule No 3.3)		
	ile No.	220761	Mayor	
			(Primary Sponsor)	
T	itle. Suppo:	rt for the Application	for HCD's Local Gover	nment Matching
			ousing Corporation - 100	5
F	'rom: Budget	& Finance		
	<u></u>			_Committee
Т		se & Transportation		_Committee _Committee
	o: Land U	se & Transportation	intment (Board Rule No. 3.1)	_Committee _Committee
🗆 Assią	o: Land U	se & Transportation rary Committee Appo	Dintment (Board Rule No. 3.1) Eplacing Supervisor:	
🗆 Assią	o: Land U gning Tempo	se & Transportation rary Committee Appo		_ Committee
🗆 Assią	Co: Land U gning Tempo ervisor:	se & Transportation rary Committee Appo		
□ Assių Supe	Co: Land U gning Tempo ervisor:	se & Transportation prary Committee Appo Re	placing Supervisor:	_ Committee
□ Assią Supe S	fo: <u>Land U</u> gning Tempo ervisor: For: Start Time:	se & Transportation prary Committee Appo Re (Date)	eplacing Supervisor: (Committee)	_ Committee
□ Assią Supe S	fo: <u>Land U</u> gning Tempo ervisor: For: Start Time:	se & Transportation prary Committee Appo Re (Date) End Time:	eplacing Supervisor: (Committee)	_ Committee
□ Assią Supe S	fo: <u>Land U</u> gning Tempo ervisor: For: Start Time:	se & Transportation prary Committee Appo Re (Date) End Time:	eplacing Supervisor: (Committee)	_ Committee
□ Assią Supe S	fo: <u>Land U</u> gning Tempo ervisor: For: Start Time:	se & Transportation prary Committee Appo Re (Date) End Time:	eplacing Supervisor: (Committee)	_ Committee Meeting

Excess Sites Local Government Matching Grants Program Notice of Funding Availability (NOFA) May 5, 2022

Application Workbook

Rev. 5/5/2022 v1



State of California Governor Gavin Newsom

Lourdes M. Castro Ramirez, Secretary Business, Consumer Services and Housing Agency

Gustavo Velasquez, Director Department of Housing and Community Development

2020 West El Camino Avenue Sacramento, CA 95833 Email: <u>ExcessSitesMatch@hcd.ca.gov</u> Website: <u>https://hcd.ca.gov/grants-funding/active-funding/lgmg.shtml</u>

Application Instructions

IMPORTANT NOTICE: when opening this file, a yellow banner at the top may appear with a button that says "Enable Editing". It is essential that you click this box so that the macros are enabled. Enabling macros is necessary for full worksheet functionality. Macros may not work with Microsoft's Excel version for Apple.

General Instructions and Guidance

- Application workbook must be submitted electronically via email to ExcessSitesMatch@hcd.ca.gov with the subject line "[Applicant Name] Application Submission".

- Supporting documentation must be uploaded to a shared cloud folder with a direct link entered into cell O2 in the "Document Upload Checklist" tab.

- Applications must be on the Department's forms and cannot be altered or modified. Excel forms must be in Excel format, not a .pdf document.

- Additional instructions and guidance are given throughout the application in "red" text and in cell comments.

- NOFA section references are made with "§" and the corresponding NOFA section number.

Program Timeline

- Applicants must submit all application materials no later than 11:59 p.m. Pacific Daylight Time on May 25, 2022.

- Anticipated award announcements on or before June 28, 2022.

Color-coding legend

- Yellow cells are for Applicant input. Failure to provide the information may disqualify your application from consideration or may negatively impact your point score.

- Required attachments are indicated in orange throughout the application. 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.

- Self score points awarded are in blue cells in the "Scoring" tab. These are automated calculations based on the inputs provided by the Applicant.

- Red-shaded cells indicate the Applicant has failed to meet a requirement of the Program. Point cells in the "Scoring" tab shaded in red indicate that the Applicant has failed to meet the minimum points required.

Contact Information

Please don't hesitate to contact us with any questions or if you need assistance in completing this application.

- For general LGMG NOFA and Program questions email: ExcessSitesMatch@hcd.ca.gov.

- Email ExcessSitesMatch@hcd.ca.gov with the subject line "Consultation" to schedule a consultation prior to application submission.

- If you discover application errors, please complete the "Application Support" tab and email the entire workbook to ExcessSitesMatch@hcd.ca.gov with the subject line "Application Support".

Disclosure of Application: Information provided in this application and attachments will become a public record available for review by the public, pursuant to the Public Records Act (Chapter 1473, Statutes of 1968). As such, any materials provided to the Department will be disclosable to any person making a request under this Act once award decisions have been made. The Department 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 the Department, the Applicant is waiving any claim of confidentiality and consents to the Department's disclosure of submitted material upon request.

End of Document

5/5/2022 v1

				Project Overv	view					5/5/2022 v1
			Pr	e-Application Qu	alificatio	on Requi	rements			
Is the Applicant a developer selected under the Executive Order No. N-06-19 Program to enter into a ground lease with the Department of General Services to develop										N/L I
Affordable housir	ng on exces	s state-owned property?		Ū.		•				Yes
Is the project a housing development project proposed to HCD and DGS in response to a competitive Request for Proposal or, in the case of qualifications-based selection										n v
processes, Request for Qualifications for the implementation of EO-N-06-19?										Yes
Has the Selected Project secured a contribution towards Total Project Costs from the Local Government?										Yes
We certify that th	he construct	ion of the Selected Project of	or the applicable	phase has not com	nmenced a	as of the a	application deadli	ne set forth in the N	NOFA.	Yes
We certify that th	he Program	funds will be used for eligible	e activities pursu	ant to Section 203	of the Pro	ogram Gui	delines.			Yes
We certify that th	he applicatio	in is sufficiently complete to	assess the feas	ibility of application	and its co	ompliance	with Program rec	quirements.		Yes
	•	funds are necessary to supp		lerate production of	f the Selec	cted Proje	ct, and that Selec	ted Project is infea	sible without Program fu	unds, Yes
and other availab	ble funds, in	cluding funds previously awa	arded.							
				Projec	ct Overvi	ew				
Project Name	850 Turk									
Project Address	850 Turk				01.1	1	~ ~ ~			0.1.100
Project City	San Fran San Fran				State	9	CA		Zip	94102
Project County										
	1	Assessor Parcel Numbers	(APNs)					Census Tract	(s)	
0744-006					160					
		e the Selected Project to be	developed on th	e Excess Site, inclu	uding TCA	AC housing	g type if applicab	le, target populatio	ns & programming, com	mercial/retail uses
if any, and on-site										
		alifornia through the Departm								
		ancisco. The SF State Lands				Gate Ave	nue – are current	ly designed to crea	ate approximately 262 to	otal units of
affordable housin	ng and to pr	ovide 104 replacement parki	ng spaces to be	used by the State.						
The Turk Office		22	his of the Oall'	mia Employed B				-14		-1-5
The Turk Street	site is a 0.4	33-acre parcel under owners	nip of the Califor	rnia Employment D	evelopme	ent Departi	ment (EDD). The	site currently serve	es a parking lot of EDD	staff.
The Project is ou	irrently decid	ned as 91-units consisting o	of 28 studios 14	one-bedrooms 25	5 two-body	nome and	28 three-bedroo	ms targeted to fem	ilies and individuals both	ween 30-60%
		ment units, the project provid								
		an to apply, or has the Selec								
			NOFA	Drainat	A	nlicont	Contract			Award Date/
Ot	her HCD P	ogram Name	Date	Project Name		plicant Iame	Number (i	if App	lication Status	Expected
			Date	Name		anne	applicable	e)		Award Date
Multifa	amily Housir	ig Program (MHP)	Apr-22	850 Turk Street	Pen Hous	sing Corpo	ora N/A	F	lan to apply	11/1/22
Affordable Ho	ousing and s	Sustainable Communities		-						+
Allordable He	Program		Oct-22	850 Turk Street	Pen Hous	sing Corpo	ora N/A	F	Plan to apply	6/1/23
	riografi	(/1100)								
				Threshold						
Has the Applican owned property?		cted by the Department and	the Department	of General Service	es to enter	r into a gro	ound lease to dev	elop Affordable ho	using on the excess-stat	te Yes
		, does the Selected Develop	per or its wholly	controlled affiliate h	ave site c	control of t	he proposed proj	ect property pursua	ant to UMR \$8303 and	
§8316?		,	····,							Yes
		pe of Site Control:			Expires		Extensions Av		Total Land	l Area
		egotiating Agreement (ENA)		5/12/2022 5/	12/2023	As agree	ed upon between	State and MidPen	0.43	acres
Provide details be	elow for unu	sual site control special circ	umstances:							
				Site l	nformatio	on				
	Cu	rrent Use			ite Improve			Has	Demolition Been Comple	eted?
		rking Structure			Yes				No	
				Applica	nt Inform	nation				
				Ар	oplicant					
Entity name: Mi								Organization type:		
Address: 303 Vin			This Assist	t Coorotaat			oster City	State:	CA Zip: Phone: 650	94404
Auth Rep: Ja Address: 303 Vin	an Lindentha		Title: Assistant	Secretary		Email: City: Fo	oster City	idpen-housing.org State:	CA Zip:) <u>-356-2919</u> 94404
Primary Contact		Lisa Howlett	Title: Project M	lanager		Email:		Den-housing.org		94404)-339-5721
Address: 1970 B			This. If foject w				akland	State:	CA Zip:	94612
		ame] Cert & Legal						& Legal worksheet.	Provided to HCD?	
File Name [A	pplicant Na	ame] Resolution				S	ee Applicant Doc	uments Worksheet	. Provided to HCD?	? Yes
		ame] Organizational Chart						uments Worksheet		
		me] Signature Block						uments Worksheet		
		ame] Payee Data Record						uments Worksheet		
File Name [A		ame] Article XXXIV e complete only one of the	e folowing doc	ument subsection	in acco			uments Worksheet d organization ty		Yes
	11003		-	Corporation Orga				guinzation ty		
File Name [A	pplicant Na	ame] Articles of Incorpora						uments Worksheet	Provided to HCD?	? Yes
File Name [A		ame] Bylaws						uments Worksheet		
File Name [A	pplicant Na	ame] Certificate of Amend		s of Incorporation	1			uments Worksheet		? <mark>N/A</mark>
		ame] Restated Articles of I						uments Worksheet		
		ame] Statement of Informa						uments Worksheet		
File Name [A	pplicant Na	ame] Shareholder Agreem						uments Worksheet	Provided to HCD?	·
File News	maliant	mal Articles of Ormania d		d Liability Compa	ny Organ			14/ · · ·	Development 10070	
		ame] Articles of Organizat ame] Certificate of Amend						uments Worksheet		
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File Name [Applicant Name] Operating Agreement See Applicant Documents Worksheet Provided to PCO? File Name [Applicant Name] Certificate of Limited Patricership See Applicant Documents Worksheet Provided to PCO? File Name [Applicant Name] Certificate of Correction See Applicant Documents Worksheet Provided to PCO? File Name [Applicant Name] Certificate of Correction See Applicant Documents Worksheet Provided to PCO? File Name [Applicant Name] Certificate of Correction See Applicant Documents Worksheet Provided to PCO? File Name [Applicant Name] Certificate of Correction See Applicant Documents Worksheet Provided to PCO? Auth Rep NA Title Corr Englise Provided to PCO? Auth Rep NA Title Corr See Applicant Documents Worksheet Provided to PCO? Primes O Corr & Expan Documents only required if the supporting Local Covertiment is a ford applicant. Provided to PCO? NA File Name D Repute Documents only required if the supporting Local Covertiment is a ford applicant. Provided to PCO? NA File Name D Repolution Documents only req	Project Overview 5/5/20							5/5/2022 v1		
Name Applicant Name of certificate of Limits of Partnership See Academic Documents Wonkneed Nondeed in NCC7 File Name Applicant Name of Certificate of Certificate Occurrents Nondeed in NCC7 Implication Nondeed Nondeed in NCC7 File Name Applicant Name of Certificate Occurrents See Address Docurrents Wonkneed Nondeed in NCC7 Implication See Address Docurrents Cart and Control of See Address Docurrents Description Docurrents Nondeed Docurents Nondee	File Name			See Ap	pplicant Docu	ments Wo	rksheet	Provided to H	ICD?	
File Name Applicant Name (Applicant Name) Control Concention Sex Applicant Non-Unit Non-Section 1000-000000000000000000000000000000000		Limited Partnership Organizat								
Name Applicant Name () Earlie Name () Ear	File Name									
Name Depictent Name United Detrices in Agreement See Agricus Documents Weakarde Deposite Dir. (2) Circle Name Circle Dark (2) Arren (2) Arre										
Supporting Local Coverment Control Name Characterization									-	
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Number The The<			City:	San Fr		-			94103	
Pirmary Contact Notes Hasse Title Decket Deck Masse Pirmary Contact										
Descent year bases Are units City: State income State in C Type Halo File Name LO Cert & Legal Documents only required if the supporting Local downments is a joint prediction. NA File Name LO Cert & Legal Provided to HCD? NA File Name LO Cert & Legal Provided to HCD? NA File Name LO Cert & Legal Provided to HCD? NA File Name LO Cert & Legal Provided to HCD? NA File Name LO Cert & Legal Provided to HCD? Ver Bigliob Activities Bigliob Activities Provided to HCD? Ver Bigliob Activities Bigliob Activities NA NA (a) Development and implementation of a community ergagement plan or lease-up strategy. X N (b) Chelle improvements, such as severe, utilities and aterete, directly related to, and required by the Selected Project. X (c) Officie improvements related to the Selected Project. X N (c) Oreale improvements related to the Selected Project. X N (d) Oreale improvements related to the Selected Project ant which are conclines and encort provemana dust s	Address:		City			S	tate	Zip		
Documents only required if the supporting Local Government is a joint applicant. File Name LG Resolution LG Resol						<u> </u>				1-5500
File Name LS Cort & Legal See: Cariffications & Legal worksteel: Provided to PCD? NA File Name LS Rescalution See: Applicant Documents worksteel: Provided to PCD? NA C3: Applicant agrees that Program funds will be used for the Predovegoment and light will be gasted for the Predovegoment and light will be gaste	Address: 1 S						tate: C	A Zip	94103	
File Name LC Resolution See Applicant Documents worksheet Provide to HCD2 NA (A) Applicant agrees that Program funds will be used for the Predevelopment and used by other Selected Project? Vee								Drev ide d to 1		N1/A
File Name Issee Applicant Documents worksheet. Provided to HCD? VA (a), Applicant agrees that Program funds will be used for the Predevelopment and Development Costs of the Selected Project? Ves Englise Lass of the American Selected Selected Project in the galaxie of Lon NoS-18. Select "Yes" for the predevelopment and development activities that are indicated to be paid for with the Program funds. X (a). Construction and rehabilitation work. X X (c). Offste improvements, such as severs, utilities and streets, directly related to, and required by the Selected Project. X (c). Offste improvements, such as severs, utilities and streets, directly related to, and required by the Selected Project. X (c). Offste improvements, etailated to the Selected Project. X (c). Offste improvements, etailated to the selected Project. X (d). Construction and rehabilitation work. X (e). Offste improvements, etailed to the Selected Project. X (e). Offste improvements, etailed to the Selected Project. X (e). Offste improvements, such as severs, utilities and streets, directly related for an oracle manager, childcare facilities, and after school care and social service facilities integrally linked to, and addressing the needs of treats of the Assisted Units, such as a stated in Section 294(p) of the Selected Project. X (f). Development Cac						0				
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Applicant Documents	5/5/2022 v1
Certifications & Legal Disclosure	
A completed and signed Certification is required for each Applicant. Each Applicant must sign an individual Certification form. A completed and signed Leg required for each Applicant. The electronic copy of the Certifications & Legal Disclosure should be uploaded to the shared cloud folder as detailed in the N	
Resolutions	
Applicant must submit a draft or executed resolution demonstrating the value, form, and date of the Local Government Contribution(s) for the Selected Pro	iect
Applicant is encouraged to use the Resolution Template provided on the LGMG website: https://www.hcd.ca.gov/excess-sites-local-government-matching-	
Applicant may use their own resolution format as long as it contains ALL of the authorizations as in the Resolution Template.	•
The person attesting to the resolution signing cannot be the same person authorized to execute the documents in the name of the Applicant.	
f more than one authorized signatory is identified, state whether both signatories are required or only one signatory is required to submit and execute Proc	
f 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 autho	rity.
Organizational Documents	
Organizational documents are required for all Applicants who are Selected Developers.	
Submit organizational documents supporting the resolution submitted with the application.	
Corporation organizational documents	
Articles of Incorporation (Corp. Code §154, 200 and 202) as certified by the CA Secretary of State.	
Bylaws and any amendments thereto (Corp. Code §207(b), 211 and 212)	7000 (mutual hamafit
Certificate of Amendment of Articles of Incorporation (Corp. Code §900-910 (general stock), §5810-5820 (public benefit and religious corporations), §7810	-7820 (mutual benefit
corporations), or §12500-12510 (general cooperative corporations)) as applicable. Restated Articles of Incorporation (Corp. Code §901, 906, 910 (general stock), §5811, 5815, 5819 (public benefit and religious corporations), §7811, 7815	and 7810 (mutual
penefit corporations) and §12501, 12506 and 12510 (general cooperative corporations)) as applicable.	and 7019 (mutual
Statement of Information (CA Secretary of State form SI-100 or SI-200)	
Shareholder Agreements (Corp. Code §186) if applicable.	
Certificate of Good Standing certified by Secretary of State.	
Any other CA Secretary of State filings applicable to revivals, conversions or mergers.	
Limited Liability Company organizational documents	
Articles of Organization (CA Secretary of State form LLC-1)	
Certificate of Amendment (CA Secretary of State form LLC-2) if applicable.	
Restated Articles of Organization (CA Secretary of State form LLC-10) if applicable.	
Certificate of Correction (CA Secretary of State form LLC-11) if applicable.	
Statement of Information (CA Secretary of State form LLC-12 or LLC-12NC)	
Operating Agreement (Corp. Code §17707.02(s) and 17701.10.)	
Certificate of Good Standing certified by Secretary of State.	
Any other CA Secretary of State filings applicable to revivals, conversions or mergers.	
Limited Partnership organizational documents	
Certificate of Limited Partnership (CA Secretary of State form LP-1)	
Amendment to Certificate of Limited Partnership (CA Secretary of State form LP-2) if applicable.	
Certificate of Correction (CA Secretary of State form LP-2) if applicable.	
imited Partnership Agreement (CA Corp. Code §15901.02(x) and 15901.10)	
Certificate of Good Standing certified by Secretary of State.	
Any other CA Secretary of State filings applicable to revivals, conversions or mergers.	
Organizational Chart	
The organizational chart must depict the organizational structure of the Applicant listed in the "Project Overview" tab in relation to the Selected Developer.	
Enforceable Funding Commitment	
Applicant must submit evidentiary documentation of Local Government Contributions for permanent financing, construction financing, or Rental Assistance	
Signature Block	
Applicant must submit a Signature Block in a Microsoft Word Document that will be used in the HCD legal documents such as the Standard Agreement.	
Payee Data Record STD-204	
Applicant must submit the STD-204 Payee Data Record. Form is available on LGMG website.	
Article XXXIV	
Applicant must submit documentation that shows the project's compliance with or exemption from Aritcle XXXIV.	
f subject to Article XXXIV, Applicant must provide an allocation letter from the Local Government showing authority for the project.	
f not subject to Article XXXIV, Applicant must provide an Article XXXIV opinion letter from the Applicant's legal counsel.	

Legislative Information and Development Team Contacts 5/								5/5/2022 v1			
Legislative Information											
Congressperson Name(s) District # State Senator Name(s) District # State Assembly Member Name(s)							District #				
Nancy Pelosi		12	Scott W	iener			11	Matt Haney			17
				Development	Team Cor	ntacts					
Owner/Borrower Entity											
Legal Name MidPen Housing C											
Address 303 Vintage Park Dr Ste							ster City	Sta			94404
Auth Rep Name Jan Lindentha		Title		sistant Secretary		Email		hidpen-housing		Phone	650-356-2919
	Lisa Howlett	Title	Pro	ject Manager		Email		pen-housing.or		Phone	650-339-5721
Address 1970 Broadway, Suite 10	00					City Oa	kland	Sta	te CA	A Zip	94612
Managing General Partner											
Legal Name TBD											-
Address						City		Sta	te	Zip	
Auth Rep Name		Title				Email				Phone	
Contact Name		Title				Email				Phone	
Address						City		Sta	te	Zip	
Administrative General Partner	(if applicable)										
Legal Name											
Address						City		Sta	te	Zip	
Auth Rep Name		Title				Email				Phone	
Contact Name		Title				Email				Phone	-
Address	(17) (1)					City		Sta	te	Zip	
Investor Limited Partner (if iden	tified)										
Legal Name TBD Address						01		Sta	4		
		T:41 -				City Email		Sta	te	Zip	
Auth Rep Name (if identified) Contact Name		Title Title				Email				Phone Phone	
Address		The				City		Sta	ta	Zip	
Property Management Agent						City		318	le	Zip	
Company Name MidPen Property N	Annagoment Cor	mony		Contact Name	Derrick Y	Cound		Email	dorrick	.young@midpe	n housing org
Phone 510-390-2154	Address 303		Dr Sta 25		Denick	0	ster City		State		94404
Financial Consultant	Autress 303	vintage ralk L					Stor Oity		Juaie		07704
Company Name CHPC				Contact Name	Dave Kid	Idoo		Email	dkiddoo	@chpc.net	
Phone (510) 859-8097	Address 360	Pine Street, Su	uite 300	Contact Maille	Dave Kit		n Francisco	Linali	State		94104
Lead (primary) Service Provider							in ranoisco		Julio		0.104
Company Name Midpen Resident S				Contact Name	Ann Gog	ains Gre	aory	Email	ann gre	gory@midpen-h	ousing org
Phone 510-380-8922	Address 303	Vintage Park F	Dr Ste 25		Ann Oug		ster City	Linali	State		94404
Borrower Legal Counsel	1 441033 000	and age rain L							Jolaid		01101
Company Name Gubb & Barshay				Contact Name	Evan Gr	155		Email	edross	gubbandbarsh	av com
Phone 415.781.6600 ext. 6	Address 235	Montgomery S	Street Su		L van On		n Francisco	Email	State		94104
General Contractor	, taarooo 200					Sity Sa			51010		0.104
Company Name TBD				Contact Name				Email			
Phone	Address			mast riamo		City		Email	State	Zip	
Architect						Sity			5.0.0		
Company Name David Baker Archi	tects			Contact Name	Daniel S	imons		Email	daniels	imons@dbarch	itect.com
Phone 415,799,4585	Address 461	Second Street	t #127	- on a of Hamo			n Francisco	Email	State		94107
									1.1111		

Narratives

1. Describe how the Local Government Contribution and Program funds will support and accelerate housing production on the Excess Site.

The Local Government Contribution through fee waivers will reduce the Selected Project of Golden Gate and Turk Street Project's development costs by \$5,738,289. Of these \$1,236,960 is a direct reduction in the cost of developing 850 Turk Street (the Project). Any reduction in development costs will reduce the overall gap in required financing as well as aid the Project's competitiveness in future State funding applications, such as MHP and AHSC. An LGMG award will also improve project competitiveness in State funding applications since it can be used as committed leverage. The more competitive the Project is in securing financing means that MidPen is better equipped to accelerate housing production on the Excess Site and deliver much needed affordable housing to San Francisco.

MidPen is working closely with HCD and DGS to determine possible sources of funding to build the necessary replacement parking for EDD staff, which is a condition of developing the site. The Grant funding has been identified as a critical component to cover the cost of constructing the parking and obtaining the LGMG award will determine to what capacity the overall project can move forward.

2. Describe the community engagement plan and lease up strategy for the Affordable housing development on the Excess Site. Detail the role of an applicable Local Government and how you will obtain a commitment from them to support this strategy and plan.

Community Engagement: MidPen prides itself in taking a collaborative, authentic, and holistic approach to community engagement to deeply involve existing community members, stakeholders, and potential future residents. The goal of community engagement is to gain insights and inform the team on the development's size, scope, aesthetic, amenities, and any special populations to be served. We engage using a variety of formats, including in-person meetings, online, print, and video. The 850 Turk Street engagement plan includes building and hosting a project-specific website to direct community members to our materials, surveys and live/recorded presentations. Community engagement will be frequently analyzed and adjusted to ensure goals are being met. In the summer and fall of 2021, MidPen identified key stakeholders in the neighborhood and met with them in 1:1 meetings. We used these meetings to identify known issues on the site and surrounding area as well as to understand any particular barriers to community engagement in the neighborhood so we can tailor our approach accordingly, including language, best time of day/week for open house meetings, local customs or preferences around food served at meetings, etc.

MidPen, Tishman Speyer and David Baker Architects held an initial community meeting and walking tour of the area in December 2021 to introduce the project and our team and to collect feedback on components of the development that are important in the context of the surrounding neighborhood. A second in-person community meeting took place in May 3. Explain how the Selected Project contributes to the region's housing goals, including the creation of new permanent Affordable housing. According to State RHNA requirements, San Francisco must create 32,000 very-low-income and low-income units, as well as 13,000 middle-income units by 2031. The City only

According to State RHNA requirements, San Francisco must create 32,000 very-low-income and low-income units, as well as 13,000 middle-income units by 2031. The City only produced 46% of its very low and low income units during the 2015-2022 Housing Element, which underscores both the critical need and difficulty in producing new units within this timeframe. The Selected Project of Turk Street and Golden Gate Avenue will collectively bring 262 permanent Affordable Housing Units to San Francisco and contributes to the region's inventory of affordable sites, which is especially important since according to the City's Draft Housing Needs Assessment, 62% of households are renting.

4. Describe uncommitted funding sources and the feasibility of securing such funding.

To finance the Turk Street project, our team intends to use a combination of a 4% tax credits and tax-exempt bonds, conventional permanent loans and State funds including the Excess Sites Local Government Matching Grants Program (LGMG), the Multifamily Housing Program (MHP), and Affordable Housing and Sustainable Communities Grant (AHSC). None of the aforementioned Sources have been committed, but our team is working to make the Project competitive. The Turk Street Project is well positioned for MHP and AHSC applications given the level of affordability, proximity to quality transit, neighborhood amenities, and proposed services levels, and we are confident we will put together a competitive application for bonds and tax credits. We are working closely with SFMOH to identify possible transit projects that could be partnered with the housing development. An award of LGMG funds will be our first source and can be leveraged to better compete in these other programs.

End of Document

5/5/2022 v1

	Certification & L	egal Disc	losure		5/5	5/2022 v1	
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 Selected Project or applicable phase 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 Seleted Project. "Related Party" is defined in Section 10302 of the California Code of Regulations (CTCAC Regulations):							
MidPen Housing Corporation							
4. As of the date of application, the Selected Pr the State or Federal appellate level.	oject, or the real property on whic	ch the Selecte	ed Project is	proposed (Property) is not party to or the subject o	f any claim (or action at	
5. I have disclosed and described below any cla	aim or action undertaken which af	ffects or poter	ntially affect	s the feasibility of the Selected Project or applicable	e phase.		
In addition, I acknowledge that all information in		•	2				
Jan Lindenthal	Assistatant Secretary			DocuSigned by:	5/	/24/2022 8:	:51:02 AM PDT
Printed Name	Title of Signatory	Legal Discl	061180	Signature		Date	
the Applicant or joint applicant if the subsidiary i	th the exceptions noted below, the sinvolved in (for example, as a g	e term "Applic juarantor) or v	cant" shall ii will be bene	clude the Applicant and joint applicant (if applicable fited by the application or the Selected Project. ect holders of more than ten percent (10%) of the c			
the entity, as well as the officers, directors, princ	cipals and senior executives of th he entity if the entity is a limited li	e entity if the	entity is a c	orporation, the general and limited partners of the elected Projects using tax-exempt bonds, it shall also	entity if the e	entity is a	
The following questions must be responded to f	• • • •	•					
Explain all positive responses on a separate Exceptions:	e sheet and include with this qu	uestionnaire	in the app	lication.			
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Civil Matters	vership appa or had a hankruptov	or roccivorab	in action of	mmonood against it, defaulted on a loon or been fr	radaad		
against in past ten years?				mmenced against it, defaulted on a loan or been fo		No	
of the applicant's business, or (b) the project that	at is the subject of the application	?	-	within the past ten years that materially and advers		NO	
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		-	-	tion, or investigation by a local, state or federal lice prcement agency that resulted in a settlement, dec	-	Yes	
6. Is the Applicant currently a party to, or the sul complaint, examination or investigation, of any l	-	•		ne subject of, any criminal litigation, proceeding, ch	arge,	No	
7. Is the Applicant currently a party to, or the sul complaint, examination or investigation, of any l	bject of, or been notified that it ma	ay become a	party to or t	ne subject of, any criminal litigation, proceeding, ch es against the Applicant for matters relating to the c	0	ie No	
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 sul complaint, examination or investigation, of any l				ne subject of, any criminal litigation, proceeding, ch ne Applicant's business?	arge,	No	
10. Within the past ten years, has the Applicant been convicted of any felony? No 14. Within the next ten years, has the Applicant been convicted of any felony? No							
11. Within the past ten years, has the Applicant been convicted of any misdemeanor related to the conduct of the Applicant's business?No12. Within the past ten years, has the Applicant been convicted of any misdemeanor for any financial or fraud related crime?No							
Please provide a letter of explanation if youFile Name:Cert & Legal Explanation	responded "Yes" to any of the Letter of explanation for any	-		aded items above. Ublo	aded to HC	D? Yes	
Jan Lindenthal	Assistant Secretary			DocuSigned by: 44296B7BFAAD4D5			:51:02 AM PDT
Printed Name	Title of Signatory			Signature		Date	

	Certification & Legal Disc	losure	5/5/2022 v1	1
On behalf of the entity identified in the sign	nature block below, I certify that:	•		-
	nts included in this application are, to the best of r			
	application on behalf of the entity identified in the	5		
•	-	ncluding affiliates, that will provide goods or services to the Selected	•	
	ornia Code of Regulations (CTCAC Regulations)	ny person or entity that will provide goods or services to the Seleted	Project. "Related	
Mid-Peninsula Hermanas, Inc				
	Project, or the real property on which the Selected	d Project is proposed (Property) is not party to or the subject of any	claim or action at	
the State or Federal appellate level.				_
•	•	itially affects the feasibility of the Selected Project or applicable phas	se.	
in addition, racknowledge that all information	in this application and attachments is public, and	may be disclosed by the State.		
Jan Lindenthal	Assistant Secretary	DocuSigned by:	5/24/2022	8:51:02 AM PD
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Printed Name	Title of Signatory	Signature	Date	
	Legal Disclo	osure		
		ant" shall include the Applicant and joint applicant (if applicable), and	d any subsidiary of	Ĩ
the Applicant of joint applicant if the subsidiary		vill be benefited by the application or the Selected Project.		
In addition to each of these entities themselve	es, the term "Applicant" shall also include the dire	ct and indirect holders of more than ten percent (10%) of the owners	ship interests in	
		entity is a corporation, the general and limited partners of the entity it		
.		ny. For Selected Projects using tax-exempt bonds, it shall also includ	le the individual	
who will be executing the bond purchase agre	ement.			
The following questions must be responded to	o for each entity and person qualifying as an "App	blicant," or "joint applicant" as defined above.		
Evolain all nositive responses on a separa	ate sheet and include with this questionnaire i	in the application		
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	nterest in the proposed project, including but not	limited to cities, counties, and joint powers authorities with 100 or m	ore members, are	-
not required to respond to this questionnaire.				
Members of the boards of directors of non-pro	ofit corporations, including officers of the boards.	are also not required to respond. However, chief executive officers	(Executive	
•		f financial officers (Treasurers, Chief Financial Officers, or their equi	•	
Civil Matters				-
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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 bee	n subject to any civil or administrative proceeding	g, examination, or investigation by a local, state or federal licensing	or	-
		atory or enforcement agency that resulted in a settlement, decision, o		
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Criminal Matters				_
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	y kind, involving, or that could result in, felony cha subject of, or been notified that it may become a p	arges against the Applicant? party to or the subject of, any criminal litigation, proceeding, charge,		-
		anor charges against the Applicant for matters relating to the conduc	ct of the No	
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8. Is the Applicant currently a party to, or the s	subject of, or been notified that it may become a p	party to or the subject of, any criminal litigation, proceeding, charge,		
	y kind, involving, or that could result in, criminal cl	harges (whether felony or misdemeanor) against the Applicant for a	ny No	
financial or fraud related crime?				-
9. Is the Applicant currently a party to, or the s	subject of, or been notified that it may become a p	party to or the subject of, any criminal litigation, proceeding, charge,	No	
complaint, examination or investigation, of any	y kind, that could materially affect the financial co	ondition of the Applicant's business?	NO	
10. Within the past ten years, has the Applica	nt been convicted of any felony?		No	-
· · · · · · · · · · · · · · · · · · ·	nt been convicted of any misdemeanor related to	o the conduct of the Applicant's business?	No	1
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	u responded "Yes" to any of the questions al			4
File Name: Cert & Legal Explanation	Letter of explanation for any "Yes" answer	rs or red shaded items above. Uploaded	to HCD? N/A	-
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Jan Lindenthal	Assistant Secretary	DocuSigned by:	<mark>5/24/2022 </mark>	8:51:02 AM PDT
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Jun Lindenthal Hummans ins Sole member of NP Tuts StrotLLC Printed Name \$2/21/2021 \$1:31:02 M Printed Name Title of Signatory Signature Date Imposes of the failowing questions, and with the exceptions noted below, the term "Applicant" shall include the Applicant on the solesided Project. Date Imposes of the failowing questions, and with the exceptions noted below, the term "Applicant" shall and include the Applicant on the solesided Project. Date Imposes of the failowing questions, and with the exceptions noted below, the term "Applicant" in the note that the property of the overship influence in the entry of the membra of name questions on the entry of the membra of name questions on the entry of the entry is a concording. The prince tail on the faile include the entry of the entry is a concording the bond purchase agreement. Imposes on a separate sheet and include with this guestionnaire in the application on the entry of the entry is a concording the positive responses on a separate sheet and include with this guestionnaire in the application. Sole of the boards of the entry is in an order of the output the output the entry is a concording the positive responses on a separate sheet and include with this guestionnaire in the application. Sole of the positive responses on a separate sheet and include with this guestionnaire in the application. Sole of the positive responses on a separate sheet and include with this guestionnaire in the application. Sole of the positive responses on a separate sheet and include with this guestionnaire in the applicatin. Sole of the positive respositive responses o	In addition, I acknowledge that all information i	in this application and attachments is public, ar	nd may be disclosed by the State.		
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File Name: Cert & Legal Explanation Letter of explanation for any "Yes" answers or red shaded items above. Uploaded to HCD? N/A Jan Lindenthal Assistant Secretary of Mid-Peninsula Hermanas, Inc sole member of MP Turk Street LLC its General Partner DocuSigned by: 5/24/2022 5:51:02 AM PD	· · · · · · · · · · · · · · · · · · ·				NO	
Jan Lindenthal Hermanas, Inc sole member of MP Turk Street LLC its General Partner Jan Lindenthal 5/24/2022 8:51:02 AM PD				Uploaded to HCD	? <mark>N/A</mark>	
	Jan Lindenthal	Hermanas, Inc sole member of MP Turk	an	5/2	24/2022 8:	:51:02 AM PD [.]
	Printed Name	Title of Signatory	Signature		Date	

Certification & Legal Disclosure 5	/5/2022 v1	
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 Selected Pro		
applicable phase 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 Seleted Projectly and the Seleted Projection 10302 of the California Code of Regulations (CTCAC Regulations):	ect. "Related	
MidPen Property Management Corporation		
4. As of the date of application, the Selected Project, or the real property on which the Selected Project is proposed (Property) is not party to or the subject of any claim the State or Federal appellate level.	or action at	
5. I have disclosed and described below any claim or action undertaken which affects or potentially affects the feasibility of the Selected Project or applicable phase.		
In addition, I acknowledge that all information in this application and attachments is public, and may be disclosed by the State.		
	/24/2022 8:	:51:02 AM PDT
Jan Lindenthal Assistant Secretary	/24/2022 0.	.JI.UZ AM PDI
Printed Name Title of Signatory Signature	Date	
Legal Disclosure	Date	
For purposes of the following questions, and with the exceptions noted below, the term "Applicant" shall include the Applicant and joint applicant (if applicable), and any 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 Selected Project.	subsidiary of	
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 i	nterests 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	•	
partnership, and the members or managers of the entity if the entity is a limited liability company. For Selected Projects using tax-exempt bonds, it shall also include the	e 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 n	combors aro	
not required to respond to this questionnaire.	lembers, are	
	outivo	
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, 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	No	
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?	No	
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	l (a) No	
the financial condition of the Applicant's business, or (b) the Selected Project that is the subject of the application?	NO	
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, sta	te	
or federal licensing or accreditation agency, a local, state or federal taxing authority, or a local, state or federal regulatory or enforcement agency?	Yes	
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	Vee	
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?	Yes	
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,	No	
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 t	he No	
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	No	
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?	No	
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?	No No	
12. Within the past ten years, has the Applicant been convicted of any misdemeanor related to the conduct of the Applicant's business?	NO	
Please provide a letter of explanation if you responded "Yes" to any of the questions above.		
File Name: Cert & Legal Explanation Letter of explanation for any "Yes" answers or red shaded items above. Uploaded to H0	CD? Yes	
Jan Lindenthal Assistant Secretary	/24/2022 8:	:51:02 AM PDT
	/ 2 7 / 2 0 2 2 0	.JI.UZ AM PUI
Printed Name Title of Signatory Signature	Date	

Certification & Legal Disclosure	5/5/2022 v	/1
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.	d Draigat ar	
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 Selected applicable phase 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 Selected	•	ated
Party" is defined in Section 10302 of the California Code of Regulations (CTCAC Regulations):		
MidPen Resident Services Corporation		
4. As of the date of application, the Selected Project, or the real property on which the Selected Project is proposed (Property) is not party to or the subject of any	claim or action	n 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 Selected Project or applicable pha	se.	
In addition, I acknowledge that all information in this application and attachments is public, and may be disclosed by the State.		
DocuSigned by:		
Jan Lindenthal Assistant Secretary	5/24/202	22 8:51:02 AM PDT
Printed Name Title of Signatory Signature	Date	<u> </u>
Legal Disclosure		<u> </u>
For purposes of the following questions, and with the exceptions noted below, the term "Applicant" shall include the Applicant and joint applicant (if applicable), and	d any subsidia	ary 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 Selected Project.		
In addition to each of these activities the measure, the terms "Applicant" about also include the direct and indirect helders of mers then ter persent (100() of the summer	ahin interacto	in
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 owner 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	•	
partnership, and the members or managers of the entity if the entity is a limited liability company. For Selected Projects using tax-exempt bonds, it shall also include	•	
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:	ara mambara	
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 mot required to respond to this guestionnaire.	lore members	s, are
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	•	
Directors, Chief Executive Officers, Presidents or their equivalent) must respond, as must chief financial officers (Treasurers, Chief Financial Officers, or their equivalent)	livalent).	
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 foreclo	sed M	No
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 co	ndition	
of the applicant's business, or (b) the project that is the subject of the application?		No
3. Have there been any administrative or civil settlements, decisions, or judgments against the Applicant within the past ten years that materially and adversely after	fected (a)	
the financial condition of the Applicant's business, or (b) the Selected Project that is the subject of the application?		No
4 Is the Applicant support subject to as been petitied that it may became subject to any sivil or administrative proceeding, even instantion by a last		
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 or federal licensing or accreditation agency, a local, state or federal taxing authority, or a local, state or federal regulatory or enforcement agency?	al, state	No
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 N	No
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?	1	No
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 condu-		No
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 a financial or fraud related crime?		No
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,		No
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?		No
11. Within the past ten years, has the Applicant been convicted of any misdemeanor related to the conduct of the Applicant's business?		No
12. Within the past ten years, has the Applicant been convicted of any misdemeanor for any financial or fraud related crime?		No
Please provide a letter of explanation if you responded "Yes" to any of the questions above.		
File Name:Cert & Legal ExplanationLetter of explanation for any "Yes" answers or red shaded items above.Uploaded	to HCD? N	<mark>I/A</mark>
DocuSigned by:	5/24/2022	2 8:51:02 AM PDT
Jan Lindenthal Assistant Secretary	1/24/2022	
44296B7BFAAD4D5		
Printed Name Title of Signatory Signature	Date	e
End of Document		

Cert & Legal Explanation MIDPEN HOUSING CORPORATION

- 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?

The below information is in response to both questions 4 and 5.

MidPen Housing Corporation and its affiliates are the owner/developer/operator for over 8210 apartments at 133 properties and is, from time to time, the subject of fair housing and other tenant related complaints filed by residents or rental applicants with local, state or federal licensing or accreditation agencies, local, state or federal taxing authorities, or a local, state or federal regulatory or enforcement agencies such as the California Department of Fair Employment and Housing ("DFEH") and the U.S. Department of Housing and Urban Development("HUD"). The complaints are typically mediated or investigated by agency staff. Those complaints that are not dismissed by the regulatory agency may be resolved through voluntary conciliation or settlement agreements between the parties that may provide for a nominal cash payment to a complainant in the interest of settlement. MidPen Housing Corporation is currently aware of two DFEH/HUD related complaint. Information regarding this claim is referenced below. Such complaint will not materially and adversely affect the applicant or the project that is the subject of the application as such claims are either de minimis in value or covered and defended by MidPen Housing Corporation's applicable insurance carrier.

- Santacruz v. MidPen Housing Corporation et al. DFEH Case Number: 202201-15844513 DFEH is conducting its investigation.
- Doss v. Moongate Plaza DFEH Case No. 09-22-8169-8 Hud Case Number:09-22-8169-8 DFEH is conducting its investigation

MidPen Housing Corporation as an employer is from time to time, the subject of employment related complaints filed by current or former employees with local, state or federal licensing or accreditation agency, a local, state or federal taxing authorities, or a local, state or federal regulatory or enforcement agencies such as the California Department of Fair Employment and Housing ("DFEH") and the U.S. Equal Employment & Opportunity Commission ("EEOC"). The regulatory complaints are typically mediated or investigated by agency staff and if necessary an agency decision

Cert & Legal Explanation MIDPEN HOUSING CORPORATION

is made regarding an employment related claim. Those complaints that are not dismissed by a regulatory agency, may be resolved through voluntary settlement agreements between the parties that may provide for a nominal cash payment to a complainant in the interest of settlement. Such reviews/complaints and/or settlements will not materially and adversely affect the applicant or the project that is the subject of the application as such claims are covered and defended by MidPen Housing Corporation's applicable insurance carrier. MidPen Housing Corporation is currently not aware of any employment related claims/lawsuits filed with any local, state or Federal regulatory or enforcement agency.

Cert & Legal Explanation MIDPEN PROPERTY MANAGEMENT CORPORATION

- 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?

The below information is in response to both questions 4 and 5.

MidPen Property Management Corporation and its affiliates the are owner/developer/operator for over 8210 apartments at 133 properties and is, from time to time, the subject of fair housing and other tenant related complaints filed by residents or rental applicants with local, state or federal licensing or accreditation agencies, local, state or federal taxing authorities, or a local, state or federal regulatory or enforcement agencies such as the California Department of Fair Employment and Housing ("DFEH") and the U.S. Department of Housing and Urban Development("HUD"). The complaints are typically mediated or investigated by agency staff. Those complaints that are not dismissed by the regulatory agency may be resolved through voluntary conciliation or settlement agreements between the parties that may provide for a nominal cash payment to a complainant in the interest of settlement. MidPen Property Management Corporation is currently aware of 0 DFEH/HUD related complaint. Information regarding this claim is referenced below. Such complaint will not materially and adversely affect the applicant or the project that is the subject of the application as such claims are either de minimis in value or covered and defended by MidPen Property Management Corporation's applicable insurance carrier.

MidPen Property Management Corporation as an employer is from time to time, the subject of employment related complaints filed by current or former employees with local, state or federal licensing or accreditation agency, a local, state or federal taxing authorities, or a local, state or federal regulatory or enforcement agencies such as the California Department of Fair Employment and Housing ("DFEH") and the U.S. Equal Employment & Opportunity Commission ("EEOC"). The regulatory complaints are typically mediated or investigated by agency staff and if necessary an agency decision is made regarding an employment related claim. Those complaints that are not dismissed by a regulatory agency, may be resolved through voluntary settlement agreements between the parties that may provide for a nominal cash payment to a complainant in the interest of settlement. Such reviews/complaints and/or settlements will not materially and adversely affect the applicant or the project that is the subject of the application as such claims are covered and defended by MidPen Property Management Corporation's applicable insurance carrier. MidPen Property Management Corporation is currently not aware of any employment related claims/lawsuits filed with any local, state or Federal regulatory or enforcement agency.

				Environmenta	al Revie	w					5/	5/2022 v1
File Name	e Name [Applicant Name] Auth to Use For NEPA only, provide a copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form. Uploaded t								ided to HCD?	N/A		
File Name	[Applicant Name] Env	rironmental F	Provide a	vide a copy of all environmental clearances or Notice of Exemption. Uploaded to HCD?					Yes			
TO THE APPL			or depar	rtment of Local Governn	nent respo	onsible for adr	ninistration of	the items I	isted. This forn	n may be :	submitted to r	nore than
one agency or	^r department, if necessa	ry. Applicants ne	eed only	submit one completed	form per l	ocality. If the N	VEPA Respon	sible Entity	is not a Local	Governm	ent, submit a	copy of
				m is not required, inclua								
TO DGS, THE	LOCAL JURISDICTIO	V OR NEPA RE	SPONSI	IBLE ENTITY: The Appl	licant nam	ned in the "Pro	ject Overview	" tab will ຣເ	ubmit an applic	ation to th	e State of Ca	lifornia,
				ting funding for the Sele			ove under the	Local Gov	ernment Match	ing Grant	Program (LG	GMG).
		sed upon readir	ness. Ple	ease answer the followin	g questio	ns:						
Environmenta				-	-		•					
	mental Clearances	Not Required	for this	Has a Negative	Final Da	ate of Public	Date(s) EIR		Date Appeal	Period	Have any	appeals
	A) necessary to begin	Project		Declaration been		ent Period	/ Notic		Ends		been fi	
cons	struction are:	-	_	issued?	-		Determinat					
	CEQA	N/A		No		N/A	N/A	1	5/13/2	2	No	
	NEPA*	Not Requi		n alvala da suma natation d	f li h	le.						
				nclude documentation, i pject. Notice of Exemption (No			CH) Number 202	040212	postod 1/9/2022	The project	qualified for Cat	agrical
				consistent with applicable obj								
				d the project meets all criteria								
Signature Blo	ock for Environmental	Review										
I certify that t	he information on this	form is true an	nd corre	ct to the best of my kn	owledge.							
Date:	5/17/22		0	gnature of party comple	ting forms			D	aniel O'Brien			
Printed name	of party completing form	1:	510	gnature of party comple	ung iorm.			Da	aniel O Brien			
Title of party c	ompleting Supervis	sing Environme	ontal Dia	annor	Ane	ncy and/or De	nt name DG		MDB			
form:		-		anner	Age							
0,1	Address 707 Third Stre					City We	st Sacramento	1	State CA		Zip 95605	
	titlements (indicate bel			• • • • •								
			ited in ju	urisdictions where the	state is r	not sovereign	, and DGS is	not the pa	arty completin	g this for	m	
	and discretionary put			Not Required for this		d Project is co			plication has b		,	Date
	cept building permits a	and other minis	sterial	Project	local pla	anning docume	0	accep	ted and deeme		ete for A	pproved
approvals are						ordinance	S		processi	ng.		
General Plan				Not Required								
Site Plan Revi				Not Required								
Zoning Approv				Not Required								
Conditional Us				Not Required								
Density Bonus Other Variance				Not Required								
Other Variance												
Other Variance												
Other Variance												
Other Variance												
-	ock for Land Use Entitl	ements										
- ·			nd corre	ct to the best of my kn	owledae.							
Date:					Ŭ							
Printed name	of party completing form	1:	Si	gnature of party comple	ung form:				N/A			
Title of party c	ompleting	•			۰	ncy and/or De	nt nome					
form:					Age	ncy and/or De	pr. name.					
Agency/Dept.	Address					City			State		Zip	
			HCD	requires an original, f	ully com	pleted form w	rith signature	s.				

		Development Sources	and Eligible	Award Amou	unt	5/	/5/2022 v1
		Dev	elopment So	ources			
Committed?	nitted? Lien No. Source and Program Name (or NA) (in lien priority order) Type of Local Government Contribution, if applicable					Permaner Amo	
No	1	Bank Perm Loan, if Any	Not Applicable			\$4,643	3,000
No	2	HCD MHP	Not Applicable			\$27,16	6,088
No	3	HCD AHSC	Not Applicable			\$3,976	6,286
Yes		Selected Project SF Fee Waiver	Local Governm	ent Contribution i	in the form of Local Fee Waivers	\$5,738	8,460
		Golden Gate SF Fee Waiver				-\$4,50	1,500
Yes	NA	GP Equity	Not Applicable			\$1(00
Yes	NA	Deferred Developer Fee	Not Applicable			\$	
NA	NA	Tax Credit Equity	Not Applicable			\$32,20	-
			1	Т	otal Sources before Eligible LGMG Award Amount	\$69,22	
					Eligible LGMG Award Amount	\$10,00	00,000
				Tota	I Sources including Eligible LGMG Award Amount	\$79,22	24,210
					Total Uses (from Dev Budget Tab)	\$79,22	
					Remaining Surplus/(Gap)	\$(0
		Enforceable Fundi	ing Commitn	nents Docum	entation		
File Names E	FC [Source1], EFC [Source2], etc.		See Applicant I	Documents	Provided to HCD?		Yes
		Eligible	LGMG Awa	rd Amount			
Total Sources	which are Local Government Contr	ibution, if applicable					
Local Governr	ment Contribution from a Local Fundin	g Source		\$0]		
Local Governr	ment Contribution from an HCD-origina	ated Funding Source		\$0	1		
Local Governr	ment Contribution in the form of Local	Fee Waivers		\$5,738,460	1		
Local Governr	ment Contribution in the form of Land	Donation		\$0			
Sub-Total				\$5,738,460	1		
Local Governr	ment Contribution in the form of Renta	I Assistance		\$0	1		
Total Local Go	vernment Contribution			\$5,738,460	1		
Maximum LGN	MG Award Per Selected Developer			\$10,000,000	1		
	s Total Sources before Eligible LGMC	Award		\$10,000,000]		
	Award Amount			\$10,000,000			
Requested LG	MG Award Amount (if different from	above)		\$10,000,000			

Applicant Comments

MidPen responded to a single RFP that was for two independent SF State Lands sites – one on Turk Street and one on Golden Gate. The two projects together are considered a comprehensive "Selected Project" and the combined local fee waivers for both sites are included in the above Development Sources Table for a total of \$5,738,460 (\$1,236,960 for Turk Street and \$4,501,500 for Golden Gate Ave) in order to maximize our total committed Local Government Contribution. Since this application is solely for the Turk Street project, the costs provided in the Development Budget tab of the application exclude all Golden Gate Avenue project costs and do not include the \$4,501,500 of its Impact Fees. To balance the above Sources table with the Turk Street Project's Uses, we have

Local Government Contribution in the form of Rental Assistance Calculator 5/5/2022 v1 TO THE APPLICANT: Only complete this worksheet if the application includes an Enforceable Funding Commitment (EFCs) for Local Government Contribution in the form of Rental Assistance, as defined in the Program Guidelines. EFCs for Rental Assistance should be submitted to the Department with EFCs for other funding sources identified in the "Dev Sources & Elig. Award Amt" tab.

Unit Description	Studio	1-BR	2-BR	3-BR	4-BR
Number of Units with Rental Assistance by Unit Size	0	0	0	0	0
2022 HUD FMR					
CTCAC Rent Limit at 30% AMI					
Overhang by Unit Type	\$0	\$0	\$0	\$0	\$0
Total Monthly Overhang	\$0				
Assumed Amortization	35				
Select type LIHTC structure	9%/Taxable				
Assumed Annual Interest Rate	6.19%				
Assumed DSCR	1.15				
Approximate Additional Supportable Hard Perm Debt from Rental Assistance	\$0				

Development Budget	5/5/2022 v1
	Total Project Costs
LAND COST/ACQUISITION	
Land Cost or Value	
Demolition	\$250,000
Legal	\$35,000
Land Lease Rent Prepayment Total Land Cost or Value	\$285,000
Existing Improvements Cost or Value	\$200,000
Off-Site Improvements	\$750,000
Total Acquisition Cost	\$750,000
Total Land Cost / Acquisition Cost	\$1,035,000
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	
Prevailing Wages	
General Liability Insurance Other: (Specify)	
Other: (Specify)	
Other: (Specify)	
Other: (Specify)	
Total Rehabilitation Costs	\$0
Total Relocation Expenses	
NEW CONSTRUCTION	
Site Work	\$500,000
Structures	\$50,256,367
General Requirements	\$3,833,805
Contractor Overhead	\$718,839
Contractor Profit	\$718,839
Prevailing Wages	¢059.451
General Liability Insurance Other: Contractor Contingency	\$958,451 \$1,667,705
Other: (Specify)	ψ1,007,705
Other: (Specify)	
Other: (Specify)	
Total New Construction Costs	\$58,654,005
ARCHITECTURAL FEES	
Design	\$1,600,000

Supervision	\$660,000
Total Architectural Costs	\$2,260,000
Total Survey & Engineering	\$995,000
CONSTRUCTION INTEREST & FEES	\$330,000
Construction Loan Interest	\$5,129,446
Origination Fee	\$470,635
Credit Enhancement/Application Fee	÷,
Bond Premium	
Cost of Issuance	\$385,322
Title & Recording	\$60,000
Taxes	\$25,000
Insurance	\$622,219
Other: Lender Expenses (non-legal)	\$50,000
Other: (Specify)	
Other: (Specify)	
Total Construction Interest & Fees	\$6,742,622
PERMANENT FINANCING	
Loan Origination Fee	\$34,823
Credit Enhancement/Application Fee	
Title & Recording	\$15,000
Taxes	
Insurance	
Other: Lender Expenses	\$70,000
Other: (Specify)	
Total Permanent Financing Costs	\$119,823
Subtotals Forward	\$69,806,450
LEGAL FEES	
Legal Paid by Applicant	\$395,000
Other: (Specify)	
Total Attorney Costs	\$395,000
RESERVES	
	#007.000
Operating Reserve	\$387,880
Replacement Reserve	\$387,880 \$45,500
Replacement Reserve Transition Reserve Rent Reserve	
Replacement Reserve Transition Reserve	
Replacement Reserve Transition Reserve Rent Reserve	
Replacement Reserve Transition Reserve Rent Reserve Other: (Specify) Other: (Specify) Other: (Specify)	\$45,500
Replacement Reserve Transition Reserve Rent Reserve Other: (Specify) Other: (Specify) Other: (Specify) Total Reserve Costs	\$45,500
Replacement Reserve Transition Reserve Rent Reserve Other: (Specify) Other: (Specify) Other: (Specify) Total Reserve Costs CONTINGENCY COSTS	\$45,500
Replacement Reserve Transition Reserve Rent Reserve Other: (Specify) Other: (Specify) Other: (Specify) Total Reserve Costs CONTINGENCY COSTS Construction Hard Cost Contingency	\$45,500 \$433,380 \$2,396,128
Replacement Reserve Transition Reserve Rent Reserve Other: (Specify) Other: (Specify) Other: (Specify) Total Reserve Costs CONTINGENCY COSTS Construction Hard Cost Contingency Soft Cost Contingency	\$45,500 \$433,380 \$2,396,128 \$386,970
Replacement Reserve Transition Reserve Rent Reserve Other: (Specify) Other: (Specify) Other: (Specify) Total Reserve Costs CONTINGENCY COSTS Construction Hard Cost Contingency Soft Cost Contingency Total Contingency Costs	\$45,500 \$433,380 \$2,396,128 \$386,970
Replacement Reserve Transition Reserve Rent Reserve Other: (Specify) Other: (Specify) Other: (Specify) Other: (Specify) Total Reserve Costs CONTINGENCY COSTS Construction Hard Cost Contingency Soft Cost Contingency Total Contingency Costs OTHER PROJECT COSTS	\$45,500 \$433,380 \$2,396,128 \$386,970 \$2,783,098
Replacement Reserve Transition Reserve Rent Reserve Other: (Specify) Other: (Specify) Other: (Specify) Other: (Specify) Total Reserve Costs CONTINGENCY COSTS Construction Hard Cost Contingency Soft Cost Contingency Total Contingency Costs OTHER PROJECT COSTS TCAC App/Allocation/Monitoring Fees	\$45,500 \$433,380 \$2,396,128 \$386,970 \$2,783,098 \$74,093
Replacement Reserve Transition Reserve Rent Reserve Other: (Specify) Other: (Specify) Other: (Specify) Other: (Specify) Total Reserve Costs CONTINGENCY COSTS Construction Hard Cost Contingency Soft Cost Contingency Total Contingency Costs OTHER PROJECT COSTS	\$45,500 \$433,380 \$2,396,128 \$386,970 \$2,783,098

\$546,00	Permit Processing Fees
	Capital Fees
\$275,00	Marketing
\$190,00	Furnishings
\$30,00	Market Study
\$20,00	Accounting/Reimbursable
\$10,00	Appraisal Costs
\$55,00	Other: Prevailing Wage Monitor
\$2,50	Other: Printing
\$70,00	Other: Syndication Consultant
	Other: (Specify)
	Other: (Specify)
	Other: (Specify)
\$3,606,28	Total Other Costs
\$77,024,21	SUBTOTAL PROJECT COST
	DEVELOPER COSTS
\$2,200,00	Developer Overhead/Profit
	Consultant/Processing Agent
	Project Administration
r	Broker Fees Paid to a Related Party
	Construction Oversight by Developer
	Other: (Specify)
\$2,200,00	Total Developer Costs
\$79,224,21	TOTAL PROJECT COST

		5/5/202	2 v1							
	All Units (enter Rental Assistance units below)									
	1		1	1	1					
AMI Level	Studio	1-bedroom	2-bedroom	3-bedroom	4-bedroom	Total				
15%						-				
20%						-				
25%						-				
30%	8	4	6	6		24				
35%						-				
40%	12	4	6	10		32				
45%						-				
50%	8	4	4	6		22				
55%						-				
60%		2	4	6		12				
65%						-				
70%						-				
75%						-				
80%						-				
85%						-				
90%						-				
95%						-				
100%						-				
105%						-				
110%						-				
115%						-				
120%						-				
Manager			1			1				
Total	28	14	21	28	-	91				

Units Associated with Rental Assistance

AMI Level	Studio	1-bedroom	2-bedroom	3-bedroom	4-bedroom	Total
All Levels						-
Total	-	-	-	-	-	-

			Scoring						5/!	5/2022 v1
				oints Max (points in	n blue-shaded c		.GMG P	Program F		141
							Self	Score		
Readiness no	oints will be awarded a	s follows:	Project Readine	ss - 50 Points N	nax					
			o which all necessary land u	se approvals are obt	ained prior to issua	nce of building	permit, i	ncluding	Yes	
any required discretionary approvals, such as site plan review or design review (50 points). If no, answer (B) below:							165			
• /	<i>,</i>		ibmitted a complete applicat				al under	a	No	
			on has been neither approve							50
			letter signed by a planner er ating that, in their opinion, th					land	No	
			n has not been approved or		•		era		NU	
Provide a listir	ng and status of all discr	etionary local land use	approvals, excluding design	n review, required to c	complete the Selec	ted Project or a	pplicable	e phase tha	it have b	been
			al agencies, or consistent wi	th local planning docu	uments. This inform	nation must mat	tch the in	fo provide	d on the	
	f the Status of Environm	Land Use								
Age	ency / Issuer	Approval Date	Approval Status	Approval Type		Con	nments			
File Name	Land Use Approval		signed copies of "Land Use	e Verification" tab. Ide	ntify name of local	ity at beginning	of	Uploaded	to HCD?	N/A
		docume	ent. Contribution as Perc	ont of Total Bro	last Cost 20	O Dointo M		-1	-	
Local Govern			ct Cost: Applications will be					ntribution(s	s) as a	
percentage of	the project's Total Proje	ct Cost. Local Governr	ment Contribution(s) within t							f the
Local Governr	ment Contribution(s) as a	a percent of the Total P	Project Cost.	Local Governme	nt					
Total P	Project Cost	\$79,224,210		Contribution	Percentage Project		ustment	Adjuste	d	
(A) Local Gov	ernment Contribution(s)	from a Local Funding :	Source – Local Government	Amount	110/001	5031	_		_	_
Contributions	from local funding sourc	es, such as a city or co	ounty grants or residual	\$0	0.009	10		0.00%		
receipts loans	, will be awarded points	as a percentage of TP	C without adjustment.	φυ	0.007	/0		0.0070		
(B) Local Gov	ernment Contribution(s)	from an HCD-originate	ed source– Local Governme	nt					_	
Contributions	from HCD-originated so	•	points as a percentage of							
	0% adjustment.	include, but are not lim	ited to, No Place Like Home	\$0	0.009	- %	50%	0% 0.00%		
	ent Local Housing Alloc		ited to, NO Flace Like Hollie	3						
			Waivers – Local Governmer hool impact fees, will be							
	is as a percentage of TP			\$5,738,460	7.249	% 2	25%	9.05%		
	ernment Contribution in	the form of a Land Day	action from a Local					-	_	
			ted Project or applicable							91
			e of the property as supporte	ed \$0	0.009	/0		0.00%		
	dent third-party appraisa aiser within the last year		n will be awarded points as		0.000					
	TPC without adjustment									
			istance – Applications will b	9						
awarded points based on the value of additional supportable hard permanent debt			t \$0	0.009	%		0.00%			
adjustment.	generated by Rental Assistance awarded at time of application as percent of TPC without adjustment.									
					Combined	. Adjusted % of	трс	9.05%		
						Combined, Adjusted % of TPC 9.05		0.0070	_	
					M	lultiplied by:		1,0	000	
			Тс	tal Points for Local	Government Cont	ribution (300 p	ots max)	91		
				for Project Readines	ss and Local Gove	ernment Contri	ibutions	141		
	Legal Covernments to k		But I " aps in the capital stack, a po	For" Test	(is sucilable if the	ours of committe			ant Cant	ribution is
			gram award value, b) Tax C							
exceeding the	sum of committed Loca	I Government Contribu	itions are not eligible for a p	pint boost.			,		00	•
Sources not "(Committed" on the "Dev	Sources & Elig. Award	Amt" tab (A6:A16) will not t	e included in the calc	culations.					
	Total Project Cost	\$7	9,224,210							
E	ligible Program Award	Value \$1	0,000,000	-1		Eligibilit	y Threst	nold		
Tax Credit Equity \$32.201.776 Potential Point Boost Based on Must be 100%										
Δ	Il Other Committed So				m Award Value	Sum of Co Government (0%
	Local Government Co					Percentage of				0 %
Funding Gap (\$37,022,334)										

Scoring						
Sum of Committed Local Government Contribution	\$5,738,460	0%	15%			
Total Score with "But For" Test						
Tie Breaker						
the event of tied point scores, the Department shall ran hase, which shall be computed as follows: Multiplying each income limit applicable to the Selected Adding the products calculated pursuant to the previous Dividing the sum calculated pursuant to the previous su	Project or applicable phase by th subsection.	e number of units restricted at that inc	ome level.	r applicable		
Tie Breaker 42.44%						

	Document Upload Checklist 5/5/2022 vt						
Direct Link to Sha (e.g., Box.com):	red Cloud Folder for All Required Documents	https://housingcorp-my.sharepoint.com/:f:/g/personal/rebecca_barnes_midpen-hous IHUboBhL17X6my7eLTiHywgRpnXg?e=B2uNaG	ing_org/Eget-cB	2N1ZAttjVF			
File Name:	[Applicant Name] Cert & Legal	Certification & Legal Disclosure	File uploaded	? Yes			
File Name:	[Applicant Name] Cert & Legal	Certification & Legal Explanation	File uploaded	? Yes			
File Name:	[Applicant Name] Disclosures	Addititional Disclosure Documentation	File uploaded	? N/A			
File Name:	[Applicant Name] Resolution	Draft or Executed Local Government Resolution	File uploaded	? Yes			
File Name:	[Applicant Name] OrgChart	Organizational Chart	File uploaded	? Yes			
File Name:	[Applicant Name] OrgDoc1, OrgDoc2, etc.	Organizational Documents (See Applicant Documents)	File uploaded	? Yes			
File Name:	[Applicant Name] Signature Block	Signature Block (Upload in Microsoft Word Document)	File uploaded	? Yes			
File Name:	[Applicant Name] Payee Data Record	Payee Data Record STD-204	File uploaded	? Yes			
File Name:	[Applicant Name] Article XXXIV	Proof of Article XXXIV authority, or letter from Applicant's legal counsel explaining exemption	File uploaded	? Yes			
File Name:	[Applicant Name] Environmental	Copy of all environmental clearances or Notice of Exemption.	File uploaded	? Yes			
File Name:	ILANDIICANT NAMELAUTO TO LISE Grant Flinds	For NEPA only, a copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.	File uploaded	?			
File Name:	[Local Government] Land Use Approval	Provide signed copies of Land Use Verification tab.	File uploaded	?			
File Name:	EFC [Source1], EFC [Source2], etc.	Enforceable Funding Commitments for all committed funding sources	File uploaded	? Yes			
File Name:	[Local Government] Cert & Legal	Local Government Cert & Legal (only needed for joint application)	File uploaded	?			
File Name:	[Local Government] Resolution	Local Government Resolution	File uploaded	?			
File Name:	[Local Government] Payee Data Record	Local Government Payee Data Record (only needed for joint application)	File uploaded	?			

						5/5/2022 v1		
Please complete the "yellow" cells in the form below and email a copy to: ExcessSitesMatch@hcd.ca.gov. A member of the Application Development Team will respond to your request within two business days.								
Full Name: Date Requested: Application Version Date: Version Date:								
Organiza	rganization: Email: Contact Phone:							
Justificat	Justification:							
Issue #	Program Name &	Tab	Section	Cell#	Update/Comment	Urg	ency ADT Statu	IS Status Date
1	LGMG							
2	LGMG							
3	LGMG							
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25	LGMG							



Attachments

Attachment 1: Project Budget (from Program Application)

Development Budget	5/5/2022 v1
	Total Project Costs
LAND COST/ACQUISITION	
Land Cost or Value	
Demolition	\$250,000
Legal	\$35,000
Land Lease Rent Prepayment	
Total Land Cost or Value	\$285,000
Existing Improvements Cost or Value	
Off-Site Improvements	\$750,000
Total Acquisition Cost	\$750,000
Total Land Cost / Acquisition Cost	\$1,035,000
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	
Prevailing Wages	
General Liability Insurance	
Other: (Specify)	
Total Rehabilitation Costs	\$0
Total Relocation Expenses	
NEW CONSTRUCTION	
Site Work	\$500,000
Structures	\$50,256,367
General Requirements	\$3,833,805
Contractor Overhead	\$718,839
Contractor Profit	\$718,839
Prevailing Wages	#050 454
General Liability Insurance	\$958,451
Other: Contractor Contingency	\$1,667,705
Other: (Specify)	
Other: (Specify)	
Other: (Specify)	¢50 654 005
Total New Construction Costs	\$58,654,005

ARCHITECTURAL FEES	
Design	\$1,600,000
Supervision	\$660,000
Total Architectural Costs	\$2,260,000
Total Survey & Engineering	\$995,000
CONSTRUCTION INTEREST & FEES	
Construction Loan Interest	\$5,129,446
Origination Fee	\$470,635
Credit Enhancement/Application Fee	
Bond Premium	
Cost of Issuance	\$385,322
Title & Recording	\$60,000
Taxes	\$25,000
Insurance	\$622,219
Other: Lender Expenses (non-legal)	\$50,000
Other: (Specify)	
Other: (Specify)	
Total Construction Interest & Fees	\$6,742,622
PERMANENT FINANCING	
Loan Origination Fee	\$34,823
Credit Enhancement/Application Fee	
Title & Recording	\$15,000
Taxes	
Insurance	
Other: Lender Expenses	\$70,000
Other: (Specify)	
Total Permanent Financing Costs	\$119,823
Subtotals Forward	\$69,806,450
LEGAL FEES	
Legal Paid by Applicant	\$395,000
Other: (Specify)	
Total Attorney Costs	\$395,000
RESERVES	
Operating Reserve	\$387,880
Replacement Reserve	\$45,500
Transition Reserve	
Rent Reserve	
Other: (Specify)	
Other: (Specify)	
Other: (Specify)	
Total Reserve Costs	\$433,380

DNTINGENCY COSTS	
Construction Hard Cost Contingency	\$2,396,128
Soft Cost Contingency	\$386,97
Total Contingency Costs	\$2,783,09
THER PROJECT COSTS	
TCAC App/Allocation/Monitoring Fees	\$74,09
Environmental Audit	\$120,00
Local Development Impact Fees	\$2,213,68
Permit Processing Fees	\$546,00
Capital Fees	
Marketing	\$275,00
Furnishings	\$190,00
Market Study	\$30,00
Accounting/Reimbursable	\$20,00
Appraisal Costs	\$10,00
Other: Prevailing Wage Monitor	\$55,00
Other: Printing	\$2,50
Other: Syndication Consultant	\$70,00
Other: (Specify)	
Other: (Specify)	
Other: (Specify)	
Total Other Costs	\$3,606,28
SUBTOTAL PROJECT COST	\$77,024,21
EVELOPER COSTS	
Developer Overhead/Profit	\$2,200,00
Consultant/Processing Agent	
Project Administration	
Broker Fees Paid to a Related Party	
Construction Oversight by Developer	
Other: (Specify)	
Total Developer Costs	\$2,200,00
TOTAL PROJECT COST	\$79,224,21



Attachments

Bank Perm Loan	\$4,643,000
HCD MHP	\$27,166,088
HCD AHSC	\$3,976,286
Selected Project SF Fee Waiver	\$5,738,460
Golden Gate SF Fee Waiver	- \$4,501,500
Local Governments Matching Grant	\$10,000,000
General Partner Equity	\$100
Tax Credit Equity	\$32,201,776
Deferred Developer Fee	\$0
Total Sources	\$79,224,210

Attachment 2: Anticipated and Committed Project Sources