



**STATE OF CALIFORNIA
UNIVERSAL APPLICATION FOR THE
DEVELOPMENT OF AFFORDABLE RENTAL HOUSING**



UA Version 1/7/20

INSTRUCTIONS

1. Use this application form to apply for assistance for a multifamily rental housing development from CTCAC, CalHFA, HCD or CDLAC. A separate submission is required for each agency; please indicate which agency you are currently applying to in the top section of the next sheet, and revise this section for subsequent applications to other agencies. Also, please update the rest of the application to reflect changes in your development proposal.
2. In addition to this application form, each agency requires submission of program-specific documentation. Please review the checklists and instructions applicable to each program, located in each agencies website for specific requirements.
3. Areas intended for applicant entry are shaded in yellow. Instructions are included as Excel comments, such as the one to the right. To view these comments, hold your mouse over the red marks.
4. Some information carries over from one section to the next. If you start from the beginning "General" worksheet and continue in order, you will minimize error messages.
5. To navigate between worksheets (pages), click the tabs at the bottom of your screen, or right-click on the triangles to the left of the tabs. To print the entire application at once, go to File, Print, then under the "Print what" heading select "Entire workbook."
6. If you have technical issues specific to this application form, please contact the following Departmental staff:

<u>Department Program</u>	<u>Contact</u>	<u>Phone</u>	<u>Email</u>
California Dept. of Housing and Community Development: Affordable Housing and Sustainable Communities (AHSC) Home Investment Partnerships (HOME) Program Housing for a Healthy California (HHC) Infill Infrastructure Grant Program (IIG) Joe Serna, Jr. Farmworker Housing Grant Multifamily Housing Program (MHP) - General MHP - Supportive Housing MHP - Homeless Youth National Housing Trust Fund (NHTF) No Place Like Home (NPLH) Predevelopment Loan Program Transit Oriented Development (TOD) Housing Program Veterans Housing and Homelessness Prevention (VHHP)	George Rodine	(916) 263-6105	grodine@hcd.ca.gov
California Housing Finance Agency (CalHFA)	Marisa Fogal	(916) 326-8811	mfogal@calhfa.ca.gov
California State Treasurer: California Debt Limit Allocation Committee (CDLAC)	Misty Armstrong	(916) 653-3461	marmstrong@treasurer.ca.gov
California State Treasurer: California Tax Credit Allocation Committee (CTCAC)	Gina Ferguson	(916) 654-6340	gferguson@treasurer.ca.gov



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GENERAL INFORMATION

Date of this Application or Update:

UA Version 1/7/20

This UA version contains 2020 TCAC Threshold Basis Limits inserted in 'TBL and High Cost Test' tab

Sunnydale HOPE SF Block 3B

Getting Started: When you open this file, you may see a yellow banner at the top with a button that says "Enable Content" or "Enable Editing". It is essential that you click this box so that the macros are enabled. Enabling macros is necessary for full workbook functionality.

THIS APPLICATION REQUESTS FINANCING OR AN ALLOCATION FROM THE FOLLOWING:

<input type="checkbox"/> CTCAC	<input checked="" type="checkbox"/> HCD	<input type="checkbox"/> CDLAC	<input type="checkbox"/> CalHFA																																																									
<p>Check all that apply:</p> <table border="1"> <tr><td><input type="checkbox"/> Federal 9%</td><td align="right">\$0</td></tr> <tr><td><input type="checkbox"/> Federal 4%</td><td align="right">\$0</td></tr> <tr><td><input type="checkbox"/> State Credits</td><td align="right">\$0</td></tr> </table> <p>CTCAC Application Type: <input type="text"/></p> <p>If Reapplication, Previous CTCAC No.: <input type="text"/> - <input type="text"/> - <input type="text"/></p> <p>State Set-a-Side <input type="text"/></p> <p>Federal Minimum Set-a-Side <input type="text"/></p> <p>CTCAC Housing Type <input type="text"/></p> <p>DDA or Qualified Census Tract? <input type="text"/></p> <p>CTCAC Geographical Area <input type="text"/></p> <p>For CTCAC Use Only <input type="text"/></p>	<input type="checkbox"/> Federal 9%	\$0	<input type="checkbox"/> Federal 4%	\$0	<input type="checkbox"/> State Credits	\$0	<p>HOME Funds</p> <p>HOME Activity Amount <input type="text" value="\$0"/></p> <p>HOME Admin. Amount <input type="text" value="\$0"/></p> <p>HOME Activity Delivery <input type="text" value="\$0"/></p> <hr/> <p>IIG</p> <p>Amount <input type="text" value="\$6,500,000"/></p> <hr/> <p>Name of HCD Funding <input type="text"/></p> <p>Amount <input type="text"/></p> <hr/> <p>Name of HCD Funding <input type="text"/></p> <p>Amount <input type="text"/></p> <hr/> <p>Name of HCD Funding <input type="text"/></p> <p>Amount <input type="text"/></p>	<p>Tax-Exempt Bonds</p> <p>Allocation Amount <input type="text" value="\$0"/></p> <p>Pool <input type="text"/></p> <hr/> <p>Amount of Taxable Tail (if any) <input type="text" value="\$0"/></p> <hr/> <p>Amount of any prior CDLAC Allocations for this Project <input type="text" value="\$0"/></p> <hr/> <p>Prior Application # <input type="text"/></p>	<p>Is tax-exempt financing needed for construction? <input type="text"/></p> <p>If yes, amount needed <input type="text" value="\$0"/></p> <p>Application Type: <input type="text"/></p> <hr/> <p align="center">Multifamily Financing Programs:</p> <table border="1"> <thead> <tr><th></th><th>Amount</th><th>Rate</th><th>Term</th></tr> </thead> <tbody> <tr><td>Predevelopment</td><td align="right">\$0</td><td></td><td></td></tr> <tr><td>Acquisition</td><td align="right">\$0</td><td></td><td></td></tr> <tr><td>Rehabilitation</td><td align="right">\$0</td><td></td><td></td></tr> <tr><td>Construction</td><td align="right">\$0</td><td></td><td></td></tr> <tr><td>Permanent</td><td align="right">\$0</td><td></td><td></td></tr> <tr><td>Bridge Loan</td><td align="right">\$0</td><td></td><td></td></tr> <tr><td>Second Mortgage</td><td align="right">\$0</td><td></td><td></td></tr> <tr><td></td><td align="right">\$0</td><td></td><td></td></tr> </tbody> </table> <hr/> <p>Special Needs? <input type="text"/></p> <hr/> <p align="center">Local Government SNHP Funds</p> <table border="1"> <thead> <tr><th>Loan Type</th><th>Amount</th><th>Term</th></tr> </thead> <tbody> <tr><td>Construction</td><td align="right">\$0</td><td></td></tr> <tr><td>Permanent</td><td align="right">\$0</td><td></td></tr> </tbody> </table> <hr/> <p align="center">Capitalized Operating Subsidy Reserve (COSR)</p> <table border="1"> <thead> <tr><th></th><th>Amount</th></tr> </thead> <tbody> <tr><td>From County</td><td align="right">\$0</td></tr> <tr><td>From Borrower</td><td align="right">\$0</td></tr> </tbody> </table>		Amount	Rate	Term	Predevelopment	\$0			Acquisition	\$0			Rehabilitation	\$0			Construction	\$0			Permanent	\$0			Bridge Loan	\$0			Second Mortgage	\$0				\$0			Loan Type	Amount	Term	Construction	\$0		Permanent	\$0			Amount	From County	\$0	From Borrower	\$0
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PROPOSED DEVELOPMENT

Proposed Name Sunnydale HOPE SF Block 3B		Street Address or Location(s) Lot 4 Tentative Map 9537		City San Francisco	Zip Code 94134	County San Francisco
Development Type New Construction	Age Restrictions None	Special Facility Type	Tenure Type Permanent	APN(s) 6311-011		Census Tract(s) 06075060502
# of Units 92	LIHTC Units 92	Project Site Area 0.90 Acres	Units per Acre 102.336 Per Acre	Multiple Parcels? No - one legal parcel		
Relocation Req'd.? Temporary Only	Commercial Space? Yes	HOPE VI Project? No	Federally "At Risk"? No	"At-Risk" expiration date N/A	Rental Subsidy? Yes	HUD 811 Project? No

APPLICANT (Update based on funding source -- see comment in first box)

Legal Name of Organization Mercy Housing California	Applicant Role Project Sponsor / Developer
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LEGISLATIVE INFORMATION

Congressperson Name(s)	District #	State Senator Name(s)	District #	State Assembly Member Name(s)	District #
Nancy Pelosi	12	Scott Wiener	11	David Chiu	17

Sunnydale HOPE SF Block 3B

PROPOSED PROJECT DESCRIPTION

Instruction: Describe, at minimum, the following topics. Narrative used for Project Summary

1) Type of Development

Located in San Francisco's Visitacion Valley neighborhood, the Project comprises 92 new affordable units for households between 30% and 60% TCAC AMI plus approximately 5,100 square feet of ground floor neighborhood retail. The unit mix consists of 4 studios, 27 one-bedroom units, 36 two-bedroom units, and 25 three-bedroom units. Seventy-five percent of the units (69 units) are assisted by Section 8 Project Based Vouchers (PBV) administered by the San Francisco Housing Authority (SFHA) through a non-competitive process. The Project will include a 1:2 vehicle parking ratio and a 1:1 bicycle parking ratio.

2) Topography and Special Site Features

The project site is on the 1500 block of Sunnydale Avenue in San Francisco. The Project will be a 5-story Type V/Type I mixed-use development with approximately 5,100 square feet of ground floor neighborhood retail and 92 affordable family units above. The site has a downward slope of about 5% from the northwest corner to the southeast corner. The front entrance will be along Sunnydale Avenue to the north with the garage parking entrance from Harmonia Street to the south. A to-be-designed open space will abut the Project on the west side and a publicly accessible pedestrian mews will be on the east side. The Project will seek Green Point Rated Gold and an on-site solar photovoltaic system will produce at least one third (33%) of the new building's electrical usage.

3) Surrounding Neighborhood

The Project is in the Visitacion Valley neighborhood located in the southeastern portion of San Francisco. The Project is part of the third development phase of the Sunnydale HOPE SF Master Plan. Immediately to the north and west are existing public housing buildings. To the east is a new construction affordable housing development (first development phase) and to the south is an affordable housing development that is under construction (second development phase). The Project is 0.1 miles from the nearest bus stop located at the corner of Sunnydale and Santos. The Sunnydale Clubhouse of the Boys & Girls Clubs of San Francisco, Herz Playground, and Coffman Pool are all within two blocks. Additionally, it is within one mile of the Visitacion Valley business district.

4) Proposed Tenant Population and Any Special Occupancy Restrictions (inc. those tied to land use approvals)

Of the 92 total units, 69 units (75%) will be set aside for Sunnydale public housing households assisted by Section 8 Project Based Vouchers (PBV) through a 20-year Section 8 Project Based contract with a maximum affordability of 50% AMI. The contract will be administered by SFHA through a non-competitive process. Twenty-two units will be tax credit affordable units for households at or below 60% AMI. There is one manager's unit.

5) Any On-Site Services

The Project will be staffed by Mercy Housing Management Group and Mercy Housing California for property management and resident service coordination, respectively. Extensive level of resident services and support will be provided given the target households, including a significant number of public housing residents.

6) Specific Issues (relocation, environmental, historical, etc.)

Relocation: The Project requires the temporary relocation of 22 households and demolition of 22 public housing units. SFHA will assist affected households in relocating temporarily to vacant rehabbed units elsewhere within the Sunnydale public housing site or permanently to other SFHA-subsidized affordable housing within San Francisco. All households will be noticed and provided relocation assistance per URA, CRAL, and Sunnydale HOPE SF Relocation Plan.

Environmental: Hazmat testing will be performed to create an approved abatement and demolition plan prior to the demolition. Similar structures within the Sunnydale HOPE SF site contain lead, asbestos-containing materials, and PCBs.

Historic: The buildings to be demolished for the new construction of the Project are not historic.

7) Any Demolition

Three buildings comprising 22 public housing units will be abated and demolished.

8) Scope of Rehabilitation Work

N/A

9) Expected Start and Completion Date of Construction/Rehabilitation

Expected construction commencement of February 2022 with completion by February 2024

10) Changes in Land Area during Development (e.g. subdivision)

The project site is currently identified as Lot 4 within the approved Sunnydale HOPE SF Tentative Map 9537. Prior to construction commencement, the Project Sponsor is contemplating a minor lot line adjustment decreasing the land area from 39,159 square feet (0.899 acres) to 36,970 square feet (0.849 acres) while maintaining the same herein proposed number of units. The change takes away an 11 feet by 197 feet area on the east side. Any net density calculation is based on the current (larger) land area.

11) Rent Subsidies

Of the 92 total units, 69 units (75%) will be assisted by Section 8 Project Based Vouchers (PBV) with a 20-year Section 8 Project Based contract, which will be made available by SFHA through a non-competitive process.

12) Whether Prevailing Wages will be paid.

Yes

SITE & UNIT INFORMATION

SITE CONTROL

Site address or location: Sunnydale HOPE SF Block 3B at Lot 4 Tentative Map 9537, San Francisco, CA 94134

Type of Site Control	Dated	Expires	Extensions Available	Purchase Price	Total Land Area
Other -specify in Applicant Notes	3/3/17				0.90 acres

Current Owner	Current Owner Address
San Francisco Housing Authority (SFHA)	1815 Egbert Avenue, San Francisco, CA 94124

PLANNED AND COMPLETED PROPERTY TRANSFER(S)

Ground Lease Planned?	Lessor	Term	Annual Payment Amount
Yes	SFHA	75	\$15,000

Below, describe property transfers occurring in connection with development of the Project
 Site control is provided under a Master Development Agreement (MDA) between SFHA, which owns the land; the City and County of San Francisco, and the Master Developer, whose members consist of the parent companies of the General Partners of Sunnydale Block 3B Housing Partners, L.P. (Project Owner). The MDA applies to the entire 50 acre Sunnydale HOPE SF master development site and provides the Master Developer with exclusive development rights and site control until ground leases are executed for individual development sites.

SITE USE

Current Use	Proposed Zoning (code and name)	Is Site Improved?	Year Improvements Built
Public Housing	HOPE SF Special Use District	Yes	1941

Demolition Planned?	or Done?	Rent Control?	Access Road Maintenance	Applicant Notes
Yes	No	No	Public	

SITE CONDITIONS AND ADJOINING LAND USES

<input checked="" type="checkbox"/> Poor drainage <input type="checkbox"/> Erosion problems <input type="checkbox"/> Unstable soil <input type="checkbox"/> Retaining wall <input checked="" type="checkbox"/> Possible lead paint <input checked="" type="checkbox"/> Possible asbestos <input type="checkbox"/> Wetlands area <input type="checkbox"/> On-site stream/creek <input type="checkbox"/> 100-yr. flood plain <input type="checkbox"/> Possible soil pollution	<input checked="" type="checkbox"/> Grade 5-10% <input type="checkbox"/> Grade over 10% <input type="checkbox"/> Airport within 2 miles <input type="checkbox"/> Possible high noise levels <input type="checkbox"/> Abandoned well(s) <input type="checkbox"/> Railroad tracks within 100 yards <input type="checkbox"/> Unusual ingress/egress <input type="checkbox"/> Ground water contamination <input type="checkbox"/> High water table <input type="checkbox"/> Underground storage tanks	Describe adjoining land uses within 300 feet of the Project West: Public housing East: New five-story affordable housing development and two-story single family townhomes North: Public housing South: Four-story affordable housing development under construction Unique Site Features:
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EXISTING VERSUS PROPOSED UNITS (include manager's units)

	Beds	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm	Total # Units	Total # Bedrooms	Total # Buildings	Total # Mgr. Units	Total # of Parking Spaces
EXISTING	38	0	0	14	4	4	0	22	56	3	0	0
PROPOSED	178	4	27	36	25	0	0	92	178	1	1	46

PROPOSED BUILDING TYPES	New Construction		Rehabilitation	
	Units	Bldgs.	Units	Bldgs.
Townhouse/Row House	0	0	0	0
One or Two Story Walk-Up	0	0	0	0
Mid-Rise (3-5 stories)	92	1	0	0
High-Rise (6+stories)	0	0	0	0
Detached Single Family	0	0	0	0
Duplex/4-Plex	0	0	0	0
Non-Residential Building(s)		0		0
TOTALS	92	1	0	0

Unit Size	Baths	Layout	Ave. Sq. Ft.	No. of Units
0 Bdrm.	1	Flat	400	4
1 Bdrm.	1	Flat	610	27
2 Bdrm.	1	Flat	850	36
3 Bdrm.	2	Flat	1,090	25
Total Units				92

Applicant Notes

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AMENITIES

Unit Amenities/Features	Project Amenities	Security & Other Charges	Other On-Site Services
<input type="checkbox"/> Air Conditioning <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range <input type="checkbox"/> Microwave <input type="checkbox"/> Disposal <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Walk-In Closet <input type="checkbox"/> Fenced Rear Yard <input type="checkbox"/> <input checked="" type="checkbox"/> Laundry Hookups or Appliances in Units <input type="checkbox"/> 3BD units will have in-unit washers and dryers. All other units will be served by shared laundry facilities.	<input checked="" type="checkbox"/> Elevator(s) 2 <input checked="" type="checkbox"/> Laundry Rms. 4 Washers 8 Dryers 8 <input type="checkbox"/> Community Room <input type="checkbox"/> Community Kitchen <input type="checkbox"/> Computer Room <input type="checkbox"/> High Speed Internet <input type="checkbox"/> Fitness Room <input type="checkbox"/> Picnic/BBQ Area(s) <input type="checkbox"/> Tot Lot or Playground <input type="checkbox"/> Sports Court <input type="checkbox"/> Tennis Court <input type="checkbox"/> Pool <input type="checkbox"/> Jacuzzi/Sauna	<input type="checkbox"/> Gated Site Entry <input checked="" type="checkbox"/> Bldg. Card Key <input type="checkbox"/> Security Patrol Describe any mandatory charges to tenants beyond allowable rents. N/A	

MISCELLANEOUS INFORMATION

RESIDENTIAL SPACE	RESIDENTIAL PARKING	COMMERCIAL SPACE
Residential Square Footage		
Residential Units		
75,360		
Community Room		
1,584		
Leasing Office		
0		
Additional Storage Space		
0		
Subtotal		
76,944		
Maintenance Shop		
2,400		
Childcare Center		
0		
Service Area		
1,368		
Service Office		
0		
Other		
0		
Total Residential SF		
80,712		
Free Residential Parking Spaces		
Uncovered Tenant Parking	0	
Covered Tenant Parking	0	
Enclosed Tenant Parking	46	
Tenant Guest Spaces	0	
Subtotal Parking Spaces	46	
Extra Spaces Tenants Can Rent		
Uncovered Parking	0	
Covered Parking	0	
Enclosed Parking	0	
Grand Total Parking Spaces	46	
Total Handicap Parking Spaces (included in totals above)	1	
Commercial Square Footage		
Commercial Area		5,108
Offices		0
Childcare Center		0
Storage Space		0
Other		0
Total Commercial SF		5,108
Parking Spaces for Commercial Tenants		
Uncovered		0
Covered Spaces		0
Total Spaces		0
Describe other available parking for commercial patrons.		
Street parking available nearby		

INCOME FROM SOURCES OTHER THAN RESIDENTIAL RENTS AND SUBSIDIES

Laundry		Other Leased Spaces				
No. of Units Using Central Laundry	67	Residential	Lease Terms	Sq. Feet	Rent/SF/Mo.	Annual Gross
Weekly Assumed Income Per Unit	\$0.00					\$0
Annual Total Laundry Income	\$0					\$0
Residential Parking						\$0
Tenant Rental Spaces	0					\$0
Monthly Income Per Space	\$0	Commercial				\$0
Annual Residential Parking Income	\$0					\$0
Commercial Parking						\$0
Number of Rental Spaces	0					\$0
Monthly Income Per Space	\$0					\$0
Annual Commercial Parking Income	\$0					\$0
		Total Income from Other Leased Spaces				\$0

MONTHLY UTILITY ALLOWANCE

Utilities	Type of Utility (Gas, Electric, etc.)	Does the owner or tenant pay utilities?	Enter Allowances for Tenant Paid Utilities by Bdrm. Size					
			0 bdrm	1 bdrm	2 bdrms	3 bdrms	4 bdrms	≥5 bdrms
Heating	Electric	Tenant	\$22	\$27	\$34	\$42	\$0	\$0
Cooking	Electric	Tenant	\$9	\$10	\$15	\$19	\$0	\$0
Other Electric	Electric	Tenant	\$26	\$32	\$48	\$68	\$0	\$0
Air Conditioning			\$0	\$0	\$0	\$0	\$0	\$0
Water Heating			\$0	\$0	\$0	\$0	\$0	\$0
Water		Owner	\$0	\$0	\$0	\$0	\$0	\$0
Sewer		Owner	\$0	\$0	\$0	\$0	\$0	\$0
Trash		Owner	\$0	\$0	\$0	\$0	\$0	\$0
Other			\$0	\$0	\$0	\$0	\$0	\$0
Total Tenant Utility Allowance			\$57	\$69	\$97	\$129	\$0	\$0

Source for Utility Allowances

Local PHA **Name** San Francisco Housing Authority **Effective Date** 10/1/18

HUD USDA RD Utility Company (Actual Survey) Other

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Applicant Notes

The commercial space will be master leased. Therefore, we are not underwriting any commercial income, expenses, or debt service supported by commercial NOI.

Proceeds from central laundry must go towards resident leadership activities based upon agreements with SFHA. Therefore, the Project assumes no income from central laundry.

RENTS & UNIT MIX INFORMATION

Tax Credit 50% **Income** Limits for County of : San Francisco

HUD Notice Date: 4/24/19

Household Size:	1	2	3	4	5	6	7	8
Income Limit:	\$56,450	\$64,500	\$72,550	\$80,600	\$87,050	\$93,500	\$99,950	\$106,400

Show rent limits set by the most restrictive regulatory agency. Rows 18-24 are only for restricted manager units.

CTCAC, CDLAC, MHP and CalHFA rent limits are calculated based on the above income limits, and are automatically shown below. If the most restrictive rent limits applicable to some units are required by another program, such as HOME or USDA Rural Development, [click here](#) to enter these limits. (Or scroll to bottom of worksheet)

Income Limit (% AMI)	Rent Limit Calc. Formula	Unit Size	No. of Units	Maximum Gross Rent	Less Utility Allowance	Maximum Net Rent	Proposed Net Rent	Monthly Income at Proposed Rents	Monthly Income at Maximum Rents
30%	TCAC	Beds	0	\$0	\$0	\$0	\$0		
Rows 18-24 enter restricted manager unit(s) only; unrestricted Manager's unit(s) use rows 121-123. % of Restricted Units in this category 23%		0 Bdrm.	0				\$0		
		1 Bdrm.	6	\$907	(\$69)	\$838	\$0	\$0	\$5,028
		2 Bdrm.	8	\$1,088	(\$97)	\$991	\$0	\$0	\$7,928
		3 Bdrm.	5	\$1,257	(\$129)	\$1,128	\$0	\$0	\$5,640
		4 Bdrm.	0				\$0		
		5 Bdrm.	0				\$0		
			19	Subtotal				\$0	\$18,596
50%	Other	Beds	0	\$0	\$0	\$0	\$0		
% of Restricted Units in this category 51%		0 Bdrm.	0				\$0		
		1 Bdrm.	10	\$1,232	(\$69)	\$1,163	\$0	\$0	\$11,630
		2 Bdrm.	16	\$1,386	(\$97)	\$1,289	\$0	\$0	\$20,624
		3 Bdrm.	17	\$1,540	(\$129)	\$1,411	\$0	\$0	\$23,987
		4 Bdrm.	0				\$0		
		5 Bdrm.	0				\$0		
			43	Subtotal				\$0	\$56,241
60%	TCAC	Beds	0	\$0	\$0	\$0	\$0		
% of Restricted Units in this category 26%		0 Bdrm.	4	\$1,693	(\$57)	\$1,636	\$0	\$0	\$6,544
		1 Bdrm.	9	\$1,814	(\$69)	\$1,745	\$0	\$0	\$15,705
		2 Bdrm.	9	\$2,176	(\$97)	\$2,079	\$0	\$0	\$18,711
		3 Bdrm.	0				\$0		
		4 Bdrm.	0				\$0		
		5 Bdrm.	0				\$0		
			22	Subtotal				\$0	\$40,960
		Beds	0	\$0	\$0	\$0	\$0		
% of Restricted Units in this category 0%		0 Bdrm.	0				\$0		
		1 Bdrm.	0				\$0		
		2 Bdrm.	0				\$0		
		3 Bdrm.	0				\$0		
		4 Bdrm.	0				\$0		
		5 Bdrm.	0				\$0		
			0	Subtotal				\$0	\$0
		Beds	0	\$0	\$0	\$0	\$0		
% of Restricted Units in this category 0%		0 Bdrm.	0				\$0		
		1 Bdrm.	0				\$0		
		2 Bdrm.	0				\$0		
		3 Bdrm.	0				\$0		
		4 Bdrm.	0				\$0		
		5 Bdrm.	0				\$0		
			0	Subtotal				\$0	\$0

RENTS & UNIT MIX INFORMATION

<i>Income Limit (% AMI)</i>	<i>Rent Limit Calc. Formula</i>	<i>Unit Size</i>	<i>No. of Units</i>	<i>Maximum Gross Rent</i>	<i>Less Utility Allowance</i>	<i>Maximum Net Rent</i>	<i>Proposed Net Rent</i>	<i>Monthly Income at Proposed Rents</i>	<i>Monthly Income at Maximum Rents</i>
		Beds	0	\$0	\$0	\$0	\$0		
% of Restricted Units in this category	0%	0 Bdrm.	0				\$0		
		1 Bdrm.	0				\$0		
		2 Bdrm.	0				\$0		
		3 Bdrm.	0				\$0		
		4 Bdrm.	0				\$0		
		5 Bdrm.	0				\$0		
			0	Subtotal				\$0	\$0
		Beds	0	\$0	\$0	\$0	\$0		
% of Restricted Units in this category	0%	0 Bdrm.	0				\$0		
		1 Bdrm.	0				\$0		
		2 Bdrm.	0				\$0		
		3 Bdrm.	0				\$0		
		4 Bdrm.	0				\$0		
		5 Bdrm.	0				\$0		
			0	Subtotal				\$0	\$0
		Beds	0	\$0	\$0	\$0	\$0		
% of Restricted Units in this category	0%	0 Bdrm.	0				\$0		
		1 Bdrm.	0				\$0		
		2 Bdrm.	0				\$0		
		3 Bdrm.	0				\$0		
		4 Bdrm.	0				\$0		
		5 Bdrm.	0				\$0		
			0	Subtotal				\$0	\$0
		Beds	0	\$0	\$0	\$0	\$0		
% of Restricted Units in this category	0%	0 Bdrm.	0				\$0		
		1 Bdrm.	0				\$0		
		2 Bdrm.	0				\$0		
		3 Bdrm.	0				\$0		
		4 Bdrm.	0				\$0		
		5 Bdrm.	0				\$0		
			0	Subtotal				\$0	\$0
		Beds	0	\$0	\$0	\$0	\$0		
% of Restricted Units in this category	0%	0 Bdrm.	0				\$0		
		1 Bdrm.	0				\$0		
		2 Bdrm.	0				\$0		
		3 Bdrm.	0				\$0		
		4 Bdrm.	0				\$0		
		5 Bdrm.	0				\$0		
			0	Subtotal				\$0	\$0
Total Restricted Units			84	Monthly Rental Income from Restricted Units				\$0	\$115,797

RENTS & UNIT MIX INFORMATION

Unrestricted Units		0				\$0	\$0
Manager Unit	1 Bdrm.	2				\$1,163	\$2,326
	2 Bdrm.	3				\$1,289	\$3,867
	3 Bdrm.	2				\$1,411	\$2,822
		0				\$0	\$0
		0				\$0	\$0
		0				\$0	\$0
		0				\$0	\$0
		0				\$0	\$0
	3 Bdrm.	1				\$0	\$0
	Manager Unit		0			\$0	\$0
Manager Unit		0			\$0	\$0	
Total Unrestricted Units		8				Subtotal	\$9,015
Total Units		92					

Other Rent Limits
 Enter below any **rent** limits that are both the most restrictive and that are required by sources other than tax credits, bonds, or MHP (e.g.. HOME or USDA Rural Development). Describe the limits in the box to the right.
 After you are done, complete the table above.

Gross Rent Limits							Description of Other Rent Limits
Income Level	Unit Size (Bdrms)						
	0	1	2	3	4	5	
65%	\$0	\$0	\$0	\$0	\$0	\$0	MOHCD AMI Limits
60%	\$0	\$0	\$0	\$0	\$0	\$0	
55%	\$0	\$0	\$0	\$0	\$0	\$0	
50%	\$1,078	\$1,232	\$1,386	\$1,540	\$0	\$0	
45%	\$0	\$0	\$0	\$0	\$0	\$0	
40%	\$0	\$0	\$0	\$0	\$0	\$0	
35%	\$0	\$0	\$0	\$0	\$0	\$0	
30%	\$0	\$0	\$0	\$0	\$0	\$0	
25%	\$0	\$0	\$0	\$0	\$0	\$0	
20%	\$0	\$0	\$0	\$0	\$0	\$0	
15%	\$0	\$0	\$0	\$0	\$0	\$0	

Restricted Units by Income and Unit Size

Income Level	No.	% of Restricted Units
65%	0	0%
60%	22	26%
55%	0	0%
50%	43	51%
45%	0	0%
40%	0	0%
35%	0	0%
30%	19	23%
25%	0	0%
20%	0	0%
15%	0	0%
Total:	84	100%

Unit Size	Units	% of Restricted Units
Beds	0	0%
0 Bdrm.	4	5%
1 Bdrm.	25	30%
2 Bdrm.	33	39%
3 Bdrm.	22	26%
4 Bdrm.	0	0%
5 Bdrm.	0	0%
Total:	84	100%

SUBSIDY INFORMATION

Incremental Income from Rent/Operating Subsidies Based on Contract Rents

The top part of this section estimates incremental income from rent subsidy contracts, such as Section 8, above and beyond either 1) maximum restricted rents or 2) proposed rents. Complete this part only if the Project will have a rent subsidy based on contract rents.

List all Project-based or sponsor-based rent/operating subsidies in the bottom portion of this section, under the "Rent/Operating Subsidy Programs" heading.

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Subsidy payment over net rent based on: Restricted Rents Proposed Rents

		Incremental Income from Rent/Operating Subsidy					Incremental Income from Rent/Operating Subsidy			
		Subsidy Program Name: Project Based S8					Subsidy Program Name:			
Income Limit (% AMI)	Rent Limit Calc. Formula	Unit Size	Gross Monthly Contract Rent	Subsidy Payment Over Net Rent	Units Subsidized	Total Monthly Extra Income	Gross Monthly Contract Rent	Subsidy Payment Over Net Rent	Units Subsidized	Total Monthly Extra Income
30%	TCAC	Beds	\$0		0		\$0		0	
		0 Bdrm.	\$0		0		\$0		0	
		1 Bdrm.	\$2,679	\$1,841	6	\$11,046	\$0		0	
		2 Bdrm.	\$3,336	\$2,345	8	\$18,760	\$0		0	
		3 Bdrm.	\$4,348	\$3,220	5	\$16,100	\$0		0	
		4 Bdrm.	\$0		0		\$0		0	
		5 Bdrm.	\$0		0		\$0		0	
50%	Other	Beds	\$0		0		\$0		0	
		0 Bdrm.	\$0		0		\$0		0	
		1 Bdrm.	\$2,679	\$1,516	10	\$15,160	\$0		0	
		2 Bdrm.	\$3,336	\$2,047	16	\$32,752	\$0		0	
		3 Bdrm.	\$4,348	\$2,937	17	\$49,929	\$0		0	
		4 Bdrm.	\$0		0		\$0		0	
		5 Bdrm.	\$0		0		\$0		0	
60%	TCAC	Beds	\$0		0		\$0		0	
		0 Bdrm.	\$0		0		\$0		0	
		1 Bdrm.	\$0		0		\$0		0	
		2 Bdrm.	\$0		0		\$0		0	
		3 Bdrm.	\$0		0		\$0		0	
		4 Bdrm.	\$0		0		\$0		0	
		5 Bdrm.	\$0		0		\$0		0	
		Beds	\$0		0		\$0		0	
		0 Bdrm.	\$0		0		\$0		0	
		1 Bdrm.	\$0		0		\$0		0	
		2 Bdrm.	\$0		0		\$0		0	
		3 Bdrm.	\$0		0		\$0		0	
		4 Bdrm.	\$0		0		\$0		0	
		5 Bdrm.	\$0		0		\$0		0	
		Beds	\$0		0		\$0		0	
		0 Bdrm.	\$0		0		\$0		0	
		1 Bdrm.	\$0		0		\$0		0	
		2 Bdrm.	\$0		0		\$0		0	
		3 Bdrm.	\$0		0		\$0		0	
		4 Bdrm.	\$0		0		\$0		0	
		5 Bdrm.	\$0		0		\$0		0	

SUBSIDY INFORMATION

		Incremental Income from Rent/Operating Subsidy					Incremental Income from Rent/Operating Subsidy			
		Subsidy Program Name: Project Based S8					Subsidy Program Name: 0			
Income Limit (% AMI)	Rent Limit Calc. Formula	Unit Size	Gross Monthly Contract Rent	Subsidy Payment Over Net Rent	Units Subsidized	Total Monthly Extra Income	Gross Monthly Contract Rent	Subsidy Payment Over Net Rent	Units Subsidized	Total Monthly Extra Income
0%	0.0	Beds	\$0		0		\$0		0	
		0 Bdrm.	\$0		0		\$0		0	
		1 Bdrm.	\$0		0		\$0		0	
		2 Bdrm.	\$0		0		\$0		0	
		3 Bdrm.	\$0		0		\$0		0	
		4 Bdrm.	\$0		0		\$0		0	
		5 Bdrm.	\$0		0		\$0		0	
0%	0.0	Beds	\$0		0		\$0		0	
		0 Bdrm.	\$0		0		\$0		0	
		1 Bdrm.	\$0		0		\$0		0	
		2 Bdrm.	\$0		0		\$0		0	
		3 Bdrm.	\$0		0		\$0		0	
		4 Bdrm.	\$0		0		\$0		0	
		5 Bdrm.	\$0		0		\$0		0	
0%	0.0	Beds	\$0		0		\$0		0	
		0 Bdrm.	\$0		0		\$0		0	
		1 Bdrm.	\$0		0		\$0		0	
		2 Bdrm.	\$0		0		\$0		0	
		3 Bdrm.	\$0		0		\$0		0	
		4 Bdrm.	\$0		0		\$0		0	
		5 Bdrm.	\$0		0		\$0		0	
0%	0.0	Beds	\$0		0		\$0		0	
		0 Bdrm.	\$0		0		\$0		0	
		1 Bdrm.	\$0		0		\$0		0	
		2 Bdrm.	\$0		0		\$0		0	
		3 Bdrm.	\$0		0		\$0		0	
		4 Bdrm.	\$0		0		\$0		0	
		5 Bdrm.	\$0		0		\$0		0	
0%	0.0	Beds	\$0		0		\$0		0	
		0 Bdrm.	\$0		0		\$0		0	
		1 Bdrm.	\$0		0		\$0		0	
		2 Bdrm.	\$0		0		\$0		0	
		3 Bdrm.	\$0		0		\$0		0	
		4 Bdrm.	\$0		0		\$0		0	
		5 Bdrm.	\$0		0		\$0		0	
		Total Units Subsidized			62			Total Units Subsidized	0	
		Total Monthly Subsidy			\$143,747			Total Monthly Subsidy	\$0	

SUBSIDY INFORMATION

Rent/Operating Subsidy Programs

Subsidy Program Name:	Section 8			
Subsidy Program Component:	Project Based Vouchers			
Subsidy Currently in Place?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Date Application Submitted or To be Submitted:	8/30/2021			
Date Award Expected:	2/28/2022			
Contract Term (Years):	20			
Expected 1st Year Amount, if not based on contract rents:	\$1,905,528			
Basis for Subsequent Amounts, if not based on contract rents:				

Continuum of Care Process

If one or more of the subsidy programs listed above is part of your local Continuum of Care process (i.e., Shelter Plus Care, Supportive Housing Program, Section 8 Mod Rehab SRO, etc.), please complete the following:

- Has your community completed its Continuum of Care ranking process? Yes No
- If you answered yes to question number one, is your Project ranked within the fundable range? Yes No
- If you answered no to question number one, when will your community complete its Continuum of Care ranking process?

Applicant Notes

The Project will have Section 8 Project Based Voucher assistance for the 7 unrestricted units. The annual value of the contract rents is shown in the "Operating" Tab under Row 39.

Sunnydale HOPE SF Block 3B				
ANNUAL INCOME AND EXPENSES				
EMPLOYEE INFORMATION				
No.	FTE	Employee Job Title	Salary/Wages	Value of Free Rent
1	1.00	On-Site Manager(s)	\$80,868	\$0
		On-Site Assistant Manager(s)	\$0	\$0
		Supportive Services Staff Supervisor(s)	\$0	
2	1.15	Supportive Services Coordinator, On-Site	\$92,000	
		Other Supportive Services Staff (inc. Case Manager)	\$0	
2	1.50	On-Site Maintenance Employee(s)	\$70,665	\$0
		On-Site Leasing Agent/Administrative Employee(s)	\$0	\$0
		On-Site Security Employee(s)	\$0	\$0
			\$0	\$0
			\$0	\$0
Total Salaries and Value of Free Rent Units			\$243,533	\$0
	6711	Payroll Taxes	\$48,642	Show free rent as an expense? <input type="radio"/> Yes <input checked="" type="radio"/> No
	6722	Workers Compensation	\$0	
	6723	Employee Benefits	\$0	
Employee(s) Payroll Taxes, Workers Comp. & Benefits			\$48,642	
Total Employee(s) Expenses			\$292,175	
Employee Units				
Income Limit	Job Title(s) of Employee(s) Living On-Site		Unit Type (No. of bdrms.)	Square Footage
None	On-Site Manager(s)		3	1,090
			0	0
			0	0
Total Square Footage				1,090
Annual Operating Budget				
Acct. No.	REVENUE - INCOME		Residential	Commercial
5120/5140	Rent Revenue - Gross Potential			\$0
	Restricted Unit Rents		\$1,389,564	
	Unrestricted Unit Rents		\$108,180	
5121	Tenant Assistance Payments			
	Project Based S8		\$1,724,964	
	0		\$0	
	Operating Subsidies		\$0	
	Other: Project Based S8 (unrestricted units)		\$180,564	\$0
5910	Laundry and Vending Revenue		\$0	
5170	Garage and Parking Spaces		\$0	\$0
5990	Miscellaneous Rent Revenue		\$0	\$0
Gross Potential Income (GPI)			\$3,403,272	\$0
	Vacancy Rate: Restricted Units		5.0%	
	Vacancy Rate: Unrestricted Units		5.0%	
	Vacancy Rate: Tenant Assistance Payments		5.0%	
	Vacancy Rate: Other: Project Based S8 (unrestricted units)		5.0%	
	Vacancy Rate: Laundry & Vending & Other Income		5.0%	
	Vacancy Rate: Commercial Income			50.0%
5220/5240	Vacancy Loss(es)		\$170,164	\$0
Effective Gross Income (EGI)			\$3,233,108	\$0
Acct. No.	EXPENSES		Residential	Commercial
ADMINISTRATIVE EXPENSES: 6200/6300				
6203	Conventions and Meetings		\$0	\$0
6210	Advertising and Marketing		\$920	\$0
6250	Other Renting Expenses		\$0	\$0
6310	Office/Administrative Salaries -- from above		\$0	\$0
6311	Office Expenses		\$0	\$0
6312	Office or Model Apartment Rent		\$0	\$0
6320	Management Fee		\$83,926	\$0
6330	Site/Resident Manager(s) Salaries -- from above		\$80,868	\$0
6331	Administrative Free Rent Unit -- from above		\$0	\$0
6340	Legal Expense -- Project		\$17,102	\$0
6350	Audit Expense		\$9,420	\$0
6351	Bookkeeping Fees/Accounting Services		\$0	\$0
6390	Miscellaneous Administrative Expenses		\$21,900	\$0
6263T	TOTAL ADMINISTRATIVE EXPENSES		\$214,136	\$0

Sunnydale HOPE SF Block 3B			
ANNUAL INCOME AND EXPENSES			
Acct. No.	EXPENSES (continued)	Residential	Commercial
UTILITIES EXPENSES: 6400			
6450	Electricity	\$41,336	\$0
6451	Water	\$50,000	\$0
6452	Gas	\$56,883	\$0
6453	Sewer	\$81,691	\$0
	Other Utilities: (specify)	\$0	\$0
6400T	TOTAL UTILITIES EXPENSES	\$229,910	\$0
OPERATING AND MAINTENANCE EXPENSES: 6500			
6510	Payroll -- from above	\$70,665	\$0
6515	Supplies	\$79,107	\$0
6520	Contracts	\$98,959	\$0
6521	Operating & Maintenance Free Rent Unit -- from above	\$0	\$0
6525	Garbage and Trash Removal	\$71,974	\$0
6530	Security Contract	\$0	\$0
6531	Security Free Rent Unit -- from above	\$0	\$0
6546	Heating/Cooling Repairs and Maintenance	\$0	\$0
6548	Snow Removal	\$0	\$0
6570	Vehicle & Maintenance Equipment Operation/Reports	\$0	\$0
6590	Miscellaneous Operating and Maintenance Expenses	\$2,738	\$0
6500T	TOTAL OPERATING & MAINTENANCE EXPENSES	\$323,443	\$0
TAXES AND INSURANCE: 6700			
6710	Real Estate Taxes	\$3,312	\$0
6711	Payroll Taxes (Project's Share) -- from above	\$48,642	\$0
6720	Property and Liability Insurance (Hazard)	\$172,500	\$0
6729	Other Insurance (e.g. Earthquake)	\$0	\$0
6721	Fidelity Bond Insurance	\$0	\$0
6722	Worker's Compensation -- from above	\$0	\$0
6723	Health Insurance/Other Employee Benefits--from above	\$0	\$0
6790	Miscellaneous Taxes, Licenses, Permits & Insurance	\$45,726	\$0
6700T	TOTAL TAXES AND INSURANCE	\$270,180	\$0
SUPPORTIVE SERVICES COSTS: 6900			
6990	Staff Supervisor(s) Salaries - from above	\$0	\$0
6990	Services Coordinator Salaries, On-Site - from above	\$92,000	\$0
6990	Other Supportive Services Staff Salaries - from above	\$0	\$0
6990	Supportive Services Admin Overhead	\$0	\$0
6990	Other Supportive Services Costs: (specify)	\$0	\$0
6990	Other Supportive Services Costs: (specify)	\$0	\$0
6900T	TOTAL SUPPORTIVE SERVICES COSTS	\$92,000	\$0
TOTAL OPERATING EXPENSES		\$1,129,669	\$0
FUNDED RESERVES: 7200			
		Residential	Commercial
7210	Required Replacement Reserve Deposits	\$46,000	\$0
7220	Other Reserves: (specify)	\$0	\$0
7230	Other Reserves: (specify)	\$0	\$0
7240	Other Reserves: (specify)	\$0	\$0
	TOTAL RESERVES	\$46,000	\$0
GROUND LEASE			
		Residential	Commercial
	Ground Lease	\$15,000	\$0
	TOTAL GROUND LEASE	\$15,000	\$0
NET OPERATING INCOME		\$2,042,439	\$0
FINANCIAL EXPENSES: 6800			
6820	1st Mortgage Debt Service	\$1,670,049	\$0
6830	2nd Mortgage Debt Service	\$0	\$0
6840	3rd Mortgage Debt Service	\$0	\$0
6890	Miscellaneous Financial Expenses: Issuer + Trustee Fees	\$31,839	\$0
6800T	TOTAL FINANCIAL EXPENSES	\$1,701,888	\$0
CASH FLOW		\$340,551	\$0
7190	Asset Management/Similar Fees	\$34,425	\$0
Total Operating Expenses Per Unit		<u>Per Year</u>	<u>Per Month</u>
Without any Adjustments		\$12,279	\$1,023
With the Value of Rent-Free Units Included		\$12,279	\$1,023
Without RE Taxes, Social Services Coordinator or Social Services/Social Programs and With the Value of Rent Fee Units Included		\$11,243	\$937

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Sunnydale HOPE SF Block 3B

CASH FLOW ANALYSIS

Income from Restricted Units based on:		Restricted Rents				Proposed Rents				UA Version 1/7/20											
INCOME FROM HOUSING UNIT: Inflation		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Restricted Unit Rents	2.5%	1,389,564	1,424,303	1,459,911	1,496,408	1,533,819	1,572,164	1,611,468	1,651,755	1,693,049	1,735,375	1,778,759	1,823,228	1,868,809	1,915,529	1,963,418	2,012,503	2,062,816	2,114,386	2,167,246	2,221,427
Unrestricted Units	2.5%	108,180	110,885	113,657	116,498	119,410	122,396	125,456	128,592	131,807	135,102	138,480	141,942	145,490	149,127	152,856	156,677	160,594	164,609	168,724	172,942
Tenant Assistance Payments																					
Program: Project Based S8	2.5%	1,724,964	1,768,088	1,812,290	1,857,598	1,904,037	1,951,638	2,000,429	2,050,440	2,101,701	2,154,244	2,208,100	2,263,302	2,319,885	2,377,882	2,437,329	2,498,262	2,560,719	2,624,737	2,690,355	2,757,614
Program:	2.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Subsidies	2.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other: Project Based S8 (unrestricted units)	2.5%	180,564	185,078	189,705	194,448	199,309	204,292	209,399	214,634	220,000	225,500	231,137	236,916	242,839	248,909	255,132	261,511	268,048	274,749	281,618	288,659
GROSS POTENTIAL INCOME - HOUSING		3,403,272	3,488,354	3,575,563	3,664,952	3,756,576	3,850,490	3,946,752	4,045,421	4,146,556	4,250,220	4,356,476	4,465,388	4,577,022	4,691,448	4,808,734	4,928,953	5,052,176	5,178,481	5,307,943	5,440,641
OTHER INCOME																					
Laundry & Vending	2.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Income	2.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Commercial Income	2.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GROSS POTENTIAL INCOME - OTHER		0	0	0	0	0	0	0	0	0	0	0	0								
GROSS POTENTIAL INCOME - TOTAL		3,403,272	3,488,354	3,575,563	3,664,952	3,756,576	3,850,490	3,946,752	4,045,421	4,146,556	4,250,220	4,356,476	4,465,388	4,577,022	4,691,448	4,808,734	4,928,953	5,052,176	5,178,481	5,307,943	5,440,641
VACANCY ASSUMPTIONS																					
Restricted Units	5.0%	69,478	71,215	72,996	74,820	76,691	78,608	80,573	82,588	84,652	86,769	88,938	91,161	93,440	95,776	98,171	100,625	103,141	105,719	108,362	111,071
Unrestricted Units	5.0%	5,409	5,544	5,683	5,825	5,971	6,120	6,273	6,430	6,590	6,755	6,924	7,097	7,275	7,456	7,643	7,834	8,030	8,230	8,436	8,647
Tenant Assistance Payments	5.0%	86,248	88,404	90,615	92,880	95,202	97,582	100,021	102,522	105,085	107,712	110,405	113,165	115,994	118,894	121,866	124,913	128,036	131,237	134,518	137,881
Other: Project Based S8 (unrestrict)	5.0%	9,028	9,254	9,485	9,722	9,965	10,215	10,470	10,732	11,000	11,275	11,557	11,846	12,142	12,445	12,757	13,076	13,402	13,737	14,081	14,433
Laundry/Vending/Other Income	5.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Commercial Income	50.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL VACANCY LOSS		170,164	174,418	178,778	183,248	187,829	192,524	197,338	202,271	207,328	212,511	217,824	223,269	228,851	234,572	240,437	246,448	252,609	258,924	265,397	272,032
EFFECTIVE GROSS INCOME		3,233,108	3,313,936	3,396,785	3,481,704	3,568,747	3,657,965	3,749,415	3,843,150	3,939,229	4,037,709	4,138,652	4,242,118	4,348,171	4,456,876	4,568,298	4,682,505	4,799,568	4,919,557	5,042,546	5,168,609
OPERATING EXPENSES & RESERVE DEPOSITS																					
Residential Exp. (w/o Real Estate Taxes & Sup. Services)	3.5%	1,034,357	1,070,559	1,108,029	1,146,810	1,186,948	1,228,492	1,271,489	1,315,991	1,362,051	1,409,722	1,459,063	1,510,130	1,562,984	1,617,689	1,674,308	1,732,909	1,793,561	1,856,335	1,921,307	1,988,553
Real Estate Taxes	2.0%	3,312	3,378	3,446	3,515	3,585	3,657	3,730	3,804	3,881	3,958	4,037	4,118	4,200	4,284	4,370	4,458	4,547	4,638	4,730	4,825
Supportive Services Costs	2.5%	92,000	94,300	96,658	99,074	101,551	104,090	106,692	109,359	112,093	114,895	117,768	120,712	123,730	126,823	129,994	133,243	136,575	139,989	143,489	147,076
Replacement Reserve	0.0%	46,000	46,000	46,000	46,000	46,000	46,000	46,000	46,000	46,000	46,000	46,000	46,000	46,000	46,000	46,000	46,000	46,000	46,000	46,000	46,000
Other Reserves	0.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ground Lease	0.0%	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Commercial Expenses	3.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL EXPENSES & RESERVES		1,190,669	1,229,238	1,269,132	1,310,399	1,353,084	1,397,238	1,442,910	1,490,154	1,539,024	1,589,576	1,641,868	1,695,960	1,751,915	1,809,796	1,869,672	1,931,610	1,995,682	2,061,962	2,130,526	2,201,453
NET OPERATING INCOME		2,042,439	2,084,698	2,127,652	2,171,305	2,215,662	2,260,727	2,306,504	2,352,995	2,400,204	2,448,133	2,496,784	2,546,158	2,596,257	2,647,079	2,698,626	2,750,895	2,803,886	2,857,595	2,912,020	2,967,156
DEBT SERVICE																					
1st Mortgage		1,670,049	1,670,049	1,670,049	1,670,049	1,670,049	1,670,049	1,670,049	1,670,049	1,670,049	1,670,049	1,670,049	1,670,049	1,670,049	1,670,049	1,670,049	1,670,049	1,670,049	1,670,049	1,670,049	1,670,049
Bridge Loan (repaid from Investor equity)																					
2nd Mortgage		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3rd Mortgage Debt Service		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. Financial Expenses: (specify)		31,839	31,839	31,839	31,839	31,839	31,839	31,839	31,839	31,839	31,839	31,839	31,839	31,839	31,839	31,839	31,839	31,839	31,839	31,839	31,839
Total Required Debt Service		1,701,888	1,701,888	1,701,888	1,701,888	1,701,888	1,701,888	1,701,888	1,701,888	1,701,888	1,701,888	1,701,888	1,701,888								
CASH FLOW after all debt service		340,551	382,810	425,764	469,417	513,774	558,839	604,616	651,107	698,316	746,245	794,896	844,270	894,369	945,191	996,738	1,049,007	1,101,998	1,155,707	1,210,132	1,265,268
DEBT SERVICE COVERAGE RATIO		1.20	1.22	1.25	1.28	1.30	1.33	1.36	1.38	1.41	1.44	1.47	1.50	1.53	1.56	1.59	1.62	1.65	1.68	1.71	1.74
Use of Cash Flow After Debt Service - HCD Projects																					
Asset Mgmt./ Similar Fees		34,425	35,630	36,877	38,168	39,503	40,886	42,317	43,798	45,331	46,918	48,560	50,259	52,019	53,839	55,724	57,674	59,692	61,782	63,944	66,182
Deferred Developer Fee prior to Distributions & residual receipt payments		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cash Available for Residual Receipts Loans and Sponsor Distributions		306,126	347,181	388,887	431,250	474,271	517,953	562,299	607,309	652,985	699,328	746,336	794,011	842,350	891,352	941,014	991,333	1,042,305	1,093,925	1,146,188	1,199,086
Sponsor Distributions	50%	153,063	173,590	194,444	215,625	237,135	258,977	281,149	303,655	326,493	349,664	373,168	397,006	421,175	445,676	470,507	495,667	521,153	546,963	573,094	599,543
HCD Residual Payment	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MOHCD Vertical Gap	50%	153,063	173,590	19																	

