File No	170557	Committee Ite Board Item No	m No)	12
. (COMMITTEE/BOAR AGENDA PACKE			
Committee:	Budget & Finance Sub-Co	mmittee D	ate May 25,	2017
Board of Su	pervisors Meeting	D	ate	
Cmte Boar	Motion Resolution Ordinance Legislative Digest Budget and Legislative A Youth Commission Repolation Form Department/Agency Cov MOU Grant Information Form Grant Budget Subcontract Budget Contract/Agreement Form 126 – Ethics Commander Award Letter Application Public Correspondence	ort er Letter and/o	r Report	
OTHER	(Use back side if additio	nal space is ne	eded)	

Date May 19, 2017 Date

Completed by: Linda Wong
Completed by: Linda Wong

RESOLUTION NO.

1	
2	

[Grant Agreement - Alabama Street Housing Associates, L.P. - Local Operating Subsidy Program Contract - Mosaica Senior Apartments, 655 Alabama Street - Not to Exceed \$1,258,693]

Resolution authorizing the Director of the Mayor's Office of Housing and Community Development to execute a Local Operating Subsidy Program Grant Agreement with Alabama Street Housing Associates, L.P., a California limited partnership, to provide operating subsidies for formerly homeless adults at Mosaica Senior Apartments, 655 Alabama Street, for a term of 15 years to commence following Board approval, in an amount not to exceed \$1,258,693.

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

WHEREAS, In 2016, the City and County of San Francisco ("City") founded the Department of Homelessness and Supportive Housing ("HSH"), with one of its goals to reduce the number of chronically homeless households that numbered 1,700 per the 2015 Point in Time Homeless Count; and

WHEREAS, MOHCD developed the Local Operating Subsidy Program ("LOSP") in order to establish long-term financial support to operate and maintain permanent affordable housing for homeless households; and

WHEREAS, Through the LOSP, the City subsidizes the difference between the cost of operating housing for homeless persons and all other sources of operating revenue for a given project, such as tenant rental payments, commercial space lease payments, Continuum

of Care ("CoC") Shelter Plus Care Program subsidies, project-based Section 8 rent subsidies and California Mental Health Services Act operating subsidies; and

WHEREAS, All supportive housing projects selected for capital funding by the Citywide Affordable Housing Loan Committee ("Loan Committee") are eligible to receive LOSP funds; and

WHEREAS, the Board of Supervisors authorizes City funding for LOSP projects as part of the Annual Appropriation Ordinance; and

WHEREAS, MOHCD enters into grant agreements with supportive housing owners and operators for LOSP projects in consultation with HSH, administers LOSP contracts, reviews annual audits and prepares recommendations for annual adjustments to project funding, monitors compliance with LOSP requirements in accordance with capital funding regulatory agreements, and if necessary, takes appropriate action to enforce compliance; and

WHEREAS, Alabama Street Housing Associates, L.P., a California limited partnership (the "Owner"), is the owner of Mosaica Senior Apartments, located at 655 Alabama Street, which provides 24 units serving seniors, 11 of which serve extremely low-income, chronically homeless seniors ("Project"); and

WHEREAS, On March 3, 2017, the Loan Committee recommended approval to the Mayor of a LOSP grant award for the Project in an amount not to exceed \$1,258,693; and

WHEREAS, MOHCD proposes to provide a LOSP grant in the amount not to exceed \$1,258,693 to the Owner pursuant to a LOSP Grant Agreement (the "Agreement") in substantially the form on file with the Clerk of the Board in File No. 170557 and in such final form as approved by the Director of MOHCD and the City Attorney; and

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

RESOLVED, That this Board of Supervisors hereby authorizes the Director of MOHCD or his designee to execute the Agreement for an amount not to exceed \$1,258,693; and, be it

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

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

FURTHER RESOLVED, That within thirty (30) days of the contract being fully executed by all parties, the MOHCD shall provide the final contract to the Clerk of the Board for inclusion into the official file.

RECOMMENDED:

Olson Lee, Director

Mayor's Office of Housing and Community Development

Items 12, 13, 14, 15, 16, 17 and 18 Files 17-0557, 17-0558, 170559, 17-0560, 17-0561, 17-0562 and 17-0563

Department:

Mayor's Office of Housing and Community Development

EXECUTIVE SUMMARY

Legislative Objectives

• The seven proposed resolutions approve approximately 15-year Local Operating Subsidy Program (LOSP) agreements with seven nonprofit affordable housing providers: (i) Alabama Street Housing Associates, LP for Mosaica Senior Apartments at 655 Alabama Street for a not to exceed \$1,258,693; (ii) Alabama Street Housing Associates, LP for Mosaica Family Apartments at 680 Florida Street for a not to exceed \$3,616,321; (iii) 650 Eddy, LP for Arnett Watson Apartments at 650 Eddy Street for a not to exceed \$19,018,559; (iv) Armstrong Place Associates, LP for Armstrong Place at 5600 Third Street for a not to exceed \$4,237,156; (v) Hotel Essex, LP at 684 Ellis Street for a not to exceed \$18,623,354; (vi) BTW Housing Partners, LP for John Burton Advocates for Youth Housing Complex at 800 Presidio Avenue for a not to exceed \$7,780,147; and (vii) Polk Senior Housing Associates, LP for 990 Polk Senior Apartments at 990 Polk Street for a not to exceed \$13,131,321.

Key Points

MOHCD provides operating subsidies to owners and operators of 26 supportive housing facilities through its Local Operating Subsidy Program (LOSP). LOSP was created to bridge the gap between the cost of providing housing and the amount that very low income, formerly homeless tenants can afford to pay. In FY 2016-17, MOHCD is anticipated to pay \$12,117,510 in operating subsidies to 26 supportive housing nonprofit providers for 1,464 units throughout the City, for an average subsidy of \$690 per unit of housing per month.

Fiscal Impact

• Under the proposed agreements, the amount of the subsidy to be paid to each nonprofit provider will be adjusted annually based on MOHCD's review of the occupancy rate and actual operating expenditures. Funding for the proposed agreements are General Fund monies appropriated annually in the DHSH budget, which are subject to Board of Supervisors annual appropriation approval. The annual General Fund subsidies for these seven proposed LOSP agreements are anticipated to increase from \$4,291,721 in FY 2017-18 to \$5,762,986 in FY 2031-32. The total costs over the approximately 15-year term for the seven proposed LOSP agreements are estimated to be \$67,665,552.

Recommendations

- Amend the proposed resolutions to clarify the term of each agreement.
- Amend (i) File 17-0559 to state that the current agreement between MOHCD and 650 Eddy, LP for Arnett Watson Apartments will terminate on June 30, 2017; and (ii) File 17-0561 to state that the current agreement between MOHCD and Hotel Essex, LP will terminate on June 30, 2017.
- Approve the proposed resolutions as amended.
- Request that MOHCD continue to include an update on the Local Operating Subsidy Program (LOSP) in the MOHCD Annual Progress Report submitted to the Board of Supervisors on supportive housing.

MANDATE STATEMENT

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

BACKGROUND

The Mayor's Office of Housing and Community Development (MOHCD), in collaboration with the Department of Homelessness and Supportive Housing (DHSH)¹, currently provides operating subsidies to non-profit owners and operators of 26 supportive housing facilities, through its Local Operating Subsidy Program (LOSP). The program was started in 2004 as a part of the Mayor's ten year "San Francisco Plan to Abolish Chronic Homelessness," which had a goal of providing 3,000 new supportive housing units within 10 years to low income persons who were formerly homeless. Supportive housing provides social and other related services as well as housing to formerly homeless persons in order to improve their social outcomes and in an attempt to reduce the City's associated health, mental health, social services, criminal justice, and other related costs.

According to Ms. Anne Romero, MOHCD Senior Project Manager, tenants in supportive housing have very low incomes (below 20 percent of area median income)². Under the agreements between the City and housing operators, rent in supportive housing units is capped to a fixed percentage of a tenant's income (50 percent in Direct Access to Housing (DAH)³ subsidized units, 30 percent in all other subsidized units). The LOSP was created to bridge the gap between the cost of operating the housing and the amount the tenants can afford to pay, thereby providing long-term financial incentives to owners and operators to create and maintain permanent supportive housing units.

As shown in Table 1 below, between FY 2012-13 and FY 2016-17, the number of LOSP agreements has grown from 17 to 26, the number of subsidized units increased from 984 to 1,464 and the overall annual General Fund costs have grown from \$6,594,816 to \$12,117,510. In FY 2016-17, MOHCD is anticipated to pay \$12,117,510 in operating subsidies to 26 supportive housing nonprofit providers for 1,464 units throughout the City, for an average subsidy of \$690 per unit of housing per month.

¹ MOHCD previously collaborated with the Department of Public Health (DPH) and the Human Services Agency (HSA) prior to the creation of the Department of Homelessness and Supportive Housing (DHSH), which combines key homeless serving programs and contracts from the two agencies.

² 20 percent of area median income (AMI) for one person in 2017 is \$16,150 annually.

³ Established by the San Francisco Department of Public Health – Housing and Urban Health Section (SFDPH-HUH) in 1998, the Direct Access to Housing (DAH) is a permanent supportive housing program targeting low-income San Francisco residents who are homeless and have special needs.

Table 1: Actual Local Operating Subsidy Program Agreements, Subsidized Units, Budget, and Subsidy per Unit – FY 2012-13 through FY 2016-17

Fiscal Year	Number of Local Operating Subsidy Program Agreements	Number of Subsidized Units of Housing	Total Annual Budgeted Amount	Average Subsidy per Unit per Year	Average Subsidy per Unit per Month
FY 2012-13	17	984	\$6,594,816	\$6,702	\$559
FY 2013-14	21	1,218	9,377,788	7,699	642
FY 2014-15	26	1,454	12,231,928	8,413	701
FY 2015-16	26	1,459	12,359,887	8,471	706
FY 2016-17	26	1,464	12,117,510	8,277	690

As shown in Table 2 below, MOHCD estimates that over the next five years, or by FY 2021-22, the LOSP will provide subsidies to 56 housing projects covering 2,564 units of supportive housing at an overall General Fund cost of \$28,804,991 in FY 2021-22, or an average cost of \$936 per unit per month.

Table 2: Estimated Local Operating Subsidy Program Agreements, Subsidized Units, Budget, and Subsidy per Unit – FY 2017-18 through FY 2021-22

Fiscal Year	Number of Local Operating Subsidy Program Agreements	Number of Subsidized Units	Total Annual Budgeted amount	Average Subsidy per Unit per Year	Average Subsidy per Unit per Month
FY 2017-18	27	1,494	\$14,660,916	\$9,813	\$818
FY 2018-19	32	1,639	15,965,857	10,351	812
FY 2019-20	42	2,008	18,946,526	9,436	786
FY 2020-21	43	2,116	22,956,054	10,849	904
FY 2021-22	56	2,564	28,804,991	11,234	936

DETAILS OF PROPOSED LEGISLATION

The seven proposed resolutions authorize MOHCD to execute seven new approximately 15-year Local Operating Subsidy Program (LOSP) agreements with nonprofits providing housing to low income persons who were formerly homeless, replacing six existing 9-year agreements with six current nonprofit providers and adding one new agreement with a new provider as follows:

• File 17-0557: Alabama Street Housing Associates, LP for Mosaica Senior Apartments at 655 Alabama Street for a not to exceed \$1,258,693 and a term of 15 years from January 1, 2018 through December 31, 2032. The proposed new agreement replaces the current 9-year LOSP agreement with Mosaica Senior Apartments from approximately April 2009 and through April 2018. According to Ms. Romero, the current agreement will now terminate on December 31, 2017.

- <u>File 17-0558</u>: Alabama Street Housing Associates, LP for Mosaica Family Apartments at 680 Florida Street for a not to exceed \$3,616,321 and a term of 15 years from January 1, 2018 through December 31, 2032. The proposed new agreement replaces the current 9-year LOSP agreement with Mosaica Family Apartments from approximately April 2009 and through April 2018. According to Ms. Romero, the current agreement will now terminate on December 31, 2017.
- File 17-0559: 650 Eddy, LP for Arnett Watson Apartments at 650 Eddy Street for a not to exceed \$19,018,559 and a term of 15 years from July 1, 2017 through June 30, 2032. The proposed new agreement replaces the current 9-year LOSP agreement with Arnett Watson Apartments from 2009 through December 2017. According to Ms. Romero, the existing agreement will now terminate in October 2017, resulting in a three-month overlap between the two agreements. The proposed legislation should be amended to terminate the existing agreement with 650 Eddy, LP on June 30, 2017 prior to the start of the new agreement on July 1, 2017.
- <u>File 17-0560</u>: Armstrong Place Associates, LP for Armstrong Place at 5600 Third Street for a not to exceed \$4,237,156 and a term of 15 years and two months from November 1, 2017 through December 31, 2032. The current LOSP agreement with Armstrong Place covers a 9-year term, beginning in 2011 to 2020. Due to two requests for supplemental disbursements to cover operating shortfalls⁴, the current LOSP agreement authority will not be sufficient to cover the Armstrong Place operating costs subsidized by LOSP through the end of the agreement period. Based on disbursements made to date and projected operating costs, the project is estimated to exhaust the full contract amount by November 2017.
- File 17-0561: Hotel Essex, LP at 684 Ellis Street for a not to exceed \$18,623,354 and a term of 15 years and six months from July 1, 2017 through December 31, 2032. The proposed new agreement replaces the current 9-year LOSP agreement with Hotel Essex from 2008 to 2017. According to Ms. Romero, the existing agreement will now terminate in October 2017, resulting in a three-month overlap between the two agreements. The proposed legislation should be amended to terminate the existing agreement with Hotel Essex, LP on June 30, 2017 prior to the start of the new agreement on July 1, 2017.
- <u>File 17-0562:</u> BTW Housing Partners, LP for John Burton Advocates for Youth Housing Complex at 800 Presidio Avenue for a not to exceed \$7,780,147 and a term of 15 years

⁴ During the first several years of operations of the Armstrong Place agreement, several significant operational changes were made. BRIDGE Housing, the project sponsor, assumed property management responsibilities from Eskaton, and also entered into contracts for security/front desk staffing. These two changes resulted in LOSP budget shortfalls during 2012 and 2013, for which BRIDGE Housing requested and was approved for a supplemental disbursement of LOSP funding in February 2015. More recently, BRIDGE Housing submitted another request for a supplemental disbursement of LOSP funding for shortfalls experienced in 2015 and 2016, due to lower than projected rental income and escalating operating costs. The request for a supplemental disbursement to cover shortfalls from the 2015 and 2016 operating years was approved by MOHCD in January 2017.

- and six months. The proposed agreement is a new agreement with the funding period beginning on July 1, 2017 through December 31, 2032.
- <u>File 17-0563:</u> Polk Senior Housing Associates, LP for 990 Polk Senior Apartments at 990 Polk Street for a not to exceed \$13,131,321 and a term of 15 years and six months. The proposed new agreement replaces the current 9-year LOSP agreement with 990 Polk Senior Apartments, beginning in July 2008 and expiring in June 2017. The proposed agreement would renew the agreement with the funding period beginning on July 1, 2017 through December 31, 2032.

Table 3 below shows the target population, total number of units, and the number of units to be subsidized under the proposed LOSP agreements.

Project: Address	Target Population	Total Number of Units	LOSP Funded Units
Mosaica Senior: 655 Alabama	Seniors	24	11
Mosaica Family: 680 Florida	Families	93 .	20
Arnett Watson: 650 Eddy	Families and Adults	83	79
Armstrong Place: 5600 3 rd Street	Seniors	116	23
Hotel Essex: 684 Ellis Street	Adults	84	84
John Burton: 800 Presidio	Transition Age Youth (TAY) ⁵	50	25
990 Polk Senior: 990 Polk Street	Seniors	110	50
Total		560	292

Table 3: Summary of Proposed LOSP Agreements

Each of the projects and project sponsors are summarized below:

Mosaica Senior Housing (File 17-0557)

Mosaica Senior Housing at 655 Alabama Street is a 24 unit affordable senior development with 11 units targeted to homeless seniors under the proposed LOSP agreement. The site was developed adjacent to Mosaica Family Housing by Citizens Housing Corporation (CHC) and then transferred to the Tenderloin Neighborhood Development Corporation (TNDC) when CHC ended operations. Supportive services are provided by Lutheran Social Services. The project sponsor is the TNDC.

Mosaica Family Housing (File 17-0558)

Mosaica Family Housing at 680 Florida Street is a 93 unit affordable family housing development with 20 units targeted to homeless families under the proposed LOSP agreement. The project was completed in 2010 and developed by CHC and subsequently transferred to the TNDC when CHC ended operations. The site is developed adjacent to Mosaica Senior Housing. Supportive services are provided by Lutheran Social Services. The project sponsor is the TNDC.

⁵ Transition Age Youth are disconnected homeless youth between the ages of 18-24 years old.

Arnett Watson Apartments (File 17-0559)

Arnett Watson Apartments at 650 Eddy Street in the Tenderloin provides 83 units of supportive housing for homeless families and adults. The site was developed by Community Housing Partnership (CHP) and the TNDC and is owned and operated by CHP. 47 one and two bedroom units are for homeless families, and 32 studios are for homeless adults, for a total of 79 units under the proposed LOSP agreement. Services are provided by CHP. The project sponsor is CHP.

Armstrong Place (File 17-0560)

Armstrong Place at 5600 Third Street is a 116 unit senior housing development with 23 units targeted to homeless seniors under the proposed LOSP agreement. The development completed construction in 2011 and is financed with Department of Housing and Urban Development (HUD) 202⁶ capital dollars and a Project Rental Assistance Contract (PRAC) on 72 units. The project sponsor is BRIDGE Housing.

Hotel Essex (File 17-0561)

Hotel Essex at 864 Ellis Street is a building that was rehabilitated by CHP to create 84 efficiency studio units for single homeless adults and is located in the Tenderloin. All 84 units are to be funded under the proposed LOSP agreement. Support services are provided by CHP. The project sponsor is CHP.

John Burton Advocates for Youth Housing Complex at Booker T. Washington (File 17-0562)

John Burton Advocates for Youth Housing Complex at 800 Presidio is a 50 unit affordable housing development with 25 of the units under the proposed LOSP new agreement targeted to homeless or at-risk Transition Age Youth (TAY) ages 18-24, including former foster youth. The building will complete construction in June 2017 and is located adjacent to the newly constructed Booker T. Washington Community Service Center, which provides programs for families and youth. The housing development is a partnership between the Booker T. Washington Community Service Center and the John Stewart Company with services provided by First Place for Youth. The project sponsors are Booker T. Washington Community Service Center and the John Stewart Company.

990 Polk Street (File 17-0563)

990 Polk Street Senior Housing at 990 Polk Street is a 110 unit affordable senior housing development with 50 units targeted to homeless seniors under the proposed LOSP agreement. 10 of the 50 LOSP units are for clients referred by the Mental Health Services Act (MHSA) and serve homeless seniors with serious mental illness. This development was developed by CHC and subsequently transferred to TNDC when CHC ended operations. Support services are provided by Lutheran Social Services. The project sponsor is TNDC.

⁶ The Section 202 program provides capital advances and operating subsidies to facilitate the creation of multifamily housing for very low-income elderly persons.

Approval of Local Operating Subsidy Program Providers

According to Ms. Romero, the seven nonprofit providers were approved for LOSP subsidies as part of the evaluation by the Citywide Affordable Housing Loan Committee⁷ of applications responding to various Notice of Funding Availability (NOFA) for capital funding for acquisition and predevelopment financing for supportive housing for homeless persons, or Request for Proposals (RFP) for specific development sites.

Ms. Romero advises that the operating subsidies to be paid to the seven nonprofit affordable housing owners and operators are necessary because revenue generated by the affordable housing developments, including outside grants, tax credits and tenant rents, are not sufficient to fund permanent supportive housing to low income persons who were formerly homeless.

Funding for the proposed agreements are General Fund monies allocated annually in the DHSH budget, which is subject to Board of Supervisors annual appropriation approval. The proposed agreements are administered by MOHCD, under work order agreements with DHSH. Ms. Romero notes that, if any of the seven proposed LOSP agreements are not approved, or if any of the General Fund appropriations are not approved in the current or future 14 fiscal years, then the individual nonprofit housing providers would not be able to provide such specified housing units for very low income formerly homeless target populations.

FISCAL IMPACT

Under the proposed LOSP agreements, the rent charged to tenants living in these subsidized units would be capped at a fixed percentage of a tenant's income (50 percent in Direct Access to Housing (DAH) subsidized units, 30 percent in all other subsidized units). According to Ms. Romero, in 2015, the average tenant's rent was \$326 per unit per month. The projected City LOSP subsidy amount for the units covered under the proposed agreements is the difference between the rent paid by individual tenants and the actual cost to operate the unit per month. The actual operating cost is the amount necessary to cover each facility's operating expenses, which includes property management and office staff, utilities, taxes, licenses, insurance, maintenance, security and required reserves. The amount of the projected subsidy is specified in each agreement, and (i) is subject to revision annually by MOHCD based on the prior years' occupancy, and (ii) is contingent on the annual General Fund appropriation, to DHSH, under work orders with MOHCD, by the Board of Supervisors.

The Attachment provided by MOHCD summarizes the projected LOSP expenditures for each of the seven projects, over the approximately 15-year term of each agreement. As shown in the Attachment, the City's FY 2017-18 subsidy provided per housing unit ranges from \$324 per month at the Mosaica Senior Housing project to \$1,277 per month at the John Burton Advocates for Youth project. According to Ms. Romero, the significant variation in the subsidy per unit is primarily due to the number of the LOSP units per project because economies of scale allow property management and other housing staff requirements to be spread over a

⁷ The Citywide Affordable Housing Loan Committee is composed of the Directors and/or senior staff of the Mayor's Office of Housing and Community Development, the Office of Community Investment and Infrastructure, and the Department of Homelessness and Supportive Housing.

greater number of units. Over the approximately 15-year term, the subsidies per unit are projected to increase.

As summarized in Table 4 below, the total costs over the approximately 15-year term for the seven projects is estimated to be \$67,665,552. The annual General Fund subsidies for these seven projects are anticipated to increase from \$4,291,721 in FY 2017-18 to \$5,762,986 in FY 2031-32. The average cost of each unit's subsidy that would be provided over the approximately 15-year term of each of these agreements is shown in Table 4, ranging from \$114,427 for each of the 11 units in the Mosaica Senior Housing project to \$311,206 for each of the 25 units at the John Burton Advocates for Youth Housing project.

Table 4: Projected Subsidy Expenditures under the Proposed Seven Agreements

Project	Number of LOSP Units	Total LOSP Cost	Average Cost Per Unit for Agreement Term
Mosaica Senior (File 17-0557)	11	\$1,258,693	\$114,427
Mosaica Family (File 17-0558)	20	3,616,321	180,816
Arnett Watson (File 17-0559)	79	19,018,558	240,741
Armstrong Place (File 17-0560)	23	4,237,157	184,224
Hotel Essex (File 17-0561)	84	18,623,354	221,707
John Burton (File 17-0562)	25	7,780,148	311,206
990 Polk Senior (File 17-0563)	50	13,131,321	262,626
TOTAL:	292	\$67,665,552	

As noted above, funding for the proposed agreements are General Fund monies appropriated annually in the Department of Homelessness and Supportive Housing (DHSH) budget, which are subject to Board of Supervisors annual appropriation approval. The proposed agreements are administered by MOHCD, under work order agreements with DHSH, such that MOHCD would be party to each of the proposed LOSP agreements on behalf of the City.

POLICY CONSIDERATION

The Budget and Legislative Analyst's January 2012 Performance Audit of San Francisco's Affordable Housing Policies recommended that MOHCD report annually to the Board of Supervisors on (i) completed and planned supportive housing units for chronically homeless individuals and families, and (ii) funding strategies for planned but not constructed units. According to Ms. Romero, MOHCD reports on the LOSP contracts in the MOHCD Annual Progress Report, which contains all of MOHCD's required reports for the Board of Supervisors. The Budget and Legislative Analyst continues to recommend that MOHCD include an annual report on the LOSP in its Annual Progress Report to the Board of Supervisors.

RECOMMENDATIONS

1. Amend the proposed resolutions to clarify the term of each agreement as follows:

File	Provider	Agreement Start Date	Agreement End Date	Term
17-0557	Alabama Street Housing Associates	January 1, 2018	December 31, 2032	15 yrs
17-0558	Alabama Street Housing Associates	January 1, 2018	December 31, 2032	15 yrs
17-0559	650 Eddy, LP	July 1, 2017	June 30, 2032	15 yrs
17-0560	Armstrong Place Associates, LP	November 1, 2017	December 31, 2032	15 yrs, 2 mo
17-0561	Hotel Essex, LP	July 1, 2017	December 31, 2032	15 yrs, 6 mo
17-0562	BTW Housing Partners, LP	July 1, 2017	December 31, 2032	15 yrs, 6 mo
17-0563	Polk Senior Housing Associates, LP	July 1, 2017	December 31, 2032	15 yrs, 6 mo

- 2. Amend (i) File 17-0559 to state that the current agreement between MOHCD and 650 Eddy, LP for Arnett Watson Apartments will terminate on June 30, 2017 prior to the start of the new LOSP agreement on July 1, 2017; and (ii) File 17-0561 to state that the current agreement between MOHCD and Hotel Essex, LP will terminate on June 30, 2017 prior to the start of the new LOSP agreement on July 1, 2017.
- 3. Approve the proposed resolutions as amended.
- 4. Request that MOHCD continue to include an update on the Local Operating Subsidy Program (LOSP) in the MOHCD Annual Progress Report submitted to the Board of Supervisors on supportive housing.

	John Burton Advocates for Youth, 800 Presidio			Armstrong Place	, 5600 3rd Street	的复数医最高级	Mosalca Fam	Ily, 680 Florida Stre	et 1275 (1875)	Mosalca Senior, 655 Alabama Street			64 Ellis Street	40 144 1 500	Arnett Watson Apts, 650 Eddy Street			Polk and Geary Senior, 990 Polk Street			
Fiscal Year	Months of Contract	Projected Local Operating Subsidy Program Expenditure	Average Local Operating Subsidy Program Subsidy Per Unit Per Month	Months of Contract	Projected local Operating Subsidy Program Expenditure	Average Local Operating Subsidy Program Subsidy Per Unit Per Month	Months of Contract	Projected Local Operating Subsidy Program Expenditure	Average Local Operating Substity Program Substity Per Unit Per Month	Months of Contract	Projected Local Operating Subsidy Program Expenditure	Average total Operating Subsidy, Program Subsidy Per Unit Per Month	Months of Contract		Average Local Operating Subsidy Program Subsidy Per Unit Per Month	Months of Contract	Projected Local Operating Subsidy Program Expenditure	Average Local Operating Subsidy Program Subsidy Per Unit Per Month	Months of Contract	Projected Local Operating Subsidy Program Expenditure	Average Local Operating Subsidy Prograt Subsidy Per Un Per Month
FY 2017-18°	18	\$ 574,617	\$ 1,277	18	\$ 210,573	\$ 509	18	\$ 168,685	\$ 469	18	\$ 64,203	\$ 324	18	1,422,414	\$ 941	12	\$ 973,477	\$ 1,027	18	\$ 877,752	\$ 51
FY 2018-19	12	\$ 401,833	\$ 1,339	12	\$ 204,466	\$ 741	12	\$ 177,565	\$ 740	12	\$ 67,071	\$ 508	12	: 989,015	\$ 981	12	\$ 1,013,167	\$ 1,069	12	\$ 627,859	\$ 56
FY 2019-20	12	\$ 416,866	\$ 1,390	12	\$ 215,210	\$ 78D	12	\$ 186,835	\$ 778	12	\$ 70,070	\$ 531	12	1,021,107	\$ 1,013	12	\$ 1,045,992	\$ 1,103	12	\$ 660,178	
FY 2020-21	12	\$ 432,444	\$ 1,441	12	\$ 226,410	\$ 820	12	\$ 196,482	\$ 819	12	\$ 73,204	\$ 555	12	1,065,227	\$ 1,057	12	\$ 1,086,096	\$ 1,146	12	\$ 693,839	\$ 73
FY 2021-22	12	\$ 448,587	\$ 1,495	12	\$ 238,083	\$ 863	12	\$ 203,220	\$ 847	12	\$ 69,810	\$ 529	12	1,088,932	\$ 1,080	12	\$ 1,127,705	\$ 1,190	12	\$ 728,903	\$ 5 76
FY 2022-23	12	\$ 465,316	\$ 1,551	12 ,	\$ 250,250	\$ 907	12	\$ 213,666	\$. 890	12	\$ 73,234	\$ 555	12	1,119,012	\$ 1,110	12	\$ 1,170,876	\$ 1,235	12	\$ 761,605	\$ \$ 80
FY 2023-24	12	\$ 482,650	\$ 1,609	12	\$ 262,931	\$ 953	12	\$ 224,538	\$ 936	12	\$ 76,812	\$ 582	12	1,156,11B	\$ 1,147	12	\$ 1,215,662	\$ 1,282	12	\$ 799,800	\$ 84
FY 2024-25	12	\$ 500,611	\$ 1,669	12	\$ 276,148	\$ 1,001	12	\$ 235,855	\$ 983	12	\$ 80,552	\$ 610	12	1,194,605	\$ 1,185	12	\$ 1,252,246	\$ 1,321	12	\$ 839,592	\$ 88
FY 2025-26	12	\$ 519,221	\$ 1,731	12	\$ 289,923	\$ 1,050	12	\$ 247,635	\$ 1,032	12	\$ 84,460	\$ 640	12	1,234,524	\$ 1,225	12	\$ 1,290,220	\$ 1,361	12	\$ 881,054	\$ 92
FY 2025-27	12	\$ 537,254	\$ 1,791	12	\$ 304,280	\$ 1,102	12	\$ 259,899	\$ 1,083	12	\$ 88,545	\$ 671	12	1,275,926	\$ 1,266	12	\$ 1,339,510	\$ 1,413	12	\$ 924,263	\$ 97
FY 2027-28	12	\$ 557,233	\$ 1,857	12	\$ 319,243	\$ 1,157	12	\$ 272,668	\$ 1,136	12	\$ 92,813	\$ 703	12	1,318,866	\$ 1,308	12	\$ 1,390,638	\$ 1,467	12	\$ 969,299	\$ 1,02
FY 2028-29	12	\$ 577,932	\$ 1,926	12	\$ 334,837	\$ 1,213	12	\$ 285,965	\$ 1,192	12	\$ 97,274	\$ 737	12	1,363,399	\$ 1,953	12	\$ 1,443,671	\$ 1,523	12	\$ 1,016,247	7 \$ 1,07
FY 2029-30	12 .	\$ 599,377	\$ 1,998	12	\$ 351,090	\$ 1,272	12	\$ 299,813	\$ 1,249	12	\$ 101,936	\$ 772	12	1,409,583	\$ 1,398	12	\$ 1,498,677	\$ 1,581	12	\$ 1,065,198	
FY 2030-31	12	\$ 621,595	\$ 2,072	12	\$ 368,029	\$ 1,333	12	\$ 314,236	\$ 1,309	12	\$ 106,808	\$809	12	1,457,478	\$ 1,446	12	\$ 1,555,726	\$ 1,641	12	\$ 1,115,244	\$ 1,17
FY 2031-32	12	644,612	\$ 2,149	12	\$ 385,684	\$ 1,397	12	\$ 329,259	\$ 1,372	12	\$ 111,901	\$ 848	12	1,507,148	\$ 1,495	12	\$ 1,614,894	\$ 1,703	12	\$ 1,169,488	\$ 1,23
TOTAL:	186	5 7,780,148		186	\$ 4,237,157		186	\$ 3,616,321		186	\$ 1,258,693		186	\$18,623,354		180	\$ 19,018,558		186	\$ 13,131,32	1
of LOSP Units	25			23			20)		11			84			79	9		50		

•	Total LOSP by	Fiscal	Year for	7 projects
	Tetal 1059 20	17-7B		

Total LOSP by Fiscal Year for 7 projec	ts	
Total LOSP 2017-18	\$	4,291,721
Total LOSP 2018-19	\$	3,480,976
Total LOSP 2019-20	\$	3,616,258
Total LOSP 2020-21	\$	3,773,702
Total LOSP 2021-22	\$	3,905,241
Total LOSP 2022-23	\$	4,053,959
Total LOSP 2023-24	\$	4,218,511
Total LOSP 2024-25	\$	4,379,609
Total LOSP 2025-26	\$	4,547,037
Total LOSP 2026-27	\$	4,729,677
Total LOSP 2027-28	\$	4,920,760
Total LOSP 2028-29	\$	5,119,325
Total LOSP 2029-30	\$	5,325,674
Total LOSP 2030-31	\$	5,540,116
Total LOSP 2031-32	\$	5,762,986
Total 7 projects over contract	\$	67,665,552

LOSP New or Re	newal Projects con	ing on line in 201	7-18	on a religior resolution r	achen metrosel		Security Security	UNIT MIX-	HON	ELESS UNITS	period partic	(773).:	RESIDENT HERE	4 47 1.44.4	reference à
Project	Target Population	Service Agency	Tillette	Ti Homeless Units	TI LOSP units	15 Year LOSP Contract	Other Operating Subsidies	Stu	dios	1-BF		2-BR	3-BR	4-BR	TOTAL
John Burton	TAY	First Place for Youth	50	25	25	\$ 7,780,148	None	7, 7,	24		A 7 9	1		计线角层	25
Armstrong	Seniors	Providence Foundation	116	.23	23	\$ 4,237,157	HUD PRAC		12	21	48 OG				23
Mosalca Family	Families	Lutheran Social Services	93	24	20	\$ 3,616,321	Shelter Plus Care	÷ 444	D			13	2 × 2	. 2	20
Mosalca Senior	Seniors	Lutheran Social Services	24	11	11	\$ 1,258,693	None	engli.	9	2					11
Hotel Essex	Adults	Community Housing Partnership	84	84	. 84	\$18,623,354	Shelter Plus Care		84			í.			. 84
Arnett Watson	Families and Single Adults	Community Housing Partnership	83	83	79	\$ 19,018,558	Shelter Plus Care		32	33		14	May be		79
990 Polk	Seniors, 10 units targeted to MHSA	Lutheran Social	110	50	50	\$ 13,131,321	10 units to MHSA		45	5		0			50
TOTAL:			560	300	292	\$ 67,565,552	clients)		205	54		28	2		292

\$ 67,665,552

CITY AND COUNTY OF SAN FRANCISCO MAYOR'S OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT

GRANT AGREEMENT

between

CITY AND COUNTY OF SAN FRANCISCO

and

ALABAMA STREET HOUSING ASSOCIATES, L.P.

For Mosaica Senior Apartments 655 Alabama Street San Francisco, CA

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

WITNESSETH:

WHEREAS, the City previously provided Grantee funding through MOHCD's Local Operating Subsidy Program ("Program") under a nine-year agreement dated March 17, 2010; and

WHEREAS, Grantee submitted the Application Documents (as hereinafter defined) to MOHCD for a grant through MOHCD's Local Operating Subsidy Program ("Program"); and

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

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

WHEREAS, the City's Board of Supervisors authorized execution of this Agreement on

ARTICLE 1 DEFINITIONS

- **1.1 Specific Terms.** Unless the context otherwise requires, the following capitalized terms (whether singular or plural) shall have the meanings set forth below:
- "ADA" shall mean the Americans with Disabilities Act (including all rules and regulations thereunder) and all other applicable federal, state and local disability rights legislation, as the same may be amended, modified or supplemented from time to time.
 - "Additional Leasing Date" shall have the meaning given to it in Section 4.1.

2017 pursuant to Resolution No.

- "Agreement Date" means the date this Agreement is duly executed and delivered by Grantee and MOHCD.
 - "Annual Monitoring Report" shall have the meaning given to it in Section 6.1.
- "Annual Operating Budget" means the operating budget for the Project approved by City attached hereto as **Exhibit B**, as amended by Grantee and City from time-to-time.
- "Applicable Laws" means all applicable present or future federal, state, local and administrative laws, rules, regulations, codes, orders and requirements.
- "Application Documents" shall mean collectively: (i) the grant application submitted by Grantee for a Program grant, including all exhibits, schedules, appendices and attachments thereto; (ii) all documents, correspondence and other written materials submitted in respect of such grant application; and (iii) all amendments, modifications or supplements to any of the foregoing approved in writing by City.
- "Approved Shortfall" means the amount that is approved by MOHCD, if any, by which the Assisted Units Operating Costs (as defined in Section 5.6) for any Business Year during the Term exceed the Project Income attributable to the Assisted Units for such Business Year.
 - "Assisted Units" means eleven (11) residential units at the Project.
- "Business Year" means each period of twelve (12) months used by the Project to define the beginning and end of the year for purposes of accounting and other reporting.
 - "CFR" means the Code of Federal Regulations.
- "Certificate of Preference" means the form establishing a priority right for tenant selection, as further described in the Operational Rules.
- "Certificate of Preference Holder" means a person or household that has been issued a Certificate of Preference.
 - "Charter" shall mean the Charter of City.
 - "Charter Documents" shall have the meaning given in Section 6.2.
 - "City" means the City and County of San Francisco.
- "City Loan Documents" means the MOHCD Loan Agreement and the documents executed in connection therewith.
 - "Controller" shall mean the Controller of City.
 - "Director" means MOHCD's Director or an authorized representative of the Director.
 - "Effective Date" means the Agreement Date.
 - "Event of Default" shall have the meaning set forth in Section 11.1.
- "First Subsidy Payment" shall mean the Subsidy Payment for the initial period starting from the Effective Date.
 - "Grant Amount" shall have the meaning set forth in Section 5.1.

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

"Gross Rent" means the aggregate annual sum charged to Tenants for rent and utilities, with utility charges limited to an allowance determined by the San Francisco Housing Authority and published by MOHCD.

"HSH" means the San Francisco Department of Homelessness and Supportive Housing

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

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

"Initial Leasing Date" shall be the date when the first Assisted Unit is leased and occupied by a Tenant.

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

"LOSP Clients" means the formerly homeless individuals or households that HSH deems eligible for Program assistance pursuant to the Program criteria set forth on the attached Exhibit D (as such criteria may be amended from time to time by MOHCD) as administered by Grantee pursuant to this Agreement, the LOSP Policies and Procedures Manual and the Services Agreement.

"LOSP Policies and Procedures Manual" means the document published jointly by MOHCD and HSH describing the program's operational policies and procedures, as may be amended from time to time.

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

"Median Income" means median income as published annually by MOHCD, derived from the Income Limits determined by HUD for the for the San Francisco area, adjusted solely for household size, but not high housing cost area.

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

"MOHCD Loan Agreement" means collectively those certain loan agreements, dated as of November 8, 2006 between MOH and Grantee with respect to a \$258,515 Affordable Housing Bond Program loan and a \$1,025,827 HOME Program loan.

"Operating Costs" means the following costs: (a) all charges incurred in the operation of the Project for utilities, real estate taxes and assessments and premiums for insurance required under this Agreement, the City Loan Documents or the Senior Loan Documents; (b) salaries, wages and any other compensation due and payable to the employees or agents of Grantee employed in connection with the Project, including all related withholding taxes, insurance premiums, Social Security payments and other payroll taxes or payments; (c) Qualified Minimal Debt Service Payments, if any; (d) the asset management fees, partnership management fees, investor services fee and deferred developer fees described in the Annual Operating Budget or otherwise approved by MOHCD in writing; (e) all other expenses actually incurred to cover the operation of the Project to the standards required under this Agreement, including maintenance and repairs, and property management fees (to the extent such fees

are permitted to be made under the MOHCD Loan Agreement); (f) required deposits to the Replacement Reserve Account (as defined in the MOHCD Loan Agreement), Operating Reserve Account, and any other reserve account required under this Agreement (excluding the Subsidy Reserve Account), the City Loan Documents or the Senior Loan Documents; and (g) any extraordinary expenses arising from the ownership or operation of the Project approved in advance and in writing by MOHCD. "Operating Costs" shall not include any loan payments to be made under the City Loan Documents, the Senior Loan Documents or any other loan payments other than Qualified Minimal Debt Service Payments, nor any costs Grantee incurs in providing services to a Project tenant other than the services to be provided under such Project tenant's lease or otherwise approved hereunder.

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

"Operational Rules" means MOHCD's Operational Rules for San Francisco Housing Lotteries and Rental Lease Up Activities dated August 1, 2015, as amended from time to time.

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

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

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

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

"Project" means the twenty-four (24) unit housing project commonly known as Mosaica Senior Apartments, which is located on the Real Property.

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

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

"Projected Shortfall" means the amount, if any, by which the Assisted Units Operating Costs (as defined in <u>Section 5.6</u>)] for any Business Year during the Term are projected to exceed the Project Income obtained from the Assisted Units for such Business Year.

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

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

"Referral" means the report prepared by Program staff for a LOSP Client.

"Senior Loan Documents" means the following documents: the loan documents executed by Grantee in connection with the following loans

\$4,782,782 Wells Fargo Bank, N.A. Construction Loan

\$3,097,000 State Department of Housing and Community Development Multifamily Housing Program Supportive Housing

\$151,517 Affordable Housing Program (Federal Home Loan Bank) funds from Silicon Valley Bank, N.A.

\$1,284,342 MOH Loan Agreement

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

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

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

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

"Tenant-Paid Rent" means the annual amount charged to Tenants for rent, not including any applicable utility allowance, which must be included when calculating Gross Tenant Rent.

"Tenant Services Contractor" shall mean Lutheran Social Services of Northern California, a California non-profit public benefit corporation.

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

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

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

"Underlying Restricted Rent" is the maximum Gross Rent allowed under the MOHCD Loan Agreement or any other more-restrictive covenants under City-approved funding agreements.

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

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

1.2 Additional Terms. The terms "as directed," "as required" or "as permitted" and similar terms shall refer to the direction, requirement, or permission of MOHCD. The terms "sufficient," "necessary" or "proper" and similar terms shall mean sufficient, necessary or proper in the sole judgment of MOHCD. The terms "approval," "acceptable" or "satisfactory" or similar terms shall mean approved by, or acceptable to, or satisfactory to MOHCD. The terms "include," "included" or "including" and similar

terms shall be deemed to be followed by the words "without limitation". The use of the term "subcontractor," "successor" or "assign" herein refers only to a subcontractor ("subgrantee"), successor or assign expressly permitted under Article 13.

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

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

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

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

If MOHCD determines that Subsidy Payments for any given period must be reduced due to a shortfall in appropriated Program funds (a "Non-Appropriation Event"), MOHCD shall notify Grantee that a Non-Appropriation Event has occurred. City's obligation to make any Subsidy Payments in excess of those for which sufficient funds have been appropriated shall automatically terminate as of such Non-Appropriation Event, except as may be required pursuant to Section 2.5 below. Grantee acknowledges that HSH's and MOHCD's annual operating budgets are each subject to the discretion of City's Mayor and Board of Supervisors and a Non-Appropriation Event may occur during the Term and, accordingly, that Subsidy Payments may subsequently not be made in the amounts projected pursuant to this Agreement. Grantee's assumption of such risks is part of the consideration for this Agreement.

- **2.2** Certification of Controller; Guaranteed Maximum Costs. No funds shall be available under this Agreement until prior written authorization certified by the Controller. In addition, as set forth in Section 21.10-1 of the San Francisco Administrative Code:
- (a) City's obligations hereunder shall not at any time exceed the amount certified by the Controller for the purpose and period stated in such certification, the current Controller certification for Grant Funds is only for the First Subsidy Payment, and Controller certification will be a condition precedent for all other Subsidy Payments to the extent that Project Transition Reserve Account funds are not available to fund such Subsidy Payments.
- (b) Except as may be provided by City ordinances governing emergency conditions, City and its employees and officers are not authorized to request Grantee to perform services or to provide materials, equipment and supplies that would result in Grantee performing services or providing materials,

equipment and supplies that are beyond the scope of the services, materials, equipment and supplies specified in this Agreement unless this Agreement is amended in writing and approved as required by law to authorize the additional services, materials, equipment or supplies. City is not required to pay Grantee for services, materials, equipment or supplies provided by Grantee if they are beyond the scope of the services, materials, equipment and supplies agreed upon herein and were not approved by a written amendment to this Agreement lawfully executed by City.

- (c) City and its employees and officers are not authorized to offer or promise to Grantee additional funding for this Agreement that would exceed the maximum amount of funding provided for herein. Additional funding for this Agreement in excess of the maximum provided herein shall require lawful approval and certification by the Controller. City is not required to honor any offered or promised additional funding that exceeds the maximum provided in this Agreement, which requires lawful approval and certification of the Controller when the lawful approval and certification by the Controller has not been obtained.
- (d) The Controller is not authorized to make payments on any agreement for which funds have not been certified as available for such purposes in the budget of HSH or MOHCD or by supplemental appropriation.
- **2.3** Automatic Termination for Nonappropriation or Nontransfer of Funds. This Agreement shall automatically terminate, without penalty, liability or expense of any kind to City, at the end of the period of the City's Business Year that a Non-Appropriation Event occurs, except as otherwise set forth in Section 2.5.
- **2.4 SUPERSEDURE OF CONFLICTING PROVISIONS.** IN THE EVENT OF ANY CONFLICT BETWEEN ANY OF THE PROVISIONS OF THIS <u>ARTICLE 2</u> AND ANY OTHER PROVISION OF THIS AGREEMENT, THE APPLICATION DOCUMENTS OR ANY OTHER DOCUMENT OR COMMUNICATION RELATING TO THIS AGREEMENT, THE TERMS OF THIS <u>ARTICLE 2</u> SHALL GOVERN.
- 2.5 Program Transition Reserve Account. All LOSP subsidy payments, including the Subsidy Payments, are conditioned on the appropriation of sufficient funds therefor and the transfer of such funds to MOHCD's annual budget. MOHCD intends to establish a reserve account, as MOHCD deems appropriate and in its sole discretion, to fund all or a portion of selected LOSP subsidy payments in the event sufficient funds are not so appropriated or transferred (the "Program Transition Reserve Account"). If there is a Non-Appropriation Event, City shall use Program Transition Reserve Account funds to disburse such Subsidy Payments to the extent there are sufficient Program Transition Reserve Account funds for such disbursements.

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

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

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

ARTICLE 3-TERM

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

ARTICLE 4 PERFORMANCE OF GRANT OBLIGATIONS

4.1 Lease of Assisted Units.

(a) Commencing on the Initial Leasing Date, Grantee shall lease all of the Assisted Units to the LOSP Clients it selects from Referrals supplied by the City.

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

- (b) Grantee shall give preference in occupying all Project residential units first to Certificate of Preference Holders in accordance with the Operational Rules and the Preferences Ordinance; provided that such applicants satisfy all other applicable eligibility requirements under the City Loan Documents and the Senior Loan Documents.
 - (c) Intentionally Omitted.
- (d) Grantee shall have sole discretion in selecting the LOSP Clients that will be Tenants, provided that Grantee's decision not to rent an Assisted Unit to an LOSP Client referred to Grantee by City shall not be unreasonably withheld or conditioned, and provided further that Grantee shall not discriminate against or permit discrimination against any person or group of persons because of race, color, creed, national origin, ancestry, age, sex, sexual orientation, disability, gender identity, height, weight, source of income or acquired immune deficiency syndrome (AIDS) or AIDS related condition (ARC) in the leasing of the Assisted Units.
- (e) Grantee shall comply with the Tenant Selection Plan Policy set forth in the attached **Exhibit H** when selecting tenants for the Assisted Units.
- (f) Grantee shall comply with the Tenant Screening Criteria Policy set forth in the attached **Exhibit I** when screening tenants for the Assisted Units.
- (g) Grantee shall rent each Assisted Unit to a Tenant pursuant to a separate lease agreement that complies with this Agreement. Each Tenant lease shall provide for termination of such lease and such

Tenant's consent to immediate eviction if the Tenant has made any material misrepresentation in the initial income certification made by Tenant to City or in any later income certification made by Tenant to Grantee. The lease agreement for each Assisted Unit must also contain the applicable Lease Addendum, which can be found in the LOSP Policies and Procedures Manual.

- (h) Grantee shall obtain each Tenant's recertification of his/her household income on an annual basis. Such income certifications shall be prepared pursuant to low income housing tax credit guidelines for household income and shall be maintained on file at Grantee's principal office for no less than five (5) years following the date of such certification, and Grantee must file or cause to be filed copies thereof with MOHCD promptly upon MOHCD's request therefor.
- (i) Security deposits may be required of Tenants only in accordance with applicable federal regulations, state law and this Agreement. Any security deposits collected must be segregated from all other funds of the Project in an account held in trust for the benefit of the Tenants and other tenants of the Project and disbursed in accordance with California law. The balance in such security deposit account must at all times equal or exceed the aggregate of all security deposits collected plus accrued interest thereon, less any security deposits or interest thereon returned to Tenants or any other tenants of the Project.

4.2 Rent Restrictions.

- (a) Gross Rent charged for any Tenant shall be the lower of thirty percent (30%) of a Tenant's gross monthly income, or the maximum rent allowed under the MOHCD Loan Agreement.
- (b) With the written approval of DSHH, the Gross Rent charged to a Tenant may be increased as a result of a determination by HSH that such Tenant is no longer eligible under the Program, so long as the Gross Rent charged does not exceed the Underlying Restricted Rent. Notwithstanding the forgoing, Tenants deemed no longer eligible by HSH who remain occupants of the Project shall still be considered a LOSP Client and the Tenant's Unit shall still constitute an Assisted Unit for purposes of compliance with the requirements of this Agreement.
- (c) Grantee must provide MOHCD at least annually a report showing actual household income level and Gross Rent for each Tenant.
- **4.3 Operating Reserve Account; Subsidy Reserve Account.** Grantee shall comply with all of its requirements for the Operating Reserve Account under the MOHCD Loan Agreement. In addition, if the Subsidy Payment made to Grantee for a Business Year exceeds the Approved Shortfall for such Business Year, as determined pursuant to the reports delivered under Section 6.1, Grantee shall deposit such excess amount in the Subsidy Reserve Account. Grantee shall not use Subsidy Reserve Account funds, or any interest earned thereon, for any purpose other than as provided in this Agreement The only funds that shall be held in the Subsidy Reserve Account shall be the moneys deposited therein pursuant to this Section and the interest earned thereon.

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

4.4 [Intentionally Omitted]

4.5 Annual Operating Budget. The Annual Operating Budget attached hereto as **Exhibit B** sets forth Grantee's anticipated Operating Costs, Project Income and Projected Shortfall for the Term of the

Agreement. Grantee shall pay Operating Costs in conformity with the approved Annual Operating Budget. MOHCD's prior written consent shall not be required before Grantee can spend funds on Operating Costs that differ in amount from the amounts in the Annual Operating Budget.

Grantee can submit requests to change the amount of the Annual Operating Budget and corresponding Subsidy Payment for any year during the term by supplying a written proposal to MOHCD. MOHCD will provide project-specific guidance about other materials required to required to analyze the requested change including but not limited to a variance analysis that includes a quantitative assessment of the difference between projected annual income and expenses and actual annual income and expenses, and explanations for the cause of any significant variances.

Any travel expenses incurred by Grantee must be reasonable and must comply with the following:

- (i) Lodging, meals and incidental expenses shall not exceed the then-current per diem rates set forth by the United States General Services Administration for the County of San Francisco found at: https://www.gsa.gov/portal/category/104711.
- (ii) Air transportation expenses must use fares for coach-class accommodations, provided that purchases for air travel must occur no less than one week before the travel day.
- (iii) If ground transportation is required, the City urges the use of public transit or courtesy shuttles if provided by a lodging. If courtesy transportation is not provided by a lodging, ground transportation expenses for travel to or from regional airports must not exceed Fifty Dollars (\$50.00) each way. Other ground transportation expenses must not exceed then-current San Francisco taxi rates found at: https://www.sfmta.com/getting-around/taxi/taxi-rates. Ground transportation shall not include any expenses for luxury transportation services, such as a limousine, or any expenses related to travel to or from Project site meetings by Borrower's employees.
- (iv) Miscellaneous travel expenses must not exceed Fifty Dollars (\$50.00) without prior written approval of the City.
- (v) Any Disbursement Request for travel expenses must include supporting documentation, including, without limitation, original itemized receipts showing rates and cost, air travel itinerary, proof of payment, and any written justification requested by the City.

For the purpose of this Section, the terms "lodging," "meals" and "incidental expenses" shall have the same meanings defined in 41 CFR Part 300-3; the term "coach-class" shall have the same meaning defined in 41 CFR Part 301-10.121(a); and the term "miscellaneous" means copying services, printing services, communication services, or other services reasonably related to travel for the Project and approved by the City.

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

4.7 [Intentionally Omitted]

4.8 Maintenance and Management of Project.

- (a) Grantee shall be responsible for ensuring all Project maintenance, repair and management functions, including the collection of rents, routine and extraordinary repairs and replacement of capital items, and for keeping the Project in a safe and sanitary manner and in good operating condition in accordance with all Applicable Laws, the City Loan Documents and the Senior Loan Documents (collectively, the "Maintenance Duties").
- (b) Grantee may contract with a management agent for the performance of the Maintenance Duties subject to MOHCD's prior written approval of both the management agent and the management contract, provided, however, that the arrangement will not relieve Grantee of responsibility for performance of those duties. A management contract must contain a provision allowing Grantee to terminate the contract without penalty upon no more than thirty (30) days' notice.
- (c) MOHCD will provide written notice to Grantee if MOHCD determines that the Maintenance Duties are not being performed in accordance with this Agreement. If Grantee is then in contract with a management agent pursuant to subsection (b) above, and such management agent fails to fully cure such failure within thirty (30) days of the date that MOHCD delivers such written notice, Grantee shall exercise such thirty (30) day termination right, terminate the management contract and make immediate arrangements for cure of such failure and for the continuous and continuing performance of the Maintenance Duties. If, at the time of such notice, Grantee is not in contract with a management agent pursuant to subsection (b) above, in addition to MOHCD's rights hereunder, MOHCD shall have the right to require that Grantee, at Grantee's sole cost, contract with a management agent to perform the Maintenance Duties, or to make other arrangements the City deems necessary to ensure full and timely performance of the Maintenance Duties.
 - (d) Grantee shall operate the Project in compliance with all Applicable Laws.

4.9 Services Agreement; Provision of Services.

- (a) Grantee hereby agrees to allow the Tenant Services Contractor (and any subsequent service provider) access to the Project at all reasonable times for the provision of services to the Project's LOSP Clients.
- (b) Grantee shall promptly provide written notice to MOHCD if Grantee obtains knowledge of any default, or event that with notice or the passage of time or both could constitute a default, under the Services Agreement.
- (c) In the event that the Services Agreement is terminated for any reason, or that MOHCD and/or HSH determines that the Tenant Services Contractor needs to be replaced, Grantee shall cooperate in good faith with MOHCD and HSH in obtaining a new service provider for the LOSP Clients in the Project. In such an event, the selection of the new service provider for the Project shall require Grantee's prior consent, which shall not be unreasonably delayed or denied. Grantee hereby agrees and acknowledges that nothing in this Agreement gives Grantee any right to consent to the MOHCD and/or HSH determination to terminate the Services Agreement or to replace the Tenant Services Contractor.

ARTICLE 5 USE AND DISBURSEMENT OF GRANT FUNDS

5.1 Maximum Amount of Grant Funds; Disbursement of Subsidy Payments. In no event shall the total amount of Grant Funds disbursed hereunder exceed One Million Two Hundred fifty-eight-thousand six hundred ninety-three Dollars (\$1,258,693) (the "**Grant Amount**"). Subject to Grantee's performance of its obligations under this Agreement and MOHCD's receipt of sufficient funds, as further set forth in Article 2, the Grant Funds shall be disbursed through Subsidy Payments.

Provided that Grantee is in compliance with all of the conditions for receipt of the First Subsidy Payment, City shall deliver the First Subsidy Payment to Grantee within sixty twenty (60) business days immediately following the Effective Date. For every subsequent year during the Term, provided that Grantee is in compliance with all of the conditions for receipt of a Subsidy Payment, City shall deliver the Subsidy Payment for such year to Grantee within sixty (60) business days immediately following the date when the funds have been made available for MOHCD for disbursement.

5.2 Subsidy Payment Amounts and Adjustments.

- (a) The 15-Year Cash Flow is the Parties' current expectations of Operating Costs and Projected Shortfalls during the Term. The Parties anticipate that the amount of the First Subsidy Payment and each subsequent Subsidy Payment shall be as shown on **Exhibit A**. The First Subsidy Payment amount reflects the Projected Shortfall for the period starting on the Effective Date. Notwithstanding the foregoing initial calculations of the 15-Year Cash Flow and the Subsidy Payment amounts, however, each Subsidy Payment (including the First Subsidy Payment) is subject to further adjustment pursuant to this Section and City's annual review and approval of the applicable Annual Operating Budget. The City shall reduce the subsequent Subsidy Payments by the amount of any funds held in the Subsidy Reserve Account.
- (b) The total amount of all Subsidy Payments made hereunder shall not exceed the Grant Amount. If the total amount of all Subsidy Payments made hereunder equals the Grant Amount at any time prior to the expiration of the Term, no further Subsidy Payments shall be made hereunder. If any Subsidy Payment would, if made, cause the total amount of all Subsidy Payments made hereunder to exceed the Grant Amount, such Subsidy Payment shall be accordingly reduced so the total amount of Subsidy Payments made hereunder equals the Grant Amount.
- **5.3** Use of Grant Funds. Grantee shall use the Grant Funds only for Assisted Units Operating Costs and for no other purpose. Grantee shall expend the Grant Funds in accordance with the Annual Operating Budget.
- **5.4** Conditions Precedent to Payment of First Subsidy Payment. Grantee shall fully satisfy each of the following conditions prior to delivery of the First Subsidy Payment.
- (a) Grantee must have delivered to the City fully executed (and for documents to be recorded, acknowledged) originals of the following documents, in form and substance satisfactory to the City: (i) this Agreement (in triplicate); (ii) the Opinion; and (iii) the Authorizing Resolutions.
 - (b) Grantee must have delivered its Charter Documents to the City.
- (c) Grantee shall be in compliance with all of its obligations under City Loan Documents and the Senior Loan Documents.
- (d) Tenant Services Contractor shall be in compliance with all of its obligations under the Services Agreement, and no default, or event that with notice or the passage of time or both could constitute a default, shall exist and remain uncured under the Services Agreement; provided however that disbursement of the First Subsidy Payment shall not be withheld due to an uncured default under the Services Agreement if at the time of expected disbursement, Grantee provides City with sufficient evidence that it is cooperating in good faith with the City and HSH to diligently pursue a cure of said default, which may or may not include Grantee directly providing the required services under the Services Agreement.
- (e) No Event of Default, or event that with notice or the passage of time or both could constitute an Event of Default, shall exist and remain uncured as of the date of the Initial Subsidy Payment is to be disbursed hereunder.

- 5.5 Conditions Precedent to Payment of Subsequent Subsidy Payments. Grantee shall fully satisfy each of the following conditions prior to delivery of any Subsequent Subsidy Payment:
- (a) Grantee shall be in compliance with all of its obligations under the City Loan Documents and the Senior Loan Documents.
- (b) Tenant Services Contractor shall be in compliance with all of its obligations under the Services Agreement, and no default, or event that with notice or the passage of time or both could constitute a default, shall exist and remain uncured under the Services Agreement; provided however that disbursement of any Subsequent Subsidy Payment shall not be withheld due to an uncured default under the Services Agreement if at the time of expected disbursement, Grantee provides City with sufficient evidence that it is cooperating in good faith with the City and DPH to diligently pursue a cure of said default, which may or may not include Grantee directly providing the required services under the Services Agreement.
- (c) No Event of Default, or event that with notice or the passage of time or both could constitute an Event of Default, shall exist and remain uncured as of the date of such Subsidy Payment is to be disbursed hereunder.
- 5.6 Allocation of Grant Funds and Calculation of Assisted Unit Operating Costs. For the purposes of determining the Subsidy Payment and the Projected Shortfall, City and Grantee have agreed that the parties shall allocate forty-six percent (46%) of the total Operating Costs to the Assisted Units ("Assisted Units Operating Costs") and fifty-four percent (54%) of the total Operating Costs to the non-Assisted Units. For most budget line items, LOSP units are assigned a prorated share of the total project operating cost. There are some line items where alternative portions of the line item may be proposed. Exhibit B depicts the allocation of Operating Costs between the Assisted and non-Assisted Units, including and budget line items for which alternative portions have been allocated to the Assisted/non-Assisted units.

ARTICLE 6 REPORTING REQUIREMENTS; AUDITS; PENALTIES FOR FALSE CLAIMS

6.1 Regular Reports; Operating Statements. Grantee must file electronically with the City no later than one hundred fifty (150) days after the end of Grantee's calendar year annual report forms (the "Annual Monitoring Report") that include audited financial statements including any management letters; an income and expense statement for the Project covering the applicable reporting period "Operating Statement"; a statement of balances, deposits and withdrawals from all Accounts; and evidence of required insurance. The Annual Monitoring Report must be in substantially the form attached as Exhibit G or as later modified by MOHCD during the Term.

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

6.2 Organizational Documents. Prior to the Effective Date, Grantee shall provide to City the following documents (collectively, the "Charter Documents"): a certified certificate of status and (a) if Grantee is a corporation, its bylaws, and a certified copy of its articles of incorporation; (b) if Grantee is limited partnership, its partnership agreement, a certified copy of its certificate of partnership, and the organizational documents of its general partner; and (c) if Grantee is a limited liability company, its

operating agreement, a certified copy of its certificate of limited liability company, and the organizational documents of its manager. All certified documents to be provided pursuant to this Section shall be certified by the California Secretary of State or, if the entity for which a certified document is to be provided was not organized in the State of California, certified by the Secretary of State of such entity's state of organization, no earlier than two (2) months prior to the Effective Date. The Charter Documents must be delivered to the City in their original form, as amended if applicable.

- 6.3 Notification of Defaults or Changes in Circumstances. Grantee shall notify City immediately of (a) any Event of Default or event that, with the passage of time, would constitute an Event of Default; and (b) any change of circumstances that would cause any of the representations and warranties contained in Article 8 to be false or misleading at any time during the term of this Agreement.
- **6.4 Financial Statements.** As noted in Section 6.1, Grantee shall also deliver to City, no later than one hundred fifty (150) days following the end of any Business Year, an audited balance sheet and the related statement of income and cash flows for such Business Year, certified by a reputable accounting firm as accurately presenting the financial position of Grantee, including any management letters supplied by the auditors.
- 6.5 Books and Records. Grantee shall establish and maintain accurate files and records of all aspects of Operating Expenses and Project Income and the matters funded in whole or in part with Grant Funds during the term of this Agreement. Without limiting the scope of the foregoing, Grantee shall establish and maintain accurate financial books and accounting records relating to Operating Costs incurred and paid and Grant Funds received and expended under this Agreement, together with all invoices, documents, payrolls, time records and other data related to the matters covered by this Agreement, whether funded in whole or in part with Grant Funds. Grantee shall maintain all of the files, records, books, invoices, documents, payrolls and other data required to be maintained under this Section in a readily accessible location and condition for a period of not less than five (5) years after final payment under this Agreement or until any final audit has been fully completed, whichever is later. Grantee agrees to maintain and make available to MOHCD, during regular business hours, accurate books and accounting records relating to the Project and the Tenants. The State of California or any federal agency having an interest in the subject matter of this Agreement shall have the same rights conferred upon MOHCD by this Section. All financial reports must be prepared and maintained in accordance with GAAP as in effect at the time of performance.
- **6.6 Inspection and Audit.** Grantee shall make available to MOHCD, its employees and authorized representatives, during regular business hours all of the files, records, books, invoices, documents, payrolls and other data required to be established and maintained by Grantee under Section 6.5. Grantee shall permit MOHCD, its employees and authorized representatives to inspect, audit, examine and make excerpts and transcripts from any of the foregoing. The rights of MOHCD pursuant to this Section shall remain in effect so long as Grantee has the obligation to maintain such files, records, books, invoices, documents, payrolls and other data under this Article 6.
- 6.7 Submitting False Claims; Monetary Penalties. Grantee acknowledges and agrees that it is a "contractor" under and is subject to San Francisco Administrative Code Section 21.35. Under such Section 21.35, any contractor, subgrantee or consultant who submits a false claim shall be liable to City for three times the amount of damages which City sustains because of the false claim. A contractor, subgrantee or consultant who submits a false claim shall also be liable to City for the costs, including attorney's fees, of a civil action brought to recover any of those penalties or damages, and may be liable to City for a civil penalty of up to Ten Thousand Dollars (\$10,000) for each false claim. A contractor, subgrantee or consultant will be deemed to have submitted a false claim to City if the contractor, subgrantee or consultant: (a) knowingly presents or causes to be presented to an officer or employee of City a false claim or request for payment or approval; (b) knowingly makes, uses, or causes to be made or used a false record or statement to get a false claim paid or approved by City; (c) conspires to defraud City by getting a false claim allowed or paid by City; (d) knowingly makes, uses, or causes to be made or used a false record or statement to conceal, avoid, or decrease an obligation to pay or transmit money or

property to City; or (e) is a beneficiary of an inadvertent submission of a false claim to City, subsequently discovers the falsity of the claim, and fails to disclose the false claim to City within a reasonable time after discovery of the false claim.

- 6.8 **Project Monitoring Generally.** Grantee understands and agrees that it will be monitored by the City from time to time to assure compliance with all terms and conditions in this Agreement and all Laws. Grantee acknowledges that the City may also conduct periodic on-site inspections of the Project. Grantee must cooperate with the monitoring by the City and ensure full access to the Project and all information related to the Project as reasonably required by the City.
- 6.9 Notice Requirement for Changes in Director Positions. Grantee must provide written notice of the replacement of its executive director, director of housing development, director of property management and/or any equivalent position within thirty (30) days after the effective date of such replacement.

ARTICLE 7 TAXES

- 7.1 Grantee to Pay All Taxes. Grantee shall pay to the appropriate governmental authority, as and when due, any and all taxes, fees, assessments or other governmental charges, including possessory interest taxes and California sales and use taxes, levied upon or in connection with this Agreement, the Grant Funds or any of the activities contemplated by this Agreement.
- 7.2 Use of City Real Property. If at any time this Agreement entitles Grantee to the possession, occupancy or use of City real property for private gain, the following provisions shall apply:
- (a) Grantee, on behalf of itself and any subgrantees, successors and assigns, recognizes and understands that this Agreement may create a possessory interest subject to property taxation and Grantee, and any subgrantee, successor or assign, may be subject to the payment of such taxes.
- (b) Grantee, on behalf of itself and any subgrantees, successors and assigns, further recognizes and understands that any assignment permitted hereunder and any exercise of any option to renew or other extension of this Agreement may constitute a change in ownership for purposes of property taxation and therefore may result in a revaluation of any possessory interest created hereunder. Grantee shall report any assignment or other transfer of any interest in this Agreement or any renewal or extension thereof to the County Assessor within sixty (60) days after such assignment, transfer, renewal or extension.
- (c) Grantee shall provide such other information as may be requested by City to enable City to comply with any reporting requirements under applicable law with respect to possessory interests.
- 7.3 Earned Income Credit (EIC) Forms. Administrative Code Section 12O requires that employers provide their employees with IRS Form W-5 (The Earned Income Credit Advance Payment Certificate) and the IRS EIC Schedule, as set forth below. Employers can locate these forms at the IRS Office, on the Internet, or anywhere that Federal Tax Forms can be found.
- (a) Grantee shall provide EIC Forms to each Eligible Employee at each of the following times: (i) within thirty (30) days following the date on which this Agreement becomes effective (unless Grantee has already provided such EIC Forms at least once during the calendar year in which such effective date falls); (ii) promptly after any Eligible Employee is hired by Grantee; and (iii) annually between January 1 and January 31 of each calendar year during the term of this Agreement.
- (b) Failure to comply with any requirement contained in subparagraph (a) of this Section shall constitute a material breach by Grantee of the terms of this Agreement. If, within thirty (30) days after

Grantee receives written notice of such a breach, Grantee fails to cure such breach or, if such breach cannot reasonably be cured within such period of thirty (30) days, Grantee fails to commence efforts to cure within such period or thereafter fails to diligently pursue such cure to completion, the City may pursue any rights or remedies available under this Agreement or under applicable law.

- (c) Any Subcontract entered into by Grantee shall require the subgrantee to comply, as to the subgrantee's Eligible Employees, with each of the terms of this Section.
- (d) Capitalized terms used in this Section and not defined in this Agreement shall have the meanings assigned to such terms in Section 12O of the San Francisco Administrative Code.

ARTICLE 8 REPRESENTATIONS AND WARRANTIES

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

- 8.1 Organization; Authorization. Grantee shall be a limited liability company or a limited partnership, and Grantee's manager, if Grantee is a limited liability company, or Grantee's general partner, or the general partner's sole member of the general partner (if general partner is a limited liability company), is a nonprofit corporation, duly organized and validly existing and in good standing under the laws of the jurisdiction in which it was formed, and which has established and maintains valid nonprofit status under Section 501(c)(3) of the United States Internal Revenue Code of 1986, as amended, and all rules and regulations promulgated thereunder. Grantee has duly authorized by all necessary action the execution, delivery and performance of this Agreement. Grantee has duly executed and delivered this Agreement and this Agreement constitutes a legal, valid and binding obligation of Grantee, enforceable against Grantee in accordance with the terms hereof.
- **8.2** Location. Grantee's operations, offices and headquarters are located at the address for notices set forth in Section 15.
- **8.3** No Misstatements. No document furnished or to be furnished by Grantee to MOHCD in connection with the Application Documents, this Agreement, or any other document relating to any of the foregoing, contains or will contain any untrue statement of material fact or omits or will omit a material fact necessary to make the statements contained therein not misleading, under the circumstances under which any such statement shall have been made.
- **8.4** Conflict of Interest. Through its execution of this Agreement, Grantee acknowledges that it is familiar with the provision of Section 15.103 of the City's Charter, Article III, Chapter 2 of the City's Campaign and Governmental Conduct Code, and Section 87100 *et seq.* and Section 1090 *et seq.* of the Government Code of the State of California, and certifies that it does not know of any facts which constitutes a violation of said provisions and agrees that it will immediately notify MOHCD if it becomes aware of any such fact during the term of this Agreement.

ARTICLE 9 INDEMNIFICATION AND GENERAL LIABILITY

9.1 Indemnification. Grantee shall indemnify, protect, defend and hold harmless each of the Indemnified Parties from and against any and all Losses arising from, in connection with or caused by:
(a) a material breach of this Agreement by Grantee; (b) a material breach of any representation or warranty of Grantee contained in this Agreement; (c) any personal injury caused, directly or indirectly, by any act or omission of Grantee or its employees, subgrantees or agents; (d) any property damage caused, directly or indirectly by any act or omission of Grantee or its employees, subgrantees or agents; (e) the use, misuse or failure of any equipment or facility used by Grantee, or by any of its employees, subgrantees or agents, regardless of whether such equipment or facility is furnished, rented or loaned to

Grantee by an Indemnified Party; (f) any tax, fee, assessment or other charge for which Grantee is responsible under Article 7; or (g) any infringement of patent rights, copyright, trade secret or any other proprietary right or trademark of any person or entity in consequence of the use by any Indemnified Party of any goods or services furnished to such Indemnified Party in connection with this Agreement. Grantee's obligations under the immediately preceding sentence shall apply to any Loss that is caused in whole or in part by the active or passive negligence of any Indemnified Party, but shall exclude any Loss caused solely by the willful misconduct or gross negligence of the Indemnified Party. The foregoing indemnity shall include, without limitation, reasonable fees of attorneys, consultants and experts and related costs and City's costs of investigating any claims against the City.

- 9.2 Duty to Defend; Notice of Loss. Grantee acknowledges and agrees that its obligation to defend the Indemnified Parties under Section 9.1: (a) is an immediate obligation, independent of its other obligations hereunder; (b) applies to any Loss which actually or potentially falls within the scope of Section 9.1, regardless of whether the allegations asserted in connection with such Loss are or may be groundless, false or fraudulent; and (c) arises at the time the Loss is tendered to Grantee by the Indemnified Party and continues at all times thereafter. The Indemnified Party shall give Grantee prompt notice of any Loss under Section 9.1 and Grantee shall have the right to defend, settle and compromise any such Loss; provided, however, that the Indemnified Party shall have the right to retain its own counsel at the expense of Grantee if representation of such Indemnified Party by the counsel retained by Grantee would be inappropriate due to conflicts of interest between such Indemnified Party and Grantee. An Indemnified Party's failure to notify Grantee promptly of any Loss shall not relieve Grantee of any liability to such Indemnified Party pursuant to Section 9.1, unless such failure materially impairs Grantee's ability to defend such Loss. Grantee shall seek the Indemnified Party shares in liability with respect thereto.
- 9.3 Incidental and Consequential Damages. Losses covered under this Article 9 shall include any and all incidental and consequential damages resulting in whole or in part from Grantee's acts or omissions. Nothing in this Agreement shall constitute a waiver or limitation of any rights that any Indemnified Party may have under applicable law with respect to such damages.
- 9.4 LIMITATION ON LIABILITY OF CITY. CITY'S OBLIGATIONS UNDER THIS AGREEMENT SHALL BE LIMITED TO THE AGGREGATE AMOUNT OF GRANT FUNDS ACTUALLY DISBURSED HEREUNDER. NOTWITHSTANDING ANY OTHER PROVISION CONTAINED IN THIS AGREEMENT, THE APPLICATION DOCUMENTS OR ANY OTHER DOCUMENT OR COMMUNICATION RELATING TO THIS AGREEMENT, IN NO EVENT SHALL CITY BE LIABLE, REGARDLESS OF WHETHER ANY CLAIM IS BASED ON CONTRACT OR TORT, FOR ANY SPECIAL, CONSEQUENTIAL, INDIRECT OR INCIDENTAL DAMAGES, INCLUDING LOST PROFITS, ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT, THE GRANT FUNDS OR ANY ACTIVITIES PERFORMED IN CONNECTION WITH THIS AGREEMENT.

ARTICLE 10 INSURANCE

- **10.1 Types and Amounts of Coverage.** Without limiting Grantee's liability pursuant to Article 9, Grantee shall maintain in force, during the full term of this Agreement, insurance in the following amounts and coverages:
- (a) Workers' Compensation, in statutory amounts, with Employers' Liability Limits not less than One Million Dollars (\$1,000,000) each accident, injury, or illness.
- (b) Commercial General Liability Insurance with limits not less than One Million Dollars (\$1,000,000) each occurrence Combined Single Limit for Bodily Injury and Property Damage, including Contractual Liability, Personal Injury, Products and Completed Operations.

- (c) Commercial Automobile Liability Insurance with limits not less than One Million Dollars (\$1,000,000) each occurrence Combined Single Limit for Bodily Injury and Property Damage, including Owned, Non-Owned and Hired auto coverage, as applicable.
- (d) Professional liability insurance for negligent acts, errors or omission with respect to professional or technical services, if any, required in the performance of this Agreement with limits not less than One Million Dollars (\$1,000,000) each claim.
- **10.2** Additional Requirements for General and Automobile Coverage. Commercial General Liability and Commercial Automobile Liability insurance policies shall:
- (a) Name as additional insured City and its officers, agents and employees. With respect to the Commercial Automobile Insurance the City and its officers, agents and employees shall only be additional insured as to to liability arising out of the use, by Grantee's employees, of automobiles, whether owned, leased, hired or borrowed, in connection with the Project.
- (b) Provide that such policies are primary insurance to any other insurance available to the Additional Insureds, with respect to any claims arising out of this Agreement, and that insurance applies separately to each insured against whom claim is made or suit is brought, except with respect to limits of liability.
- **10.3** Additional Requirements for All Policies. Contractor shall provide thirty (30) days' advance written notice to City of cancellation of policy for any reason, nonrenewal or reduction in coverage and specific notice mailed to City's address for notices pursuant to <u>Article 15</u>.
- 10.4 Required Post-Expiration Coverage. Should any of the insurance required hereunder be provided under a claims-made form, Grantee shall maintain such coverage continuously throughout the term of this Agreement and, without lapse, for a period of three (3) years beyond the expiration or termination of this Agreement, to the effect that, should occurrences during the term hereof give rise to claims made after expiration or termination of the Agreement, such claims shall be covered by such claims-made policies.
- 10.5 General Annual Aggregate Limit/Inclusion of Claims Investigation or Legal Defense Costs. Should any of the insurance required hereunder be provided under a form of coverage that includes a general annual aggregate limit or provides that claims investigation or legal defense costs be included in such general annual aggregate limit, such general annual aggregate limit shall be double the occurrence or claims limits specified above.
- 10.6 Evidence of Insurance. Before commencing any operations under this Agreement, Grantee shall furnish to City certificates of insurance, and additional insured policy endorsements, in form and with insurers satisfactory to City, evidencing all coverages set forth above, and shall furnish complete copies of policies promptly upon City's request. Before commencing any operations under this Agreement, Grantee shall furnish to City certificates of insurance and additional insured policy endorsements with insurers with ratings comparable to A-, VIII or higher, that are authorized to do business in the State of California, and that are satisfactory to City, in form evidencing all coverages set forth above. Failure to maintain insurance shall constitute a material breach of this Agreement.
- **10.7 Effect of Approval**. Approval of any insurance by City shall not relieve or decrease the liability of Grantee hereunder.

ARTICLE 11 EVENTS OF DEFAULT AND REMEDIES

- 11.1 Events of Default. The occurrence of any one or more of the following events shall constitute an "Event of Default" under this Agreement:
- (a) **False Statement**. Any statement, representation or warranty contained in this Agreement, in the Application Documents, or in any other document submitted to City under this Agreement is found by City to be false or misleading when made.
- (b) Improper Use of Grant Funds; Failure to Perform Other Covenants and Obligations. Grantee uses Grant Funds for any purpose other than for the payment of Assisted Units Operating Costs (or reimbursement for its advance payment thereof), fails to use the Subsidy Payments it receives to pay Assisted Units Operating Costs (or reimbursement for its advance payment thereof), or otherwise fails to perform or breaches any other agreement or covenant of this Agreement to be performed or observed by Grantee as and when performance or observance is due and such failure or breach continues for a period of ten (10) days after the date on which such performance or observance is due, or if such breach can not be cured in ten (10) days, then City shall not exercise its remedies hereunder as long as Grantee continues to diligently pursue a cure of the breach; provided, however, that: (i) in the case of an improper use of Grant Funds, in no event shall such cure period extend beyond thirty (30) days after the date on which such performance or observance is due, and (ii) in the case of other defaults under this Section 11.1(b), in no event shall such cure period extend beyond ninety (90) days after the date on which such performance or observance is due.
- (c) **Default under City Loan Documents or Senior Loan Documents.** Grantee defaults under any City Loan Document or any of the Senior Loan Documents (after expiration of any grace period expressly stated in any such agreement).
- (d) **Voluntary Insolvency**. Grantee (i) is generally not paying its debts as they become due, (ii) files, or consents by answer or otherwise to the filing against it of, a petition for relief or reorganization or arrangement or any other petition in bankruptcy or for liquidation or to take advantage of any bankruptcy, insolvency or other debtors' relief law of any jurisdiction, (iii) makes an assignment for the benefit of its creditors, (iv) consents to the appointment of a custodian, receiver, trustee or other officer with similar powers of Grantee or of any substantial part of Grantee's property or (v) takes action for the purpose of any of the foregoing.
- (e) Involuntary Insolvency. Without consent by Grantee, a court or government authority enters an order, and such order is not vacated within 60 days, (i) appointing a custodian, receiver, trustee or other officer with similar powers with respect to Grantee or with respect to any substantial part of Grantee's property, (ii) constituting an order for relief or approving a petition for relief or reorganization or arrangement or any other petition in bankruptcy or for liquidation or to take advantage of any bankruptcy, insolvency or other debtors' relief law of any jurisdiction or (iii) ordering the dissolution, winding-up or liquidation of Grantee.
- (f) New Encumbrances. Any lien is recorded against all or any part of the Real Property or the Project without MOHCD's prior written consent, and the lien is not removed from title or otherwise remedied to MOHCD's satisfaction within thirty (30) days after Grantee's receipt of written notice from MOHCD to cure the default, or, if the default cannot be cured within a thirty (30) day period, Grantee will have sixty (60) days to cure the default, or any longer period of time deemed necessary by MOHCD, provided that Grantee commences to cure the default within the thirty (30) day period and diligently pursues the cure to completion.
- (g) **Damage or Destruction**. All or a substantial or material portion of the Project is damaged or destroyed by fire or other casualty or is condemned, seized or appropriated by any non-City governmental agency or subject to any action or other proceeding instituted by any non-City governmental agency for any purpose with the result that the Project cannot be operated for its intended purpose.

- (h) **Dissolution**. Grantee or Grantee's general partners are dissolved or liquidated or merged with or into any other entity or ceases to exist in its present form and (where applicable) in good standing and duly qualified under the laws of the jurisdiction of formation and California for any period of more than ten (10) days, or all or substantially all of Grantee's assets are sold or otherwise transferred except as permitted.
- **Assignment.** Without MOHCD's prior written consent, Grantee assigns or attempts to assign any rights or interest under this Agreement or encumber its interests hereunder, whether voluntarily or involuntarily, or voluntarily or involuntarily assigns or attempts to sell, lease, assign, encumber or otherwise transfer all or any portion of the ownership interests in Grantee or of its right, title or interest in the Project or the Real Property, other than: (a) leases, subleases or occupancy agreements to occupants of Units and/or Commercial Space in the Project; or (b) security interests for the benefit of lenders securing loans for the Project as approved by the City on terms and in amounts as approved by City in its reasonable discretion (c) transfers from Borrower to a limited partnership or limited liability company formed for the tax credit syndication of the Project, where Borrower or an affiliated nonprofit public benefit corporation is the sole general partner or manager of that entity; (d) transfers of the general partner's or manager's interest in Borrower to a nonprofit public benefit corporation approved in advance by the City; (e) transfers of any limited partnership or membership interest in Borrower to an investor pursuant to the tax credit syndication of the Project or any subsequent transfer of a limited partnership interest in Borrower by an investor limited partner in Borrower, or any direct or indirect transfer of a limited partnership interest or membership interest in any investor limited partner in Borrower; (f) any transfer permitted under the City Documents; or (g) the grant or exercise of an option agreement between Borrower and Borrower's general partner or manager or any of its affiliates in connection with the tax credit syndication of the Project. Any other transfer, assignment, encumbrance or lease without the City's prior written consent will be voidable and, at the City's election, constitute an Event of Default under this Agreement. The City's consent to any specific assignment, encumbrance, lease or other transfer will not constitute its consent to any subsequent transfer or a waiver of any of the City's rights under this Agreement.
- (j) Account Transfers. Without MOHCD's prior written consent, to the extent such consent is required pursuant to this Agreement, Grantee transfers, or authorizes the transfer of, funds in any account required or authorized under this Agreement.
- (k) Changed Financing Condition. Any material adverse change occurs in the financial condition or operations of Grantee, such as a loss of services funding or rental subsidies (excluding the reduction of any Subsidy Payment hereunder) that has a material adverse impact on the Project.

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

- 11.2 Remedies Upon Event of Default. Upon and during the continuance of an Event of Default, City may do any of the following, individually or in combination with any other remedy:
- (a) **Termination**. City may terminate this Agreement by giving a written termination notice to Grantee and, on the date specified in such notice, this Agreement shall terminate and all rights and obligations of Grantee hereunder shall be extinguished. In the event of such termination, the City will allow Grantee to use previously disbursed Subsidy Payment funds to pay for only Operating Costs incurred prior to the termination date. The remaining balance of any Subsidy Payment not used to pay for previously incurred Operating Costs must be returned to the City..
- (b) Withholding of Grant Funds. City may withhold all or any portion of Grant Funds not yet disbursed hereunder. Any Grant Funds withheld pursuant to this Section and subsequently disbursed to Grantee after cure of applicable Events of Default shall be disbursed without interest.

- (c) Offset. City may offset against all or any portion of undisbursed Grant Funds hereunder or against any payments due to Grantee under the MOHCD Loan Agreement or any other agreement between Grantee and City the amount of any outstanding Loss incurred by any Indemnified Party, including any Loss incurred as a result of the Event of Default.
- (d) **Return of Grant Funds**. City may demand the immediate return of any previously disbursed Grant Funds that have been claimed or expended by Grantee in breach of the terms of this Agreement, together with interest thereon from the date of disbursement at the maximum rate permitted under applicable law.
- 11.3 Remedies Nonexclusive. Each of the remedies provided for in this Agreement may be exercised individually or in combination with any other remedy available under this Agreement, any other City Document and/or Applicable Laws. The remedies contained herein are in addition to all other remedies available to City at law or in equity by statute or otherwise and the exercise of any such remedy shall not preclude or in any way be deemed to waive any other remedy.

ARTICLE 12 DISCLOSURE OF INFORMATION AND DOCUMENTS

- 12.1 Proprietary or Confidential Information of City. Grantee understands and acknowledges that, in the performance of this Agreement or in contemplation thereof, Grantee may have access to private or confidential information that may be owned or controlled by City and that such information may contain proprietary or confidential information, the disclosure of which to third parties may be damaging to City. Grantee agrees that all information disclosed by City to Grantee shall be held in confidence and used only in the performance of this Agreement. Grantee shall exercise the same standard of care to protect such information as a reasonably prudent nonprofit entity would use to protect its own proprietary or confidential data.
- 12.2 Sunshine Ordinance. Grantee acknowledges and agrees that this Agreement and the Application Documents are subject to Section 67.24(e) of the San Francisco Administrative Code, which provides that contracts, including this Agreement, grantee's bids, responses to Requests for Proposals (RFPs) and all other records of communications between City and persons or entities seeking contracts, shall be open to inspection immediately after a contract has been awarded. Nothing in such Section 67.24(e) (as it exists on the date hereof) requires the disclosure of a private person's or organization's net worth or other proprietary financial data submitted for qualification for a contract or other benefit until and unless that person or organization is awarded the contract or benefit. All information provided by Grantee that is covered by such Section 67.24(e) (as it may be amended from time to time) will be made available to the public upon request.
- 12.3 Financial Projections. Pursuant to San Francisco Administrative Code Section 67.32, Grantee has on or before the date hereof provided to City financial projections, including profit and loss figures, for the Project. The Grantee acknowledges and agrees that the financial projections and audited financial statements required under this Agreement shall be public records subject to disclosure upon request.

ARTICLE 13 ASSIGNMENTS AND SUBCONTRACTING

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

- **13.2** Agreement Made in Violation of this Article. Any agreement made in violation of Section 13.1 shall confer no rights on any person or entity and shall automatically be null and void.
- **13.3 Subcontracting.** Grantee shall not subcontract or assign any portion of this Agreement to any other party without the prior written consent of City; notwithstanding the foregoing, Grantee may subcontract for property management and maintenance without the consent of the City.
- **13.4** Grantee Retains Responsibility. Grantee shall in all events remain liable for the performance by any assignee or subgrantee of all of the covenants terms and conditions contained in this Agreement.

ARTICLE 14 INDEPENDENT CONTRACTOR STATUS

- **14.1** Nature of Agreement. Grantee shall be deemed at all times to be an independent contractor and is solely responsible for the manner in which Grantee uses the Grant Funds. Grantee shall at all times remain solely liable for the acts and omissions of Grantee, its officers and directors, employees and agents. Nothing in this Agreement shall be construed as creating a partnership, joint venture, employment or agency relationship between City and Grantee.
- **14.2 Direction.** Any terms in this Agreement referring to direction or instruction from MOHCD or City shall be construed as providing for direction as to policy and the result of Grantee's work only, and not as to the means by which such a result is obtained.

14.3 Consequences of Recharacterization.

- (a) Should City, in its discretion, or a relevant taxing authority such as the Internal Revenue Service or the State Employment Development Division, or both, determine that Grantee is an employee for purposes of collection of any employment taxes, the amounts payable under this Agreement shall be reduced by amounts equal to both the employee and employer portions of the tax due (and offsetting any credits for amounts already paid by Grantee which can be applied against this liability). City shall subsequently forward such amounts to the relevant taxing authority.
- (b) Should a relevant taxing authority determine a liability for past services performed by Grantee for City, upon notification of such fact by City, Grantee shall promptly remit such amount due or arrange with City to have the amount due withheld from future payments to Grantee under this Agreement (again, offsetting any amounts already paid by Grantee which can be applied as a credit against such liability).
- (c) A determination of employment status pursuant to either subsection (a) or (b) of this <u>Section 14.3</u> shall be solely for the purposes of the particular tax in question, and for all other purposes of this Agreement, Grantee shall not be considered an employee of City. Notwithstanding the foregoing, if any court, arbitrator, or administrative authority determine that Grantee is an employee for any other purpose, Grantee agrees to a reduction in City's financial liability hereunder such that the aggregate amount of Grant Funds under this Agreement does not exceed what would have been the amount of such Grant Funds had the court, arbitrator, or administrative authority had not determined that Grantee was an employee.

ARTICLE 15 NOTICES AND OTHER COMMUNICATIONS

15.1 Requirements. Unless otherwise specifically provided herein, all notices, consents, directions, approvals, instructions, requests and other communications hereunder shall be in writing, shall be addressed to the person and address set forth below and shall be (a) deposited in the U.S. mail, first class, certified with return receipt requested and with appropriate postage, (b) hand delivered, (c) sent by

facsimile (if a facsimile number is provided below), provided that a copy of such notice shall be deposited in the U.S. mail, first class, or (d) deposited with a nationally-recognized overnight delivery service, provided that next business-day delivery is requested:

If to MOHCD or City:

Mayor's Office of Housing and Community Development

One South Van Ness, 5th Floor San Francisco, CA 94103 Attn: Asset Manager

Telephone No.: 415-701-5500 Facsimile No.: 415-701-5501

If to Grantee:

Alabama Street Senior Housing Associates, L.P. c/o TNDC

201 Eddy Street

San Francisco, CA 94102 Attention: Executive Director

With a copy to:

Gubb & Barshay LLP

50 California Street, Suite 3155 San Francisco, CA 94111

Attention: Scott R. Barshay, Esq.

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

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

ARTICLE 16 COMPLIANCE

16.1 Reserved.

16.2 Nondiscrimination; Penalties.

- (a) Grantee Shall Not Discriminate. In the performance of this Agreement, Grantee agrees not to discriminate against any employee, City and County employee working with such grantee or subgrantee, applicant for employment with such grantee or subgrantee, or against any person seeking accommodations, advantages, facilities, privileges, services, or membership in all business, social, or other establishments or organizations, on the basis of the fact or perception of a person's race, color, creed, religion, national origin, ancestry, age, height, weight, sex, sexual orientation, gender identity, domestic partner status, marital status, disability or Acquired Immune Deficiency Syndrome or HIV status (AIDS/HIV status), or association with members of such protected classes, or in retaliation for opposition to discrimination against such classes.
- (b) **Subcontracts**. Grantee shall incorporate by reference in all subcontracts the provisions of Sections 12B.2(a), 12B.2(c)-(k), and 12C.3 of the San Francisco Administrative Code and shall require all subgrantees to comply with such provisions. Grantee's failure to comply with the obligations in this subsection shall constitute a material breach of this Agreement.

- (c) Non-Discrimination in Benefits. Grantee does not as of the date of this Agreement and will not during the term of this Agreement, in any of its operations in San Francisco or where the work is being performed for the City or elsewhere within the United States, discriminate in the provision of bereavement leave, family medical leave, health benefits, membership or membership discounts, moving expenses, pension and retirement benefits or travel benefits, as well as any benefits other than the benefits specified above, between employees with domestic partners and employees with spouses, and/or between the domestic partners and spouses of such employees, where the domestic partnership has been registered with a governmental entity pursuant to state or local law authorizing such registration, subject to the conditions set forth in Section 12B.2(b) of the San Francisco Administrative Code.
- (d) **Condition to Contract**. As a condition to this Agreement, Grantee shall execute the "Chapter 12B Declaration: Nondiscrimination in Contracts and Benefits" form (Form HRC-12B-101) with supporting documentation and secure the approval of the form by the San Francisco Human Rights Commission.
- (e) Incorporation of Administrative Code Provisions by Reference. The provisions of Chapters 12B and 12C of the San Francisco Administrative Code are incorporated in this Section by reference and made a part of this Agreement as though fully set forth herein. Grantee shall comply fully with and be bound by all of the provisions that apply to this Agreement under such Chapters of the Administrative Code, including the remedies provided in such Chapters. Without limiting the foregoing, Grantee understands that pursuant to Sections 12B.2(h) and 12C.3(g) of the San Francisco Administrative Code, a penalty of Fifty Dollars (\$50) for each person for each calendar day during which such person was discriminated against in violation of the provisions of this Agreement may be assessed against Grantee and/or deducted from any payments due Grantee.
- 16.3 MacBride Principles-Northern Ireland. Pursuant to San Francisco Administrative Code Section 12F.5, City urges companies doing business in Northern Ireland to move towards resolving employment inequities, and encourages such companies to abide by the MacBride Principles. City urges San Francisco companies to do business with corporations that abide by the MacBride Principles. By signing below, the person executing this agreement on behalf of Grantee acknowledges and agrees that he or she has read and understood this Section.
- **16.4** Tropical Hardwood and Virgin Redwood Ban. Pursuant to Section 804(b) of the San Francisco Environment Code, City urges all grantees not to import, purchase, obtain, or use for any purpose, any tropical hardwood, tropical hardwood wood product, virgin redwood or virgin redwood wood product.
- **16.5 Drug-Free Workplace Policy**. Grantee acknowledges that pursuant to the Federal Drug-Free Workplace Act of 1989, the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited on City premises. Grantee and its employees, agents or assigns shall comply with all terms and provisions of such Act and the rules and regulations promulgated thereunder.
- 16.6 Resource Conservation; Liquidated Damages. Chapter 5 of the San Francisco Environment Code (Resource Conservation) is incorporated herein by reference. Failure by Grantee to comply with any of the applicable requirements of Chapter 5 will be deemed a material breach of contract. If Grantee fails to comply in good faith with any of the provisions of Chapter 5, Grantee shall be liable for liquidated damages in an amount equal to Grantee's net profit under this Agreement, or five percent (5%) of the total contract amount, whichever is greater. Grantee acknowledges and agrees that the liquidated damages assessed shall be payable to City upon demand and may be offset against any monies due to Grantee from any contract with City.
- **16.7 Compliance with ADA**. Grantee acknowledges that, pursuant to the ADA, programs, services and other activities provided by a public entity to the public, whether directly or through a grantee or contractor, must be accessible to the disabled public. Grantee shall not discriminate against any person

protected under the ADA in connection with its activities hereunder and shall comply at all times with the provisions of the ADA.

16.8 Requiring Minimum Compensation for Employees.

- a. Grantee agrees to comply fully with and be bound by all of the provisions of the Minimum Compensation Ordinance (MCO), as set forth in San Francisco Administrative Code Chapter 12P (Chapter 12P), including the remedies provided, and implementing guidelines and rules. The provisions of Chapter 12P are incorporated herein by reference and made a part of this Agreement as though fully set forth. The text of the MCO is available on the web at www.sfgov.org/olse/mco. A partial listing of some of Grantee's obligations under the MCO is set forth in this Section. Grantee is required to comply with all the provisions of the MCO, irrespective of the listing of obligations in this Section.
- b. The MCO requires Grantee to pay Grantee's employees a minimum hourly gross compensation wage rate and to provide minimum compensated and uncompensated time off. The minimum wage rate may change from year to year and Grantee is obligated to keep informed of the thencurrent requirements. Any subcontract entered into by Grantee shall require the subgrantee to comply with the requirements of the MCO and shall contain contractual obligations substantially the same as those set forth in this Section. It is Grantee's obligation to ensure that any subgrantees of any tier under this Agreement comply with the requirements of the MCO. If any subgrantee under this Agreement fails to comply, City may pursue any of the remedies set forth in this Section against Grantee.
- c. Grantee shall not take adverse action or otherwise discriminate against an employee or other person for the exercise or attempted exercise of rights under the MCO. Such actions, if taken within 90 days of the exercise or attempted exercise of such rights, will be rebuttably presumed to be retaliation prohibited by the MCO.
- d. Grantee shall maintain employee and payroll records as required by the MCO. If Grantee fails to do so, it shall be presumed that the Grantee paid no more than the minimum wage required under State law.
- e. The City is authorized to inspect Grantee's job sites and conduct interviews with employees and conduct audits of Grantee
- f. Grantee's commitment to provide the Minimum Compensation is a material element of the City's consideration for this Agreement. The City in its sole discretion shall determine whether such a breach has occurred. The City and the public will suffer actual damage that will be impractical or extremely difficult to determine if the Grantee fails to comply with these requirements. Grantee agrees that the sums set forth in Section 12P.6.1 of the MCO as liquidated damages are not a penalty, but are reasonable estimates of the loss that the City and the public will incur for Grantee's noncompliance. The procedures governing the assessment of liquidated damages shall be those set forth in Section 12P.6.2 of Chapter 12P.
- g. Grantee understands and agrees that if it fails to comply with the requirements of the MCO, the City shall have the right to pursue any rights or remedies available under Chapter 12P (including liquidated damages), under the terms of the contract, and under applicable law. If, within 30 days after receiving written notice of a breach of this Agreement for violating the MCO, Grantee fails to cure such breach or, if such breach cannot reasonably be cured within such period of 30 days, Grantee fails to commence efforts to cure within such period, or thereafter fails diligently to pursue such cure to completion, the City shall have the right to pursue any rights or remedies available under applicable law, including those set forth in Section 12P.6(c) of Chapter 12P. Each of these remedies shall be exercisable individually or in combination with any other rights or remedies available to the City.

- h. Grantee represents and warrants that it is not an entity that was set up, or is being used, for the purpose of evading the intent of the MCO.
- i. If Grantee is exempt from the MCO when this Agreement is executed because the cumulative amount of agreements with this department for the fiscal year is less than \$25,000, but Grantee later enters into an agreement or agreements that cause Grantee to exceed that amount in a fiscal year, Grantee shall thereafter be required to comply with the MCO under this Agreement. This obligation arises on the effective date of the agreement that causes the cumulative amount of agreements between the Grantee and this department to exceed \$25,000 in the fiscal year.
- 16.9 Limitations on Contributions. Through execution of this Agreement, Grantee acknowledges that it is familiar with Section 1.126 of the City's Campaign and Governmental Conduct Code, which prohibits any person who contracts with the City for the rendition of personal services, for the furnishing of any material, supplies or equipment, for the sale or lease of any land or building, or for a grant, loan or loan guarantee, from making any campaign contribution to (1) an individual holding a City elective office if the contract must be approved by the individual, a board on which that individual serves, or a board on which an appointee of that individual serves, (2) a candidate for the office held by such individual, or (3) a committee controlled by such individual, at any time from the commencement of negotiations for the contract until the later of either the termination of negotiations for such contract or six months after the date the contract is approved. Grantee acknowledges that the foregoing restriction applies only if the contract or a combination or series of contracts approved by the same individual or board in a fiscal year have a total anticipated or actual value of \$50,000 or more. Grantee further acknowledges that the prohibition on contributions applies to each prospective party to the contract; each member of Grantee's board of directors; Grantee's chairperson, chief executive officer, chief financial officer and chief operating officer; any person with an ownership interest of more than 20 percent in Grantee; any subgrantee listed in the bid or contract; and any committee that is sponsored or controlled by Grantee. Additionally, Grantee acknowledges that Grantee must inform each of the persons described in the preceding sentence of the prohibitions contained in Section 1.126.

16.10 First Source Hiring Program.

- a. Incorporation of Administrative Code Provisions by Reference. The provisions of Chapter 83 of the San Francisco Administrative Code are incorporated in this Section by reference and made a part of this Agreement as though fully set forth herein. Contractor shall comply fully with, and be bound by, all of the provisions that apply to this Agreement under such Chapter, including but not limited to the remedies provided therein. Capitalized terms used in this Section and not defined in this Agreement shall have the meanings assigned to such terms in Chapter 83.
- b. First Source Hiring Agreement. As an essential term of, and consideration for, any contract or property contract with the City, not exempted by the First Source Hiring Administrator ("FSHA"), the Contractor shall enter into a first source hiring agreement ("agreement") with the City, on or before the effective date of the contract or property contract. Contractors shall also enter into an agreement with the City for any other work that it performs in the City. Such agreement shall:
- (1) Set appropriate hiring and retention goals for entry level positions. The employer shall agree to achieve these hiring and retention goals, or, if unable to achieve these goals, to establish good faith efforts as to its attempts to do so, as set forth in the agreement. The agreement shall take into consideration the employer's participation in existing job training, referral and/or brokerage programs. Within the discretion of the FSHA, subject to appropriate modifications, participation in such programs maybe certified as meeting the requirements of this Chapter. Failure either to achieve the specified goal.

or to establish good faith efforts will constitute noncompliance and will subject the employer to the provisions of Section 83.10 of this Chapter.

- (2) Set first source interviewing, recruitment and hiring requirements, which will provide the San Francisco Workforce Development System with the first opportunity to provide qualified economically disadvantaged individuals for consideration for employment for entry level positions. Employers shall consider all applications of qualified economically disadvantaged individuals referred by the System for employment; provided however, if the employer utilizes nondiscriminatory screening criteria, the employer shall have the sole discretion to interview and/or hire individuals referred or certified by the San Francisco Workforce Development System as being qualified economically disadvantaged individuals. The duration of the first source interviewing requirement shall be determined by the FSHA and shall be set forth in each agreement, but shall not exceed 10 days. During that period, the employer may publicize the entry level positions in accordance with the agreement. A need for urgent or temporary hires must be evaluated, and appropriate provisions for such a situation must be made in the agreement.
- (3) Set appropriate requirements for providing notification of available entry level positions to the San Francisco Workforce Development System so that the System may train and refer an adequate pool of qualified economically disadvantaged individuals to participating employers. Notification should include such information as employment needs by occupational title, skills, and/or experience required, the hours required, wage scale and duration of employment, identification of entry level and training positions, identification of English language proficiency requirements, or absence thereof, and the projected schedule and procedures for hiring for each occupation. Employers should provide both long-term job need projections and notice before initiating the interviewing and hiring process. These notification requirements will take into consideration any need to protect the employer's proprietary information.
- (4) Set appropriate record keeping and monitoring requirements. The First Source Hiring Administration shall develop easy-to-use forms and record keeping requirements for documenting compliance with the agreement. To the greatest extent possible, these requirements shall utilize the employer's existing record keeping systems, be nonduplicative, and facilitate a coordinated flow of information and referrals.
- (5) Establish guidelines for employer good faith efforts to comply with the first source hiring requirements of this Chapter. The FSHA will work with City departments to develop employer good faith effort requirements appropriate to the types of contracts and property contracts handled by each department. Employers shall appoint a liaison for dealing with the development and implementation of the employer's agreement. In the event that the FSHA finds that the employer under a City contract or property contract has taken actions primarily for the purpose of circumventing the requirements of this Chapter, that employer shall be subject to the sanctions set forth in Section 83.10 of this Chapter.
 - (6) Set the term of the requirements.
 - (7) Set appropriate enforcement and sanctioning standards consistent with this Chapter.
- (8) Set forth the City's obligations to develop training programs, job applicant referrals, technical assistance, and information systems that assist the employer in complying with this Chapter.
- (9) Require the developer to include notice of the requirements of this Chapter in leases, subleases, and other occupancy contracts.

- **c. Hiring Decisions.** Contractor shall make the final determination of whether an Economically Disadvantaged Individual referred by the System is "qualified" for the position.
- **d.** Exceptions. Upon application by Employer, the First Source Hiring Administration may grant an exception to any or all of the requirements of Chapter 83 in any situation where it concludes that compliance with this Chapter would cause economic hardship.

e. Liquidated Damages. Contractor agrees:

- (1) To be liable to the City for liquidated damages as provided in this section;
- (2) To be subject to the procedures governing enforcement of breaches of contracts based on violations of contract provisions required by this Chapter as set forth in this section;
- (3) That the contractor's commitment to comply with this Chapter is a material element of the City's consideration for this contract; that the failure of the contractor to comply with the contract provisions required by this Chapter will cause harm to the City and the public which is significant and substantial but extremely difficult to quantity; that the harm to the City includes not only the financial cost of funding public assistance programs but also the insidious but impossible to quantify harm that this community and its families suffer as a result of unemployment; and that the assessment of liquidated damages of up to \$5,000 for every notice of a new hire for an entry level position improperly withheld by the contractor from the first source hiring process, as determined by the FSHA during its first investigation of a contractor, does not exceed a fair estimate of the financial and other damages that the City suffers as a result of the contractor's failure to comply with its first source referral contractual obligations.
- (4) That the continued failure by a contractor to comply with its first source referral contractual obligations will cause further significant and substantial harm to the City and the public, and that a second assessment of liquidated damages of up to \$10,000 for each entry level position improperly withheld from the FSHA, from the time of the conclusion of the first investigation forward, does not exceed the financial and other damages that the City suffers as a result of the contractor's continued failure to comply with its first source referral contractual obligations;
- (5) That in addition to the cost of investigating alleged violations under this Section, the computation of liquidated damages for purposes of this section is based on the following data:
- A. The average length of stay on public assistance in San Francisco's County Adult Assistance Program is approximately 41 months at an average monthly grant of \$348 per month, totaling approximately \$14,379; and
- B. In 2004, the retention rate of adults placed in employment programs funded under the Workforce Investment Act for at least the first six months of employment was 84.4%. Since qualified individuals under the First Source program face far fewer barriers to employment than their counterparts in programs funded by the Workforce Investment Act, it is reasonable to conclude that the average length of employment for an individual whom the First Source Program refers to an employer and who is hired in an entry level position is at least one year;

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

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

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

- **f. Subcontracts.** Any subcontract entered into by Contractor shall require the subcontractor to comply with the requirements of Chapter 83 and shall contain contractual obligations substantially the same as those set forth in this Section.
- 16.11 Prohibition on Political Activity with City Funds. In accordance with S. F. Administrative Code Chapter 12.G. no funds appropriated by the City and County of San Francisco for this Agreement may be expended for organizing, creating, funding, participating in, supporting, or attempting to influence any political campaign for a candidate or for a ballot measure (collectively, "Political Activity"). The terms of San Francisco Administrative Code Chapter 12.G are incorporated herein by this reference. Accordingly, an employee working in any position funded under this Agreement shall not engage in any Political Activity during the work hours funded hereunder, nor shall any equipment or resource funded by this Agreement be used for any Political Activity. In the event Grantee, or any staff member in association with Grantee, engages in any Political Activity, then (i) Grantee shall keep and maintain appropriate records to evidence compliance with this Section, and (ii) Grantee shall have the burden to prove that no funding from this Agreement has been used for such Political Activity. Grantee agrees to cooperate with any audit by the City or its designee in order to ensure compliance with this Section. In the event Grantee violates the provisions of this Section, the City may, in addition to any other rights or remedies available hereunder, (i) terminate this Agreement and any other agreements between Grantee and City, (ii) prohibit Grantee from bidding on or receiving any new City contract for a period of two (2) years, and (iii) obtain reimbursement of all funds previously disbursed to Grantee under this Agreement.
- 16.12 Preservative-treated Wood Containing Arsenic. Grantee may not purchase preservative-treated wood products containing arsenic in the performance of this Agreement unless an exemption from the requirements of Chapter 13 of the San Francisco Environment Code is obtained from the Department of the Environment under Section 1304 of the Code. The term "preservative-treated wood containing arsenic" shall mean wood treated with a preservative that contains arsenic, elemental arsenic, or an arsenic copper combination, including, but not limited to, chromated copper arsenate preservative, ammoniacal copper zinc arsenate preservative, or ammoniacal copper arsenate preservative. Grantee may purchase preservative-treated wood products on the list of environmentally preferable alternatives prepared and adopted by the Department of the Environment. This provision does not preclude Grantee from purchasing preservative-treated wood containing arsenic for saltwater immersion. The term "saltwater immersion" shall mean a pressure-treated wood that is used for construction purposes or facilities that are partially or totally immersed in saltwater.
- 16.13 **16.** Supervision of Minors. Grantee, and any subgrantees, shall comply with California Penal Code section 11105.3 and request from the Department of Justice records of all convictions or any arrest pending adjudication involving the offenses specified in Welfare and Institution Code section 15660(a) of any person who applies for employment or volunteer position with Grantee, or any subgrantee, in which he or she would have supervisory or disciplinary power over a minor under his or her care.

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

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

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

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

- 16.14 **Protection of Private Information.** Grantee agrees to comply fully with and be bound by all of the provisions of Chapter 12M of the San Francisco Administrative Code ("Protection of Private Information"), including the remedies provided. The provisions of Chapter 12M are incorporated herein by reference and made a part of this Agreement as though fully set forth. Capitalized terms used in this Section and not defined in this Agreement shall have the meanings assigned to such terms in Chapter 12M. Consistent with the requirements of Chapter 12M, Grantee agrees to all of the following:
- (a) Neither Grantee nor any of its subgrantees shall disclose Private Information obtained from the City in the performance of this Agreement to any other subgrantee, person, or other entity, unless one of the following is true:
 - (1) The disclosure is authorized by this Agreement;
- (2) The Grantee received advance written approval from the Contracting Department to disclose the information; or
 - (3) The disclosure is expressly required by a judicial order.
- (b) Any disclosure or use of Private Information authorized by this Agreement shall be in accordance with any conditions or restrictions stated in this Agreement. Any disclosure or use of Private Information authorized by a Contracting Department shall be in accordance with any conditions or restrictions stated in the approval.
- (c) "Private Information" shall mean any information that: (1) could be used to identify an individual, including without limitation, name, address, social security number, medical information, financial information, date and location of birth, and names of relatives; or (2) the law forbids any person from disclosing.
- (d) Any failure of Grantee to comply with Chapter 12M shall be a material breach of this Agreement. In such an event, in addition to any other remedies available to it under equity or law, the City may terminate this Agreement, debar Grantee, or bring a false claim action against Grantee.
- **16.15** Public Access to Meetings and Records. If the Grantee receives a cumulative total per year of at least \$250,000 in City funds or City-administered funds and is a non-profit organization as defined in Chapter 12L of the San Francisco Administrative Code, the Grantee shall comply with and be bound by all the applicable provisions of that Chapter. By executing this Agreement, the Grantee agrees to open its meetings and records to the public in the manner set forth in Sections 12L.4 and 12L.5 of the Administrative Code. The Grantee further agrees to make good-faith efforts to promote community

membership on its Board of Directors in the manner set forth in Section 12L.6 of the Administrative Code. The Grantee acknowledges that its material failure to comply with any of the provisions of this paragraph shall constitute a material breach of this Agreement. The Grantee further acknowledges that such material breach of the Agreement shall be grounds for the City to terminate and/or not renew the Agreement, partially or in its entirety.

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

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

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

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

16.18 Slavery Era Disclosure.

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

- (b) In the event the Director finds that Grantee has failed to file an affidavit as required by Section 12Y.4(a) and this Agreement, or has willfully filed a false affidavit, the Grantee shall be liable for liquidated damages in an amount equal to the Grantee's net profit on the Agreement, 10 percent of the total amount of the Agreement, or \$1,000, whichever is greatest as determined by the Director. Grantee acknowledges and agrees that the liquidated damages assessed shall be payable to the City upon demand and may be set off against any monies due to the Grantee from any Agreement with the City.
 - (c) Grantee shall maintain records necessary for monitoring their compliance with this provision.
- 16.19 Compliance with Other Laws. Without limiting the scope of any of the preceding sections of this Article 16, Grantee shall keep itself fully informed of City's Charter, codes, ordinances and regulations and all state, and federal laws, rules and regulations affecting the performance of this Agreement and shall at all times comply with such Charter codes, ordinances, and regulations rules and laws.

ARTICLE 17 MISCELLANEOUS

- 17.1 No Waiver. No waiver by MOHCD or City of any default or breach of this Agreement shall be implied from any failure by MOHCD or City to take action on account of such default if such default persists or is repeated. No express waiver by MOHCD or City shall affect any default other than the default specified in the waiver and shall be operative only for the time and to the extent therein stated. Waivers by City or MOHCD of any covenant, term or condition contained herein shall not be construed as a waiver of any subsequent breach of the same covenant, term or condition. The consent or approval by MOHCD or City of any action requiring further consent or approval shall not be deemed to waive or render unnecessary the consent or approval to or of any subsequent similar act.
- **17.2 Modification**. This Agreement may not be modified, nor may compliance with any of its terms be waived, except by written instrument executed and approved in the same manner as this Agreement.
- 17.3 Administrative Remedy for Agreement Interpretation. Should any question arise as to the meaning or intent of this Agreement, the question shall, prior to any other action or resort to any other legal remedy, be referred to the director or president, as the case may be, of MOHCD who shall decide the true meaning and intent of the Agreement. Such decision shall be final and conclusive.
- 17.4 Governing Law; Venue. The formation, interpretation and performance of this Agreement shall be governed by the laws of the State of California, without regard to its conflict of laws principles. Venue for all litigation relative to the formation, interpretation and performance of this Agreement shall be in San Francisco.
- 17.5 **Headings**. All article and section headings and captions contained in this Agreement are for reference only and shall not be considered in construing this Agreement.
- 17.6 Entire Agreement. This Agreement and the Application Documents set forth the entire Agreement between the parties, and supersede all other oral or written provisions. If there is any conflict between the terms of this Agreement and the Application Documents, the terms of this Agreement shall govern. The following appendices are attached to and a part of this Agreement:

Exhibit A, Projected Project Subsidy Payments

Exhibit B, Annual Operating Budget for Initial Operating Period and 15-Year Cash Flow

Exhibit C, Real Property Legal Description

Exhibit D, LOSP Client Selection Criteria

Exhibit E, Intentionally Omitted

Exhibit F. Lobbying/Debarment Certification Form

Exhibit G, Annual Monitoring Report Exhibit H, Tenant Selection Plan Policy - LOSP Exhibit I, Tenant Screening Criteria Policy - LOSP

- 17.7 Certified Resolution of Signatory Authority. Upon request of City, Grantee shall deliver to City a copy of the corporate resolution(s) authorizing the execution, delivery and performance of this Agreement, certified as true, accurate and complete by the secretary or assistant secretary of Grantee.
- 17.8 Severability. Should the application of any provision of this Agreement to any particular facts or circumstances be found by a court of competent jurisdiction to be invalid or unenforceable, then (a) the validity of other provisions of this Agreement shall not be affected or impaired thereby, and (b) such provision shall be enforced to the maximum extent possible so as to effect the intent of the parties and shall be reformed without further action by the parties to the extent necessary to make such provision valid and enforceable.
- 17.9 Successors; No Third-Party Beneficiaries. Subject to the terms of Article 13, the terms of this Agreement shall be binding upon, and inure to the benefit of, the parties hereto and their successors and assigns. Nothing in this Agreement, whether express or implied, shall be construed to give any person or entity (other than the parties hereto and their respective successors and assigns and, in the case of Article 9, the Indemnified Parties) any legal or equitable right, remedy or claim under or in respect of this Agreement or any covenants, conditions or provisions contained herein.
- 17.10 Survival of Terms. The obligations of Grantee and the terms of the following provisions of this Agreement shall survive and continue following expiration or termination of this Agreement:

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

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

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

[REMAINDER OF PAGE INTENTIONALLY BLANK]

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

CITY:	GRANTEE:
CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation By:	By signing this Agreement, I certify that I comply with the requirements of the Minimum Compensation Ordinance, which entitle Covered Employees to certain minimum hourly wages and compensated and uncompensated time off.
By: Edwin M. Lee Mayor By: Olson Lee Director, Mayor's Office of Housing and Community Development	I have read and understood Section 16.2, the City's statement urging companies doing business in Northern Ireland to move towards resolving employment inequities, encouraging compliance with the MacBride Principles, and urging San Francisco companies to do business with corporations that abide by the MacBride Principles.
APPROVED AS TO FORM: DENNIS J. HERRERA City Attorney	Alabama Street Senior Housing Associates L.P., a California limited partnership By: TURK STREET INC., a California l nonprofit public benefit corporation, its General Partner
By: Deputy City Attorney	By: Don S. Falk Its: Executive Director
	Federal Tax ID #: 94-3297381
	City Vendor Number: 84918

Exhibit A – Projected Project Subsidy Payments

MOHCD Proforma - Exhibit A

LOSP FUNDING SCHEDULE

Project Address: Mosaica Senior Apartments
Project Start Date: 1/1/2018

Exhibit A

	· ·				
				Total	
				Disbursement	Estimated
		Full Year	# Months	for	Disbursement
Calenda	ar Year	Funding Amount	to Fund	Calendar Year	Date
CY-1	2018	\$64,203	12	\$64,203	1/1/2018
CY-2	2019	\$67,071	12	\$67,071	1/1/2019
CY-3	2020	\$70,070		\$70,070	1/1/2020
CY-4	2021	\$73,204		\$73,204	1/1/2021
CY-5	2022	\$69,810	12	\$69,810	1/1/2022
CY-6	2023	\$73,234	12	\$73,234	1/1/2023
CY-7	2024	\$76,812	12	\$76,812	1/1/2024
CY-8	2025	\$80,552	12	\$80,552	1/1/2025
CY-9	2026	\$84,460	12	\$84,460	1/1/2026
CY-10	2027	\$88,545	12	\$88,545	1/1/2027
CY-11	2028	\$92,813	12	\$92,813	1/1/2028
CY-12	2029	\$97,274	12	\$97,274	1/1/2029
CY-13	2030	\$101,936	12	\$101,936	1/1/2030
CY-14	2031	\$106,808		\$106,808	1/1/2031
CY-15	2032	\$111,899	12	\$111,899	1/1/2032
		Total Contrac	t Amount:	\$1,258,693	

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

Application Date: Total # Units:	11/1/2016 24	LOSP Units	13		Project Name: Project Address;	Apartments 655 Alabama :	Street		
First Year of Operations (provide data assuming that Year 1 is a full year, i.e. 12 months of operations):	2017	LOSP/non-LO	SP Asocution 54%		Project Sponsor:	Tenderloin Neighborhood	1		
INCOME		LOSP	non-LOSP	Total		Comments			
Residential - Tenant Rents Residential - Tenant Assistance Payments (Non-LOSP) Residential - LOSP Tenant Assistance Payments		47, 451 0 65,642	88,906 22,848	22,848	Links from Existing Proj Links from Existing Proj	- Rent Info Workshee	1	Alternative LOSP LOSP Residential - Tenar	non-LOSP Approved 0 00% 100 00%
Commercial Space Residential Parking		0	0	0	Links from Commercial Links from Utilities & Ot	her Income' Workshee	d		
Miscellaneous Rent Income Supportive Services Income Interest Income - Project Operations	0.455433	322 0	378 • 0	. 0	Links from Utilities & Ot Links from Utilities & Ot			Atternative LOSP LOSP Services Income	aun-LOSP Approved
Laundry and Vending Tenant Charges	0.5234v -	1,564 386	1,836 454	3,400	Links from Utilities & OI Links from Utilities & Ot	her Income' Workshee her Income' Workshee	4	Projected LOSP SLOSP Tenant Charges 4	non-LOSP (only 6 00% 54 00% acceptabl
Miscellaneous Residential Income Other Commercial Income Withdrawal from Capitalized Reserve (deposit to operat	lan errollall	0 0	0	0	Links from 'Utilities & Ot Links from 'Commercial	her Income' Workshee Op, Budget' Workshee	et ,	Nitrinative LOSP LOSP Withdrawal from Capitalized F	non-LOSP Approved
Gross Po Vacancy Loss - Residential - Tenant Rents	tential income	124,368	(3,896)	238,790 (7,218)	Vacancy loss is 5% of T Vacancy loss is 5% of T	enant Rents.		PROTOROWAL (1011) Capitalizate P	in the state of th
Vacancy Loss - Residential - Tenant Assistance Paymer Vacancy Loss - Commercial EFFECTIVE G.		(526) 120,523	(617) 109,907	(1,142) 0 230,430	Links from 'Commercial	enant Assistance Payr Op. Budget' Workshe UPA: 9,601	nenis.		
OPERATING EXPENSES		,						A	non-LOSP // Approved
Management Managemant Fee	77.5	11,428	7,004	18,432	\$64 pupm: \$52 Base, \$ BBC, per HUD sched	3 non-prolit, \$5 high c	rime, \$4		2 00% 38.00%
Assel Management Fas Sub-total Manager		9,300 20,728	5,700 12,704	15,000 33,432	HCD limit; no escalation	UPA: 1,393		6-721-7-22-6-7-8-7-2-8	200% 3800%
Salaties/Benefits Office Salaries		962	589	1,551					2 00% 34 00%
Manager's Salary Health Instrumes and Other Benefits Other Salaries/Benefits		3,375 4,511 4,918	2,069 2,765 3,014	5,444 7,275 7,932				Heath Insurance a 6	2 00% 38,00% 2 00% 38,00%
Administrative Rent-Free Unit Sub-total Sa	laries/Benefits	13,765	8,437	22,702	Р	UPA: 925			2 00% 38 00%
Administration Advertising and Markeling Office Expenses		5,122	6,012	0 11,134		<u> </u>			
Office Rent Legal Expense - Property	7257	828	972	1,800				Projected LOSP SLOSP Legal Expense - Pa 4	non-LOSP (only 500%) 54 00% acceptabl
Audit Expense Bookkeeping/Accounting Services Bad Debts	74	5,923 2,053 690	6,953 2,411 810	12,875 4,464 1,500				Projected LOSP SLOSP	non-LOSP (only 16 00% 54,00% acceptabl
Miscellaneous Sub-total Administra	tion Expenses	54 14,680	76 17,233	140 31,913	P	UPA: 1,330			
Utilities Etectricity: Water		1,613 8,771	1,893 10,297	3,506 19,068	The only cost materially	over projection. 1) Hi	- 1	Projected LOSP (LOSP Electrony 4	non-LOSP (only S 00% S4 00% acceptabl
Gas Sewer	d-total Utilities	1,928 0 12,312	2,263 6 14,453	4,191 0 26,765		UPA: 1,115			
Taxes and Licenses	D-TOTAL CTINUES					A: 1/1/0		Alternative LOSP LOSP	200
Real Estate Taxes Payroll Taxes Miscellaneous Taxes, Licenses and Permits		163 1,624 414	100 995 486	263 2,519 900					22 00% 38 00% 52 00% 38 00%
Sub-total Taxe	s and Licenses	2,201	1,581	3,782	·	UPA: 158			
Property and Liability Insurance		2,191	2,573	4,754					
Fidelity Bond Insurance Worker's Compensation		1,143	700	1,843				Alternativa LOSP LOSP Workers Compens	non-LOSP: Approved 52 00% 38 00%
Director's & Officers' Liability Insurance Sub-	total Insurance	0	3,273	6,607	F	UPA: 275			
Maintenance & Repair Payroli Supplies		7,654 2,051	8,986 2,419	16,640 4,460				Projected LOSP &LOSP Supples	non-LOSP (only 16 00% 54 00% acceptable
Contracts: Garbage and Trash Removal		3,756 0	2,662 4,409	7,006 8,165 0				Contracts Alternative LOSP LOSP	52 00% 38.00% non-LOSP Approved 52 00% 38.00%
Security Payroll/Contract: HVAC Repairs and Maintenance Vehicle and Maintenance Equipment Operation and Re	pairs	414 55 2,834	486 65	900 120				Security Payroll/Col	. waj
Miscellaneous Operating and Maintenance Expenses Sub-total Maintenance & R		2,834	3,326 22,353	6,160 43,471	l	UPA: 1,811		Alternative LOSP LOSP	non-LOSP Approved
Supportive Services Commercial Expenses	A CONTRACTOR OF THE PROPERTY O	521	611	1,132	Links from 'Commercie	Op. Budget' Workshe		Supportive Services	
TOTAL OPERATING EXPENSES W/o RESERVES/GL	BASE	88,658	80,646	169,304	,	PUPA: 7,054			
Reserves/Ground Lease Base Rent/Bond Fees Ground Lease Base Rent		0	0	0		Provide additio			
Bond Monitoring Fee Replacement Reserve Deposit Operating Reserve Deposit		13,020	7,980 D	21,000				Alternative LOSP LOSP Replacement Rese Operating Reserve Deposit	nan-LOSP Approved 52 00% 38 00%
Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit Required Reserve Deposits, Commercial	37 18 C L S A A A A	0	0	D 0		On Budget' Workship		Other Required Reserve 1 D	reposit
Sub-total Reserves/Ground Lease Base (7,980		Links from 'Commercia PUPA: 875	Available for DS in Yr 1:	RENV/01	ı	
TOTAL OPERATING EXPENSES W/ RESERVES/GL : NET OPERATING INCOME (INCOME minus OP EXP		101,678	28,626 21,281		PUPA: 7,929 PUPA: 1,672	Mortgage Rate Term (Years) 1st Mortgage Pro			
DEBT SERVICE ("hard debt"/emortized loans)	Secretary Control	9 0	0	0	Supp Pr	oortable 1st Mortgage Am oposed 1st Mortgage Am Provide additio	F #DOV/#11	Alternative LOSP LOSP :	62 00% 38 00% Approved
Hard Debt: First Lender Hard Debt: Second Lender (HCD Program, 0.42% pym Hard Debt: Third Lender (Other HCD Program, or othe Hard Debt: Fourth Lender	() or other 2nd t y 3rd Lender)	8,064 0	4,943 0	13,007 0	DHCD	Provide addition	nai	Hard Dett - Second Hard Datt - Third L	62 00% 38 00% 62 00% 38.00%
Commercial Hard Debt Service TOTAL HARD	DEBT SERVICE	CONTRACTOR OF THE	4,943	13,007	Unks from 'Commercia	Provide addition of the Provid	est	Hard Datt = Fourth Lender	Proceedings and process of
CASH FLOW (NOI minus DEBT SERVICE)		10,780	16,339	27,119 0					
Allocation of Commercial Surplus to LOPS/hon-LOSP AVAILABLE CASH FLOW USES OF CASH FLOW BELOW (This row also show	s DSCR.)	10,780	16,339	27,119 3,01	r			Allocation of Commercial Su	irplus to
USES THAT PRECEDE MOHOD DEBT SERVICE IN) Below-the-line* Asset Mot fee (uncommon in new pro-	VATERFALL ects, see policy)	4,600	0 5.400	10.000	T	21400			
Partnership Management Fee (see policy for limits) investor Service Fee (skx "LP Asset Mgt Fee") (see po Other Payments		2,070	2,430 0	10,000		2]HCD maximum 1		Alternative LOSP LOSP	\$250 BEST SEE SEEDS
Non-amortizing Loan Pmnt - Lender 1 (select lander in or Non-amortizing Loan Pmnt - Lender 2 (select lender in or Deferred Developer Fee (Enter am) - Max Fee from a	mments field) mments (ield) el[[130]	0 4,110	0 0 4,825	8,935		Provide addition	nal	Non-amortizing Lines Print Deferred Developer Fee (Er	_
TOTAL PAYMENTS PREC	EDING MOHCL		12,655	Deferred Develop 23,435	er Fee exceeds annual (m	PUPA: 976			190490 0000
RESIDUAL RECEIPTS (CASH FLOW minus PAYMEN PRECEDING MOHCD)	rs	0	3,684	3,684					
Residual Receipts Calculation Does Project have a MOHCD Residual Receipt Obligat Will Project Defer Developer Fee?				Yes Yes	Project has MOHCD gr		No		
Max Deferred Developer Fee/Borrower % of Residua % of Residual Receipts available for distribution to soft	l Receipts in Yr I debt lenders i	1: n		50% 50%	Max Deferred Develope data entry above, Do n	er Fee Amt (Use for ot link.):	6,309	Sum of DD F from I Ratio of Sum of DC 0.70	8,935 6135557
							Distrib, of Soft Debt	1	
Soft Debt Lenders with Residual Receipts Obligation MOHCD/OCII - Soft Debt Loans MOHCD/OCII - Ground Lease Value	ns	J', , , ,	4	AI MOHOD/OCII Ground Lease	nadara sea deser a na derer Loans payable from res. rec	ts \$1,271,154	29.10%		
HCD (soft debt loan) - Lender 3 Other Soft Debt Lender - Lender 4 Other Soft Debt Lender - Lender 5				DHCD		\$3,097,000			
MOHOD RESIDUAL RECEIPTS DEBT SERVICE		Processor Control			···			ı	
MOHCD Residual Receipts Amount Due Proposed MOHCD Residual Receipts Amount to Loan Proposed MOHCD Residual Receipts Amount to Residual	Repayment	5	1,072 1,072	1,072 1,072	50% of residual receipt	s, mulliplied by 29.1%	- MOHCD's		
REMAINING BALANCE AFTER MOHCD RESIDUAL DEBT SERVICE		- Commence of the Commence of		2,612	<u> </u>			•	
NON-MOHED RESIDUAL RECEIPTS DEBT SERVICE		- Andread and a second	State of the state				Place		
Lender 4 Residual Receipts Due Lender 5 Residual Receipts Due				2,612	-	s, multiplied by 70.9%	- DHCD,e bu	rata share of all soft de	bt
Total Non-MOHCO Residual Receipts Debt Service REMAINDER (Should be zero unless there are				2,612				-	
distributions below) Owner Distributions/Incentive Management Fee				9	T]	
Other Distributions/Uses Final Balance (should be zero)					1			J	

				MOHCD Proforms - 2	U Year Calin Pion	•							
Mosaica Senior Apartments		LOSP	non-LOSP										
	Tc zá	Units 11	Units 13			Year 1		<u> </u>	Year 2		r	Year 3	1
		40.00%	54.00% % appual			2017			201B			2019	
NCOME		nc LOSP		Comments (related to annual inc assumptions)	LOSP	non-LOSP	Total	LOSP	LOSP	Total	LOSP	LOSP	Total
				SSVSSA income escalators have been very low historically. We consider tenant income			- 1						
Residental - Tenant Rents		1.0%	3.5% 2.5%	escalations in setting amoust increase. VASH is PMH 65Nat. Past 10 yr history of FMR escalation is 2.5% (1 lanti is Vash)	55,454	88,906 22,848	144,380 22,848	50,009	92,018	145,028	50,500	96,238	151,807 24,005
Residental - Tenant Assistance Payments (Non-LOS Residental - LOSP Tenant Assistance Payments Commercial Space		r/a	n√a 0.0%	PMR CHARLOTTS 25W (1 GG IS VASI)	66,642	PARTICIPATION	69,642	64,203	23,419	54,203	67.0/1	TANKS STATE	87,071
Residental Parking Miscellaneous Rent Income		n/a 0.0% 2.5%	25%		322	378	700	330	387	717	338	397	735
Supportive Services Income Interest Income - Project Operations	1004652015612F	0.0%					- 100		-				
Laundry and Vending Tenant Charges		2.5%	2.5% 2.5%		1,564 386	1,835 454	3,400 840	1,503 396	1,882 455	3,485 881	1,643 405	1,929 477	3,572 883
Miscelaneous Residential Income Other Commercial Income		0,0% n/a	0.0%		-988-PEARY	e trace		CONTRACTOR OF THE PARTY OF THE	2000000000		99209920	400000	====
Withdrawal from Capitalized Reserve (deposit to ope.	rating account)	n/a	n/a	UniX from Reserve Section bislow, as applicable					-				
Gross : Vacancy Loss - Residential - Tenant Rents	Potential Income	n/a	·r/a	Enter formulas manually per relevant MOH	124,268 (3,320)	(3,898)	238,790 (7,218)	122,541 (2.800)	118,171 (4,501)	249,712 (7,401)	126,027	122,048	248,073 (7,590)
Vacancy Loss - Residential - Tenant Rents Vacancy Loss - Residential - Tenant Assistance Payr Vacancy Loss - Commercial	ments GROSS INCOME	n/a n/a	r/a r/a	policy; annual incrementing usually not appropriate	(526) 120,523	(617) 109.907	(1.142)	en la descrip	(1,171)	(1,171)	ECONOMISM.	(1,200) 110,683	(1,200)
OPERATING EXPENSES	GROSS INCOME				120,023	100,007	230,430	119,740	772,399	232,139	123,199	110,023	215,282
Management											· · ·		
Management Fee Asket Management Fee		3.5%	3.5% 3.5%	schedule per MOHCD policy	11,428 0,300	7,004 5,700	18,432 15,000	11,528 9,526	7.249 5.900	19,077 15,525	12.242 9,962 22,204	7,503 6,106	19,745 16,068
Sub-total Meneg Salaries/Benefits	ement Expenses				20,728	12,704	33,432	21,453	13,149	34,602			35,813
Office Salaries Manager's Salary	2000000	3.5%	3.5%		952 3,375	559 2,069	1,561 5,444	995 3,493	510 2.141	1,805 5,835	1,030 3,516	2216	1,661 5,832
Health Insurance and Other Benefits Other Salames/Benefits		7.0% 3.5%	7.0% 3.5%	Historically high interior	4511 4918	2,785 3,014	7,275 7,832	4,826 5,000	2,958 3,120	7,784 8,210	5,164 5,268	3 165 3 229	8,328 8,497
	Salaries/Benefits	3,5%	3.5%		13,785	8,437	22,202	14,405	8,829	23,234	15,078	9,241	24,319
Administration Advertising and Marketing		3.5%	3.5%							· .	_ :		
Office Expenses Office Rent		3.5%	3.5%		5.122	6,012	11,134	5,301		11,524	5,495	5,441	11,827
Legal Expense - Property Audit Expense		3.5% 3.5% 3.5%	3.5%		828 5,923	972 6,953	1,500 12,575	6,130	1,008 7,198	1,863 13,328	657	1,041 7,448	1,928 13,792
Bookkeeping/Accounting Services Bad Debts		1.0%	10%	Consistent with rent inflation	2,053	2,411 810	4,464 1,500	2,125 697	2.495 816	4,620 1,515	2,200 704	2,562 826	4,782 1,530
Miscelaneous Sub-total Administ	tration Expenses	3.5%	35%		14,689	76 17,233	31,913	15,177	78 17,816	145 32,992	15,690	18,419	150 34,109
Utilities Electricity		3.5%	3 5%		1,613	1.893	3,506	1,669		3,629			3,750
Water Gas		4,5% 3,5%	35%	Historically Night in Fation	8,771 1,928	10,297 2,263	19,068 4,191	9,166 1,995	10,760 2,342	19,926 4,338	9,578 2,055	11,244 2,424	20,523 4,490
Sewer	Sub-total Utilities	3,5%	3.5%		12,312	14,453	26,765	12,831	15,082	27,892	13,371	15,697	29,068
Taxes and Licenses Real Estate Taxes	158476346366	1.2%	12%		163	100	203	165		258		102	269
Payrol Taxes Miscelaneous Taxes Licenses and Permis	SAME SERVICE AND SERVICE	3.5% 3.5%	3.5%		1,624	\$95 466	2,619	1,081 428	503	2.711 932	1,730 443	521	2,606 964
Sub-total Tax	es and Licenses				2,201	1,581	3,782	2,274	1,634	3,908	2,360	1,589	4,039
Property and Liability Insurance Fidelity Bond Insurance		3.5% 0.0%	3.5%		2191	2.573	4,764	2.258	2 6 6 3	4,931	2.348	2.756	5,103
Worker's Compensation Director's & Officers' Liability insurance	- Registration of	3,5%	35%		1,143	700	1,843	1,183	725	1,908	1,224	750	1,974
Maintenance & Repair	b-total insurance				3,334	3,273	6,607	3,461	3,387	6,838	3,872		7,078
Payroli Supples		3.5%	35% 35%		7,654 2,061	8,986 2,419	15,640	7,022 2,133	2,300 2,504	17,222 4,537	8,200 2,206	2,592	17,825 4,799
Contracts Garbage and Trash Removal Security Payrol/Contract		3.5% 3.5% 3.5%	3.5%		4,344 3,756	2,662 4,409	7,006 8,165	4.495 3.587	2.755 4.583	7,251 8,451	4,653 4.023	2.852 4.723	7,505 8,747
	100000000000000000000000000000000000000	3.5%	3.5% 3.5%		414	486	900	428	503	932	443	521	964
Vehicle and Maintenance Equipment Operation and Miscelaneous Operating and Maintenance Expense	Repairs	3.5%	35%		55 2,834	3,326	120 8,160	57 2,933	3,443	124 8,378	3,035	3,583	129 6,509
Suo-lotal Maintenance &	Repair Expenses				21,118	22,353	43,471	21,857	23,138	44,892	22,622	23,946	46,567
Supportive Services Commercial Expenses	tolffillegetlelige:	3.5%	3,5%		521 (\$000\$60\$60	011 (432487548788	1,132	539 * 0094538978	633 CANSENSE 168	1,172	558 3681#27886	655 200665-003	1,213
TOTAL OPERATING EXPENSES W/o RESERVES	S/GL BASE RENT/	BOND FE.	ES		48,658	80,649	169,304	91,986	#3,646	175,631	95,445	86,761	182,206
PUPA (w/o Reserves/GL Base Reserves/Ground Lease Base Renl/Bond Fees	Renvaana Fees)			•			7,054			Note: Hidden	columns are in	between total co	vinns. Yo updet
Ground Lease Base Rent Bond Monitoring Fee						:	<u>:</u>	- :		- :	÷	<u> </u>	
Replacement Reserve Deposit Cperating Reserve Deposit				OR CASA DATANCETS SZERK, WAI above 25%	13,020	7,960	21,000	13,020	7,980	21,000	13,020	7,980	21,000
Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit	Sud Pes			of exp		===		-	ļ <u> </u>	Ė	===		
Required Reserve Deposit/s, Commercial Sub-total Reserves/Ground Lease Base					13.020	7.960	21.000	13,020	7,980	21,000	13,020	7,980	21,000
TOTAL OPERATING EXPENSES W/ RESERVES/	GL BASE RENT/B	OND FEE	5		101,678	88,526	190,304	105,006		156,631	108,465		203,206
PUPA (W/ Reserves/GL Base NET OPERATING INCOME (INCOME minus OP E	Rent/Bond Fees) EXPENSES)				18,844	21,281	7,929 40,126	14,734		35,508	14,734		36,076
DEBT SERVICE ("hard debt"/amortized loans)										Note: Hickien	columns am in	between total or	umns. To updal
Hard Debt - First Lender Hard Debt - Second Lender (HCD Program 0.42%)	pymt, or other 2nd i	ender)		HCD 42% payment	8,054	4,943	13,007	8,064	4 943	13,007	8,084	4,943	13,007
Hard Debt - Third Lender (Other HCD Program, or o Hard Debt - Fourth Lender Commercial Hard Debt Service	operato cenders				-	-			-	-		-	
TOTAL HARI	D DEBT SERVICE	ı			A 064	4,943	13,007	8,064	4,943	13,007	8,054		13,007
CASH FLOW (NOI minus DEBT SERVICE) Commercial Only Cash Flow					10,780	16,339	27,119	6,670	16,831	22,501	8,670	16,399	23,069
Alboration of Commercial Surplus to LOPS/non-L AVAILABLE CASH FLOW	OSP (residual inco	me)			10,780	16,339	27,119	8,670	15.831	22,501	6,670	16,399	23,069
USES OF CASH FLOW BELOW (This row also s	shows DSCR.)			DSCR			3.08			2,73			2.77
USES THAT PRECEDE MOHED DEBT SERVICE Below-the-Fire* Asset Mgt fee (uncommon in new p	projects, see pošovi	0.0%	F		4600	:	10,000	:	5,400	Note: Hidden	4,600		
Partnership Management Fee (see policy for limits) investor Service Fee (aka "LP Asset Mgt Fee") (see Other Payments	policy for limits)	0.0%	New York	per MOHCD policy no annual Increase	2070	5.400 2.430	4,500	4,600 2,070		10,000 4,500	2,070	2,430	10,000 4,500
Other Payments Non-amortizing Loan Print - Lender 1 Non-amortizing Loan Print - Lender 2	TOTAL CONTRACTOR	1		Enter comments re: annual increase, etc. Enter comments re: annual increase, etc.	<u> </u>	-	F	-	-		┝Ë	1	
Deferred Developer Fee (Enterant <= Max Fee from		1		Anna anna anna anna anna anna anna anna	4110		8,935		<u> </u>			<u> </u>	
TOTAL PAYMENTS PRE RESIDUAL RECEIPTS (CASH FLOW minus PAY		на мона	D)		10,780	12,655	23,435 3,684	6,670		14,500	<u>6,670</u>		14,500 8,569
Does Project have a MOHCD Residual Receipt Obli Will Project Defer Developer Fee?			Yes	Year 5 is year indicated below:	1		• • •						
1st Residual Receipts Split - Lender/Deferred Devek	oper Fee		Yes 50% / 50% 67% / 33%	2021 2nd Residual Receipts Split Begins: 2022	1								
2nd Residual Receipts Spilt - Lender/Owner	Max Deferre	1 Develope	r Fee Amt (i	Jse for data entry above. Do not link.) slive Deferred Developer Fee Earner	Max Deferred De	rveloper Fee Amt:	6,309 8,935			4,001 8,935			4,285 8,935
MOHCD RESIDUAL RECEIPTS DEBT S	SERVICE	,	Dabt Loans	·				1			-		· · · · · · · · · · · · · · · · · · ·
MOHCD Residual Receipts Amount Due Proposed MOHCD Residual Receipts Amount to Proposed MOHCD Residual Receipts Amount to I	Loan Repayment	1	29.10%	loans, and MOHCD residual receipts policy	1		1,072	1		2,328 2,328			2,494 2,494
Proposed MCHCD Residual Receipts Amount to Lease	Keskival Ground	ĺ		Proposed Total MOHCO Amil Due less Loan Repayment]		<u> </u>						
NON-MOHCO RESIDUAL RECEIPTS DEB	T SERVICE		70.00	Allocation per pro raise share of all soft debt	7		2 417	1		5,873	a .		K FF TE
Lender 4 Residual Receipts Due Lender 5 Residual Receipts Due		1	0.00%	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	1.			1		3,013	1		
Total Non-MOHCD Residual Rece		•	2.0076	*	-		2,612	•		5,673	-		6,076
REMAINDER (Should be zero unless there are d below)	listributions				_						-		
Owner Distributions/Incentive Management Fee Other Distributions/Uses		j			1			1			1		
Final Balance (should be zero) REPLACEMENT RESERVE - RUNNING BALANC	-									-			-
Replacement Reserve Starting Balance Replacement Reserve Deposits					7		98,147 21,000	1		82,962 21,000	1		89,478
Replacement Reserve Deposits Replacement Reserve Withdrawais (ideally fied to C Replacement Reserve Interest	(NA)	1			1		21,000 34,666 481	1		21,000 4,855 415	1		21,000 38,253 497
RR	Running Balance				_		82,562			99,478			B2,723
OPERATING RESERVE - RUNNING BALANCE Operating Reserve Starting Balance		3			3		254,023]		294,023	3		294,023
Operating Reserve Deposits Operating Reserve Witndrawals		ł			}			}			1 .		<u>. </u>
Operating Reserve Interest	Running Balance	J		L	1		254,023	1		294,023	1		234,023
OTHER REQUIRED RESERVE 1 - RUNNING BAL							754 50W	Ē	•	10539	ê		14499
Other Reserve 1 Starting Balance Other Reserve 1 Deposits		1			7			}		F	7		
Other Reserve 1 Withdrawals Other Reserve 1 Interest		1			7		Ë	1		F	1		
Other Required Reserve 1	Running Balance	• '			-		•	-		•	-		•
OTHER RESERVE 2 - RUNNING BALANCE Other Reserve 2 Starting Balance		1			7			7		·	1		
Other Reserve 2 Starting Balance Other Reserve 2 Deposits Other Reserve 2 Withdrawals		1			1		<u> </u>	1			1	•	
Other Reserve 2 Interest Other Required Reserve 2	Running Balance	•			_		·	-					

Mosaica Senior Apartments

Mosaica Senior Apartments		LOSP	non-LOSP										
	Total 24	Units	Units 13			Year 4			 			Year 6	
**		46.00%	54,00%			2020			2021			2022	
NCOME .			% annual Increase	Comments (related to annual inc assumptions)	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total
•	,			SSVSSA income escalations have been very									
Residential - Tenant Rents		16%	35%	low historically. We consider fenent income escalations in setting around incorease. VASH is FMR driven. Past 10 yr history of	57.134	98,572	155,708	57,706	102,022	159,727	58,283	105,592	183,875
Residential - Tenant Assistance Payments ([Non-LOSP]	n/a	25%	FMR excelsion is 2.5% (1 unit is Vach)		24,605	24,605		25 220	25.220		25 850	25.850
Residential - LOSP Tenant Assistance Payr Commercial Space	mendi italian kanalan	rva rva	n/a 0.0%		70.070		70,070	73 204	n englis	73,204	69 810		69,610
Residential Parking Miscellaneous Rent Income		2.5%	25%		347	407	754	355	417	773	354	428	792
Supportive Services Income Interest Income - Project Operations		0.0%					- :	· ·					
Laundry and Vending		0.0% 2.5% 2.5%	2.5%		1,584	1,977	3,681	1,726	2027	3,763	1,770	2077	3,847
Tenant Charges Miscellaneous Residential Income	200 A 10 A	0.0%	25%		415	485	905	427	501	927	437	513	850
Other Commercial Income		r√a	0.0%	Unit from Reserve Section below, as	WINDS NO.	en e		Dec State	CARCAGO		Contract Contract	を記録される新聞	
Withdrawal from Capitalized Reserve (depo	ost to operating account) Gross Potential Income	rva	n/a	tppl cable	129,651	125,049	255,700	133,418	130,186	253,504	130,654	134,461	265,125
Vacancy Loss - Residential - Tenant Rents		r/a	n/a	Enter formulas manually per relevant MOH policy, arousi incrementing usually not	(2.857)	(4,929)	(7,785)	(2.885)	(5 101)	(7,985)	(2,914)	(5 280)	(8,194)
Vecancy Loss - Residential - Tenant Assista Vacancy Loss - Commercial	FECTIVE GROSS INCOME	n/a n/a	n/a n/a	appropriate	TENTONE PER	(1,230) (19,890	(1,230)	- Programme Andrea	(1.261)	(1,261) 254,357	SANSON WASH	(1,293) 127,819	(1,293) - 255,638
	-ECTIVE GROSS INCOME				126,795	119,890	244,685	130,633	123,824	234,437	127,760	127,020	205,618
OPERATING EXPENSES Management													
Management Fee	2.660	3.5%		schefule per MOHCO policy	12,870	7,765	20,438	13,114	8,037	21,151	13,573	8,319	21,891
Asset Management Fax Sub-folio	al Management Expenses	3.071	33%	ри монсо року	10.311	14,085	18,631 37,667	10,672	0,541 14,578	17,213 38,364	11.045 24,618	15,089	17,815 39,707
Salaries/Bennfits Office Salaries	CONTRACTOR OF STREET	3.5%	3 5%		1,085	553	1,720	1,103	676	1,780	1,142	700	1,842
Manager's Salary Health Insurance and Other Benefits		3.5 % 7.0 %	3 5% 7 0%	Historically high inflation	3,742 5,526	2,294 3,387	6,038 8,912	3,873 5,912	2.374 3.524	6,247 9,536	4,009 8,326	2.457 3.877	8,466 10.204
Other Satanes/Benelits	CONTROL DATE	3.5%	3 5%		5,452	3,342	8,794	5,643	3,459	9,102	5,841	3,580	9,421
Administrative Rent-Eres Unit S	Sub-total Salaries/Benefits	3,5%	35%		15,786	9,678	25,462	16,532	10,133	25,665	17,318	10,614	27,932
Administration Advertising and Marketing		3.5%	3.5%										
Office Expenses		3.5%	3 5%		5,678	6,056	12,344	5.877	6,890	12,777	6,063	7,141	13,224
Office Rent Legal Expense - Property		3.5%	35%		918	1,078	1,996	950	1,115	2,066	983	1,154	2,138
Audit Expense Bookkeeping/Accounting Services		3.5%	35%		6,568	7,708	14,275	6,795 2,356	7,978 2,766	14,774 5.123	7,034 2,439	8,257 2,863	15,291 5,302
Bad Debts		1.0%	1.0%	Consistent with rent inflation	711	835	1,545	718	843	1,561	725	851	1,577
	Administration Expenses	3,5%	3 5%	L	16,222	19,043	155 35,265	74 18,772	19,689	161 26,451	17,341	. 20,357	188 37,638
Utilities Electricity	7 3 7 7 7 7 7	3.5%	3 5%	· · · · · · · · · · · · · · · · · · ·	1,788	2009	3,887	1,851	2173	4,023	1.915	2.249	4,164
Water		4.5%	45%	Historically high inflatori	10,009	11,750	21,760	10,450	12 279	22,739	10,931	12.832	23,762
Gas Sewer		3.5%	35%		2 137	2,509	4,647	2212	2.597	4,809	2,200	2.688	4,978
Taxes and Licenses	Sub-total Utilities				13,836	16,359	30,234	14,523	17,049	. 31,571	16,136	17,768	32,904
Real Estate Taxes		1.2%	12%		159	103	272	171	105	275	173	108	279
PayroT Taxes Miscellaneous Taxes Licenses and Permit	is	3.5%	3.5%		1,800 459	1,103 539	2,904 998	- 1,853 475	1,142 558	3,005 1,033	1,929	1,182 577	3,111 1,069
Sub-	-total Taxes and Licenses				2,428	1,748	4,174	2,509	1,804	4,314	2,593	1,865	4,459
Insurance Property and Liability Insurance		3,5%	35%		2.430	2,852	5,282	2.515	2,952	5,467	2.503	3,055	5,658
Fidelty Bond Insurance Worker's Compensation		0.0% 3.5%	3 5%		1,257	776	2,043	1,311	804	2,115	1,357	832	2,189
Director's & Officers' Liability Insurance	Sub-total Insurance	0.0%			3.697	3,629	7,325	3.825	3,766	7,582	3,960	3,887	7.847
Maintenance & Repair	Sub-total Misorance												• •
Payrol Supplies	7.00	3.5%	35%		8,487 2,285	9,952 2,682	18,449 4,967	8,784 2,365	10,311	19,095 5,141	9,091 2,448	10,672	19,763 5,321
Contracts	A STREET	3.5%	3 5%		4.816	2,952	7,768	4,985	1055	8,040	5,150	3,162	8,321
Garbage and Trash Removal Security Payrol/Contract	TAXOS ESTABLISHED CONTRACTOR	3.5% 3.5%	3.5%		4.164	4,858	8.053	4,310	5000	9,370	4,451	5237	9,697
HVAC Repairs and Maintenance Vehicle and Maintenance Equipment Oper	ration and Renairs	3.5%	35%		459	539 72	998 133	475 63	558 74	1,033 138	492	577	1,069
Miscelaneous Operating and Maintenance	e Expenses	3.5%	35%		3,142	3,588	6,830	3,252	3,817	7,069	3,365	3 951	7,316
	mance & Repair Expenses				23,413	24,784	48,197	24,233	25,651	49,884	25,081	26,549	51,630
Supportive Services Commercial Expenses		3.5%	3.5%		577	678	1,255	598	701	1,299	518	726	1,344
TOTAL OPERATING EXPENSES W/o RE	ESSOVERMI BASE DENTA	BOND ESS	te		P9,040	89,058	189,038	102,778	93,361	196,139	106,665	95,855	203,520
 PUPA (w/o ReservesA 	AGL Base RenvBond Fees)	DOMD / L.									100,000	#1,404	203,020
Reserves/Ground Lease Base Rent/Bos Ground Lease Base Rent	nd Fees									ultiple cells.			
		ī			poppiete Asyles	is yellow cells, m	nipulate each o	ed or ther than d	apping across no	unque cesa.			
Bond Monitoring Fee					-:	-	:	<u> </u>	:		==	- :	
Bond Monitoring Fee Replacement Reserve Deposit				UN CASH DEPARTOR IS 52942, WHI ADDRESS TO	13.020	in yellow cells, m	anipulate each o	ed rather than d	agging across m	21,000	13,020	7,980	21,000
Bond Monitoring Fee Replacement Reserve Deposit				Urt cash bilance is 5/2545, well above 25% of exp	-:	-	21,000	<u> </u>	:	21,000		7,980	21,000
Bond Monitoring Fee Replacement Reserve Deposit Operating Reserve Deposit Other Required Reserve 1: Deposit Other Required Reserve 2: Deposit					-:	7,980	:	<u> </u>	:		13,020	7,980	21,000
Bond Monitoring Fee Replacement Reserve Deposit Operating Reserve Deposit Other Required Reserve 1 Deposit	usse Base RenVB and Fees				-:	7,980	21,000	<u> </u>	:	21,000		7,980	21,000
Sord Montoring Fee Replaisment Reserve Depost Operating Reserve Depost Operating Reserve Depost Operating Reserve Depost Other Recurred Reserve 2 Depost Required Reserve 2 Deposit Required Reserve 2 Deposit Sub-total Reserve 2 Forum Le TOTAL OPERATING EXPENSES w RE:	esse Base Rent/Bond Fees SERVES/GL BASE RENT/B	OND FEE	s .		13,020	7,080	21,600	13,020	7,980	21,000		7,940	
Sord Montoring Fee Rephesiment Reserve Depost Operating Reserve Depost Operating Reserve Depost Operating Reserve Depost Operating Reserve Toppost Operating Reserve Toppost Required Reserve Zappost Required Reserve Zappost Required Reserve Deposits, Commercial TOTAL OPERATING EXPENSES with Experating Reserves PUPPA WR Reservating	esse Base Rent/Bond Fees SERVES/GL BASE RENT/B /GL Base Rent/Bond Fees)	OND FEE	s .		13,020	7,980 97,978	21,000	13,020	7,980	21,000	13,020	7,980	21,000
Bond Mondering Fee Replaining Hasevo Deposit Operating Reserve Deposit Operating Reserve Deposit Operating Reserve Deposit Observe Required Reserve Topposit Officer Required Reserve Topposit Required Reserve Reserve Topposit Sub-dark Reserve Safformed Le TOTAL OPERATING EXPENSES will Reserve Safformed Le TOTAL OPERATING NICOME (INCOMERT DEET SERVICE Fland debt*/montitued	esse Base Rent/Bond Fees SERVESIGL BASE RENT/B IGL Base Rent/Bond Fees) Inus OP EXPENSES)	OND FEE	s .		13,020	7,980 - 7,980 97,978 21,912	21,000 21,000 21,000 210,038	13,020 - - 13,020 115,798	7,980	21,000 - - 21,000 217,639 37,267	13,020	7,940	21,000
Bond Mondring Fee Replategran Flaeuro Depost Openian Reserve Depost Openian Reserve Depost Openian Reserve Toppost Openia Reserve Toppost Other Reserve Toppost Other Reserve Toppost Sub-total Reserve/Ground Le TOTAL OPENIATION EXPENSES OF RESERVE NOTAL OPENIATION EXPENSES OF RESERVE NOTAL OPENIATION EXPENSES OF RESERVE NOTAL OPENIATION OROME (INCOME mill DEBT SERVICES ("Nat debt" Amortized Hard Debt. "Fall Lander"	esse Base RentBond Fees SERVES/GL BASE RENT/B: AGL Base RentBond Fees) ilnus OP EXPENSES) d loans)	}	s .	of exp	13,020 13,020 112,000 14,734 biblicitie valves	7,980 7,980 87,978 21,912 in yellow cells, m	21,000 21,000 21,000 210,038 35,645	13,020 	7,980 	21,000 	13,020 119,625 8,064	7,980 104,835 23,054	21,000 224,520 31,118
Sond Mondoring Fee Replacing and Essano Deposit Operating Riseave Deposit Operating Riseave Deposit Operating Riseave Deposit Operating Riseave Deposit Other Required Reserve T Deposit Required Reserve T Deposit Required Reservation Countries Suid-total Reservation Countries TOTAL OPERATING EXPENSES of NEE NIST OPERATING EXPENSES of NEE DIEST SERVICE [THAN OPERATING EXPENSES OF NEE HAND COUNTRIES OF NEE HAND COUNTRIEST OF NEE HAND COUNTRIE	esse Base Rent/Bond Fees SERVES/GL BASE RENT/B (GL Base Rent/Bond Fees) Inus OP EXPENSES) I loans) Inus O 42% pyrd or other 2nd L	}	s .		13,020	7,980 7,980 87,978 21,912 in yellow cells, m	21,000 21,000 21,000 210,038	13,020 - - 13,020 115,798	7,980	21,000 - - 21,000 217,639 37,267	13,020	7,980 104,835 23,054	21,000 224,520 31,118
Bond Mongoring Fee Replacement Researce Deposit Operating Researce Deposit Operating Researce Deposit Operating Researce Deposit Other Required Researce To Deposit Required Researce To Deposit Sub-total Researce/Oromotic Sub-total Researce/Oromotic VICTAL OPERATING EXPENSES OF NET OPERATING EXPENSES OF NET OPERATING NEODER (NEODER (esse Base Rent/Bond Fees SERVES/GL BASE RENT/B (GL Base Rent/Bond Fees) Inus OP EXPENSES) I loans) Inus O 42% pyrd or other 2nd L	}	S	of exp	13,020 13,020 112,000 14,734 biblicitie valves	7,980 97,978 21,912 in yesow cels, m	21,000 21,000 21,000 210,038 35,645	13.020 13.020 13,020 115,798 14,734 201 raiber than d	7,980 7,980 7,980 101,341 22,483 29,999 secost m	21,000 	13,020 119,625 8,064	7,980 104,835 23,054 4,943	21,000 224,520 31,118
Bond Mongoring Fee Replacement Teasure Deposit Operating Reseave Deposit Operating Reseave Deposit Operating Reseave Deposit Operating Reseave Deposit Other Required Reseave T Deposit Sub-total Reseave/Bround Fee FORTHIS CHEMISTER OF THE SEE FORTHIS CHEMIST FORTHIS CHEMISTER OF THE SEE FORTHIS CHEMIST FOR	pase Base Ren/Bond Fees SERVES/GL BASE RENT/B- (GL Base Ren/Bond Fees) inus OP EXPENSES) d loans) m 0.42% pymt. or other 2nd L oprom. or other 3nd Lender). TAL HARD DEBT SERVICE	}	S .	of exp	13,020 13,020 112,060 14,724 2006/ete values 8,064	7,980 97,978 21,912 in yellow cels, m 4,943	21,600 21,600 21,600 210,038 32,646 32,646 13,007	13,020 13,020 13,020 116,788 14,734 201 initiation than d	7,080 7,080 7,080 101,341 101,341 4,043 4,043 4,043	21,000 21,000 217,139 37,217 untiple cets.	13,020 119,625 8,054 2,064	7,980 104,835 23,054 4,943 4,943 4,943	21,000 224,520 31,118
Sond Montering Fee Replaining 11 Searce Deposit Replaining 11 Searce Deposit Operating Researce Deposit Operating Researce Deposit Other Required Research 1 Deposit Other Required Research 1 Deposit TOTAL OPERATING EXPENSES on IRS PUPA for Research 10 Searce 10 Sear	pase Base Ren/Bond Fees SERVES/GL BASE RENT/B- (GL Base Ren/Bond Fees) inus OP EXPENSES) d loans) m 0.42% pymt. or other 2nd L oprom. or other 3nd Lender). TAL HARD DEBT SERVICE	}	S .	of exp	13,020 13,020 112,060 14,734 inticitie values	7,980 87,978 21,912 in yellow cells, m	21,000 21,000 21,000 210,038 36,946 13,007	13,020 13,020 13,020 115,798 14,734 14,734 2,064	7,980 7,980 7,980 101,341 22,483	21,000 21,000 217,139 37,217	13,020 119,625 8,054 2,064	7,980 104,835 23,054 4,943 - 1351),1 ₅₀₀ (3)1 4,943	21,000 224,520 31,118
Sond Mongoring Fee Replacement Fastern Deposit Operating Riseave Deposit Operating Riseave Deposit Operating Riseave Deposit Operating Riseave Deposit Ober Required Reserve T Deposit Required Riseave T Deposit Required Riseave T Deposit NOTAL OPERATING ENCORAGE OF TOTAL OPERATING ENCORAGE OF TOTAL OPERATING ENCORAGE OPERATING ENCORAGE OF TOTAL OPERATING ENCORAGE OPERATION OF TOTAL OPERATING ENCORAGE OF TOTAL OPERATING ENCORAGE OF TOTAL OPERATION OF TOTAL OPERATION OF TOTAL OPERATION ENGINEERS OF TOTAL OP	pase Base Ren/Bond Fees SERVESNOL BASE REN/TRA AGL Base Ren/Bond Fees) Into OP EXPENSES) I foans) I foans) I foans) I foans I	ender)	S .	of exp	13,020 112,020 112,000 14,734 inticiste values 8,064 6,870	7,980 7,980 7,980 87,978 21,912 61,960w cets, m 4,943 15,960	21,000 21,000 210,038 35,645 13,007 21,007 22,638	13,020 13,020 13,020 116,788 14,734 14,734 2,054 2,054 2,054	7,980 7,980 7,980 101,341 22,483 29,999 scons m 4,943 17,640	21,000	13,020 119,625 2,054 2,064 2,064 3,064 8,064	7,940 104,836 23,054 4,943 4,943 12,111	21,000 224,520 31,118 13,007 13,007 19,111
Sond Mondaring Fee Replacing In Easure Deposit Operating Rissare Deposit Operating Rissare Deposit Operating Rissare Deposit Other Required Reserve 12 Deposit Required Reserve 12 Deposit Sub-total Rissarysufformund 12 TOTAL OPERATING EXPENSES of RES PUPJA (of Reservas NET OPERATING DEPOSITES OF RES REPLACED COMPANIES REPLACED TOTAL COMPANIES CO	pase Base Rent/Bond Fees SERVESIGL BASE RENT/RI NOL Base Rent/Bond Fees) Into CP EXPENSES) I losts I l	ender)	S .	NCD 42% payment	12,020 12,020 13,020 112,000 14,724 indicisis values 8,064 6,670	7,980 7,980 7,980 87,978 21,912 61,960w cets, m 4,943 15,960	21,600 21,600 210,038 210,038 35,646 13,007 24,639	13,020 13,020 13,020 115,798 14,724 14,724 1,724	7,080 7,080 7,080 101,341 101,341 4,043 4,043 4,043	21,000 21,000 217,139 37,217 13,007 13,007 24,210	73,020 119,625 8,054 8,064 8,064	7,940 104,836 23,054 4,943 4,943 4,943 18,111	21,000 224,520 31,118
Sond Mondaring Fee Replacing In Easure Deposit Operating Rissare Deposit Operating Rissare Deposit Operating Rissare Deposit Other Required Reserve 12 Deposit Required Reserve 12 Deposit Sub-total Rissarysufformund 12 TOTAL OPERATING EXPENSES of RES PUPJA (of Reservas NET OPERATING DEPOSITES OF RES REPLACED COMPANIES REPLACED TOTAL COMPANIES CO	pase Base Rent/Bond Fees SERVESIGL BASE RENT/RI NOL Base Rent/Bond Fees) Into CP EXPENSES) I losts I l	ender)	s .	of exp	13,020 13,020 13,020 112,060 1	7,980 7,980 7,980 87,978 21,912 61,960w cets, m 4,943 15,960	21,000 21,000 210,038 35,646 35,007 13,007 24,639 22,639	13,020 13,020 115,798 14,734 0,054 0,054 0,570	7,980 7,980 101,341 22,483 29,999 scoss m 4,943 17,640	21,000 21,000 217,139 37,217 4,1100 13,007 24,210 24,210	73,020 119,625 8,054 8,064 8,064	7,980 104,836 23,054 4,943 4,943 12,111	21,000 224,520 31,118 13,007 13,007 19,111
Bond Mongaring Fee Replacement Teasure Deposit Operating Reseave Deposit Operating Reseave Deposit Operating Reseave Deposit Operating Reseave Deposit Other Required Reseave T Deposit Sub-total Reseave/Bround Fee Required Reseave T Deposit NET OPERATING ENFENSES OF MONTH OF THE RESEAVE OF THE NET OPERATING ENFENSES OF THE NET OPERATING ENFENSES OF THE NET OPERATING NEODEM (NEODEM (NEODEM INCOME IN OPERATING NEODEM INCOME IN OPERATING NEODEM INCOME INCOM	pase Base Rent/Bond Fees RENT/BOL BASE RENT/RENT/RENT/RENT/RENT/RENT/RENT/RENT/	ender)	s .	NCD 42% payment	13,020 13,020 112,060	7,980 7,980 7,980 87,978 21,912 8 yellow cels, m 4,943 16,969	21,000 21,000 21,000 210,038 35,646 13,007 22,639 22,639 24,639	13,020 13,020 13,020 115,788 4,734 8,054 8,054 8,670	7,980 7,980 101,341 22,483 29,999 scost m 4,943 17,640 17,540	21,000 21,000 217,139 37,217 13,007 24,210 24,210 24,210 24,210 24,210 24,210 24,210	73,020 119,625 8,054 8,064 8,064	7,940 104,836 23,054 4,943 4,943 12,111	21,000 224,520 31,118
Bond Mongaring Fee Replacement Teasure Deposit Operating Reseave Deposit Other Required Reseave Topposit Sub-total Reseave/Bround Fee NOTAL OPERATING ENTERSES OF COMMENTATION ENTERSES OF TOTAL OPERATING MONOBAL	pase Base Rent/Bond Fees RENT/BOL BASE RENT/RENT/RENT/RENT/RENT/RENT/RENT/RENT/	ender)	5	NCD 42% payment	13,020 13,020 13,020 112,060 1	7,000 7,000 7,000 7,000 7,000 7,000 7,000 7,000 10,	21,000 21,000 210,038 35,646 35,007 13,007 24,639 22,639	13,020 13,020 115,798 14,734 0,054 0,054 0,570	7,980 7,980 101,341 22,483 29,999 scoss m 4,943 17,640	21,000 21,000 217,139 37,217 4,1100 13,007 24,210 24,210	13,020 119,625 8,064 8,064	7,980 104,836 23,054 4,943 4,943 12,111	21,000 224,520 31,118
Sond Mongaring Fee Replaining 11 Search Deposit Replaining 11 Search Deposit Operating Reseave D	pase Base Rent/Bond Fees RENT/BOL BASE RENT/RENT/RENT/RENT/RENT/RENT/RENT/RENT/	ender)	S .	NCD 42ti paymen! NCD 42ti paymen! OUCH AND HONEOD policy no second increases Enter comments in actors discrease (6)	13,020 13,020 13,020 11,040 11	7,980	21,000 21,000 21,003 35,645 35,645 13,007 24,639 24,639 22,639	13,020 13,020 13,020 145,798 14,734 16 Ber than d 6,646 6,670	7,980 7,980 7,980 7,980 101,34f 4,943 4,943 17,540 17,540	21,000 21,000 21,000 217,139 37,217 13,007 24,210 24,210 24,210 24,210 24,210 10,000	13,020 119,625 8,064 8,064	7,980 104,836 23,054 4,943 4,943 12,111	21,000 224,520 31,118
Sond Mongaring Fee Replacement Researce Deposit Operating Researce Deposit Operating Researce Deposit Operating Researce Deposit Operating Researce Deposit Other Required Researce To Deposit Required Researce To Deposit Sub-total Researce/Deposit Other Required Researce/Deposit Operating Researce/Deposit NET OPERATING OPERATING EMPERATING	passe Basic Rentition of Fees RENTENDE DARK RENTITION ROLL Basic Rentition of Cetter Rentition Roll Basic Rentition of Rentition Roll Basic Rentition Roll B	ender)	S .	NCD 4234 payment NCD 4234 payment OSCA	13,020 13,020 13,020 11,040 11	7,000 7,000 7,000 7,000 7,000 7,000 7,000 7,000 10,	21,000 21,000 21,003 35,645 35,645 13,007 24,639 24,639 22,639	13,020 13,020 13,020 145,798 14,734 16 Ber than d 6,646 6,670	7,980 7,980 7,980 7,980 101,34f 4,943 4,943 17,540 17,540	21,000 21,000 21,000 217,139 37,217 13,007 24,210 24,210 24,210 24,210 24,210 10,000	13,020 119,625 8,064 8,064	7,980 104,836 23,054 4,943 4,943 12,111	21,000 224,520 31,118
Sond Mongaring Fee Replaining 18 bears Deposit Operating Reserve Deposit Not Operating Reserve NET OPERATING NICOME (NICOME INCOME	passe Basic Rentition of Fees RENTENDE DARK RENTITION ROLL Basic Rentition of Cetter Rentition Roll Basic Rentition of Rentition Roll Basic Rentition Roll B	ender)	S	NCD 42ti paymen! NCD 42ti paymen! OUCH AND HONEOD policy no second increases Enter comments in actors discrease (6)	13,020 13,020 13,020 11,040 11	7,920 7,920 7,920 97,976 21,912 4,943 4,943 16,900 10,90100 cets.m	21,000 21,000 21,000 21,003 35,646 13,007 22,639 22,639 22,639 4,500 4,500	13,020 13,020 13,020 14,734 24,734 25,046 2,070 2,070 2,070	7,880 7,880 101,341 22,483 29399 scoss m 4,943 17,640 17,540 517,540 2,430	21,000 21,000 21,139 37,217 13,007 13,007 24,210 24,210 2,88 45,000 10,000 4,500	73,020 119,625 8,054 8,054 (0	7,980 104,836 23,054 4,943 4,943 12,111	21,000 224,520 31,118
Sond Mongaring Fee Replaining 18 bears Deposit Operating Reserve Deposit Not Operating Reserve NET OPERATING NICOME (NICOME INCOME	BASE BASE REINTOND FEES FOLLOWING THE SERVICE THE SERVICES SERVICES THE S	ender)		NCD 42ti paymen! NCD 42ti paymen! OUCH AND HONEOD policy no second increases Enter comments in actors discrease (6)	13,020 13,020 13,020 13,020 14,724 14,724 1506iste valve 1,064 5,066 5,070 10tick is valve 1,064 1,000	7,920 7,920 7,920 97,976 21,912 4,943 4,943 16,900 10,90100 cets.m	21,000 21,000 21,000 21,003 35,646 13,007 22,639 22,639 22,639 4,500 4,500	13,020 13,020 15,788 14,734 8,054 8,054 8,670 6,670 2,070 8,670	7,880 7,880 101,341 22,483 29399 scoss m 4,943 17,640 17,540 517,540 2,430	21,000 21,000 21,000 21,000 21,13,007 13,007 13,007 24,210 24,210 24,210 24,210 24,210 24,210 24,210 24,210 24,210 24,210 24,210 25,200 26,200 26,200	73,020 119,625 8,054 8,054 (0	7,920 104,815 23,054 4943 4943 18,111	21,000 224,520 31,118
Sond Mongoring Fee Replacing and Essays Deposit Operating Riseave Deposit Other Required Reserve 12 Deposit Required Reserve Deposits, Commercial Sub-total Reserves/According to 10 Total Operating Commercial New Opera	SERVESUA BAR RENTING OLD SERVESUA BAR RENTING OLD SERVESUA BAR RENTING OLD SERVESUA BAR SERVES (I cons) II cons II c	ender)	D) Yes	NCD 42% payment. NCD 42% payment. DOSCA par MOHCO policy no proced increase Enter comments no possed increase. En	13,020 112,000	7,920 7,920 7,920 7,920 7,920 97,976 4,943 16,900 1	21,000 21,000 210,038 35,646 abjoriste each 13,007 13,007 24,639 24,639 24,639 45,000 45,000	13,020 13,020 15,788 14,734 8,054 8,054 8,670 6,670 2,070 8,670	7,990 7,990 101,341 22,443 29,999 scott m 4,943 17,540 177,540 2,430 2,430 2,430 7,420	21,000 21,000 21,000 21,000 21,133 37,217 13,007 13,007 12,007 24,210 24,210 24,210 24,210 24,210 24,210 24,210 24,210 24,210 24,210 288	13,020 119,625 8,064 8,064 8,064 7,064	7,920 104,215 23,054 4943 12,111 12,111	21,000 224,520 31,118 13,007 15,007 18,111 2,39
Sond Mongaring Fee Replacing and Search Deposit Operating Reserve Deposit Not Operating Reserve Deposit Not Operating Reserve Not Operating Reserve New Op	SERVESUA BAR RENTIMON Fees FOLIA SERVESUA BAR RENTIMON FOLIA SERVESUA BAR RENTIMON FOLIA SERVESUA FOLIA SERVESUA FOLIA SERVES FOLIA SERV	ender)	D) Yes Yes	NCD 42st payment NCD 42st payment OSCA Pay MOHOD policy no securid increase Enter comments in accord increase, etc. Type S by your indicated below, 2021	13,020 112,000	7,920 7,920 7,920 7,920 7,920 97,976 4,943 16,900 1	21,000 21,000 210,038 35,646 abjoriste each 13,007 13,007 24,639 24,639 24,639 45,000 45,000	13,020 13,020 15,788 14,734 8,054 8,054 8,670 6,670 2,070 8,670	7,990 7,990 101,341 22,443 29,999 scott m 4,943 17,540 177,540 2,430 2,430 2,430 7,420	21,000 21,000 21,000 21,000 21,133 37,217 13,007 13,007 12,007 24,210 24,210 24,210 24,210 24,210 24,210 24,210 24,210 24,210 24,210 288	13,020 119,625 8,064 8,064 8,064 7,064	7,920 104,215 23,054 4943 12,111 12,111	21,000 224,520 31,118 13,007 15,007 18,111 2,39
Sond Mongoring Fee Replacing and Essays Deposit Operating Riseave Deposit Other Required Reserve 12 Deposit Required Reserve Deposits, Commercial Sub-total Reserves/According to 10 Total Operating Commercial New Opera	asse Base Rent/Bond Fees SERVENGU, BASE RENT/IN- AGI, Base Rent/Bond Fees) Into OP EXPENDING PROPERTY Into OP EXPENDING PROPERTY I Committee of the Committee o	ender) (me) 0.0% 0.0%	PD) Yes Yes 50%/50%	NCD 42% payment. NCD 42% payment. OSCA par MONCO policy no avoid increase. Enter comments to second increase, etc. Contro comments on avoid increase, etc. Type of Six year Indicated below; 2021 2022	13,020 11	7,920 7,920 7,920 7,920 7,920 97,976 4,943 16,900 1	21,000 21,000 21,000 21,000 38,646 38,646 33,646 33,007 33,007 33,007 33,007 43,007 43,007 45,000 45,000 45,000 8,139	13.020 13.020 13.020 145.788 14.024 15.020 14.024 15.024 1	7,990 7,990 101,341 22,443 29,999 scott m 4,943 17,540 177,540 2,430 2,430 2,430 7,420	21,000 21,000 217,139 21,000 217,139 37,217 13,007 24,210 24,210 28 31,007 24,210 10,000 4,500 4,500 5,710	13,020 119,625 8,064 8,064 8,064 7,064	7,920 104,215 23,054 4943 12,111 12,111	21,000 224,520 31,118 13,007 15,007 18,111 2,39
Sond Mongaring Fee Replacing and Search Deposit Operating Reserve Deposit Reserve Deposit Operating Reserve Deposit Reserve Deposit Operating Reserv	SERVENCE AS RENTIMOND Fees FOR SERVENCE AS RENTIMOND FROM SERVENCE FOR SERVENCE AS RENTIMOND FROM SERVENCE FOR SERVENCE AS RENTIMOND FROM SERVENCE FOR S	ender) (me) 0.0% 0.0%	D) Yes Yes 50%/50% Fee Ant (I Dist. Son The State of the	NCD 42% payment. NCD 42% payment. DOCA par MOHEOD policy no second increase, etc. Enter comments in social signature, etc. Plant 5 is year indicated below. 2021 2021 2021 2021 2021 2022 2022 2024 2025	13,020 113,020 113,020 112,000	7,920 7,920 7,920 7,920 7,920 97,976 4,943 16,900 1	21,000 21,000 210,038 35,646 abjoriste each 13,007 13,007 24,639 24,639 24,639 45,000 45,000	13.020 13.020 15.020 15.020 15.020 15.020 15.020 16	7,990 7,990 101,341 22,443 29,999 scott m 4,943 17,540 177,540 2,430 2,430 2,430 7,420	21,000 21,000 21,000 21,000 21,133 37,217 13,007 13,007 12,007 24,210 24,210 24,210 24,210 24,210 24,210 24,210 24,210 24,210 24,210 288	73,020 719,625 8,054 8,054 8,054 70 70	7,920 104,215 23,054 4943 12,111 12,111	21,000 224,520 31,118 13,007 15,007 18,111 2,39
Sond Mongaring Fee Replaining In Search Deposit Operating Reserve Deposit Not Operating Reserve Deposit Feed Reserve	BERNESS RENUTION FRES FOR SERVENCE ASSER RENTIFICATION FOR BERNESS FOR SERVENCE ASSERT RENTIFICATION FOR SERVENCE ASSERT RENTIFICATION FOR SERVENCE ASSERT RENTIFICATION FOR SERVENCE ASSERT RENTIFICATION FOR SERVICE FOR SERVICE ASSERT RENTIFICATION FOR SERVICE ASSERT RE	ender) (me) 0.0% 0.0%	D) Yes 50%/50%/55%/55% Fee And [Dist. Soft Coabt Loan	NCD 42th payment NCD 42th payment OCC per MOHCO policy no second increase. Enter comments in school increase, etc. Center comments in school increase, etc. Vest 5 is year increased below. 20of Residual Receipts Syst Begins: Land of East and Jacks. Land of East a	11.026 11	7,920 7,920 7,920 7,920 7,920 97,976 4,943 16,900 1	21,000 21	13.020 13.020 15.020 15.020 15.020 15.020 15.020 16	7,990 7,990 101,341 22,443 29,999 scott m 4,943 17,540 177,540 2,430 2,430 2,430 7,420	21,000 00 21,000	73,020 719,625 8,054 8,054 8,054 70 70	7,920 104,215 23,054 4943 12,111 12,111	21,000 224,520 31,118 13,007 12,017 12,017 12,111 2,111 18,111
Sond Mongaring Fee Replaining In Search Deposit Operating Reserve Deposit Not Operating Reserve Deposit Feed Reserve	BERNESS RENUTION FRES FOR SERVENCE ASSER RENTIFICATION FOR BERNESS FOR SERVENCE ASSERT RENTIFICATION FOR SERVENCE ASSERT RENTIFICATION FOR SERVENCE ASSERT RENTIFICATION FOR SERVENCE ASSERT RENTIFICATION FOR SERVICE FOR SERVICE ASSERT RENTIFICATION FOR SERVICE ASSERT RE	ender) (me) 0.0% 0.0%	D) Yes 50%/50%/55%/55% Fee And [Dist. Soft Coabt Loan	A top NED 4251 payment DEC 4	11.026 11	7,920 7,920 7,920 7,920 7,920 97,976 4,943 16,900 1	21,000 21	11,000 11	7,990 7,990 101,341 22,443 29,999 scott m 4,943 17,540 177,540 2,430 2,430 2,430 7,420	21,000 21,000 21,130 21,000 217,133 37,217 13,007 21,007 22,210 24,210 2	73,000 111,000 8,004 8,004 8,004 12,000 10,0	7,920 104,215 23,054 4943 12,111 12,111	21,000 224,520 31,118
Sond Mongaring Fee Replacing and Search Deposit Operating Reserve Deposit Reserve Deposit Operating Reserve Deposit Reserve Deposit Operating Reserv	BERNESS RENUTION FRES FOR SERVENCE ASSER RENTIFICATION FOR BERNESS FOR SERVENCE ASSERT RENTIFICATION FOR SERVENCE ASSERT RENTIFICATION FOR SERVENCE ASSERT RENTIFICATION FOR SERVENCE ASSERT RENTIFICATION FOR SERVICE FOR SERVICE ASSERT RENTIFICATION FOR SERVICE ASSERT RE	ender) (me) 0.0% 0.0%	D) Yes 50%/50%/55%/55% Fee And [Dist. Soft Coabt Loan	NCD 42% payment. NCD 42% payment. OCCA par MCNCO policy no excess increase. Enter comments in several increase, etc. Chair comments in several increase, etc. View 5 is year instrukted below. 2021 Zoof Residual Receipts. Syst Begins: 2022 John Son of Son	11.026 11	7,920 7,920 7,920 7,920 7,920 97,976 4,943 16,900 1	21,000 21,000 21,000 21,000 21,000 21,000 21,000 21,000 21,000 21,000 21,000 21,000 22,000 22,000 22,000 21	11,000 11	7,990 7,990 101,341 22,443 29,999 scott m 4,943 17,540 177,540 2,430 2,430 2,430 7,420	21,000 0 1 1,000	73,000 111,000 8,004 8,004 8,004 12,000 10,0	7,920 104,215 23,054 4943 12,111 12,111	21,000 224,520 31,518 12,007 13,007 14,111 2,111 2,111 2,111 18,111 18,111
Sond Mongaring Fee Replaining In Search Deposit Replaining In Search Deposit Operating Researe Deposit TOTAL OPERATING ENTRESS of SEARCH TOTAL OPERATING ENTRESS of SEARCH TOTAL OPERATING INCOME (INCOME INCOME I	save Base Rent/Bond Fees SERVENGUA BASE RENT/IN- AGE, Base Rent/Bond Fees) Into OP EXPENSES I leanny Into OP EXPENSES I leanny I leanny I was a server one del de la company I leanny I was a server one del de la company I leanny I was a server one del del la company I was a server one del del la company I was a server one del del la company I was a server one del del la company I was a server one del la company	ender) (me) 0.0% 0.0%	Yes Yes 50% 50% 50% 50% 50% 50% 50% 50% 50% 50%	OSCA 4291 payment. OSCA 4291 payment. OSCA 4291 payment. DISCA 4291 payment. OSCA 4291 payment. DISCA 4291 pa	112,000 112,00	7,920 7,920 7,920 7,920 7,920 97,976 4,943 16,900 1	21,000 91,000 38,646 10,000 38,646 10,000 10,000 22,439 22,439 22,439 4,500 4,500 6,139	13,000 13,000 14	7,990 7,990 101,341 22,443 29,999 scott m 4,943 17,540 177,540 2,430 2,430 2,430 7,420	21,000 0 1 1,000	73,000 111,000 8,004 8,004 8,004 12,000 10,0	7,920 104,215 23,054 4943 12,111 12,111	21,000 224,520 31,518 12,007 13,007 14,111 2,111 2,111 2,111 18,111 18,111
Sond Mongaring Fee Replaining In Search Deposit Replaining In Search Deposit Operating Researe Deposit TOTAL OPERATING ENTRESS of SEARCH TOTAL OPERATING ENTRESS of SEARCH TOTAL OPERATING INCOME (INCOME INCOME I	save Base Rent/Bond Fees SERVENGUA BASE RENT/IN- AGE, Base Rent/Bond Fees) Into OP EXPENSES I leanny Into OP EXPENSES I leanny I leanny I was a server one del de la company I leanny I was a server one del de la company I leanny I was a server one del del la company I was a server one del del la company I was a server one del del la company I was a server one del del la company I was a server one del la company	ender) (me) 0.0% 0.0%	Yes 50%/50%/6%/67%/33 Tee Ant II Dist. Son 29.10%	A top NCD 4291 payment. OSCA par MONCO petity no avoid increase Enter comments in avoid increase, etc. Centra comments in avoid increase, etc. 2021 2022 2020 2030 2030 2040 2050 2050 2060 2060 2070 2070 2080 2070 2080 20	112,000 112,00	7,920 7,920 7,920 7,920 7,920 97,976 4,943 16,900 1	21,000 21,000 21,000 21,000 21,000 21,000 21,000 21,000 21,000 21,000 21,000 21,000 22,000 22,000 22,000 21	13,000 13,000 14	7,990 7,990 101,341 22,443 29,999 scott m 4,943 17,540 177,540 2,430 2,430 2,430 7,420	21,000 0 1 1,000	73,000 111,000 8,004 8,004 8,004 12,000 10,0	7,920 104,215 23,054 4943 12,111 12,111	21,000 224,570 31,118 13,007 13,007 10,111 2,111 2,111 10,111 10,111
Sond Mongoring Fee Replacing and Easawa Deposit Operating Riseave Deposit Other Required Reseave To Deposit Required Reseave To Deposit Required Reseave To Deposit Required Reseave To Deposit Required Reseave Deposit Operating Riseave Regulary Recommends FIFTH OF RESEAUTION OF THE PROPERTY OF THE PR	SERVENCE AS RENTING ACT EAST	ender)	Yes Yes 50% 50% 50% 50% 50% 50% 50% 50% 50% 50%	NCD 42th payment NCD 42th payment OCCR par MOHOD policy no second increase. Enter comments in second increase, etc. Cell and a second increase, etc. First comments in second increase, etc. First comments in second increase, etc. First comments in second increase, etc. First Sia year increased below. First Sia year incr	112,000 112,00	7,920 7,920 7,920 7,920 7,920 97,976 4,943 16,900 1	21,000 21,000 31,600 33,646 33,646 31,007 22,003 23,646 4,000 4,000 24,000 4,0	13,000 13,000 14	7,990 7,990 101,341 22,443 29,999 scott m 4,943 17,540 177,540 2,430 2,430 2,430 7,420	21,000 21,000 21,17,000 21,17,000 21,17,000 21,17,000 21,17,000 21,17,000 24,21	73,000 111,000 8,004 8,004 8,004 12,000 10,0	7,920 104,215 23,054 4943 12,111 12,111	21,000 31,118 33,007 11,111 11,111 12,111 12,111 10,11 10,11 10,11 10,11 10,11 10,11 1
Sond Mongaring Fee Replaining Int Search Deposit Replaining Int Search Deposit Operating Reseave Reseave Reseave NRT OPERATING NICOME (INCOME NICOME INCOME NICOME INCOME NICOME INCOME I	BASE BASE REINTOND FEES SERVENUE DASH REINTIN OL BASE REINTOND OL BASE REINTOND OL BASE REINTOND OL BASE REINTOND OL BASE FEES FEE	ender)	Yes	NCD 42th payment NCD 42th payment OCCR par MOHOD policy no second increase. Enter comments in second increase, etc. Cell and a second increase, etc. First comments in second increase, etc. First comments in second increase, etc. First comments in second increase, etc. First Sia year increased below. First Sia year incr	112,000 112,00	7,920 7,920 7,920 7,920 7,920 97,976 4,943 16,900 1	21,000 91,000 38,646 10,000 38,646 10,000 10,000 22,439 22,439 22,439 4,500 4,500 6,139	13,000 13,000 14	7,990 7,990 101,341 22,443 29,999 scott m 4,943 17,540 177,540 2,430 2,430 2,430	21,000 21,000 21,17,000 21,17,000 21,17,000 21,17,000 21,17,000 21,17,000 24,21	73,000 111,000 8,004 8,004 8,004 12,000 10,0	7,920 104,215 23,054 4943 12,111 12,111	21,000 31,112 31,002 31,112 13,007 14,111 14,111 14,111 14,111 14,111 14,111
Sond Mongaring Fee Replacement Search Deposit Serplacement Search Deposit Operating Reserve Deposit Not Operating Reserve Not Reserve	SERVENCE ASSERVENCE ASSERVENCE OF SERVENCE ASSERVENCE OF SERVENCE ASSERVENCE OF SERVENCE MARCHANT SERVENC	ender)	Yes	NCD 42th payment NCD 42th payment OCCR par MOHOD policy no second increase. Enter comments in second increase, etc. Cell and a second increase, etc. First comments in second increase, etc. First comments in second increase, etc. First comments in second increase, etc. First Sia year increased below. First Sia year incr	112,000 112,00	7,920 7,920 7,920 7,920 7,920 97,976 4,943 16,900 1	21,000 21,000 31,600 33,646 33,646 31,007 22,003 23,646 4,000 4,000 24,000 4,0	13,000 13,000 14	7,990 7,990 101,341 22,443 29,999 scott m 4,943 17,540 177,540 2,430 2,430 2,430	21,000 21,000 21,17,000 21,17,000 21,17,000 21,17,000 21,17,000 21,17,000 24,21	73,000 111,000 8,004 8,004 8,004 12,000 10,0	7,920 104,215 23,054 4943 12,111 12,111	21,000 31,112 33,007 13,007 12,111 13,007 12,111 14,111 15
Sond Mongaring Fee Replacing and Essays Deposit Operating Riseave Deposit Other Required Reseave To Deposit NOTAL OPERATING EXPENSES with Reseave And The	SERVENCE ASSERVENCE ASSERVENCE OF SERVENCE ASSERVENCE OF SERVENCE ASSERVENCE OF SERVENCE MARCHANT SERVENC	ender)	Yes	NCD 42th payment NCD 42th payment OCCR par MOHOD policy no second increase. Enter comments in second increase, etc. Cell and a second increase, etc. First comments in second increase, etc. First comments in second increase, etc. First comments in second increase, etc. First Sia year increased below. First Sia year incr	112,000 112,00	7,920 7,920 7,920 7,920 7,920 97,976 4,943 16,900 1	21,000 21,000 31,600 33,646 33,646 31,007 22,003 23,646 4,000 4,000 24,000 4,0	13,000 13,000 14	7,990 7,990 101,341 22,443 29,999 scott m 4,943 17,540 177,540 2,430 2,430 2,430	21,000 21,000 21,17,000 21,17,000 21,17,000 21,17,000 21,17,000 21,17,000 24,21	73,000 111,000 8,004 8,004 8,004 12,000 10,0	7,920 104,215 23,054 4943 12,111 12,111	21,000 31,118 224,500 31,118 33,007 31,118 33,007 31,118 33,007 31,118 33,007 31,118 33,007 31,118 33,007 31,118 33,007 31,118 33,007 31,007 3
Sond Mongaring Fee Replacement Search Deposit Serplacement Search Deposit Operating Reserve Deposit Not Operating Reserve Not Reserve	SERVENCE ASSERVENCE ASSERVENCE OF SERVENCE ASSERVENCE OF SERVENCE ASSERVENCE OF SERVENCE MARCHANT SERVENC	ender)	Yes	NCD 42th payment NCD 42th payment OCCR par MOHOD policy no second increase. Enter comments in second increase, etc. Cell and a second increase, etc. First comments in second increase, etc. First comments in second increase, etc. First comments in second increase, etc. First Sia year increased below. First Sia year incr	112,000 112,00	7,920 7,920 7,920 7,920 7,920 97,976 4,943 16,900 1	21,000 21,000 31,600 33,646 33,646 31,007 22,003 23,646 4,000 4,000 24,000 4,0	13,000 13,000 14	7,990 7,990 101,341 22,443 29,999 scott m 4,943 17,540 177,540 2,430 2,430 2,430	21,000 21,000 21,17,000 21,17,000 21,17,000 21,17,000 21,17,000 21,17,000 24,21	73,000 111,000 8,004 8,004 8,004 12,000 10,0	7,920 104,215 23,054 4943 12,111 12,111	21,000 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Sond Mongaring Fee Replacement Search Deposit Serplacement Search Deposit Operating Reserve Reserve Deposit Operating Reserve Reserve Deposit NRT OPERATING RECORD (INCOME INCOME INCOM	SERVENCE ASSERVENCE AS	ender)	Yes	NCD 42th payment NCD 42th payment OCCR par MOHOD policy no second increase. Enter comments in second increase, etc. Cell and a second increase, etc. First comments in second increase, etc. First comments in second increase, etc. First comments in second increase, etc. First Sia year increased below. First Sia year incr	112,000 112,00	7,920 7,920 7,920 7,920 7,920 97,976 4,943 16,900 1	21,000 1 1 1,007 2 1,000 1 1 1,007 2 1,000 1 1 1,007 2 1,000 1 1 1,007 2 1,000 1 1 1,007 2 1,000 1 1 1,007 2 1,000 1 1 1,007 2 1,000 1 1 1,007 2 1,000 1 1 1,007 2 1,000 1 1 1,007 2 1,000 1 1 1,007 2 1,000 1 1 1,000 1 1 1,000 1 1 1,000 1 1 1 1	13,000 13,000 14,704 14,704 14,704 14,704 15,705 15	7,990 7,990 101,341 22,443 29,999 scott m 4,943 17,540 177,540 2,430 2,430 2,430	21,000 21,7,000 21,7,000 21,7,100 21,7,	7,300 a 200	7,920 104,215 23,054 4943 12,111 12,111	21,000 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Sond Mongaring Fee Replaining In Search Deposit Operating Reserve Deposit Not Operating Reserve Deposit Not Operating Reserve Deposit Not Operating Reserve Deposit First Deposit	SERVENCE ASSERVENCE ASSERVENCE OF SERVENCE ASSERVENCE OF SERVENCE ASSERVENCE OF SERVENCE MY AND SE	ender)	Yes	NCD 42th payment NCD 42th payment OCCR par MOHOD policy no second increase. Enter comments in second increase, etc. Cell and a second increase, etc. Trace Sia year insteaded below. 2021	112,000 112,00	7,920 7,920 7,920 7,920 7,920 97,976 4,943 16,900 1	21,000 2 2 2,000 2 2 2,000 2 2 2,000 2 2 2,000 2 2 2,000 2 2 2,000 2 2 2,000 2 2 2,000 2 2 2,000 2 2 2,000 2 2 2,000 2 2 2,000 2 2 2,000 2 2,0	13,000 13,000 14	7,990 7,990 101,341 22,443 29,999 scott m 4,943 17,540 177,540 2,430 2,430 2,430	21,000 21,000 217,1309 217,1309 33,247 13,007 24,210 13,007 24,210 14,000 4,	7.300 (1.00	7,920 104,215 23,054 4943 12,111 12,111	21,000 31,118 224,500 31,118 33,007 31,118 33,007 31,118 33,007 31,118 33,007 31,118 33,007 31,118 33,007 31,118 33,007 31,118 33,007 31,007 3
Sond Mongaring Fee Replacement Search Deposit Operating Reserve Deposit Ober Requerd Reserve Deposit Ober Requerd Reserve Deposit Ober Requerd Reserve Deposit Ober Reguerd Reserve Deposit Ober Reguerd Reserve Deposit Ober Reguerd Reserve Deposit Ober Reguerd Reserve Deposit National Ober Reguerd Reserve Ober Reguerd Reserve Deposit National Ober Reguerd Reguerd Reguerd National Ober Reguerd Reguerd National Ober Reguerd Reguerd National Reguerd Reguerd Ober Reguerd Reguerd National Reguerd N	SERVENCE ASSERVENCE ASSERVENCE OF SERVENCE ASSERVENCE OF SERVENCE ASSERVENCE OF SERVENCE MY AND SE	ender)	Yes	NCD 42th payment NCD 42th payment OCCR par MOHOD policy no second increase. Enter comments in second increase, etc. Cell and a second increase, etc. Trace Sia year insteaded below. 2021	112,000 112,00	7,920 7,920 7,920 7,920 7,920 97,976 4,943 16,900 1	21,000 1 1 1,007 1 1 1,007 1 1 1,007 1 1 1,007 1 1 1,007 1 1 1 1,007 1 1 1 1,007 1 1 1 1,007 1 1 1 1,007 1 1 1 1,007 1 1 1 1,007 1 1 1 1,007 1 1 1 1,007 1 1 1 1,007 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	13,000 13,000 14,734 14,734 14,734 14,734 15,735 15	7,990 7,990 101,341 22,443 29,999 scott m 4,943 17,540 177,540 2,430 2,430 2,430	21,000 21,703 21,703 21,713 21,713 21,713 21,713 24,210 24	7.300 (1.00	7,920 104,215 23,054 4943 12,111 12,111	21,000 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Sond Mongaring Fee Replaining In Search Deposit Operating Reserve Deposit Not Operating Reserve Deposit Not Operating Reserve Deposit Not Operating Reserve Deposit First Deposit	SERVENCE ASSERVENCE ASSERVENCE OF SERVENCE ASSERVENCE OF SERVENCE ASSERVENCE OF SERVENCE MY AND SE	ender) 0.0% 0.0% Odd Develope	Yes	NCD 42th payment NCD 42th payment OCCR par MOHOD policy no second increase. Enter comments in second increase, etc. Cell and a second increase, etc. Trace Sia year insteaded below. 2021	112,000 112,00	7,920 7,920 7,920 7,920 7,920 97,976 4,943 16,900 1	21,000 2 2 2,000 2 2 2,000 2 2 2,000 2 2 2,000 2 2 2,000 2 2 2,000 2 2 2,000 2 2 2,000 2 2 2,000 2 2 2,000 2 2 2,000 2 2 2,000 2 2 2,000 2 2,0	13,000 13,000 13,000 14	7,990 7,990 101,341 22,443 29,999 scott m 4,943 17,540 177,540 2,430 2,430 2,430	21,000 21,000 217,1309 217,1309 33,247 13,007 24,210 13,007 24,210 14,000 4,	119,255 (19,25	7,920 104,215 23,054 4943 12,111 12,111	21,000 3 31,114 1 13,007 1 13,007 1 14,111 1 1,011 1 1 1,011 1 1 1,011 1 1 1,011 1 1 1,011 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Sond Mongaring Fee Replaining In Search Deposit Replaining In Search Deposit Operating Researe Deposit New Operating Research	SERVENCE ASSERVENCE ASSERVENCE OF STREET ASSERVENCE MAKE DESTREET ASSERVENCE OF STREET ASSERVENCE OF STREE	ender) 0.0% 0.0% Odd Develope	Yes	NCD 42th payment NCD 42th payment OCCR par MOHOD policy no second increase. Enter comments in second increase, etc. Cell and a second increase, etc. Trace Sia year insteaded below. 2021	112,000 112,00	7,920 7,920 7,920 7,920 7,920 97,976 4,943 16,900 1	31,000 1 1 1,000 1 1 1,000 1 1 1,000 1 1 1,000 1 1 1,000 1 1 1,000 1 1 1,000 1 1 1 1	13.000 13.000 13.000 13.000 14.732 14.733 14.733 14.733 13.000 13.0000 13.0000 13.00000 13.00000 13.000000 13.0000000000	7,990 7,990 101,341 22,443 29,999 scott m 4,943 17,540 177,540 2,430 2,430 2,430	21,000 217,000 217,000 217,100	73,000 119,000	7,920 104,215 23,054 4943 12,111 12,111	22,000 31,101 13,007 10,101 13,007 10,111 13,007 10,111 13,007 10,111 10
Sond Mongaring Fee Replaining In Search Deposit Replaining In Search Deposit Operating Researe Deposit New Operating Research	SERVENCE ASSERVENCE ASSERVENCE OF STREET ASSERVENCE MAKE DESTREET ASSERVENCE OF STREET ASSERVENCE OF STREE	ender) 0.0% 0.0% Odd Develope	Yes	NCD 42th payment NCD 42th payment OCCR par MOHOD policy no second increase. Enter comments in second increase, etc. Cell and a second increase, etc. Trace Sia year insteaded below. 2021	112,000 112,00	7,920 7,920 7,920 7,920 7,920 97,976 4,943 16,900 1	31,000 1 1 1,000 1 1 1,000 1 1 1,000 1 1 1,000 1 1 1,000 1 1 1 1	13.000 13.000 13.000 13.000 14.732 14.733 14.733 14.733 13.000 13.0000 13.0000 13.00000 13.00000 13.000000 13.0000000000	7,990 7,990 101,341 22,443 29,999 scott m 4,943 17,540 177,540 2,430 2,430 2,430	21,000 21,700 21,700 21,71,710 21,	73,000 119,000	7,920 104,215 23,054 4943 12,111 12,111	2,000 31,111 13,007 14,111 12,007 14,111 14,111 15,111 16,
Sond Mongaring Fee Repulsering Risearce Deposit Operating Risearce Deposit STRUCK Deposit NOT OPERATING ENCORAGE WAS CONTROLLED TO THE CONTROLLED OPERATING ENCORAGE WAS CONTROLLED OPERATING ENCORAGE WAS CONTROLLED OPERATING DEPOSIT OPERATING DEPO	SERVENCE ASSERVENCE ASSERVENCE OF STREET ASSERVENCE MAKE DESTREET ASSERVENCE OF STREET ASSERVENCE OF STREE	ender) 0.0% 0.0% Odd Develope	Yes	NCD 42th payment NCD 42th payment OCCR par MOHOD policy no second increase. Enter comments in second increase, etc. Cell and a second increase, etc. Trace Sia year insteaded below. 2021	112,000 112,00	7,920 7,920 7,920 7,920 7,920 97,976 4,943 16,900 1	31,000 1 1 1,000 1 1 1,000 1 1 1,000 1 1 1,000 1 1 1,000 1 1 1,000 1 1 1,000 1 1 1 1	13.000 13.000 13.000 13.000 14.732 14.733 14.733 14.733 13.000 13.0000 13.0000 13.00000 13.00000 13.000000 13.0000000000	7,990 7,990 101,341 22,443 29,999 scott m 4,943 17,540 177,540 2,430 2,430 2,430	21,000 217,000 217,000 217,100	73,000 119,000	7,920 104,215 23,054 4943 12,111 12,111	22,000 31,101 13,007 10,101 13,007 10,111 13,007 10,111 13,007 10,111 10
Sond Mongaring Fee Replaining In Search Deposit Replaining In Search Deposit Operating Reseave Deposit Not Operating Reseave Deposit Not Operating Reseave Deposit Feed Color Person Dept SERVICE Plant Before Hard Debt Service Control operating Reseave Hard Debt Service Deposit Hard Debt Service Deposit Hard Debt Service Deposit Hard Debt Service Dept SERVICE Deposit Hard Debt Service Commental Color Service Commental Color Service Commental Color Service Alpersion of Temporating Service Alpersion of Temporating Service Alpersion of Temporating Service Alpersion of Temporating Service Color Person Debt Service Service Non-mental Color Service In Service Service Hard Debt Service In Service Service Non-mental Service Hard Debt Service Hard Debt Service Hard Service Service Ha	SERVENCE ASSERVENCE ASSERVENCE OF STREET ASSERVENCE MAKE DESTREET ASSERVENCE OF STREET ASSERVENCE OF STREE	ender) C.O% C.O% Develope	Yes	NCD 42th payment NCD 42th payment OCCR par MOHOD policy no second increase. Enter comments in second increase, etc. Cell and a second increase, etc. Trace Sia year insteaded below. 2021	112,000 112,00	7,920 7,920 7,920 7,920 7,920 97,976 4,943 16,900 1	31,000 31,000 31,000 33,646 33,646 33,646 33,646 33,646 33,646 34,640 34,640 4,500	13,000 13,000 13,000 14,000 14,000 14,000 14,000 14,000 15	7,990 7,990 101,341 22,443 29,999 scott m 4,943 17,540 177,540 2,430 2,430 2,430	21,000 21,700 21,700 21,71,71,71,71,71,71,71,71,71,71,71,71,71	119,285 (19,28	7,920 104,215 23,054 4943 12,111 12,111	22,000 31,141 13,007 14,111 13,007 14,111 14,111 15,111 16
Sond Mongaring Fee Replacement Faceure Deposit Operating Reserve Reserve Deposit Operating Reserve Reserve Deposit Operating Reserve Note Operating Reserve NRT OPERATING INCOME (INCOME INCOME	BASE BASE REINTOND FEES SERVENCE LA BASE REINTIM ACI, BASE REINTIM	ender) C.O% C.O% Develope	Yes	NCD 42th payment NCD 42th payment OCCR par MOHOD policy no second increase. Enter comments in second increase, etc. Cell and a second increase, etc. Trace Sia year insteaded below. 2021	112,000 112,00	7,920 7,920 7,920 7,920 7,920 97,976 4,943 16,900 1	21,000 1 1,007	13,000 13,000 13,000 14,000 14,000 14,000 14,000 14,000 15	7,990 7,990 101,341 22,443 29,999 scott m 4,943 17,540 177,540 2,430 2,430 2,430	21,000 21,000 21,7,000 21,7,000 21,7,10	119,285 (19,28	7,920 104,215 23,054 4943 12,111 12,111	24,000 31,101 13,007 14,111 13,007 14,111 14,111 15
Sond Mongaring Fee Replaining Flat Bearro Deposit Replaining Flat Bearro Deposit Operating Reseave Deposit NOTAL OPERATING ENCEROSES AV RESEARCH OPERATING ENCEROSES AVERAGE NOTAL OPERATING ENCEROSES AVERAGE OPERATING ENCEROSES OPERATING ENCEROSES OPERATING ENCEROSES OPERATING ENCEROSES NOTAL DEPOSIT OPERATING ENCEROSES HARD DEPOSIT OPERATING ENCEROSES OPERATING EN	BASE BASE REINTOND FEES SERVENCE LA BASE REINTIM ACI, BASE REINTIM	ender) C.O% C.O% Develope	Yes	NCD 42th payment NCD 42th payment OCCR par MOHOD policy no second increase. Enter comments in second increase, etc. Cell and a second increase, etc. Trace Sia year insteaded below. 2021	112,000 112,00	7,920 7,920 7,920 7,920 7,920 97,976 4,943 16,900 1	31,000 31,000 31,000 33,646 33,646 33,646 33,646 33,646 33,646 34,640 34,640 4,500	13,000 13,000 13,000 14,000 14,000 14,000 14,000 14,000 15	7,990 7,990 101,341 22,443 29,999 scott m 4,943 17,540 177,540 2,430 2,430 2,430	21,000 21,700 21,700 21,71,71,71,71,71,71,71,71,71,71,71,71,71	119,285 (19,28	7,920 104,215 23,054 4943 12,111 12,111	24,000 31,101 13,007 14,111 13,007 14,111 14,111 15
Sond Mongoring Fee Replaining The Search Deposit Operating Reserve Deposit Not Operating Reserve Deposit Operating Deposit Operating Reserve Supplied Deposit Operatin	BASE BASE REINTOND FEES SERVENCE LA BASE REINTIM ACI, BASE REINTIM	ender) C.O% C.O% Develope	Yes	NCD 42th payment NCD 42th payment OCCR par MOHOD policy no second increase. Enter comments in second increase, etc. Cell and a second increase, etc. Trace Sia year insteaded below. 2021	112,000 112,00	7,920 7,920 7,920 7,920 7,920 97,976 4,943 16,900 1	31,000 31,000 31,000 33,646 33,646 33,646 33,646 33,646 33,646 34,640 13,007 13,007 13,007 14,007	13,000 13,000 13,000 14,000 14,000 14,000 14,000 14,000 15	7,990 7,990 101,341 22,443 29,999 scott m 4,943 17,540 177,540 2,430 2,430 2,430	21,000 21,700 21,700 21,71,71,71,71,71,71,71,71,71,71,71,71,71	119,285 (19,28	7,920 104,215 23,054 4943 12,111 12,111	24,000 31,101 13,007 14,111 13,007 14,111 14,111 15
Sond Mongaring Fee Repulsering Risearce Deposit Operating Risearce Risearce NIST OPERATING INCOME (INCOME INCOME INCOM	BASE BASE REINTOND Fees SERVENCE ABR ERNTIM ACI, BASE REINTOND	ender)	Yes	NCD 42th payment NCD 42th payment OCCR par MOHOD policy no second increase. Enter comments in second increase, etc. Cell and a second increase, etc. Trace Sia year insteaded below. 2021	112,000 112,00	7,920 7,920 7,920 7,920 7,920 97,976 4,943 16,900 1	31,000 31,000 31,000 33,646 33,646 33,646 33,646 33,646 33,646 34,640 13,007 13,007 13,007 14,007	13,000 13,000 13,000 14,000 14,000 14,000 14,000 14,000 15	7,990 7,990 101,341 22,443 29,999 scott m 4,943 17,540 177,540 2,430 2,430 2,430	21,000 21,700 21,700 21,71,71,71,71,71,71,71,71,71,71,71,71,71	119,285 (19,28	7,920 104,215 23,054 4943 12,111 12,111	24,000 31,101 13,007 14,111 13,007 14,111 14,111 15
Sond Mongaring Fee Replaining In Search Deposit Replaining In Search Deposit Operating Reseave Deposit NOTAL OPERATING NICOME (INCOME INCOME INC	SERVENCE LABRICATION FEEL PROPERTY OF THE PROP	ender)	Yes	NCD 42th payment NCD 42th payment OCCR par MOHOD policy no second increase. Enter comments in second increase, etc. Cell and a second increase, etc. Trace Sia year insteaded below. 2021	112,000 112,00	7,920 7,920 7,920 7,920 7,920 97,976 4,943 16,900 1	31,000 31,000 31,000 33,646 33,646 33,646 33,646 33,646 33,646 34,640 13,007 13,007 13,007 14,007	13,000 13,000 13,000 14,000 14,000 14,000 14,000 14,000 15	7,990 7,990 101,341 22,443 29,999 scott m 4,943 17,540 177,540 2,430 2,430 2,430 7,420	21,000 21,700 21,700 21,71,71,71,71,71,71,71,71,71,71,71,71,71	119,285 (19,28	7,920 104,215 23,054 4943 12,111 12,111	22,000 31,114 13,007 14,111 13,007 14,111 14,111 14,111 15
Sond Mongoring Fee Repulsering IT Search Deposit Operating Reserve Surfage Basing Reserve Deposit Operating Reserve Surfage Basing Reposition Reserve Deposit Operating Reserve Surfage Basing Operating Reserve Sur	SERVENCE LABRICATION FEEL PROPERTY OF THE PROP	ender)	Yes	NCD 42th payment NCD 42th payment OCCR par MOHOD policy no second increase. Enter comments in second increase, etc. Cell and a second increase, etc. Trace Sia year insteaded below. 2021	112,000 112,00	7,920 7,920 7,920 7,920 7,920 97,976 4,943 16,900 1	31,000 31,000 31,000 33,646 33,646 33,646 33,646 33,646 33,646 34,640 13,007 13,007 13,007 14,007	13,000 13,000 13,000 14,000 14,000 14,000 14,000 14,000 15	7,990 7,990 101,341 22,443 29,999 scott m 4,943 17,540 177,540 2,430 2,430 2,430 7,420	21,000 21,700 21,700 21,71,71,71,71,71,71,71,71,71,71,71,71,71	119,285 (19,28	7,920 104,215 23,054 4943 12,111 12,111	24,000 31,101 13,007 14,111 13,007 14,111 14,111 15
Sond Mongoring Fee Repulsering IT Search Deposit Operating Reserve Surfage Basing Reserve Deposit Operating Reserve Surfage Basing Reposition Reserve Deposit Operating Reserve Surfage Basing Operating Reserve Sur	SERVENCE LABRICATION FEEL PROPERTY OF THE PROP	ender)	Yes	NCD 42th payment NCD 42th payment OCCR par MOHOD policy no second increase. Enter comments in second increase, etc. Cell and a second increase, etc. Trace Sia year insteaded below. 2021	112,000 112,00	7,920 7,920 7,920 7,920 7,920 97,976 4,943 16,900 1	31,000 31,000 31,000 33,646 33,646 33,646 33,646 33,646 33,646 34,640 13,007 13,007 13,007 14,007	13,000 13,000 13,000 14,000 14,000 14,000 14,000 14,000 15	7,990 7,990 101,341 22,443 29,999 scott m 4,943 17,540 177,540 2,430 2,430 2,430 7,420	21,000 21,700 21,700 21,71,71,71,71,71,71,71,71,71,71,71,71,71	119,285 (19,28	7,920 104,215 23,054 4943 12,111 12,111	22,000 31,111 13,007 14,111 13,007 14,111 14,111 14,111 15
Sond Mongaring Fee Repulsengian Flavarro Deposit Repulsengian Flavarro Deposit Operating Reseave Deposit Not College Profession And Published Reseave NET OF ENANTH ON HOOME (INCOME INCOME INCOM	SERVENCE LABRICATION FEEL PROPERTY OF THE PROP	ender) 0.0% 0.0% 0.0%	Yes	NCD 42th payment NCD 42th payment OCCR par MOHOD policy no second increase. Enter comments in second increase, etc. Cell and a second increase, etc. Trace Sia year insteaded below. 2021	112,000 112,00	7,920 7,920 7,920 7,920 7,920 97,976 4,943 16,900 1	31,000 31,000 31,000 33,646 33,646 33,646 33,646 33,646 33,646 34,640 13,007 13,007 13,007 14,007	13,000 13,000 13,000 14,000 14,000 14,000 14,000 14,000 15	7,990 7,990 101,341 22,443 29,999 scott m 4,943 17,540 177,540 2,430 2,430 2,430 7,420	21,000 21,700 21,700 21,71,71,71,71,71,71,71,71,71,71,71,71,71	119,285 (19,28	7,920 104,215 23,054 4943 12,111 12,111	5,000 5,000 5,000 6,000

Mosaica Senior Apartments		1.053	non-LOSP										
Tos	i _4	LOSP Units 11	Units 13			Year 7			Year 8			Year 9	
		46,00% 6 annual		Comments		2023			2024			2025	
NCOME	lk	nc LOSP	Increase	(related to annual inc assumptions) 95/55A income escalations have been very	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total
Residential - Tenant Rents	55(Dir26)	1,0%	3.5%	low historically. We consider tensor income escalations in setting enviral increase VASH is FMR driven. Part 10 ye lustory of	58,865	109,288	168,154	59,454	113,113	172,587	60,549	117,072	177,121
Residential - Tenant Assistance Payments (Non-LOSP) - Residential - LOSP Tenant Assistance Payments Commercial Space	200 Sec. 100	n/a n/a n/a	25% n/a 00%	FMR escalation is 2.5% (1 unit is Vash)	73,234	25,497 (0.100 \$70)	26,497 73,234	76.812	27,159	27,159 78,812	80.552	27,838	27,836 60,552
Residential Parking Miscellaneous Rent Income		2.5%	25%		373	438	812	363	440	832	392	451	653
Supportive Services Income Interest Income - Project Operations I aundor and Vendors	STATE OF THE PARTY	0.0%	25%		1,814	2.120	3,943	1,859	2,182	4,042	1,006	2237	4,143
Laundry and Vanding Tenant Charges Miscelaneous Residential Income	Clare to	2.5% 2.5% 0.0%	2.5%		448	526	B74	459	539	G68	471	553	1,023
Other Commercial Income Withdrawal from Capitalized Reserve (deposit to operating	account)	n/a n/a	0.0% n/a	Unix from Reserve Section billion, as applicable		100 PM	÷		C STATE OF S		Company of the		
Gener Botan	tiel ieroma	n/a_	ri/a	Enter formulas manually per relevant MOH	134,735 (2.943)	138,878 (5,464)	273,613 (8,408)	138,968 (2,973)	143,443 (5,650)	282,411 (8,628)	143,370 (3,002)	148,160 (5.854)	281,630 (8,856)
Vacanny Loss - Residential - Tenant Rents Vacancy Loss - Residential - Tenant Assistance Payments Vacancy Loss - Commercial EFFECTIVE GROS	SS INCOME	r/a r/a	n/a n/a	pobcy, annual incrementing visually not appropriate	131,791	(1,325) 7 projectifican 132,089	(1,325) 263,881	136,995	(1,358)	(1,358) 272,425	140,367	(1,392) 140,915	(1,392) 281,282
OPERATING EXPENSES												•	
Management Management Fee Asset Management Fee	6 2 5 tr	3.5%	35%	schedule per MOHCD palicy	14,048	8,510 7,007	22,658 18,439	14,539	8,911 7,252	23,451 19,084	15,048 12,245	9,223 7,506	24,271
Sub-total Managemen Salaties/Benefits	t Expenses	0,076	1 00%	pa monsorphing	25,480	15,817	41,096	28,372	16,163	42,535	27,295	16,729	19,752 44,024
Office Sataries Manager's Salary	6985,96866 626,968-446	3.5% 3.5% 7.0%	3.5% 3.5% 7.0%	Historically high Indutor	1,182 4,149 6,769	724 2,543 4,149	1,907 6,692	1,223 4,294	750 2,632 4,439	1,973 6,928 11,882	1,255 4,445 7,750	776 2,724 4,750	2,042 7,169 12,500
Health Insurance and Other Benefits Other Salanes/Benefits Administrative Rent-Pree Unit	ret state.	3.5%	3.5%	Proceedings of the State of St	6,045	3,705	10,918 9,750	7,243 0,257	3,835	10,092	6,476	3,969	10,445
Administration Sub-total Salari	ies/Benefils				18,145	11,121	29,267	19,017	11,656	30,673	19,937	12,219	32,156
Advertising and Marketing Office Expenses Office Rent		3.5 % 3.5 % 3.5 %	3 5 % 3 5 % 3 5 %		6,295	7,391	13,687	6,518	7,649	14,158	0,744	7,017	14,661
Legal Expense - Property Audi Expense		3.5%	35%		1,018 7,280 2,524	1,195 6.546	2,213 15,627	1.053 7,535	1,237 8,646	2,290 16,381	1,090 7,799	1,260 9,155	2 370 16,954
Bookkeeping/Accounting Services Bad Debts Miscelaneous		3.5 % 1.0 % 3.5 %	35% 10% 35%	Consistent with rent inflator	732	860	5,487 1,592	2.613 740	3,057 868 96	1,808	2,704 747 85	3,174	16,954 5,878 1,824
Sub-total Administration Utilities	n Expenses				17,830		172 38,978	82 18,639	21,763	40,302	19,169	22,503	41,672
Electricity Water		3,5% 4.5%	3.5% 4.5% 3.5%	Historically high inflation	1,982	2,327 13,409 2,782	24,831	2.052 11,937	2,409 14,012 2,879	4,481 25,849	2,124 12,474	14,643	4,617 27,117
Sewer Sub-0	otal Utilities	3.5% 3,5%	3.5%		15,775	2,782	5,152 34,293	16,441	19,300	5,332 35,742	2,539	20,116	37,25
Taxes and Licenses Real Estate Taxes	Salarana d	1.2%	12%		175	107	252	177	108	285	170	110	289
Payrol Taxes Miscellaneous Taxes, Licenses and Permis Sub-total Taxes ar	nd Licenson	3.5% 3.5%	35% 35%		1,095 509 2,580		3,219 1,108 4,608	2.088 527 2.770	1,255 418 1,993	3,332 1,145 4,762	2,138 545 2,862		3,445 1,165 4,92
Insurance Property and Liabity Insurance Fidelty Bond Insurance		3.5%	3.5%		2,580			2,778			2,880		6,273
Fidelty Bond Insurance Worker's Compensation Director's & Officers' Liability Insurance	and the control	0.0% 3.5% 0.0%	35%		1,405	861	2,268	1,454	891	2,345	1.505	922	2,427
Maintenance & Repair	al Insurance	0.0%	L		4,098	4,023	8,122	4,242	4,184	8,406	4,390		8,700
Payroll Supplies		3.5%	35% 35%		9,409 2,533	2,974	20,455 5,507	9,739 2,622	11.432	5,700	10,079 2,714	3,185	21,912 5,899
Contracts Garbage and Trash Removal Security Payrol/Contract		3.5% 3.5% 3.5%	3.5%		5,340 4,617	3,273 5,420	10,037	5,526 4,779	3,387 5,610	8,914 10,368	5,720 4,945	3,506 5,606	9,226
HVAC Repairs and Maintenance Vehicle and Maintenance Equipment Operation and Repair Vehicle and Maintenance Equipment Operation and Repair Vehicle and Maintenance Equipment Operation and Repair Vehicle and Maintenance	irs	3.5%	3.5%		509	50		527 70	818 82		545 73 3,731	840 85	1,185 156 8,112
Miscelaneous Operating and Maintenance Expenses Sub-total Maintenance & Repa	lr Expenses	3.5%	35%	<u> </u>	3,483 25,959	4,059 27,478	7,572 53,437	3,605 26,868	4 232 28,440	55,307	27,808	4,350 28,436	57,243
Supportiva Sérvicas Commarcial Expanses	SBALISHTON	3.5%	35%		540 FIVE SERVICES NO.	751	1,392	663 13-84-95-97-96	778	1,440	6.86 12222-00-00-00-00-00-00-00-00-00-00-00-00	805 (1.00) (1.00)	1,491
TOTAL OPERATING EXPENSES W/o RESERVES/GL I PUPA (W/o Reserves/GL Base Rent	BASE RENT/E	OND FE	ES		110,707	100,485	211,182	114,911	104,267	219,168	119,283	108,177	227,460
Reserves/Ground Lease Base Rent/Bond Fees Ground Lease Base Rent					-	-	-		·	-	<u> </u>		·
Band Montoring Fee Replacement Reserve Deposit	:200 505 (A.C.)			OR CASE DEFINE IS SZHX, WHI BOWE ZOW	13.020	7,980	21,000	13,020	7.980	21,000	13,020	7,080	21,000
Operating Reserve Deposit Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit				of exp	<u> </u>	<u> </u>	<u>:</u>	<u> </u>	<u> </u>	:	<u> </u>	-	:
Required Reserve Deposit/s, Commercial					13,020		21,000		7,980	Ŀ÷	-		<u>:</u>
Sub-lotal Reserves/Ground Lease Base Ren TOTAL OPERATING EXPENSES W/ RESERVES/GL B	ASE RENT/BO	OND FEE	s	•	123,727	7,980		13,020 127,931	112,237	21,000 240,168	13,020 132,303		21,000 248,460
PUPA (w/ Reserves/GL Base Rent NET OPERATING INCOME (INCOME minus OP EXPE	NSES)				8,064	23,624	31,689	8,064	24,192	32,257	2,064	24,768	32,822
DEBT SERVICE ("hard debt"/amortized loans) Hard Debt - First Lender Hard Debt - Second Lender (HCO Program (L42% part)	or other 2nd (ender)		HCD 42% payment	8.064	4,943	13,007	8,004	4,943	13,007	8,064	4,943	13,007
Hard Debt - Second Lender (HCD Program 0.42% pyrd, Hard Debt - Third Lender (Other HCD Program, or other, Hard Debt - Fourth Lender	3rd Lender)				-		H÷		<u> </u>	:	-	-	·
Commercial Hard Debt Service TOTAL HARD DEt	BT SERVICE				8,064	4,943	13,007	8,054	4,943	13,007	8,064	4,943	13,007
CASH FLOW (NOI minus DEBT SERVICE) Commercial Only Cash Flow	Total Control on March 1977				·	18,682	18,602	ρ	19,250	19,250		19,816	19,810
Alocation of Commercial Surplus to LOPS/non-LOSP AVAILABLE CASH FLOW		ne)				18,682	18,682	<u> </u>	19,250	19,250	<u></u> :	19,816	19,815
USES OF CASH FLOW BELOW (This row also show USES THAT PRECEDE MOHOD DEBT SERVICE IN W "Below-the-line" Asset Mgt fee (uncommon in new project	ATERFALL	0.0%		DSCR	,	-	2.44	· ·		2.46	·		2.5
Partnership Management Fee (see policy for fants) Investor Service Fee (aka "LP Asset Mgt Fee") (see policy	(for limits)	0.0%	3540540	per MOHCO policy no sensual increase	<u> </u>				=			:	
Other Payments Non-amortizing Loan Print - Lender 1 Non-amortizing Loan Print - Lender 2				Enter comments re. annual increase, etc. Enter comments re: annual increase, etc.	÷	<u> </u>		-	÷		-:	<u>:</u>	
Deferred Developer Fee (Enter and <= Max Fee from row TOTAL PAYMENTS PRECED.				ENTER CONVENIENCE IN WAVER OUT DELTE, SEC.	±:		-		ШĖ	<u> </u>	<u> </u>	 	<u> </u>
RESIDUAL RECEIPTS (CASH FLOW minus PAYMEN	TS PRECEDIA	IG MOHO				18,682	18,692		19,250	19,250		19,815	19,81
Does Project have a MOHCD Residual Receipt Obligation Will Project Defer Developer Fee? 1st Residual Receipts Spit - Lender/Deferred Developer F	n? Eno		Yes	Year 5 is year indicated below: 2021									
1st Residual Receipts Split - Lender/Deferred Developer F 2nd Residual Receipts Split - Lender/Owner		Develor	50% / 50% 67% / 33% er Fee Ant (2nd Residual Receipts Split Begins. 2022 Use for data entry above, Do not link.	_								
MOHCD RESIDUAL RECEIPTS DEBT SERV			Dist. Soft Oah! Loan	htive Deferred Developer Fee Earne s	d .		6,835	_		8,935			8,935
MOHCD Residual Receipts Amount Due Proposed MOHCD Residual Receipts Amount to Loan Proposed MOHCD Residual Receipts Amount to Resid	- 1			louns, and MOHCD residual receipts policy	3		3,624 3,624]		3,735 3,735	}	*	3,54 3,54
Lease				Proposed Total MOHCO Anti Due less Loan Repayment	י]]		
NON-MOHOD RESIDUAL RECEIPTS DEBT SEI HCD Residual Receipts Amount Due	RVICE		70,909	Assestion per program share of all soft debt	7		8,830	4		9,099	1		9,36
Lender 4 Residual Receipts Oue Lender 5 Residual Receipts Oue Total Non-MOHCD Residual Receipts	Debt Service		0,009		ď		8,830	1		8,099	d		8,36
REMAINDER (Should be zero unless there are distrib		٠					6,227			5.417			6,60
Delow) Owner Distributions/Incentive Management Fee Other Distributions/Uses					7		6,227	1		5,417	7		6,60
Final Balance (should be zero) REPLACEMENT RESERVE - RUNNING BALANCE		-		. '	_		•	_			-		•
Replacement Reserve Starting Balance Replacement Reserve Deposits					3		73,541 21,000	}		90,942]		(15.28° 21.00
Replacement Reserve Withdrawals (ideally tied to CNA) Replacement Reserve Interest					H		4,855	1		126,330	1		13,10
RR Runn OPERATING RESERVE - RUNNING BALANCE	ning Balance				_		50,042	,		(15,207			(7,35
Operating Reserve Starting Balance Operating Reserve Deposits Operating Reserve Withdrawals					1		294,023	1		254,023	1	,	294,02
Coerating Reserve Interest	ning Balance				1		254,023	1		254,023	1 .		254,02
OTHER REQUIRED RESERVE 1 - RUNNING BALANC					_		120 533	1		122.421	5		10030
Other Reserve 1 Starting Balance Other Reserve 1 Deposits					4			‡		=:	1		
Other Reserve 1 Windrawals Other Reserve 1 Interest Other Required Reserve 1 Runs	ning Balance				1			1		<u> </u>	j		<u> </u>
OTHER RESERVE 2 - RUNNING BALANCE		1			7		-	1			1		
Other Reserve 2 Starting Balance Other Reserve 2 Deposits Other Reserve 2 Withdrawals					1		Ė	1 .]		=
Other Reserve 2 Interest Other Required Reserve 2 Runs	ning Balance	ı			J		_	J		<u> </u>	1		<u> </u>

* * * * *		and the transfer of the con-			and with the		- 1					1		
					MOHCD Proforms - 2	20 Year Cash Fi	low							
		Mosaica Senior Apartments Tot24	LOSP Units	non-LOSP Units 13	1		Year 10			Yes			Year 12	
		NCOME	46.00% % annua		Comments (related to annual inc assumptions)	LOSP	2026 non-LOSP	Total	LOSP	2027 non-LOSP	Total	LOSP	2028 non-LOSP	Total
		Residential - Tenant Rents Residential - Tenant Assistance Payments (Non-LOSP)	1 0% n/a	3.5% 2.5%	SSVSSA income escalations have been very low interiorally. We consider learnit income escalations in setting annual increase. WASH is FMR driven. Past 10 yr fasfory of FMR escalation is 25% (1 unit is Vauh).	60,649	121,170 28 534	181,819 28,534	61,256	125.411 29.247	188,650 29,247	61,868	129,800	101.665
•		Residential LOSP Tenant Assistance Payments Commercial Space Residential Parking Miscelaneous Rent Income	r/a r/a 0.0% 2.5%	1VA 0.0%	Per securior (1227) (securior)	84 450 402	472	84,460 874	88 545 412	-	88,545 - 898	92 813 - 422	495	92,513
		Supportive Services Income Interest Income - Project Operations Laundry and Vending	0.0% 0.0% 2.5% 2.5%	25% 25%		1,953	2.283	4,245 1,049	2,002	2,350	4,352 1,075	2.052	2.409 595	4,461
		Ternan Changes Miscelangous Readenbal Income Other Commercial Income Withdrawal from Capitalized Reserve (deposal to operating account)	0.0% r/a	0.0%	Less from Reserve Section below, as applicable	S. A. S. S.							Angrical de	<u> </u>
		Vacancy Loss - Residential - Tenant Rents Vacancy Loss - Residential - Tenant Assistance Porments Vacancy Loss - Commercial EFFECTIVE GROSS INCOME	n/a n/a	n/s n/a n/a	Enter formulas insensity per relevant ISOH policy, envised incrementing usually not appropriate	(3.032)	163,036 (6,058) (1,427)	300,583 (9,091) (1,427)	(52,709 (3063)	(1,462)	310,782 (9.333) (1.462)	157,683 (3.093) -	(5.490) (1.499)	320,542 (9,583 (1,499
	,	OPERATING EXPENSES Management	-			144,915	145,850	280,465	149,647	150,340	299,987	154, 670	165,290	209,860
		Management Fee Asset Management Fee Sub-total Management Expenses Solaries/Benefits		3 5%	schedule per MOHCD policy	15.575 12.675 28,250	17,314	25,121 20,443 45,564	16,120 13,119 29,239	17,920	28,000 21,159 47,159	13.578 13.578 30,282	10,225 8,322 18,548	28,910 21,900 48,810
		Office Salaries Manager's Salary Health Insurance and Other Benefits Other Salaries/Benefits	3.5% 3.5% 7.0% 3.5%	35%	Historically high infestors	1,311 4,600 8,292 6,703	803 2,819 5,082 4,108	2,114 7,420 13,375 10,811	1,356 4,761 8,873 6,937	831 2,918 5,438 4,252	2,186 7,679 14,311 11,189	1,404 4,928 9,494 7,180	3.020 5,819 4,401	2,28- 7,94 15,31: 11,58-
		Administrative Rent-Free Unit Sub-total Salaries/Benefits Administration Advertising and Marketing	3.5%	1 35%	<u> </u>	20,906	12,813	33,719	21,928	13,439	35,367	23,008	14,100	37,100
		Office Expenses Office Rent Legal Expense - Property Audit Expense	3.5 % 3.5 % 3.5 %	35%		6,980 - 1,128 8,072	8,194 - 1,325 9,478	15,174 2,453 17,547	7,225 1,168 8,354	8,481 - 1,371 9,807	15,708 2,539 18,161	1,477 1,200 8,647	8,778 1,419 10,150	15.25 2,62 18,79
		Bookkeeping/Accounting Services Bad Deble Miscefaneous Sub-total Administration Expenses	3.5% 1.0% 3.5%	10%	Constitution tenting aton	2.799 7.55 88 19,822	3,285 886 103 23,289	5,084 1,641 191 43,090	2.897 762	3,400 895 107 24,081	6,297 1,857 197 44,557	2,998 770 94 21,195	3,519 904 110 24,881	8,51 1,67 20 46,87
		Utilities Exerticity Water Gas	3.5% 4.5% 3.5%	35%	Historically Nigh Infahor	2,198 13,035 2,627	2,580 15,302 3,084	4,778 28,337 5,712	2.275 13.622 2.719	2,871 15,990 3,192	4,948 29,612 5,812	2 355 14 234 2,815	2,784 16,710 3,304	5,111 30,94 6,11
•		Sewer Sub-total Utilities Taxes and Licenses Real Estate Taxes:				17,880	20,967	38,827	18,616	21,863	40,469 296	19,404	22,778	42,18
		Miscelaneous Taxes, Licenses and Permits Sub-total Taxes and Licenses Insurance		3 5%		2.213 554 2,958	1,356 662 2,130	3,569 1,227 5,068	2.291 584 3,058	1,404 685 2,202	3,694 1,270 5,259	2,371 604 3,180	f.453 710 2,276	3,82 1,31 5,43
		Properly and Liability Insurance Fidelity Bond Insurance Worker's Compensation Director's & Officers' Liability Insurance	3,5% 0,0% 3.5% 0,0%	35%		2.987 1,557	3,506 - 95f	8,493 2,512	1,012	985	6,720 2,800	1,668	1,022	2.69
		Sub-total Insurance Maintenance & Repair Payrol Supplies	T 35%	3.5%		4,544 10,432 2,809	4,461 12,248 3,297	9,005 22,679 6,108	4,703 10.797 2.007	4,817 12,675 3,413	9,320 23,472 8,318	4,852 11,175 3,000	4,778 13.119 3,532	8,64 24,29 5,54
		Centracts Garbage and Trash Removal Security Payroll/Contract HVAC Reparts and Maintenance	3.5% 3.5% 3.5% 3.5% 3.5%	3.5% 3.5%		5,920 5,119 564	3,628 5,009 - 662	9,548 11,128	6,127 5,298 - 584	3,755 6,219	9,583 11,518	6,342 5,484 604	3,887 6,437 -	10,22
		Vehicle and Maintenance Equipment Operation and Repairs Miscellaneous Operating and Maintenance Expenses Sub-total Maintenance & Repair Expense	3.5%	3 5%		75 3.862 28,781	88 4,534 30,465	184 8,365 59,247	78 3,997 29,788	91	169 8,659 61,329	81 4.137 30,831	95 4,855 32,635	6,99 63,46
		Supportiva Services Commercial Expenses TOTAL OPERATING EXPENSES w/o RESERVES/GL BASE REN	T/BOND E	3 5% (1.55) (1.55) EES	¥	710 7652 (1975) 123,831	833 112,252	1,543 236,083	735 128,582	1275	1,597	760 133,485	892 120,889	1,65
		PUPA (w/o Reserves/GL Base Rent/Bond Fees Reserves/Ground Lease Base Rent/Bond Fees Ground Lease Base Rent Bond Monitoring Fee	"]			- :	-:	-:	:	-:	-:	E÷	- :	F==
		Replacement Reserve Deposit Operating Reserve Deposit Other Required Reserve 1, Deposit	(2) (2) (3)		OR case balance is \$2548, wall above 25% of exp.	13,020	7,980		-	7.950	21,000	13.020	7,980	-
		Other Required Reserve 2 Depost Required Reserve Deposts, Commercial Sub-total Reserves/Ground Lesse Base Ren/Bond Fee TOTAL OPERATING EXPENSES W RESERVESGL BASE RENY.				13,020	7,980	21,000	13,020		21,000	13,020	7,980	21,00 275,37
		PUPA (w/ Reserves/GL Base Rent/Bond Faca NET OPERATING INCOME (INCOME minus OP EXPENSES) DEBT SERVICE ("hard debt / famortized ioans)				8,064		33,383			33,937	8,064	28,421	34,46
		Hard Debt: First Lender. Hard Debt: Second Lender. (HCD Program 0.42% pyrnt, or other 2nd Hard Debt: Thrott Lender (Other HCD Program or other 2nd Lender). Hard Debt: *Fourth Lender:	Eender)		HCD 42% payment	8,064	-		8,054	-	13,007	8,084	4,043	13,00
		Commercial Hard Debt Servze TOTAL HARD DEBT SERVIC CASH FLOW (NOI minus DEBT SERVICE)	Ē			8,064 0	4,943 20,376	13,007 20,376	8,084		13,007 29,930	8,054	4,943 21,478	13,00
•		Commercial Only Cash Flow Alocation of Commercial Surplus to LOPSmon LOSP (readural in AVAILABLE CASH FLOW USES OF CASH FLOW BELOW (This rowalso shows DSCR.)			DSCR	<u> </u>	20,376	20,376 2.57	, -	20,930	20,930 2,61		21,478	21,47
		USES THAT PRECEDE MONCO DEBT SERVICE IN WATERFALL 'Below-the-line' Asset Mgf (se (uncommon in new projects, see polo Partnershy Management Fee (see poly for limbs) Investor Service Fee (alka "LP Asset Mgf Fee") (see polcy for limbs)	() 0.0% 0.0%		per MOHCD policy no group lincrease	<u> </u>			I :	=			:	
		Other Payments Non-amortizing Loan Print - Lender 1 Non-amortizing Loan Print - Lender 2 Oeferred Developer Fee (Enter am <= Max Fee from row 131)			Enter comments re annual increase, etc Enter comments re annual increase, etc							:	:	
		TOTAL PAYMENTS PRECEDING MOKE RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEI					20,376	20,376	•	20,930	20,930	-	21,478	21,4
		Does Project have a MOHCD Residual Recept Obligation? With Project Dever Developer Fee? 1st Residual Recepts Spit - Lender/Detrred Developer Fee 2nd Residual Recepts Spit - Lender/Owner		Ye 50% / 60	y Year 5 is year indicated below; y 2021 2nd Residual Receipts Spi4 Begins: 2022 (Use for data entry above. Do not link:	_								
		MOHCD RESIDUAL RECEIPTS DEBT SERVICE		Dist. So. Debt Lon	tive Deferred Developer Fee Earne	d ,		8,935	-		8,935 4.061	-,		8,8
		MOHCD Residual Receipts Amount Due Proposed MOHCD Residual Receipts Amount to Loan Repaymen Proposed MOHCD Residual Receipts Amount to Residual Ground Lease			Proposed Total MONCO Ant Due less Loan Repayment	1		3,953			4,061			4.10
		NON-MONCO RESIDUAL RECEIPTS DEBT SERVICE HCD Residual Receipts Amount Dus Lender 4 Residual Receipts Dus Lender 5 Residual Receipts Dus]	70.90 0.00 0.00]		9,631]		9,893	}		10,11
•		Total Non-MOHCD Residual Receipts Debt Service REMAINDER (Should be zero unless there are distributions below)	.a.			٦.		9,631 9,792 8,792			9,893 6,977	<u>.</u> .		7,1
		Owner (Distributions/Incentive Management Fee Other Distributions/Uses Final Balance (should be Zero) REPLACEMENT RESERVE - RUNNING BALANCE	∃ -			<u></u>		6,792			6,977]		7.15
	•	Replacement Reserve Starting Batance Replacement Reserve Deposits Replacement Reserve Withdrawals (ideally the to CNA) Replacement Reserve Interest						21,000 4,895			8,711 21,000 4,835			24,81 21,00 4,65
		RR Running Balance OPERATING RESERVE - RUNNING BALANCE Operating Reserve Starting Balance				- -		284,023			24,813	_		40,91
		Operating Reserve Deposits Operating Reserve Withdrawals Operating Reserve Interest	⇉			‡		F	1			1		

	Mosalca Senior Apartments												
	Yot.	LOSP Units 11	non-LOSP Units f3			Year 13			Year 14	·		Year 15	
		45,00%	54.00%	Comments		2029		т	2030			2031	
		inc LOSP	Increase	(related to annual inc assumptions)	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total
	Saldada Waran Sala	1.0%	3.5%	SSI/SSA income escalations have been very low historically. We consider tenant income	62,487	134,343	196,630	63,112	139,045	202,157	63,743	143,812	207,655
	Residential - Tenant Rents Residential - Tenant Assistance Payments (Non-LOSP)	r/a	2.5%	escalations in setting enough increase VASH)'s FMR driven. Past 10 yr history of FMR escalation is 2.5% (1 unit is Vash)	82.487	30,728	30,725	- 1	31,495	31,498		32 284	32,264
	Residential - Tenant Assistance Payments (Non-LOSP) - Residential - LOSP Tenant Assistance Payments Commercial Space	n/a n/a	r/a 0.0%		97.274	TOP THE BUILDING	97,274	101,935	CALLEST SAFE	101,936	104,808	(1) (1) (1) (1) (1) (1) (1) (1) (1) (1)	100,808
	Residential Parking Miscelaneous Rent Income	0.0% 2.5%	25%		433	508	P41	444	521	965	455	534	989
	Supportive Services Income Interest Income - Project Operations	0.0%			- :	-	- :	- :	:	- :			-:
	Laundry and Vending Tenant Charges Miscetaneous Residential Income	2.5%	2.5%		2,103 520	2,469 610	4,573 1,130	2,158 533	2.531 525	4,887 1,158	2,210 548	2,594 641	4,804 1,187
	Miscetaneous Residential Income Other Commercial Income	0.0% n/a	D.0%	Link from Reserve Section below, as		200A 200C 68	_:		25 Maria 1800		90402962	SAMESTAN	
•	Withdrawal from Capitalized Reserve (daposit to operating account)	r/a	n/a	applicable	182.817	164,659	331,476	168,180	174,219	342,399	173,762	179,964	353,726
	Vscancy Loss - Residential - Tenant Rents Vacancy Loss - Residential - Tenant Assistance Payments	r/a r/a	n/s n/s	Enter formulas musually per relevant MOH petroy, wholed incrementing Usually not	(3.124)	(6.717)	(8.64Z) (1.538)	(3.150)	(0.952) (1.575)	(10,108) (1,575)	(3,187)	(7,198) (1,614)	(10,383) (1,614)
	Vacancy Loss - Commercial EFFECTIVE GROSS INCOME	n/a	IVS	approprieta	159,693	160,405	320,098	185,026	186,892	330,716	170,574	171,155	341,729
	OPERATING EXPENSES												
	Management Management Fee	3.5%	3.5%	schadule	17.268	10.584	27,852	17,873	10,954	28,827	18,498	11,338	29,836
	Asset Management Fee Sub-total Management Expenses	3.5%	3.5% 3.5%	per MDHCO policy	14,053 31,321	8.513	22,668 50,518	14,545 32,417	8,915 19,859	23,459 52,286	15.054 33,852	0,227 20,564	24,250 54,116
	Salaries/Benefits Office Salaries	3,5%	3.5%		1,453	891	2,344	1,504	922	2,426	1.557	954	2,511
	Manager's Salary Health Insurance and Other Benefits	3.5% 7.0%	3.5% 7.0%	Histonically Nigh Inflation	5,100	3,126 0.226	8.228 18,385	5,279 10,870	3,235 5,562	8,514 17,532	5,464 11,530	3,349 7,128	8,812 18,759
	Other Salanes/Benefits Administrative Rent-Free Unit	3.5%	35% 35%		7,431	4,655	11,966	7,691	4,714	12,405	7,960	4,879	12,839
	Sub-total Salaries/Benefits Administration				24,143	14,797	38,940	25,344	15,533	40,877	26,611	16,310	42,921
	Advertising and Marketing Office Expenses	3.5% 3.5%	3.5%		7,730	9.085	16,824	8,010	9,403	17,413	8,290	0,732	18,023
	Egal Expense - Property	3.5%	3.5%		1,251	1,469	2,720	1.295	1,520	2.815	1,340	1,573	2,914
	Audt Expense Bookkeping/Accounting Services	3,5%	3.5% 3.5%		8,949 3,103	10,505 3,643	19,455 6,745	9,263 3,211	10,873 3,770	20,136 8,981	9.587 3,324	11,254 3,902	20,841 7,228
	Had Debts Miscelaneous	1.0% 3.5%	1.0% 3.5%	Completed with rest in East on	778 97	913	1,690 212 47,646	785 101	118	1,707	793 104	122	1,724 227 50,554
	Sub-total Administration Expenses Utilities		1		21,917	25,729		22,666	28,607	49,272	23,439	27,516	
	Electricity Water	3.5% 4.5%	35% 45%	Historically high Indistors	2,437 14,875	2,881 17,462	5,298 32,337	2,522 15,544	2,951 - 18,248	5,483 33,792	2.611 16.244	19,069	5,675 35,313
	Gas. Sewer Sub-total Utilities	3.5%	3.5%	<u> </u>	20,226	23,743	6,333	3,015	24,748	6,555 45,830	3,121	25,797	5,784 47,772
	Yaxes and Licenses Real Edute Taxes	120	1 450										
	Payrol Tuxes	1.2% 3.5%	12% 35%		187 2.454 626	115 1,504 734	302 3,957	190 2,540 647	116 1,556	306 4,096 1,408	192 2,628 670	118 1,511 787	310 4,239 1,457
	Miscelaneous Taxes, Licenses and Permits Sub-total Taxes and Licenses Insurance	3.5%	3,5%	1	3,267	2,353	1,360 5,620	3,377	2,433	6,809	3,490	2,616	6,006
	Insurance Properly and Liebity Insurance Ericity Road Insurance	3.5%	3.5%		3,311	3,687	7,159	3,427	4,023	7,451	3,547	4,154	7,711
	Fidely Band insurance Worker's Compensation Director's & Officer's Labifty Insurance	3,5%	35%		1,727	1,058	2,785	1,787	1,695	2,882	1,850	1,134	2,983
	Maintenance & Repair Maintenance & Repair				8,038	4,948	9,584	5,214	5,110	10,333	6,397	5,298	10,695
	Payrol	3.5%	3.5% 3.5%		11,566 3,114	13,578	25,144 8,770	11,971	14,053 3,784	26,024 7,007	12,390	14,545	28,935 7,252
	Supples Contracts Contracts	3.6%	35%		6,564	4,023 6,652	10,587	5,793	4.164	10,957	7,031	4,309 7,137	11,341
	Garbage and Trash Removal Security Payrol/Contract HVAC Regains and Maintenance	3.5%	35%		5,675	734	1,360	5,874	6.596 - 760	1,405	670		13,217
	Vehicle and Maintenance Equipment Operation and Repairs	3.5%	35%		83	96 5,026	181 9,308	86	101 5 202	168	89 4,587	105	194 9,871
	Miscelaneous Operating and Maintenance Expenses Sub-total Maintenance & Repair Expenses				31,910	33,777	65,618	33,027	34,950	67,987	34,183	36,183	70,366
	Supportive Services: Commercial Expenses	3.5%	3 5%		707	924 VACANT VALIDA	1,711	814 250 80 80 80 80	950 ************************************	1,770	843 375540000055	PRINTERS	1,832
	TOTAL OPERATING EXPENSES W/o RESERVES/GL BASE RENT/	Bond Fe	ES		138,509	125,468	264,074	143,940	130,224	274,164	149,490	136,172	284,662
	PUPA (w/o Reserves/GL Base Rent/Bond Fees) Reserves/Ground Lease Base Rent/Bond Fees												
	Ground Lease Base Rent Bond Munitoring Fee	ł			<u> </u>	-	-:	<u>:</u>	-	_ :-	- :		
	Replacement Reserve Deposit Operating Reserve Deposit			CRI CALIF DELENCO IS SZUTE, WELL BEOVO 25% of exp	13.020	7,980	21,000	13,020	7,980	21,000	13,020	7,980	21,000
	Other Required Reserve 1 Depots	1		аеф ————————————————————————————————————	<u> </u>		÷		- :	===			
	Other Required Reserve 2 Deposit Required Reserve Deposit's, Commercial Sub-total Reserves/Ground Lease Base Rent/Bond Fees	1			13,020	7,980	21,000	13,020	7,980	21,000	13,020	7,980	21,000
	TOTAL OPERATING EXPENSES W/ RESERVES/GL BASE RENT/B	OND FEE	s		151,629	133,448	285,074	166,960	138,204	295,164	182,510	143,162	305,662
	PUPA (w/ Reserves/GL Base Rent/Bond Fees) NET OPERATING INCOME (INCOME minus OP EXPENSES)				8,054	26,959	35,024	8,064	27,487	35,652	8,054	28,003	36,067
	DEBT SERVICE ("hard debt"/amortized loans)	1											
	Hard Debt - First Lender Hard Debt - Second Lender (HCD Program 0.42% pymf, or other 2nd I Hard Debt - Third Lender (Other HCD Program, or other 3rd Lender)	Lender)		HCC 42% payment	8,054	4.943	13,007	8,064	4,043	13,007	8,664	4,943	13,007
	Hard Debt - Fourth Lender Commercial Hard Debt Service	1			F-C-Jacobie Ser	Math	=	IL NEW PLEX	5300 0000		Medic Residen	ALDEGE W	
	TOTAL HARD DEBT SERVICE	,			8,064	4,943	13,007	8,064	4,943	13,007	8,054	4,943	13,007
	CASH FLOW (NOI minus DEBT SERVICE) Commercial Only Cash Flow					22,017	22,017		22,545	22,545		23,080	23,060
	Alcalion of Commercial Surplus to LOPS/non-LOSP (residual face AVAILABLE CASH FLOW	ine)				22,017	22,017	<u></u>	22,645	22,545	<u> </u>	23,060	23,060
	USES OF CASH FLOW BELOW (This row also shows DSCR.) USES THAT PRECEDE MONCO DEBT SERVICE IN WATERFALL			DSCR			2.69			2.73			2.77
	"Selow-the-kne" Asset Mot fee (uncommon in new projects, see poky) Partnership Management Fee (see poky) for limits) Investor Service Fee (aku "LP Asset Mot Fee") (see poky) for firsts)	0.0%	£		= :			=	$=$ \exists		E÷	=	
	Other Payments	-	100000	per MOHCD policy no ampul incresse	E÷			E÷	<u> </u>		==		
	Non-amortizing Loan Print - Lender 1	1		Enter comments re: annual increase, etc.	- :-				=:		=		
	Deferred Developer Fee (Enter and see Max Fee from row 131) TOTAL PAYMENTS PRECEDING MOHCO				-			Ŀ÷	$\overline{\cdot}$	-	<u> </u>		 -
	RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDI		(D)		-	22,017	22,017	-	22,545	22,545		23,060	23,060
	Does Project have я MOHCD Residual Receipt Obligation? Will Project Defer Developer Fee?		Yes	Year 5 is year indicated below: 2021	}								
	1st Residual Receipts Split - Lender/Deferred Developer Fee 2nd Residual Receipts Split - Lender/Owner		50% / 509 67% / 339	2nd Residual Receipts Split Begins, 2022									
	Max Deferre	d Develope	Dist. Sort	Use for data entry above, Do not link.) htive Deferred Developer Fee Earner			e,935			8,635			8,935
	MOHCD RESIDUAL RECEIPTS DEBT SERVICE MOHCD Residual Receipts Amount Due	1	Deb! Loan	S loans, and MOHCD residual receipts policy	_		4.771	1	1	4,374	1		4,474
	MOHCD Residual Receipts Amount Due Proposed MOHCD Residual Receipts Amount to Loan Repayment Proposed MOHCD Residual Receipts Amount to Residual Ground	1		Proposed Total MOHCD Ant Due less Loan	3		4.271			4,374	1		4,474
	Lesse	J	1	Repayment	J		<u> </u>				j	į	
	HON-MOHCD RESIDUAL RECEIPTS DEBT SERVICE HCDHestural Receipts Amount Due Lender 4 Residual Receipts Due	1	70,909		7		10,407]		10,656	1		10,900
	Lender 5 Residual Receipts Due	1	0.005 0.005		1		10.407	ĺ		10.656	1		10,500
	Total Non-MOHCD Residual Receipts Debt Service REMAINDER (Should be zero unless there are distributions						12,			10,656			
	below	1			7		7,339 7,339	ı	1	7,515 7,515	1		7,687 7,687
	Owner Distributions/Incentive Management Fee Other Distributions/Uses Final Balance (should be zero)	J] ,			I			J		
	REPLACEMENT RESERVE - RUNNING BALANCE	1			,			,		30.72	,		
	Replacement Reserve Starting Balance Replacement Reserve Deposits	1			1		21,000			36,165 21,000	1	İ	52,267 21,000
	Replacement Reserve Withdrawals (ideally fied to CNA) Replacement Reserve Interest RR Running Balance	į į			1		25,749 36,165			4,899 52,267	1		(45,312)
	OPERATING RESERVE - RUNNING BALANCE	_			_								
	Operating Reserve Starting Balance	1			1		294,023			254,023	1		294,023
	Operating Reserve Deposits Operating Reserve Withdrawals Operating Reserve Interest	1			1				•		1	İ	
	OR Running Balance						294,023 103,149			294,071 90,01%	1		254,023 94,199
	OTHER REQUIRED RESERVE 1 - RUNNING BALANCE Other Reserve 1 Starting Balance Other Reserve 1 Deposits]]			1			1		
	Other Reserve 1 Deposits Other Reserve 1 Withdrawals Other Reserve 1 Interest	1	-								1		
	Other Reserve 1 Interest Other Required Reserve 1 Running Balance	Ļ			J			I			J	i	
	OTHER RESERVE 2 - RUNNING BALANCE Other Reserve 2 Starting Balance	7			1			1		-	1		
	Other Reserve 2 Starting Balance Other Reserve 2 Deposits Other Reserve 2 Withdrawals	1			7		<u> </u>	1	•		1		
	Other Reserve 2 Interest Dither Required Reserve 2 Running Balance]]		<u> </u>	1			1 .		

•				MOHCD Proforms -									
losaica Senior Apartments		LOSP	non-LOSP										
	Tota	Units 11 46,00%	Units 13 54.00%			Year 16 2032			Yes 2033			Year 18 2034	
COME			% annual	Comments (related to annual inc assumptions)	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total	LOSP	non-LOSP	Tota
esidential - Tenant Rents		1.0%	3 5%	SSI/SSA income esculations have been very low historically. We consider lenant income esculations in setting amoval increase. VASH IS FAIR direct. PAST 10 yr history of	64,360	148,949	213,329	65,024	154,162	219,188	65,674	159,557	225
esdental - Tenani Assistance Payments (Non-Li esdental - LOSP Tenant Assistance Payments	OSP)	r/a n/a	2.5% b/a 0.0%	FMR escalaton is 2.5% (1 unit is Vash)	111.899	33 001	33,091 111,899	117,221	33,918	33.916 117,221	122.782	34,766	3- 12
ommercial Space lesidential Parking liscetaneous Rent Income		0.0% 2,5%	25%		- 455	547	1,014	478	561	1,039	490	575	
upporive Services Income iterest income - Project Operations aundry and Vending		0.0% 0.0% 2.5% 2.5%	25%		2.265	2,650	4,924	2 322	2.726	5,047	2.350	2,794	
enant Charges (iscelaneous Residental Income ther Commercial Income	rasa - gen	2,5% 0.0% n/a	2.5% 0.0%		560	657	1,217	574	673	1,247	588	690	
vandrawal from Captaized Reserve (depost to o Gros	perating secount) as Potentiel Income	n/a	n/a_	Link from Hesenve Sector below, as applicable	179,571	185,903	365,474	185,518	192,040	377,658	191,914	198,382	351
acancy Loss - Residential - Tenani Rents acancy Loss - Residential - Tenani Assistance Pr acancy Loss - Commercial	ayments	n/a n/a n/a	n/a n/a n/a	Enter formulas manually per refevant MOH policy, annual incrementing usually not appropriate	(3,219)	(7.447) (1.655)	(10,666) (1,655)	(3251)	(7,708) (1,696)	(10,958) (1,696)	(3.284)	(7,978) (1,738)	
EFFECTIV PERATING EXPENSES	VE GROSS INCOME		•		176,352	178,801	353,163	182,357	182,636	365,003	188,630	189,666	37
Aanagement Janagement Fee Sast Management Fee		3.5%	35%	schedule per MOHCD policy	19,148	11,734 9,549	30,880 25,130	19,815	12 145	31,981	20,509	12,570	<u> </u>
Sub-lotal Mani Salaries/Benefits	nagement Expanses		35%	[pa monety pacy	34,728	21,284	86,010	35,942	0,864 22,029	26.010 57,971	37,200	22,800	6
Mice Salares fanagera Salary teath Insurance and Other Bertefas		3.5% 7.0% 3.5%	35% 70% 35%	Historically high in Eater)	5,655 12,445	3,455 7,627	2.598 9,121 20,072	5,853 13,316	1,022 3,587 8,161	2,689 9,440 21,477 13,754	1,726 6,058 14,248	1,058 3,713 8,733	
Dhei Salanea/Benefits Administrative Rent-Free Unit Sub-tot	tal Salaries/Benefits	3,5%	35%		27,950	5,050	13.289 45,080	29,383	5,227	47,360	30,857	5,409	
Administration Advertising and Marketing Office Expenses		3.5 % 3.5 %	35%	<u> </u>	8,581	10.073	18,653	8,881	10,425	19,306	B, 192		
Office Rent .egal Expense - Property Audit Expense	1.44.475 14.75	3.5% 3.5% 3.6%	35% 35% 35%		1,387 0,922	1,628	3,016	1,436	1,685	3,121	1,486	-	
Bookkeeping/Accounting Services Bad Debts	1,000 17,500	3.5 % 1.0 %	35% 10%	Consistent with rent inflation	3,440	4,039 940	21,570 7,478 1,741	3,561 609	4,180 950	7,741 1,759	3,685 817	4,326 959	
Hillies	nistration Expenses	3.5%	35%		24,239	28,455	52,694	25,058	29,427	54,495	25,925	30,433	١.
Inchicity Vater 3as	. Merker Lader	3,5% 4.5% 3.5%	35% 45% 35%	Historically high inflation	2,702 16,975 3,230	3.172 10.927 3.792	5,874 38,902 7,021	2.797 17,739 3,343	3,283 20,824 3,924	6,079 38,563 7,267	2,894 18,537 3,460	3,398 21,761 4,062	
sewer	Sub-total Utilities	3.5%	35%		22,907	26,890	49,787	23,878	28,031	51,909	24,891	29,220	
Real Estate Texes Payroll Texes	456 C (100)	3.5%	1.2% 3.5% 3.5%		194 2.720 694	119 1,657	313 4,388 1,508	198 2.815	1,726	4,541	199 2,914 743	1.790	
nsurance	Taxes and Licenses	3,5%		-L	3,608	2,501	6,209	3,730	2,689	6,419	3,866	-,	
roperly and Liability Insurance idelity Bond Insurance Vorker's Compensation		3.5% 0.0% 3.5%	35%		1,914	1,173	7,981 - 3,088	3,800	1,214		3,933	-	E
Director's & Officers' Liability Insurance	Sub-total Insurance	0,0%	1	-L	6,588	5,483	11,069	5,781	5,675	11,456	5,984	5,874	٠
Payroll Supplies Contracts		3.5%	35% 35% 35%		12.824 3.453 7.277	15.054 4,053 4,460	27,878 7,508 11,737	53.273 3.573 7,532	15,581 4,195 4,616	7,768	13.737 3.698 7.796		
Garbage and Trash Removal Security Payroli/Contract	U.S. 11.013.013.0	3.5% 3.5% 3.5%	35% 35% 35%		6,292	7,387	15,679	8.513 718	7,645 843	14,158	6,741 - 743	7.913	
NAC Repars and Maintenance Vehicle and Maintenance Equipment Operation a Miscelaneous Operating and Maintenance Exper Sub-total Maintenance	and Repairs nses	3,6 X 3.6 X	35%		4,747	109 5.573	10,320	4,913	5,768	208 10.681	5,085	116 5.970	
Supportive Services	e & Repair Expenses	3.5%	35%		35,379		72,829	36,618			37,855		
Commercial Expenses]	A 24 (1921)		May 12 State	12000		TO PERMIT	old tillege	•	ような なんな	114653175	1
TOTAL OPERATING EXPENSES W/o RESERV	VES/OL BASE RENT	/BOND FE	ES		165,267	140,317	295,584	181,283	145,668	306,951	167,541	151,234	
PUPA (w/o Reserves/GL Ba: Reserves/Ground Lease Base Rent/Bond Fee	ise RenVBond Fees)	780ND FE -	ES		165,267	140,317	295,584	181,283	145,858	306,951	167,541	151,234	;
PUPA (w/o Reserves/GL Ba. Reserves/Ground Lease Base Rent/Bond Fee Ground Lease Base Rent Bond Montoring Fee Repiscement Reserve Deposit	ise RenVBond Fees)	7BOND FE	ES	Un casa bilance is \$2540, with above 25%	165,267			161,283	- :	21,000	167,541	 -	—
PUPA (who Reserves/OL Ba. Reserves/Ground Lasse Base Rent/Bond Fee Ground Lesse Base Rent/Bond Fee Ground Lesse Base Rent/Bond Fee Repiscement Reserve Deposit Optraing Reserva Deposit Optraing Reserva Deposit Optraing Reserva Deposit	ise RenVBond Fees)	/BOND FE	EES	ON CANTERMACE S 2004, WELL SHOWS (2014)	:		-	-	- :	 :	-	 -	—
PUPA (wio Reservas/OL Ba- Reserves/Grund Lasse Base Rent/Brind Fee Ground Lasse Base Rent/Brind Fee Grown Charles (Paper) (Fight Charles (Paper) (Fight Charles (Paper) (Poprising Reserve Depos) (Poprising Reserve Depos) (Poprising Reserve Depos) (Poprising Reserve Depos) (Poprising Reserves Depos) (Poprising Reserves Depos) (Poprising Reserves (Popos) (Poprising Reserves (Popos) (Poprising Reserves (Popos) (Poprising Reserves (Popos) (Poprising Reserves (Popos) (Popos) (Poprising Reserves (Popos)	ase RenVBond Fees) es 				13,020	7,980	21,000	13,020	7,980	21,000	13,020	7,980 	
Reserves/round Lass Base Rent/Bond Fee Grownel Tease Base Rent Gornel Group Base Rent Gornel Group Base Rent Grownel Base Base Rent Operating Reserve Deposit Operating Reserve Deposit Gornel Group Base Rent Rent Rent Rent Rent Rent Rent Ren	ase Rent/Band Fees) es lese Rent/Band Fees	BOND FEE			13,020	7,980	21,000	13,020 - - 13,020 174,303	7,980 163,648	21,000 21,000 21,000 327,955	13.020 - - - - - - - - - - - - - - - - - -	7,980	
PUPA (not Receivable). Bit and the second of	ase RenVBond Fees) ase RenVBond Fees ase RenVBond Fees page RenVBond Fees per RenVBond Fees solutions	GOND FEE		of exp	13,020 13,020 13,020 155,287 8,064	7,980 	21,000 21,000 316,584 36,588	13,020 13,020 174,303 8,084	7, D80 7, D80 1, 541 28, 988	21,000 21,000 21,000 327,951 37,052	13,022 13,022 13,026 180,666	7,980	
PUPA (not Receivable). But its array and the set have Rentified of Fed Ground Lase Base Rent (1900 of Fed Ground Lase Base Rent (1900 of Fed Ground Lase Base Rent (1900 of Fed Ground Lase Base Rent (1900 of Fed Ground Lase Base Base Base Base Base Base Base B	ase RenVBond Fees) ase RenVBond Fees ase RenVBond Fees page RenVBond Fees per RenVBond Fees solutions	GOND FEE			13,020	7,980 148,297 28,504	21,000 21,000 316,584 36,588	13,020 - - 13,020 174,303	7, D80 7, D80 7, 980 163, 648 28, 988	21,000 21,000 21,000 327,951 37,052	13,022 13,022 13,026 180,666	7,980 	
PUPA (not Recervato). Be securated in the	ase RenVBond Fees) ase RenVBond Fees ase RenVBond Fees page RenVBond Fees per RenVBond Fees solutions	BOND FEE		of exp	13,020 13,020 169,287 6,064	7,980 7,980 148,297 28,604	21,000 	13,020 13,020 174,303 8,084	7,980 7,980 163,648 25,988	21,000 21,000 327,951 37,052	13,020 13,020 13,020 180,661 8,064	7,980 7,980 7,980 5 169,214 6 29,452 1 4,943 4 4,943	
PUPA (not Recervatoli, Bar Recervatoli, Bar Bara Rentifican d'es Growt I caus de la Bara Rentifican d'es Growt I caus de la Rentifican d'es Growt I caus de la Rentifican d'est Growt I caus de la Rentifican de la Rentifican Growt Require d'esterve 1 Dipusal Court Require d'esterve 1 Dipusal Court Require d'esterve 2 Dipusal Regular Reserve Depusal Pupa (marche 1 Dipusal Pupa (marche 1 Dipusal Pupa (marche 1 Dipusal Pupa (marche 1 Dipusal RET OFERA TION BLOKEM (RECOME Rindu o DERIT SERVICE ("hard debt' Amortized lons Hard Dolle, Fisal Lander — LOD Depusan 10 2 Hard Lander — LOD Lande	ass RenVBond Fees ESSAL BASE RENTA BASE	BOND FEE		of exp	13,020 13,020 13,020 168,287 6,064	7,980 	21,000 316,994 36,568 13,007 13,007	13,020 13,020 174,303 8,064	7,980 7,980 163,646 25,982 4,943 4,943 24,046	21,000 21,000 21,000 327,951 37,052	13,020 13,020 13,020 180,661 8,064	7,980 7,980 159,214 1 29,452 1 4,943 4 4,943 24,510	
REASTRANCE OF PUPPA (IND Receiverable). Be improved the common of the co	ARD DEBT SERVICE ARD DEBT SERVICE ARD DEBT SERVICE ARD DEBT SERVICE ON LOSE (restus) to so show DSCR.)	BOND FEE		of exp	13,020 13,020 140,261 5,064 0,073,073 6,064	7,980 	21,000 316,994 36,568 13,007 13,007	13,020 13,020 174,303 8,084	7,980 7,980 163,648 25,988	21,000 21,000 21,000 327,951 37,052	13.020 13.020 13.020 180,666 8,004 8,004 8,004	7,980 7,980 7,980 5 169,214 6 29,452 1 4,943 4 4,943	
PUPA (not Recervatoli, Bar Recervatori, Bar Bara Rentiflond Fee Growt I Et along Lase Bara Rentiflond Fee Growt I Et along Lase Bara Rentiflond Fee Growt I Et along Lase Bara Bara Bara Bara Bara Bara Bara Bar	ARE DEED TERMINED TO THE STATE OF THE STATE	BOND FEE	es	Inco 42% payment	13,020 13,020 140,261 5,064 0,073,073 6,064	7,980 	21,000 21,000 316,394 36,568 13,007 13,007 23,561	13,020 13,020 174,303 8,084	7,980 7,980 163,646 25,982 4,943 4,943 24,046	21,000 21,000 21,000 327,951 37,052 13,000 13,000 24,041	13.020 13.020 13.020 180,666 8,004 8,004 8,004	7,980 7,980 159,214 1 29,452 1 4,943 4 4,943 24,510	
REASER STATE OF THE PROPERTY OF THE THE PROPERTY OF THE PROPERTY OF THE THE PROPERTY OF THE PROPERTY OF THE TYPE OF THE PROPERTY OF THE TYPE OF THE PROPERTY OF THE TYPE OF THE PROPERTY OF THE TYPE OF THE TYPE OF THE PROPERTY OF THE TYPE O	ARE DEED TERMINED TO THE STATE OF THE STATE	BOND FEE	es	SCO 47% pyment DCO 47% pyment pscc pscc psc McGCO pulcy no sonuel increase.	13,020 13,020 140,261 5,064 0,073,073 6,064	7,980 	21,000 21,000 316,394 36,568 13,007 13,007 23,561	13,020 13,020 174,303 8,084	7,980 7,980 163,646 25,982 4,943 4,943 24,046	21,000 21,000 21,000 327,951 37,052 13,000 13,000 24,041	13.020 13.020 13.020 180,666 8,004 8,004 8,004	7,980 7,980 159,214 1 29,452 1 4,943 4 4,943 24,510	
RESERVED TO PUPP A (not be serverated, its and its answer and the common and the	Lase Rent/Bond Fees, established Fees, establish	ender)	es	of day	13,020 13,020 140,261 5,064 0,073,073 6,064	7,980 	21,000 21,000 316,394 36,568 13,007 13,007 23,561	13,020 13,020 174,303 8,084	7,980 7,980 163,646 25,982 4,943 4,943 24,046	21,000 21,000 21,000 327,951 37,052 13,000 13,000 24,041	13.020 13.020 13.020 180,666 8,004 8,004 8,004	7,980 7,980 159,214 1 29,452 1 4,943 4 4,943 24,510	
PUPA (into Recentance). En Recentance (into ace Base Rentifican Fee Growt I is and lase Base Rentifican Fee Growt I is and lase Base Rentifican Fee Growt I is an ace Base Rent Growt Growt Growt Growt Growt Growt Growt Growt Growt Growt Growt Growt Growt	ass RenVBond Fees, et al. (1998) assertion of Fees, et al. (1998)	GOND FEE	2.5 17-20-08	INCO 47% payment INCO 47% payment Discovery to annual increase, etc. Enter comments in annual increase, etc. Enter comments in annual increase, etc.	13,020 13,020 140,261 5,064 0,073,073 6,064	7,980 7,980 148,297 128,604 1 4,983 1 4,983 1 4,983 1 4,983 1 2,394 2 23,661	21,000 316,354 36,589 13,007 23,561 22,561 2,561	13,020	7,980 7,980 162,648 28,988 24,941 24,041	21,000 21,000 327,951 37,052 37,052 13,000 5 24,044 2,8	13.020 13.020 13.020 180,661 8,000 8,000	7,980 7,980 159,214 1 29,452 1 4,943 4 4,943 24,510	
PUPA (not Secremant). Be interested to the control con	LESS RENUSOND Fees, et al. (1998) LESS RENUSOND FEES ENGLE BASE RENUTA RESOL BASE RENUTA RESOL BASE RENUTA RESOL BASE RENUTA RESOL BASE RENUTA RESOL BASE RENUTA RESOL BASE RENUTA RESOL BASE RENUTA RESOL BASE RENUTA RESOL BASE RENUTA RESOL BASE RENUTA RESOL BASE RESOLUTION RESOLUTI	GOND FEE	ZS ZS ZS ZS ZS ZS ZS ZS ZS ZS ZS ZS ZS Z	In the part of the	13,000 11,000 11,000 169,287 8,004	7,980 7,980 148,297 128,604 1 4,983 1 4,983 1 4,983 1 4,983 1 2,394 2 23,661	21,000 316,354 36,589 13,007 23,561 22,561 2,561	13,020	7,980 7,980 163,648 25,988 24,943 24,043	21,000 21,000 327,951 37,052 37,052 13,000 5 24,044 2,8	13.020 13.020 13.020 180,661 8,000 8,000	7,920 7,920 7,920 5 169,214 1 4,945 24,510 24,510	
PUPA (not Secremant). Be interested on the second less and the second less and	Lass Rent/Bond Fees, established Fees, established Fees Send. BASE RENT/Bond Fees Send. BASE RENT/Bond Fees, established Fees Send. BASE RENT/Bond Fees, established of other 3rd Lender). ARD DEBT SERVICE on LOSE (readus inc. se shows DECR.) ROE in WATER-RALL way projects, see poly year land; established with the poly of the pol	Lender)	CD) Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	of dep 11CD 4724 payment 11CD 4724 payment Discovery to annual increase, etc. Edier comments in annual increase, etc. Edier comments in annual increase, etc. Edier comments in annual increase, etc. Edier comments in annual increase, etc. Edier comments in annual increase, etc. Edier comments in annual increase, etc. Edier comments in annual increase, etc. Edier comments in annual increase, etc. Edier comments in annual increase, etc. Edier comments in annual increase, etc. Edier comments in annual increase, etc. Edier comments in annual increase, etc. Edier comments in annual increase, etc. Edier comments in annual increase, etc. Edier comments in annual increase in	13,000 (13,00) (13,000 (13,00) (13,000 (13,00)	7,980 7,980 148,297 128,604 1 4,983 1 4,983 1 4,983 1 4,983 1 2,394 2 23,661	21,000 316,354 36,589 13,007 23,561 22,561 2,561	13,020	7,980 7,980 163,648 25,988 24,943 24,043	21,000 21,000 327,951 37,052 37,052 13,000 5 24,044 2,8	13.020 13.020 13.020 180,661 8,000 8,000	7,920 7,920 7,920 5 169,214 1 4,945 24,510 24,510	
PUPA (not Receivable III and I	Less RenVBond Fees, established Lender)	CD) Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	In the part of the	1530000 153000 153000 15300 15	7,980 7,980 148,297 128,604 1 4,983 1 4,983 1 4,983 1 4,983 1 2,394 2 23,661	21,000 316,594 316,594 13,007 13,007 22,541 22,541	13,000 13,000 114,000 2,004 2,	7,980 7,980 163,648 25,988 24,943 24,043	71,000 71	13.000 13.000 13.000 10.0000 10.000 10.000 10.000 10.000 10.000 10.000 10.000 10.000 10.000 10.0000 10.000 10.000 10.000 10.000 10.000 10.000 10.000 10.000 10.000 10.000 10.000 10.000	7,920 7,920 7,920 5 169,214 1 4,945 24,510 24,510		
PUPA (not becevared). Be immediately pupal to the pupal t	LESS RENVBOND Fees, etc. 1992. LESS RENVBOND FEES ESCAL BASE RENVIOLE ESCAL BASE RENV	Lender) To Disc. O DING MORN	CD) Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	of cop ICO 47% pyement DSCO	153000 1530000 153000 153000 153000 153000 153000 153000 153000 153000 1530000 153000 153000 153000 153000 153000 153000 153000 153000 1530000 153000 153000 153000 153000 153000 153000 153000 153000 1530000 153000 153000 153000 153000 153000 153000 153000 153000 1530000 153000 153000 153000 153000 153000 153000 153000 153000 1530	7,980 7,980 148,297 128,604 1 4,983 1 4,983 1 4,983 1 4,983 1 2,394 2 23,661	21,000 316,354 36,589 13,007 23,561 22,561 2,561	13,000 (1) (1) (1) (1) (1) (1) (1) (1) (1) (1)	7,980 7,980 163,648 25,988 24,943 24,043	21,000 21,000 327,951 37,052 37,052 13,000 5 24,044 2,8	13.000 (10 to 10 t	7,920 7,920 7,920 5 169,214 1 4,945 24,510 24,510	
REASERVATION PUPPA (not becarroade). Becarroade). Becarroade). Becarroade). Becard Lase Base Rentificant fee formed Lase Base Base Rentificant fee formed Lase Base Base Base Base Base Base Base B	Less Rent/Bond Fees, established Fees, established Fees Service Servic	Lender) To Disc. O DING MORN	OD)	In the part of the	153/262 153/262 154/26	7,980 7,980 148,297 128,604 1 4,983 1 4,983 1 4,983 1 4,983 1 2,394 2 23,661	21,000 21,000 21,000 31,6394 31,5394 31,5394 32,541 22,541 22,541 22,541 4,571	13,000 (1) (1) (1) (1) (1) (1) (1) (1) (1) (1)	7,980 7,980 163,648 25,988 24,943 24,043	21,000 37	13.00.	7,920 7,920 7,920 5 169,214 1 4,945 24,510 24,510	
RESERVENCE OF PUPPA (IND Reservance). Est and Saar Rent/Bond Fee Simulation (1997) and Saar Saar Rent/Bond Fee Simulation (1997) and Saar Saar Rent/Bond Fee Simulation (1997) and Saar Saar Saar Saar Saar Saar Saar Saa	Lass Rant/Bond Fees, Lass Rant/Bond Fees ESGL SASIS RENT/IO ESCH SASIS RENT/IO EXPENSES) WE JUTE JO SPIC (1984) ARD DEBT SERVICE and LOSE (residual inclusion) ESCH SASIS RENT/IO ESCH (residual inclusion) ESCH SASIS RENT/IO ESCH SASIS R	GOND FEE	CD) Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	THEO 47% payments THEO 47% paym	153/262 153/262 154/26	7,980 7,980 148,297 128,604 1 4,983 1 4,983 1 4,983 1 4,983 1 2,394 2 23,661	21,000 21,000 21,000 31,6394 30,598 30,598 31,300 22,341 23,41 24,47 4,57 4,57 4,57	13,000 (1) (1) (1) (1) (1) (1) (1) (1) (1) (1)	7,980 7,980 163,648 25,988 24,943 24,043	71,000 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	13.000 13.000 13.000 14.000 14.000 15.0000 15.000 15.000 15.000 15.000 15.000 15.000 15.000 15.000 15.0000 15.000 15.000 15.000 15.000 15.000 15.000 15.000 15.000 15.0000 15.000 15.000 15.000 15.000 15.000 15.000 15.000 15.000 15.0000 15.000 15.000 15.000 15.000 15.000 15.000 15.000 15.000 15.0000 15.000 15.000 15.000 15.000 15.000 15.000 15.000 15.000 15.0000 15.000 15.000 15.000 15.000 15.000 15.000 15.000 15.000 15.0000 15.000 15.000 15.000 15.000 15.000 15.000 15.000 15.000 15.0000 15.000 15.000 15.000 15.000 15.000 15.000 15.000 15.000 15.0000 15.000 15.000 15.000 15.000 15.000 15.000 15.000 15.000 15.0000 15.000 15.000 15.000 15.000 15.000 15.000 15.000 15.000 15.0000 15.00	7,920 7,920 7,920 5 169,214 1 4,945 24,510 24,510	
PUPA (not percental). Better the control and t	Lase Rant/Bond Fees, Lase Rant/Bond Fees, Sends SASE RENT/RE SENDS SENDS SENDS SENDS ARD DEBT SERVICE ON LOSE (restusing SENDS SENDS SENDS SENDS SENDS SENDS SENDS SEN	GOND FEE	CD) Y. (60%) (70%)	THEO 47% payments THEO 47% paym	153/262 153/262 154/26	7,980 7,980 148,297 128,604 1 4,983 1 4,983 1 4,983 1 4,983 1 2,394 2 23,661	21,000 21,000 21,000 31,6394 31,5394 31,5394 32,541 22,541 22,541 22,541 4,571	13,000 (1) (1) (1) (1) (1) (1) (1) (1) (1) (1)	7,980 7,980 163,648 25,988 24,943 24,043	11,360 11,360 12,000 13,000 13,000 13,000 13,000 13,000 13,000 13,000 13,000 13,000 14,000 14,000 15,000 16	13.000 13.000 13.000 14.0000 14.000 14.000 14.000 14.000 14.000 14.000 14.000 14.000 14.0000 14.000 14.000 14.000 14.000 14.000 14.000 14.000 14.000 14.0000 14.000 14.000 14.000 14.000 14.000 14.000 14.000 14.000 14.0000 14.000 14.000 14.000 14.000 14.000 14.000 14.000 14.000 14.0000 14.000 14.000 14.000 14.000 14.000 14.000 14.000 14.000 14.0000 14.000 14.000 14.000 14.000 14.000 14.000 14.000 14.000 14.0000 14.000 14.000 14.000 14.000 14.000 14.000 14.000 14.000 14.0000 14.000 14.00	7,920 7,920 7,920 5 169,214 1 4,945 24,510 24,510	
PUPA (with Reservation). Be income the comment of t	Less Rent/Bond Fees, established Fees, establish	GOND FEE	CD) Y. (60%) (70%)	THEO 47% payments THEO 47% paym	153/262 153/262 154/26	7,980 7,980 148,297 128,604 1 4,983 1 4,983 1 4,983 1 4,983 1 2,394 2 23,661	21,000 21,000 21,000 31,6394 30,598 30,598 31,300 22,341 23,41 24,47 4,57 4,57 4,57	13,020 13,020 13,020 13,020 174,030 1,030	7,980 7,980 163,648 25,988 24,943 24,043	71,000 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	13,000 13,000 140,666 160,666 100,100	7,920 7,920 7,920 5 169,214 1 4,945 24,510 24,510	
REASER STATE OF THE PROPERTY OF THE STATE OF	LESS RENVBOND Fees, etc. and the second seed of the second second seed of the second second seed of the second second second second second second second second second second second sec	GOND FEE	CD) Y. (60%) (70%)	THEO 47% payments THEO 47% paym	153/262 153/262 154/26	7,980 7,980 148,297 128,604 1 4,983 1 4,983 1 4,983 1 4,983 1 2,394 2 23,661	21,000 21,000 31,000 38,000 38,000 38,000 38,000 38,000 38,000 22,341 22,341 22,341 4,277	130202 13020	7,980 7,980 163,648 25,988 24,943 24,043	21,000 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	13,000 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	7,920 7,920 7,920 5 169,214 1 4,943 24,510 24,510	
REASTRANCE OF PUPPA (with Secretarist). Be immediately assessment of the committee of the c	Less RenVBond Fees, etc. and the seed of t	GOND FEE	CD) Y. (60%) (70%)	THEO 47% payments THEO 47% paym	153/262 153/262 154/26	7,980 7,980 148,297 128,604 1 4,983 1 4,983 1 4,983 1 4,983 1 2,394 2 23,661	21,000 21,000 21,000 21,000 20,500 20,500 22,561 22,561 22,561 22,561 22,561 23,561 23,561 23,561 24,571 27,171 27	130000 130000000 1300000 1300000 1300000 1300000 1300000 130000000 1300000 1300000 1300000 1300000000	7,980 7,980 163,648 25,988 24,943 24,043	71,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	13 000 000 000 000 000 000 000 000 000 0	7,920 7,920 7,920 5 169,214 1 4,943 24,510 24,510	
REASERVED LAST PROPERTY OF THE STATE OF THE	Jase Rent/Bond Fees, established Fees, establish	GOND FEE	CD) Y. (60%) (70%)	THEO 47% payments THEO 47% paym	153/262 153/262 154/26	7,980 7,980 148,297 128,604 1 4,983 1 4,983 1 4,983 1 4,983 1 2,394 2 23,661	21,000 21,000 21,000 31,6394 31,6394 31,6394 31,5394 32,541 23,541 24,61 24,61 31,007	130000 130000 174,3000 2,000 2	7,980 7,980 163,648 25,988 24,943 24,043	11,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	13 000 13 000 14 000 15 0000 15 000 15 000 15 000 15 000 15 000 15 000 15 000 15 000 15 0000 15 000 15 000	7,920 7,920 7,920 5 169,214 1 4,943 24,510 24,510	
REASER STATE OF THE PROPERTY OF THE STATE OF	Jase Rent/Bond Fees, established Fees, establish	GOND FEE	CD) Y. (60%) (70%)	THEO 47% payments THEO 47% paym	153/262 153/262 154/26	7,980 7,980 148,297 128,604 1 4,983 1 4,983 1 4,983 1 4,983 1 2,394 2 23,661	21,000 21,000 21,000 21,000 21,000 21,000 21,000 22,541 23,541 24,000 22,541 23,541 24,000 23,541 24,000 24,000 25,000 26,000 26,000 27	130000 130000 174,3000 2,004 2	7,980 7,980 163,648 25,988 24,943 24,043	21,000 21 21,000 21,000 21,000 21,	13 000 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	7,920 7,920 7,920 5 169,214 1 4,943 24,510 24,510	
REASON PROPERTY OF THE STATE OF	Less Rent/Bond Fees, established Fees, establish	BOND FEE	CD) Y. (60%) (70%)	THEO 47% payments THEO 47% paym	153/262 153/262 154/26	7,980 7,980 148,297 128,604 1 4,983 1 4,983 1 4,983 1 4,983 1 2,394 2 23,661	21,000 21,000 21,000 21,000 21,000 21,000 22,541 23,541 24,000 22,541 24,000 23,541 24,000 24,000 25,000 26,000 27	13020 15020	7,980 7,980 163,648 25,988 24,943 24,043	2,004 4.00.	13,000 14,000 140,000 150,000	7,920 7,920 7,920 5 169,214 1 4,943 24,510 24,510	
REASON DEPUPA (with Securitable III) REASON DEPUTA (with Securitable III) REASON DEPUTA (with Securitable III) REASON DEPUTATION	Jase Rent/Bond Fees, established Fees, establish	BOND FEE	CD) Y. (60%) (70%)	THEO 47% payments THEO 47% paym	153/262 153/262 154/26	7,980 7,980 148,297 128,604 1 4,983 1 4,983 1 4,983 1 4,983 1 2,394 2 23,661	21,000 1 1,007	130000 130000 174,3000 174,300	7,980 7,980 163,648 25,988 24,943 24,043	21,000 1 13,001 1 13,	13000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7,920 7,920 7,920 5 169,214 1 4,943 24,510 24,510	
PUPA (not preservated, its and base neutrolloud fee some programment of the programment o	Jase Rent/Bond Fees, established Fees, establish	BOND FEE	CD) Y. (60%) (70%)	THEO 47% payments THEO 47% paym	153/262 153/262 154/26	7,980 7,980 148,297 128,604 1 4,983 1 4,983 1 4,983 1 4,983 1 2,394 2 23,661	21,000 21,000 21,000 21,000 21,000 21,000 21,000 22,351 23,51 24,000 22,351 24,000 21,100 21,	130000 130000 174,3000 174,300	7,980 7,980 163,648 25,988 24,943 24,043	71,000 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	13000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7,920 7,920 7,920 5 169,214 1 4,943 24,510 24,510	
REASON DEPUTAL (NOT RECEIVED AND THE PROPERTY OF THE PROPERTY	Jase Rent/Bond Fees, established of other 3rd Lender). ARD DEBT SERVICE on LOSE (restablished of other 3rd Lender). ARD DEBT SERVICE on LOSE (restablished of other 3rd Lender). From row 131). From row 1	DOME MONO MONO	CD) Y. (60%) (70%)	THEO 47% payments THEO 47% paym	153/262 153/262 154/26	7,980 7,980 148,297 128,604 1 4,983 1 4,983 1 4,983 1 4,983 1 2,394 2 23,661	21,000 21,000 21,000 21,000 21,000 21,000 21,000 22,351 23,51 24,000 22,351 24,000 21,100 21,	130000 130000 174,3000 174,300	7,980 7,980 163,648 25,988 24,943 24,043	71,000 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	13000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7,920 7,920 7,920 5 169,214 1 4,943 24,510 24,510	
LEASTHAND AND THE STATE OF THE	Jase Rent/Bond Fees, established of other 3rd Lender). ARD DEBT SERVICE on LOSE (restablished of other 3rd Lender). ARD DEBT SERVICE on LOSE (restablished of other 3rd Lender). From row 131). From row 1	DOME MONO MONO	CD) Y. (60%) (70%)	THEO 47% payments THEO 47% paym	153/262 153/262 154/26	7,980 7,980 148,297 128,604 1 4,983 1 4,983 1 4,983 1 4,983 1 2,394 2 23,661	21,000 21,000 21,000 21,000 21,000 21,000 21,000 22,351 23,51 24,000 22,351 24,000 21,100 21,	130000 130000 174,3000 174,300	7,980 7,980 163,648 25,988 24,943 24,043	71,000 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	13000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7,920 7,920 7,920 5 169,214 1 4,943 24,510 24,510	

,

fosalca Senior Apartments									
To.	LOSP Units 11	non-LOSP Units 13	.1		Year 19			Year 20	
4COME	45.00% % annual inc LOSP	% annual Increase	Comments (related to annual inc assumptions)	LOSP	non- LOSP	Total	LOSP	2036 non- LOSP	Total
toome	inc Losp	lifetanza	SSUSSA income escalations have been very	LUGF	LUGF	TOTAL	LOGF	LOGF	rotar
eskiential - Tenant Renis	1.0%	3.5%	low historically. We consider tenant income escalations in setting annual increase. VASH is FMR driven. Past 10 yr history of	66,331	185,142	231,473	65,994	170,922	237,6
eskientis - Tenant Assistance Payments (Non-LOSP) eskientia - LOSP Tenant Assistance Payments commercial Space	n/a n/a	25% r/a 00%	FMR escalator is 2.5% (1 will is Vaul)	128,595	35,635	35,635 128,595	134,670	30,526	30,5 134,6
esidental Parking Iliscellaneous Rent Income	n/a 0.0% 2.5% 0.0%	2.5%		502	590	1,092	515	604	1,1
ipportive Services Income terest Income - Project Operations	0.0%			- :	- :	 -	:	- :	
sundry and Vending enant Charges Iscelaneous Residential Income	2.5% 2.5% 0.0%	2.5%		2.439 603	2.864 707	5,303 1,310	2,500 618	2.935 725	5,4 1,3
Mer Commercial Income	n/a	0.0%	UniX Form Reserve Section Letow, as	and Labor			ar executive		
Vibidraws from Cepitalized Reserve (deposit to decrating econom) Gross Potential Income	rva	n/a	applicable	198,470	204,938	403,408	205,298	211,712	417,0
scancy Loss - Residential - Tenant Rents acancy Loss - Residential - Tenant Assistance Payments acancy Loss - Commercial	r/a r/a n/a	n/a n/a n/a	Enter formulas manually per refeveré MOH policy; annual incrementing usually not appropriate	(3,317)	(8.257) (1,782)	(11,574) (1,782)	(3,350)	(8,546) (1,826)	(11,0
EFFECTIVE GROSS INCOME				195,164	194,899	380,052	201,948	201,340	403,2
PERATING EXPENSES Innagement									
lanagement Fee sset Management Fee Sub-Jotal Management Expenses	3.5%	35%	schedule per MONCO pokcy	21.227 17,275 38,502	13,010 10,588 23,698	34,237 27,662 62,100	21,970 17,879 39,849	13,466 10,958 24,424	35,4 28,6 64,2
alaries/Benefits	3.5%	35%		1,786	1,095	2,861	1,849	1,133 (
enager's Salary eath Insurance and Other Benefits	3.6% 7.0%	3.5% 3.5% 7.0%	Historically high industry	6,270 15,245	3,843 9,344	10,112 24,589	6,489 16,312	3,977 9,998	2) 10, 20,
ther Salanes/Benefits dranistrative Rent-Free Unit	3.5%	35%		9,135	5,599	14,734 52,316	9,455	20,903	15,
Sub-total Salaries/Benefits dministration dvertising and Marketing	3,5%	3.5%		37,436	19,800	52,316	34,105	20,903	55,
oversing and warkering fine Expenses fine Renit	3.5%	3.5%		9,513	11,158	20,861	9.845	11,550	21,
gal Expense - Property udd Expense	3.5%	3.5%		1,538	1,805 12,914	3,343 23,915	1,592 11,386	1,850 13,366	3, 24
ookkeeping/Accounting Services ad Debts	3.5%	3.5%	Consistent with sent Inflators	3.814	4,478	1,794	3,948	4,634	B 1
iscellaneous Sub-lotel Administration Expanses	3.5%	3.5%		120 26,812	140 31,474	260 58,286	124 27,729	145 32,562	60
Uitles ectricity	3.5% 4.5%	3.5%		2,998	3,517	8,512	3,101	3,540	- 6
State State	3.5%	4.5% 3.5% 3.5%	Historically high Inflation	19,371 3,581	22,740 4,204	42,111 7,765	20,243 3,705	23,763 4,351	8
evet Sub-total Utilities	3.5%	, 3.5%		25,948	30,461	56,408	27,050	31,764	58
axes and Licenses eal Estate Taxes syrul Taxes	1.2% 3.5%	3.5%		201 3,016	123 1,849	324 4,665	203 3,122	125 1,913	5
iscellaneous Taxes, Licenses and Permila Sub-total Taxes and Licenses	3.5%	35%		769 3,986	903 2,875	1,872 6,861	798 4,121	934 2,972	1 7
surance roperty and Liabity Insurance	3 5%	35%		4.071	4,779	8,649		4,945	
delity Bond Insurance forker's Compensation	3.5%	35%		2.122	1,301	3,423	2.197	1,346	3
sector's & Officers' Liability insurance Sub-total insurance	0.0%	1		6,193	6,079	12,272	6,410	5,292	15
laintenance & Repair	3.5%	35%		14,218	10,001	30,909	14,715	17,275 4,651	31
upples ontracts erbage and Trash Removal	3.5%	3.5%		8,058 6,977	4,945 8,100	8,322 13,014 15,166	8,351 7,221	5,118 6,477	13 15
ecurity Peyral/Contract	3,5% 3.5% 3.5%	35%		750	- 903	1,672	796	934	- "
VAC Repairs and Maintenance chible and Martlenance Equipment Operation and Repairs liscefaneous Operating and Maintenance Expenses Sub-total Maintenance & Repair Expenses	3.5%	3.5% 3.5% 3.5%		103 5,263	120 6.179	223 11,442	108 5,448	125 0,395	11
				39,228	41,521	80,747	40,599	42,974	63
upportive Services commercial Expenses	3.5%	3.5%		967 32585530953	1,135 1545/1684	2,103	1,001 # 27,3 ft23		2
Isservest/Oround Lease Base Rent/Bond Fass found Lease Base Rent ional Kuntoning Fee taglacement Reserve Depost placement Reserve Depost found Reserve Depost found Reserve Depost found Reserve Depost found Reserve Depost			UM cash bilance is \$25Mk, Well above 25% of exp	11.020	7,980	21,000	13,030	7,980	21
Required Reserve Depositie, Commercial Sub-total Reserves/Ground Lease Base Rent/Bond Feet	ļ			13,020	7,980	21,000	13,020	7,980	21,
OTAL OPERATING EXPENSES W/ RESERVES/GL BASE RENT/. PUPA (w/ Reserves/GL Base Rent/Bond Fees	BOND FEE	s		107,089	185,003	352,093	193,884		
IET OPERATING INCOME (INCOME minus OP EXPENSES)								171,027	
DEBT SERVICE ["hard debt"/amortized loans]				8,054	29,895	37,980	8,064	20,313	
iard Dabl - First Lender lard Debt - Second Lender (HCD Program 0 42% pyml, or other 2nd	lender)		HCO 42% payment	8,084	29,895	37,960 13,007			3
lard Debt First Lender land Debt Second Lender (HCD Program 0 42% pyml, or other 2nd sind Debt Third Lender (Other HCD Program, or other 3rd Lender) lard Debt Fourth Lender	Lender)		HCD 42% payment	8,084	4,043		8,064	20,313	31
and Dalk-First Lander and Delk-Soond Lender (HCO Program 9 42% pyrm, or other 2nd and Delk-Soond Lender (Ditter HCD Program 9 42% pyrm, or other 2nd and Delk-Town Lender commercial Hard Delt Service 707AL HARD DEBT SERVICE	1		HCD 42% payment	8,064 159807 825 8,064	4,943 	13,007	8,064	20,313 4,943 - - - - - 4,943	113
And Dable First Lender Sen Debt. Second Lender (HO) Program 0.42% pyrnt, or other 2nd sind Debt. Second Lender (HO) Program 0.42% pyrnt, or other 2nd sind Debt. Third Lender (Ditter HO) Program, or other 2nd Lender) sind Debt. For the Lender Commercial Hand Debt Service TOTAL HARD DEBT SERVICE) COMMERCIA ON, COSST FOW			HCD 42% payment	8,084 1528091825	4,043	13,007	8,064	20,313 4,943 - - - - - 4,943	113
dard Dalb. First Lander for Dels. Second Lander (HOD Program 0 22% pyrn. or other 2nd sid Dels. Their Lander (Dher HOD Program 0 22% pyrn. or other 3nd sid Dels. Their Lander (Dher HOD Program, or other 3nd Lander) for Dels. Fourth Lander Commercial Dels Service TOTAL HARD DEBT SERVICE) Commercial Dels Service TOTAL HARD DEBT SERVICE) Commercial Dels Fow Abd-side of Commercial Surpties DLDPStrick-LOSP (residual ind AVAILABLE CASH FLOW	1			8,064 5,064 8,064	4,943 	13,007 13,007 24,953	8,064 	20,313 4,943 	112 21
ter DBM: First Lander stor DBM: First Lander stor DBM: Service Janker (HCD) Pingram 0 278 pyrit, or other 2nd stor DBM: Service Janker (HcD) Pingram 0 278 pyrit, or other 2nd stor DBM: First Lander (Dbm HCD) Pingram, or other 3rd Lander) stor DBM: First Lander - 707AL HARD DBM7 SERVICE) Commercial Only Cash First Abstraller of Commercial Service January Abstraller of Commercial Service January Advantage of the American Service January Advantage of the American Service January Advantage of the American Service January Advantage of the American Service January Advantage of the American Service January Advantage of the American Service January Advantage of the American Service January Advantage of the American Service January Advantage of the American Service January Advantage of the American Service January Advantage of the Se	ome)	-	HCD 42% payment	8,064 5,064 8,064	4,943 	13,007 13,007 13,007 24,953	8,064 	20,313 4,943 4,943 26,371	112 21
the DBLK-First Lander With DBLK-Second Lander (HCD Pingram 0.2% pyrit, or other 2nd with DBLK-Second Lander (HcD Pingram 0.2% pyrit, or other 2nd with DBLK-First Lander (Dblk Pingram 0.2% pyrit, or other 3nd with DBLK-First Lander (Dblk Pingram 0.2% pyrit) London Lander (Bblk P	ome)		DSCA	8,064 5,064 8,064	4,943 	13,007 13,007 24,953	8,064 	20,313 4,943 4,943 26,371	112 21
the Dalls, First Lander Went Dells, George Lander Went Dells, George Lander Went Dells, George Lander The Lander Dells First Lander The Lander	ome)		DSCR:	8,064 5,064 8,064	4,943 	13,007 13,007 24,953	8,064 	20,313 4,943 4,943 26,371	112 21
land Dalbe. First Lander sur Deter. First Lander sur Deter. Second note; [HCD Pinginan 0 278 pyrti, or other 2nd sur Deter. Second note; [HCD Pinginan 0 278 pyrti, or other 2nd sur Deter. Third Lander (Ditter HCD Pinginan, or other 3nd Lender) controlled the Second note; [HCD Pinginan, or other 3nd Lender] Commercial First Data Service . 707AL HARD DEBT SERVICE Commercial Conf. Cash Ficus Available Commercial Surplate LDPShirite-LOSP (neebla) ind Available Cost HCD. SESS THAT PROCEDE MOHED. OF ESTENDER IN WATERPALL Bloom Area Processed MOHED. DEBT SERVICE IN WATERPALL Bloom Area Processed MOHED. SESS THAT PROCEDE MOHED. DEBT SERVICE IN WATERPALL Bloom Area Processed MOHED. The Processed MOHED.	ome)		DSCA	8,064 5,064 8,064	4,943 	13,007 13,007 24,953	8,064 	20,313 4,943 4,943 26,371	112 21
the Dalk-First Lander stern Delk-First Lander stern Delk-First Lander stern Delk-First Lander chart PLOP Pinjamn 0 278 pyrti, or obles find stern Delk-First Lander The Lander Chart PLOP Pinjamn 0 1988 pyrti, or obles find stern Delk-First Lander TOTAL HARD DEBT SERVICE ASH FLOW (NOI Indust DEBT SERVICE) Commercial Only Cash First AVAILABLE CASH FLOW AVAILABLE CASH FLOW SES OP CASH FLOW (This row also shows DSCR.) 7855 THAT PRECEDE MOHED PRET SERVICE IN WATERFALL SES OP CASH FLOW o'me)	in a second	DSCR; ser MOHICO patiny no avoisal increase etc. Enter comments he avoisal increase etc.	8,084	4,943 	13,007 13,007 13,007 24,953 24,953	(0)	26,371	11 22 22	
Inch Date. First Lander are Detection of the Company of the Company of the Company are Detection of the Company of the Company of the Company are Detection of the Company of the Company of the Company are Detection of the Company of the Company are Detection of the Company of the Company are Detection of the Company are Detecti	o'me)	D)	DSOR. per NOMEO pulloy no everual increase. Enter community in avoid increase. etc. Other community in avoid increase. etc.	8,064 5,064 8,064	4,943 	13,007 13,007 24,953	(0)	26,371	11 22 22
And Date. First Lander and Date. First Lander and Date. First Lander and Date. First Lander and Date. Third Lander (Ditter First) ANAILABLE (Date First) ANAILABLE CASH FLOW ANAILABLE CASH FLO	o'me)	Yes Yes 50% / 50%	per NOMCO polity no avousil increase. Better comments in avousil increase etc. Better comments in avousil increase, etc. Vitant is synon indicated below: 2001. 2001.	8,084	4,943 	13,007 13,007 13,007 24,953 24,953	(0)	26,371	1: 2: 2:
Inch Date. First Lander on Detect Second James [HoD Programs 0 228 pyrti or other 2nd on Detect Second James [HoD Programs 0 228 pyrti or other 2nd on Detect Second James [HoD Programs 0 228 pyrti or other 2nd per per per per per per per per per per	0 0.0% 0.0%	Yes Yes 50% / 50% 67% / 33% or Fee Amt ()	per NOMICO policy no evousi invesses. Dater comments in: smooti increase, etc. Other comments in: smooti increase, etc. Years 8 is year indicated below: 2011 Zool field build Receipts Syle Beginst: Les for data entire belows, Da not link!	8,064 8,064 0	4,943 	13,007 13,007 13,007 24,953 24,953	(0)	26,371	11 22 22
and Date. First Lander for Detection of the Control	0 0.0% 0.0%	Yes Yes 50% / 50% 67% / 33% ar Fee Amt (I Dist, Soft Debt Loan	per NOMICO policy no avoisi immesse. Saier comments in immesse etc. Color comments in avoisi interesse, etc. Years 8 is year indicated below: 2001 2002 Local Color Receipts Syste Beganiti Les for data entry belows. Do not linkly, the Deferred Developer Fee Same	8,064 8,064 0	4,943 	13,007 24,953 24,953 24,953	6.064 6.064 6.064 6.064 6.064 6.064	26,371	34 11 11 22 22
Inch Date. First Lander and Date. First Lander and Date. First Lander and Date. First Lander and Date. That Lander Chief PLOP Projects Of Service TOTAL HARD DEBT SERVICE AND INCH SERVICE TOTAL HARD DEBT SERVICE AND INCH SERVICE Commercial Only Cash Flow AVAILABLE CASH FLOW AVAILABLE CASH FLOW TOTAL PART PROCEDE MONEY AVAILABLE CASH FLOW TOTAL PART PROCEDE MONEY SES OF CASH FLOW BELOW (This row also shows DSCR.) SES TOTAL FLOW BELOW TOTAL PART PROCEDE MONEY TOTAL PART PROCEDED MONEY MONEY TOTAL PART PROCEDED MONEY MONEY TOTAL PART PROCEDED MONEY MONEY TOTAL PART PROCEDED MONEY MO	one) 0.0% 0.0% one one one one one one one on	Yes Yes 50% / 50% 67% / 33% ar Fee Amt (I Dist, Soft Debt Loan	par MONICO policy no annual imment. Date contembrie annual imment. Color contembrie annual imment. Color contembrie annual imment. Color annual imment	8,064 8,064 0	4,943 	13,007 13,007 13,007 24,953 24,953	(O)	26,371	34 11 11 22 22
and Date. First Lander on Dete. Second James [FLD Program 0 228 pyml or other and on Dete. Second James [FLD Program 0 228 pyml or other and on Dete. Second James [FLD Program 0 228 pyml or other and on Dete. Second James [FLD Program 0 228 pyml or other and on Dete. Second James [FLD Program 0 228 pyml or other and on Dete. Second James [FLD Program 0 228 pyml or other and and Dete. Second James [FLD Program 0 228 pyml or other and ASALIABLE CASH FLOW AVAILABLE CASH FLOW (File you do to have 0 200 pyml or other 0 200 pyml or of ASH FLOW (File you do to have 0 200 pyml or of ASH FLOW BLOW (File you do to have 0 200 pyml or of ASH FLOW BLOW (File you do to have 0 200 pyml or of ASH FLOW BLOW (File you do to have 0 200 pyml or of ASH FLOW BLOW (File you do to have 0 200 pyml or of ASH FLOW BLOW (File you do to have 0 200 pyml or of ASH FLOW BLOW (File you do to have 0 200 pyml or of ASH FLOW BLOW (File you do to have 0 200 pyml or of ASH FLOW (File you do to have 0 200 pyml or of ASH FLOW (File you do to have 0 200 pyml or of ASH FLOW (File you do to have 0 200 pyml or of ASH FLOW (File you do to have 0 200 pyml or of ASH FLOW (File you do to have 0 200 pyml or of ASH FLOW (File you do to have 0 200 pyml or of ASH FLOW (File you do to have 0 200 pyml or of ASH FLOW (File you do to have 0 200 pyml or of ASH FLOW (File you do to have 0 200 pyml or of ASH Flow (File you do to have 0 200 pyml or of ASH Flow (File you do to have 0 200 pyml or of ASH Flow (File you do to have 0 200 pyml or of ASH Flow (File you do to have 0 200 pyml or of ASH Flow (File you do to have 0 200 pyml or of ASH Flow (File you do to have 0 200 pyml or of ASH Flow (File you do to have 0 200 pyml or of ASH Flow (File you do to have 0 200 pyml or of ASH Flow (File you do to have 0 200 pyml or of ASH Flow (File you do to have 0 200 pyml or of ASH Flow (File you do to have 0 200 pyml or of ASH Flow (File you do to have 0 200 pyml or of ASH Flow (File you do to have 0 200 pyml or of ASH Flow (File you do to have 0 200 pyml or of ASH Flow (File y	one) 0.0% 0.0% one one one one one one one on	Yes Yes 50% / 50% 67% / 33% ar Fee Amt (I Dist, Soft Debt Loan	per NOMICO policy no avoisi immesse. Saier comments in immesse etc. Color comments in avoisi interesse, etc. Years 8 is year indicated below: 2001 2002 Local Color Receipts Syste Beganiti Les for data entry belows. Do not linkly, the Deferred Developer Fee Same	8,064 8,066 0	4,943 	13,007 13,007 24,953 24,953 2,953 24,953	(O)	26,371	34 11 11 22 22
and Date. First Lander on Dete. Second Javier [FIGD Program 0 228 pyrth or other and or Dete. Second Javier [FIGD Program 0 228 pyrth or other and or Dete. Second Javier [FIGD Program 0 228 pyrth or other and or Dete. Figurity Lander on Dete. Figurity Lander on Dete. Figurity Lander on Dete. Figurity Lander ADAL HARD DEBT SERVICE ABH FLOW (NOI minus DEBT SERVICE) Commencial Only Cash Flow AVAILABLE CASH FLOW AVAILABLE CASH FLOW AVAILABLE CASH FLOW SES OF CASH FLOW (Pils row six o shows DSCR.) SES OF CASH FLOW BELOW (Pils row six o shows DSCR.) SES OF CASH FLOW BELOW (Pils row six o shows DSCR.) SES OF CASH FLOW BELOW (Pils row six o shows DSCR.) SES OF CASH FLOW BELOW (Pils row six o shows DSCR.) SES OF CASH FLOW BELOW (Pils row six o shows DSCR.) SES OF CASH FLOW BELOW (Pils row six o shows DSCR.) SES OF CASH FLOW BELOW (Pils row six o shows DSCR.) SES OF CASH FLOW BELOW (Pils row six o shows DSCR.) SES OF CASH FLOW BELOW FROM THE SERVICE OF SERVICE MORE SERVICE OF SERVICE MORE SERVICE	one) 0.0% 0.0% one one one one one one one on	Ves Yes 50% /50% 67% /33% or Fee Amt (I Oist, Son Debt Loan 29.10%	DISCRI. Ser MONICO paticy no avoid increase. Enter commistine revoid increase. Chief commistine would increase. Chief commistine would increase. Type is given indicated below: 2001 2002 Les For data entry above. Do no linkly, Enter before the everyope Foe Elemen. Deers, and MCHCD credibal receipts paticy. Proposed Total MCHCD And Due less Loen Applications of the MCHCD And Due less Leen Applications.	8,064 8,064 0 0	4,943 	13,007 13,007 24,953 24,953 2,953 24,953	(O)	26,371	22
Inch Date. First Lander are Detection of the Committee o	Dime) 0.0% 0.09 Ming MoHo	Yes Yes 50% / 50% 67% / 33% ar Fee Amt (I Oist, Sort Debt Loan: 29.10%	per MONICO galloy de aveus li mireaces. Ester commento la producti historica de del Color commento la producti historica de del Color commento la producti historica de del Color commento la production del Color commento la production del Color commento del Color commento del Color commento del Color Color colo	8,064 8,064 0 0	4,943 	13,007 13,007 13,007 24,853 24,853 2,92 24,853 4,854 4,854 4,854	(O)	26,371	21
Inch Date. First Lander and Date. First Lander and Date. First Lander and Date. First Lander and Date. First Lander and Date. First Lander and Date. First Lander and Date. First Lander and Date. First Lander and Date. First Lander and Date. First Lander and Date. First Lander and Date. First Lander and Date. First Lander and Date. First Lander and Date. First Lander and Date. First Lander and Lander and Date. First Lander and L	Dime) 0.0% 0.09 Ming MoHo	Ves Yes 50% / 50% 67% / 33% or Fee Amt () Dist. Son Debt Loan 29.10% 70.90% 0.00%	per MONICO galloy de aveus li mireaces. Ester commento la producti historica de del Color commento la producti historica de del Color commento la producti historica de del Color commento la production del Color commento la production del Color commento del Color commento del Color commento del Color Color colo	8,064 8,064 0 0	4,943 	13,007 13,007 24,953 24,953 2,953 24,953	(O)	26,371	21
and Date. First Lander for Detail Control Cont	Dime) 0.0% 0.09 Ming MoHo	Ves Yes 50% / 50% 67% / 33% or Fee Amt () Dist. Son Debt Loan 29.10% 70.90% 0.00%	per MONICO galloy de aveus li mireaces. Ester commento la producti historica de del Color commento la producti historica de del Color commento la producti historica de del Color commento la production del Color commento la production del Color commento del Color commento del Color commento del Color Color colo	8,064 8,064 0 0	4,943 	13.007 13.007 13.007 24,955 24	6,006 0.00	26,371	22 22 22 22 22 22 22 22 22 22 22 22 22
and Date. First Lander and Date. First Lander and Date. First Lander and Date. First Lander and Date. Second James [FLD Programs 0258 pyrit or other and the Date. Second Lander and Date. First Lander and Date. First Lander and Date. First Lander and Date. First Lander and Date. First Lander and Date. First Lander and Lander ADAIL Second Lander and Lander ADAIL Second Lander and Lander ADAIL Second Lander and Lander ADAIL Second Lander and ADAIL Lander and ADAIL Lander and ADAIL Lander and ADAIL Lander and ADAIL Lander A	Dime) 0.0% 0.09 Ming MoHo	Ves Yes 50% / 50% 67% / 33% or Fee Amt () Dist. Son Debt Loan 29.10% 70.90% 0.00%	per MONICO galloy de aveus li mireaces. Ester commento la producti historica de del Color commento la producti historica de del Color commento la producti historica de del Color commento la production del Color commento la production del Color commento del Color commento del Color commento del Color Color colo	8,064 8,064 0 0	4,943 	13,007 13,007 13,007 12,4553 24,553 24,553 24,553 24,553 24,553 24,553	6,006 0.00	26,371	22 22 22 22 22 22 22 22 22 22 22 22 22
land Date. First Lander and Lander First Lander More Control First Lander More Control First Lander More Control First Lander First Lander First Lander First Lander First Lander First Lander More Control First Lander Fir	Dime) 0.0% 0.09 Ming MoHo	Ves Yes 50% / 50% 67% / 33% or Fee Amt () Dist. Son Debt Loan 29.10% 70.90% 0.00%	per MONICO galloy de aveus li mireaces. Ester commento la producti historica de del Color commento la producti historica de del Color commento la producti historica de del Color commento la production del Color commento la production del Color commento del Color commento del Color commento del Color Color colo	8,064 8,064 0 0	4,943 	13,007 13,007 13,007 24,953 24,953 22,22 24,953 26,953 26,953 26,953 26,953 26,953 26,953 26,953 26,953 26,953 26,		26,371	21
land Date. First Lander and Lander First Lander More Control First Lander More Control First Lander More Control First Lander First Lander First Lander First Lander First Lander First Lander More Control First Lander Fir	Dime) 0.0% 0.09 Ming MoHo	Ves Yes 50% / 50% 67% / 33% or Fee Amt () Dist. Son Debt Loan 29.10% 70.90% 0.00%	per MONICO galloy de aveus li mireaces. Ester commento la producti historica de del Color commento la producti historica de del Color commento la producti historica de del Color commento la production del Color commento la production del Color commento del Color commento del Color commento del Color Color colo	8,064 8,064 0 0	4,943 	13,007 13,007 24,953 24,953 24,953 24,953 24,953 24,953 24,953 24,953 24,953 24,953 24,953 24,953 24,953 24,953 24,953 24,953		26,371	22 22 22 22 22 22 22 22 22 22 22 22 22
and Date. First Lander for Detail Lander for Detail Lander for Detail Lander for Detail Lander for Detail Lander for Detail Lander for Detail Lander for Detail Lander for Detail Lander for Detail Lander for Detail Lander for Detail Lander for La	oʻme) 1) 0.0% 0.09 0.09 0.09 0.09 0.09	Ves Yes 50% / 50% 67% / 33% or Fee Amt () Dist. Son Debt Loan 29.10% 70.90% 0.00%	per MONICO galloy de aveus li mireaces. Ester commento la producti historica de del Color commento la producti historica de del Color commento la producti historica de del Color commento la production del Color commento la production del Color commento del Color commento del Color commento del Color Color colo	8,064 8,064 0 0	4,943 	13,007 13,007 24,955 24		26,371	22
and Date. First Lander for Detail Lander for Detail Lander for Detail Lander for Detail Lander for Detail Lander for Detail Lander for Detail Lander for Detail Lander for Detail Lander for Detail Lander for Detail Lander for Detail Lander for Detail Lander for Detail Lander for	oʻme) 1) 0.0% 0.09 0.09 0.09 0.09 0.09	Ves Yes 50% / 50% 67% / 33% or Fee Amt () Dist. Son Debt Loan 29.10% 70.90% 0.00%	per MONICO galloy de aveus li mireaces. Ester commento la producti historica de del Color commento la producti historica de del Color commento la producti historica de del Color commento la production del Color commento la production del Color commento del Color commento del Color commento del Color Color colo	8,064 8,064 0 0	4,943 	13,007 13,007 24,955 24		26,371	21 22 22 22 22 22 22 22 22 22 22 22 22 2
and Date. First Lander for Detection of State St	oʻme) 1) 0.0% 0.09 0.09 0.09 0.09 0.09	Ves Yes 50% / 50% 67% / 33% or Fee Amt () Dist. Son Debt Loan 29.10% 70.90% 0.00%	per MONICO galloy de aveus li mireaces. Ester commento la producti historica de del Color commento la producti historica de del Color commento la producti historica de del Color commento la production del Color commento la production del Color commento del Color commento del Color commento del Color Color colo	8,064 8,064 0 0	4,943 	13,007 13,007 24,955 24		26,371	21 22 22 22 22 22 22 22 22 22 22 22 22 2
ASH FLOW (NOI Incluse BBST SERVICE) COMMISSION OF CASH Flow Abocalism of Commission Singhals LOPShight-LOSP (neskinal included to Commission Singhals LOPShight-LOSP (neskinal included to Commission Singhals LOPShight-LOSP (neskinal included to Commission Singhals LOPShight-LOSP (neskinal included to Commission Singhals Lord Lord Lord Lord Lord Lord Lord Lord	Direction of the state of the s	Ves Yes 50% / 50% 67% / 33% or Fee Amt () Dist. Son Debt Loan 29.10% 70.90% 0.00%	per MONICO galloy de aveus li mireaces. Ester commento la producti historica de del Color commento la producti historica de del Color commento la producti historica de del Color commento la production del Color commento la production del Color commento del Color commento del Color commento del Color Color colo	8,064 8,064 0 0	4,943 	13,007 13,007 14,005 24,005 24,005 22,22 24,005		26,371	22 22 22 22 22 22 22 22 22 22 22 22 22
the Date. First Lander the Dec. Geomotic James (FICD Piggins) 92% pyrti-or other find the Dec. Geomotic James (FICD Piggins) 92% pyrti-or other find the Dec. Geomotic James (FICD Piggins) 92% pyrti-or other find the Dec. Geomotic James (FICD Piggins) 92% pyrti-or other find the Dec. Geomotic James (FICD Piggins) 92% pyrti-or other find the Dec. Geomotic James (FICD Piggins) 92% pyrti-or other James (FI	Direction of the state of the s	Ves Yes 50% / 50% 67% / 33% or Fee Amt () Dist. Son Debt Loan 29.10% 70.90% 0.00%	per MONICO galloy de aveus li mireaces. Ester commento la producti historica de del Color commento la producti historica de del Color commento la producti historica de del Color commento la production del Color commento la production del Color commento del Color commento del Color commento del Color Color colo	8,064 8,064 0 0	4,943 	13,007 13,007 24,955 24		20,319 46-5 6-5 709985CF 45-3 20,371 	22 22 22 24 4 4 4 1 1 1 1 1 1 1 1 1 1 1
Set Date. First Lander Set Date. First Lander Set Date. First Lander Set Date. First Lander Set Date. First Lander Set Date. First Lander Set Date. Fourth Lander Lander Lander Set Date. Fourth Lander Lander	Direction of the state of the s	Ves Yes 50% / 50% 67% / 33% or Fee Amt () Dist. Son Debt Loan 29.10% 70.90% 0.00%	per MONICO galloy de aveus li mireaces. Ester commento la producti historica de del Color commento la producti historica de del Color commento la producti historica de del Color commento la production del Color commento la production del Color commento del Color commento del Color commento del Color Color colo	8,064 8,064 0 0	4,943 	13,007 13,007 24,955 24		20,319 46-5 6-5 709985CF 45-3 20,371 	22 22 22 24 4 4 4 1 1 1 1 1 1 1 1 1 1 1
the Date. First Lender the Dec. Geomotic James (FICD Piggins) 92% pyrit or other find the Dec. Geomotic James (FICD Piggins) 92% pyrit or other find the Dec. Geomotic James (FICD Piggins) 92% pyrit or other find the Dec. Geomotic James (FICD Piggins) 92% pyrit or other find the Dec. Geomotic James (FICD Piggins) 92% pyrit or other find the Dec. Geomotic James (FICD Piggins) 92% pyrit or other find the Dec. Geomotic James (FICD Piggins) 92% pyrit or other find the Dec. Geomotic James (FICD Piggins) 92% pyrit or other find AWALABLE CASH FLOW AWALABLE CASH AWALABL	Direction of the second of the	Ves Yes 50% / 50% 67% / 33% or Fee Amt () Dist. Son Debt Loan 29.10% 70.90% 0.00%	per MONICO galloy de aveus li mireaces. Ester commento la producti historica de del Color commento la producti historica de del Color commento la producti historica de del Color commento la production del Color commento la production del Color commento del Color commento del Color commento del Color Color colo	8,064 8,064 0 0	4,943 	13,007 13,007 24,955 24		20,319 46-5 6-5 709985CF 45-3 20,371 	21 22 22 22 22 22 22 22 22 22 22 22 22 2
and Date. First Lander for Detail Lander for Detail Lander for Detail Lander for Detail Lander for Detail Lander for Detail Lander for Detail Lander for Detail Lander for Detail Lander for Detail Lander for Detail Lander for Detail Lander for Detail Lander for Detail Lander for Detail Lander for Detail Lander for Land	Direction of the second of the	Ves Yes 50% / 50% 67% / 33% or Fee Amt () Dist. Son Debt Loan 29.10% 70.90% 0.00%	per MONICO galloy de aveus li mireaces. Ester commento la producti historica de del Color commento la producti historica de del Color commento la producti historica de del Color commento la production del Color commento la production del Color commento del Color commento del Color commento del Color Color colo	8,064 8,064 0 0	4,943 	13,007 13,007 24,955 24		20,319 46-5 6-5 709985CF 45-3 20,371 	21 22 22 22 22 22 22 22 22 22 22 22 22 2
and Date. First Lander for Disc. Security and part of the Disparent 92% pyrth or other fixed Disc. Security of the Child Security o	Direction of the second of the	Ves Yes 50% / 50% 67% / 33% or Fee Amt () Dist. Son Debt Loan 29.10% 70,90% 0.00%	per MONICO galloy de aveus li mireaces. Ester commento la producti historica de del Color commento la producti historica de del Color commento la producti historica de del Color commento la production del Color commento la production del Color commento del Color commento del Color commento del Color Color colo	8,064 8,064 0 0	4,943 	13,007 13,007 24,955 24		20,319 46-5 6-5 709985CF 45-3 20,371 	22 22 22 24 4 4 4 1 1 1 1 1 1 1 1 1 1 1
Set Date. First Lander Web Delts: First Lander Web Delts: George Lander Web Delts: George Lander First Lander	opino) 100%	Ves Yes 50% / 50% 67% / 33% or Fee Amt () Dist. Son Debt Loan 29.10% 70,90% 0.00%	per MONICO galloy de aveus li mireaces. Ester commento la producti historica de del Color commento la producti historica de del Color commento la producti historica de del Color commento la production del Color commento la production del Color commento del Color commento del Color commento del Color Color colo	8,064 8,064 0 0	4,943 	13,007 13,007 24,955 24		20,319 46-5 6-5 709985CF 45-3 20,371 	364 369 369 369 369 369 369 369 369 369 369
and Date. First Lander on Dete. Second Javarry FILD Programs 0.2% pymir or other find on Dete. Second Javarry FILD Programs 0.2% pymir or other find on Dete. Second Javarry FILD Programs 0.2% pymir or other find on Dete. Second Javarry FILD Programs 0.2% pymir or other find on Dete. Second Javarry FILD Programs 0.2% pymir or other find on Dete. Second Javarry FILD Programs 0.2% pymir or other find and Dete. Second Javarry FILD Programs 0.2% pymir or other find ASALABLE CASH FILD VISION OF THE ORDER 0.2% pymir or other pymir	opino) 100%	Ves Yes 50% / 50% 67% / 33% or Fee Amt () Dist. Son Debt Loan 29.10% 70,90% 0.00%	per MONICO galloy de aveus li mireaces. Ester commento la producti historica de del Color commento la producti historica de del Color commento la producti historica de del Color commento la production del Color commento la production del Color commento del Color commento del Color commento del Color Color colo	8,064 8,064 0 0	4,943 	13,007 13,007 24,955 24		20,319 46-5 6-5 709985CF 45-3 20,371 	21 22 22 22 22 22 22 22 22 22 22 22 22 2

Exhibit C – Legal Description of Real Property

LEGAL DESCRIPTION

EXHIBIT "A"

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

Parcel One:

Parcel 2 (Lot No. 3) of Four Lot Air Space Parcel Map 3382, filed July 3, 2006, in Book 46 of Parcel Maps, Pages 174 through 183, inclusive, Official Records of San Francisco County, being a subdivision of Lot 1 of Assessor's Block 4021.

Parcel Two:

Easements for courtyards, access, ingress and egress, garage and parking, utility facilities, emergency exit facilities, garbage, structural and support, and encroachments, as defined in the First Amended and Restated Declaration of Covenants, Conditions and Restrictions Providing for Reciprocal Easements, Joint Use and Maintenance for Alabama Street Housing, executed by Alabama Street Housing Associates, A California Limited Partnership, Alabama Street Senior Housing Associates, A California Limited Partnership, Alabama Street Commercial, LLC, a California limited liability company, and California Homestead Association, a California nonprofit public benefit corporation recorded November 13, 2006, Series No. 2006-I282119-00, Official Records.

APN: Lot 003, Block 4021

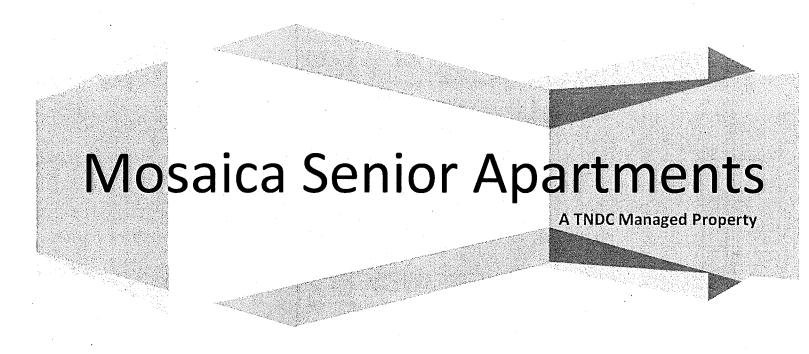
Exhibit D - LOSP Client Selection Criteria



Resident Selection Criteria

Mosaica Senior Apartments

Updated: April 2013



l. ,	PURPOSE STATEMENT	4
11.	PRIVACY POLICY	4
III.	SECTION 504 EQUAL ACCESS STATEMENTS	[.] 4
IV.	FAIR HOUSING & EQUAL OPPORTUNITY STATEMENTS	5
V.	ACCESSIBLE UNITS	7
VI.	MARKETING & COMMUNITY OUTREACH	7
	1. Advertisement	7
	2. Marketing Records	8
VII.	REASONABLE ACCOMMODATIONS OR MODIFICATIONS	8
VIII.	SCREENING ELIGIBILITY	9
IX.	REQUESTS FOR CONSIDERATION	9
X.	INCOME & RENT ELIGIBILITY	10
XI.	OCCUPANCY GUIDELINES	10
XIII.	PREFERENCES	11
XIV.	UNIT TRANSFERS	11
XV.	WAITLIST PROCESSES	
	1. Opening/Closing the Property Waiting Lists	12
	2. Updating the Property Waiting List	12
	3. Removal of Applicants from the Property Waiting List	13
	4. Contacting & Selecting Applicants on the Waiting List	13
XVI.	GENERAL OVERVIEW – INTERVIEW AND APPLICATION PROCESS	14
	1. Submit Application:	14
	2. Interview:	14
	3. Background Check:	14
	4. Resident Eligibility & Screening Criteria:	14
	5. Approval of Applicant:	16
	6. Rejection and Appeal Process.	17



XVI.	SPECIAL HOUSING PROGRAM DESCRIPTIONS	18
	DPH-DAH	18
	DPH-DAH Prop. 63/MHSA Units	18
	HOPWA	18
	HUD	18
	LOSP	20
	McKinney Section 8	20
	McKinney Section 8 Youth Housing	20
	MHP Supportive Housing	
	Project Based Section 8	20
	Shelter Plus Care	
	Tenant Based Section 8	
	VASH	20

Exhibit A - Project Description

Exhibit B - Eligibility for Housing Units

Exhibit C - Income & Rent Restrictions

Exhibit D - Preferences

Exhibit E - Criminal Screening Criteria

Exhibit F - Program Processes

I. PURPOSE STATEMENT

The purpose of the Resident Selection Criteria is to establish fair and equitable guidelines for selecting applicants to occupy housing units at Tenderloin Neighborhood Development Corporation's Mosaica Senior Apartments (Property). All applicants must complete an initial certification of income and assets, and meet all eligibility criteria, prior to being offered a unit. The criteria listed in this document applies to all applicants; however, special criteria that is unique to program units, due to funding sources of the Property, may be listed the attached exhibits.

An applicant must complete, sign and submit an 'Application For Housing' to the Property in order to be considered for admission. An applicant will be processed and considered conditionally eligible for housing based solely on statements given on the application form. Acceptance of an application by the Property or Tenderloin Neighborhood Development Corporation (TNDC) does not assure the applicant housing at the building.

As a condition of admission to any unit, an applicant shall execute any releases and consents authorizing any federal, state, or local agency, company, or organization to furnish or release to the TNDC such information as TNDC and the applicable program regulations determine to be necessary.

II. PRIVACY POLICY

It is the policy of TNDC to guard the privacy of applicants as conferred by the Federal Privacy Act of 1974 and to ensure the protection of such applicants' records maintained by TNDC. Therefore, neither TNDC, nor its agents or employees shall disclose any personal information contained in its records to any person or agency unless the individual about whom information is requested shall give written consent to such disclosure. This Privacy Policy in no way limits TNDC's ability to collect such information as it may need to determine eligibility, compute rent, or determine suitability for tenancy.

Consistent with the intent of Section 504 of the Rehabilitation Act of 1973, any information obtained regarding a disability or disability status will be treated in a confidential manner.

III. SECTION 504 EQUAL ACCESS STATEMENTS

For mobility-impaired persons, this document is kept in the Tenderloin Neighborhood Development Corporation's (TNDC) Management Company office at <u>215 Taylor Street; San Francisco, CA 94102</u>. Documents may be examined from Monday through Friday between the hours of <u>8:30 AM</u> and <u>5:00 PM</u>. You must phone to make arrangements to examine this document. Please call <u>(415) 776-2151</u> and <u>TDD</u> users may dial <u>(415) 776-4819</u>.



For hearing-impaired persons, <u>TNDC</u> will provide assistance in reviewing this document. Assistance may include provision of a qualified interpreter at a time convenient to both the Property and the individual with disability. Please call the TDD number (415) 776-4819 to schedule an appointment.

For vision-impaired persons, <u>TNDC</u> will provide a staff person to assist a vision-impaired person in reviewing this document. Assistance may include: describing the contents of the document, reading the document or sections of the document, or providing such other assistance as may be needed to permit the contents of the document to be communicated to the person with vision impairments.

Assistance to ensure equal access to this document will be provided in a confidential manner and setting. The individual with disabilities is responsible for providing his/her own transportation to and from the location where this document is kept.

If an individual with disabilities is involved, all hearings or meetings required by this document will be conducted at an accessible location with appropriate assistance provided.

POLICY OF NON-DISCRIMINATION ON THE BASIS OF HANDICAPPED STATUS

TNDC DOES NOT DISCRIMINATE ON THE BASIS OF DISABLED STATUS IN THE ADMISSION OR ACCESS TO HOUSING, SERVICES, OR TREATMENT OR EMPLOYMENT IN, ITS FEDERALLY ASSISTED PROGRAMS OR ACTIVITIES.

Brandon Flannery is the Section 504 Coordinator who has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development's regulations implementing Section 504 (24 CFR Part 8, dated June 2, 1988).

Brandon Flannery, Compliance Manager & Section 504 Coordinator
Phone (415) 776-2151 ● Fax (415) 409-8636 ● TTY (415) 776-4819
E-mail: <u>bflannery@tndc.org</u>

IV. FAIR HOUSING & EQUAL OPPORTUNITY STATEMENTS

It is the policy of TNDC to comply fully with Title VI of the Civil Rights Act of 1964, Title VIII and Section 3 of the Civil Rights Act of 1968 (as amended by the Community Development Act of 1974), Executive Order 11063, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination Act of 1975, Fair Housing Amendments of 1988, the California Fair Employment and Housing Act, the California Unruh Civil Rights Act and any legislation protecting the individual rights of residents, applicants, or staff.

Federal Law prohibits discrimination against any person or group of persons because of race, color, religion, sex, handicap, familial status or national origin.

The California Fair Employment and Housing Act prohibits discrimination because of race, color, religion, sex, marital status, national origin, ancestry, familial status, disability, or sexual orientation in housing accommodations. In addition, TNDC must comply with local fair housing and civil rights laws.

TNDC shall not:

- Discriminate on the basis of race, color, ancestry, national origin, sex, sexual orientation, familial status, religion, age, marital status, disability, HIV/AIDS status, source of income, or place of residence in the leasing, rental, or other disposition of housing or related facilities;
- Deny to any household the opportunity to apply for housing, nor deny to any eligible applicant the opportunity to lease housing suitable to its needs;
- Provide housing which is different than that provided to others;
- Subject a person to segregation or unequal or different treatment;
- Restrict a person's access to any benefit enjoyed by others in connection with the housing program;
- Treat a person access to the same level of services; or
- Deny a person the opportunity to participate in a planning or advisory group which is an integral part of the housing program.
- Automatically deny admission to a particular group or category of otherwise eligible applicants; i.e., single heads of households with children, elderly pet owners, or households whose head or spouse is a student). Each applicant in a particular group or category will be treated on an individual basis in the processing routine.

TNDC will seek to identify and eliminate situations or procedures which create a barrier to equal housing opportunity for all. In accordance with Section 504, TNDC will make physical or procedural changes to permit individuals with disabilities to have full advantage of the housing program. (Also see 'Reasonable Accommodation or Modifications' section below.)

Such accommodations may include changes in the method of administering policies, procedures, or services. In addition, TNDC may perform structural modifications to housing and non-housing facilities where such modifications would be necessary to afford full access to the housing program for qualified individuals with handicaps.

In reaching a reasonable accommodation with, or performing structural modifications for, otherwise qualified individuals with handicaps, TNDC is not required to:

- Make structural alterations that require the removal or alteration of a load-bearing structure element;
- Provide an elevator in any multi-family housing development solely for the purpose of locating accessible units above or below the grade level;
- Provide support services that are not already part of its housing program;
- Take any action that would result in a fundamental alteration in the nature of the program or service; or
- Take any action that would result in an undue financial and administrative burden on TNDC.

V. ACCESSIBLE UNITS

The property may contain units that are fully accessible, including features for persons with mobility, visual, and/or hearing impairments. See 'Exhibit A – Project Description' for more details.

In the event that an accessible unit designed to meet the special needs of persons with mobility impairments becomes available, preference will be given to a current tenant in the building who requires and has requested an accessible unit. Tenants or applicants may also request a modification to any unit in the building to accommodate special needs as a result of a disability.

In the event that no tenant is available for transfer, TNDC will market to individuals with mobility impairment before offering the unit to an individual who does not require its accessible features. If all marketing efforts do not result in finding such an applicant, the unit will be offered to the next eligible applicant. Should the unit be offered to an applicant or tenant who does not require its modifications, s/he will be required to sign an agreement to transfer to a comparable non-accessible unit within the building should a tenant or applicant require an accessible unit in the future. Failure to transfer as agreed shall be deemed non-compliance with the Lease and be cause for termination of the Lease.

VI. MARKETING & COMMUNITY OUTREACH

1. Advertisement - Advertising content will indicate where and when prospective tenants can obtain applications, and will provide as much information as is feasible to describe the procedure for submitting an application.

Notices will be sent to neighborhood-based, non-profit housing corporations, and other low-income housing advocacy organizations serving low-income individuals, disabled adults, and others likely to be eligible for housing units, and may also advertise through media outlets such as local newspapers, community-oriented radio, and on the internet. Announcements will be posted at TNDC's Property Management office located at 215 Taylor Street, and at other buildings managed by TNDC.

2. Marketing Records - The property shall maintain records of its activities in implementing the affirmative marketing plan, including records of advertisement and other community outreach efforts. Racial and ethnic characteristics of tenants will be maintained at the management office and will be updated annually. TNDC complies with the marketing requirements of the regulatory funders of the project.

VII. REASONABLE ACCOMMODATIONS OR MODIFICATIONS

TNDC will apply the same screening criteria to all applicants. However, TNDC is obligated to offer qualified applicants with disabilities additional consideration in the application of rules, policies, and practices, or services and structural alterations, if it will enable an otherwise eligible applicant or tenant with a disability an equal opportunity to access and enjoy the housing program.

TNDC is:

- Not required to make an accommodation or physical modification if the accommodation or modification will be an undue financial or administrative burden to the building, or if it requires TNDC to fundamentally alter or change the nature of the housing program.
- Will require reliable third- party verification of the disability and the needed accommodation.
- Will make all efforts to comply with a requested accommodation.
 - o If TNDC finds that the accommodation requested is not reasonable, TNDC will make all efforts to identify an accommodation that is both effective and reasonable.

Reasonable accommodation for persons with disabilities will be provided at all stages of the application, interview, selection, and residency process. If an applicant knows before submitting a rental application to TNDC that he/she will not meet TNDC's Resident Selection Criteria and believes his/her inability to meet TNDC's Resident Selection Criteria is due to a disability, the applicant may request a reasonable accommodation upon submitting the rental application.

All reasonable accommodation and/or modification requests and request for an appeal or grievance will be forwarded to the Section 504 Coordinator who is TNDC's designated Fair Housing Coordinator to oversee its Fair Housing Compliance throughout TNDC's portfolio.

You may request a copy of TNDC's Fair Housing Policies at the Property or TNDC's Management Office at <u>215 Taylor Street; San Francisco, CA 94102</u>. Documents may be examined from Monday through Friday between the hours of <u>8:30</u> AM and <u>5:00</u> PM. You must phone to make arrangements to examine this document. Please call <u>(415) 776-2151</u> and <u>TDD</u> users may dial <u>(415) 776-4819</u>.

VIII. SCREENING ELIGIBILITY

Management will prescreen all applications to ensure that applicants meet all program eligibility requirements, as they relate to criminal and housing history.

TNDC's obligations to funders who have financed the property (the 'Funders') may require that certain housing units be filled only by applicants who meet special eligibility criteria, or who are referred from a particular source. This Property may contain units from one or more special "set-asides" described in 'Exhibit B – Eligibility for Housing Units.' Some units must meet the overlapping guidelines of several programs at the same time.

Regardless of referral source or special program participation, all applicants must pass a tenant selection screening and have their income and assets third-party certified in order to move in to any unit.

IX. REQUESTS FOR CONSIDERATION

TNDC attempts to prevent unnecessary application denials by allowing applicants to include a 'Request for Consideration' with their initial application for tenancy. The process for submitting a 'Request for Consideration' is outlined below:

- Applicants who believe their application may be denied for negative credit, prior evictions, negative housing references, or criminal background history due to extenuating circumstances are encouraged to complete a 'Request for Consideration' Form.
 - This form asks applicants to specify reasons for requesting the consideration, and to explain how they have corrected any previous behaviors, what supportive services they are participating in, if any, financial assistance, and/or rehabilitation/social services programs they have completed and/or participate in.
- If an applicant is selected for an intake interview, they may also be interviewed by a Considerations Committee regarding their 'Request for Consideration.'
 - This process may require applicant(s) to have an additional interview with TNDC Management & Social Workers.
- A decision will be made as to whether or not TNDC Management can/will approve the application based on the reasons and information provided in the request.
 - The decision will be based on recommendations made by a representative from the Owner/Management Company and Partner Agency Services.
 - The goal of this process is to determine if individuals that may have otherwise been denied can successfully reside and benefit from this affordable housing community.
- Upon completion of the Consideration Committee process, applicants will receive notification within a timely manner of its decision as to whether they can proceed with the application process and/or appeal such decision.



X. INCOME & RENT ELIGIBILITY

In order for an applicant to be eligible for a unit, their gross annual income cannot exceed the maximum income limits for the property or program unit, as determined by the property's funding sources. Additionally, some properties require that the *average* of all tenant incomes stay below a particular income limit. For details regarding this properties Income & Rent requirements, please see 'Exhibit C – Income & Rent Restrictions.'

For all units with a flat monthly rent, TNDC's minimum income policy excludes applicants whose rent burden would exceed 50% of the household's gross monthly income (except where otherwise noted on site-specific sheet). No minimum income will be required for households receiving Section 8 assistance where the rent is 30% of the resident's adjusted income.

XI. OCCUPANCY GUIDELINES

TNDC is required to establish reasonable occupancy standards that will assist as many people as possible (without overcrowding) and minimize vacancies.

TNDC must comply with all reasonable state and local health and safety restrictions regarding the maximum number of persons permitted to occupy a unit. In the absence of such restrictions, 'overcrowding' is deemed to occur when the total number of persons in the unit exceeds two persons per habitable sleeping room. A habitable sleeping room is any room except the following: kitchen, bathroom, hallway, or dining room.

TNDC will take into consideration the composition of the household when determining the appropriately-sized unit. Persons of different generations, opposite gender, and unrelated adults will not be required to share a bedroom.

Below is TNDC's adopted Occupancy Guidelines, please note that program requirements may require more restrictive occupancy minimums and maximums at this Property – See Exhibit B Eligibility for Housing Units.

Unit Type	Minimum # of Occupants	Maximum # of Occupants
SRO – Single Room Occupancy	1 Person	1 Person
Studio Units/0 Bedroom Units	1 Person	2 Persons
1 Bedroom Units	1 Person	3 Persons
2 Bedroom Units	2 Persons	5 Persons
3 Bedroom Units	3 Persons	7 Persons
4 Bedroom Units	4 Persons	9 Persons

XIII. PREFERENCES

At TNDC, many of our properties are specially funded and therefore adopt special eligibility criteria and additional requirements in order for applicants to be accepted. TNDC will inform all applicants of available preferences, and give all applicants the opportunity to show that they qualify any preference(s). Please see 'Exhibit D – Property Preferences' for this Property's Preferences, if any.

1. Listed below are preferences that apply equally across TNDC housing:

• HUD 221(d)(3) Statutory Preference

TNDC shall give preference to applicants who have been displaced from units by government action or a presidentially-declared disaster. This will be verified through the displacing agency or by reviewing documentation provided by government agency as necessary.

• City-funded Rehab Displacement Preference

TNDC shall give preference to applicants who have been displaced from other units in the City and County of San Francisco by construction or rehabilitation work which has been financed in whole or in part by the City. This preference will be verified through third-party means by the displacing agency.

• Accessible Unit Preference

Should a unit become available that includes special accessibility features, applicants needing these features will be given preference over applicants who do not indicate a need. These needs will be verified via third-party with a licensed professional following TNDC Reasonable Accommodation Protocol.

XIV. <u>UNIT TRANSFERS</u>

Tenants may be required to transfer to another unit within the development to correct an appropriate unit size, comply with verified reasonable accommodations/modifications, or fulfill other requirements documented by TNDC. If so, the family must transfer within 30 days after receiving notice from TNDC, or remain in the same unit until an appropriate unit becomes available. At all times, preference will be given to a current resident who needs a transfer within a building for the following reasons:

- A unit transfer for a medical reason certified by a doctor;
- A unit transfer based on the need for an accessible unit;
- An increase or decrease in family composition; or
- Due to other legal requirements by TNDC (e.g. court stipulations due to conflicts).



Transfers do not occur from one property to another within TNDC's portfolio. Each property is considered a separate entity with individual funding requirements. This means that any TNDC resident desiring to live in another TNDC property must follow the same procedures that a new applicant would be required to follow.

XV. WAITLIST PROCESSES

TNDC administers its Waiting Lists as required by HUD or other Regulatory Agencies' handbooks and regulations. Accepting an applicant from a lower waiting list position before one in a higher position violates this policy and may be regarded as being discriminatory.

If no suitable unit is available, TNDC will place an apparently eligible applicant on a waiting list. The waiting list shall be maintained by unit size and housing preference claim. Each apparently eligible applicant will be assigned his/her appropriate place on the waiting list based on the date and time the application is received for a suitable type and/or size of unit, and in conjunction with factors affecting preference of priority as established in the Property's Resident Selection Criteria.

1. Opening/Closing the Property Waiting Lists

In order to maintain a balanced application pool, TNDC may, at its discretion, restrict application intake, suspend application intake, and open/close waiting lists either in whole or in part. TNDC will also update the waiting list by removing the names of those who are no longer interested in, unable to be reached, respond, or no longer qualify for housing.

Decisions about opening/closing the waiting lists will be based on the number unit turnovers the property processes annually, applications available for a particular size and type of unit, number of applicants who qualify for a Property Preference, and the ability of TNDC to house an applicant in an appropriate unit within a reasonable period of time.

Opening/Closing the waiting lists or restricting intake(s) will be announced publicly in the same manner in which TNDC advertises for rent and described in the Marketing & Community Outreach Section. During the period when the waiting list is closed, TNDC will not maintain a list of individuals who wish to be notified when the waiting list is reopened, unless required by a Funder.

2. Updating the Property Waiting List

TNDC shall update the waiting list at no less than annually to determine if applicants are still interested and eligible to remain on the waiting list. TNDC shall, at the time of each annual update, obtain current applicant information on a least the following:

- Household characteristics (i.e. number of members, composition, or preference); and
- Household income and assets.



The updated information will be obtained from the applicant in writing and certified by the applicant's dated signature that the information provided is true and correct. TNDC will notify each applicant by mail requesting the above information and confirmation of continued interest in remaining on the waiting list. TNDC must specify a reasonable time frame in which the applicant is to respond, generally ten-fifteen (10-15) business days.

If the applicant replied affirmatively, its application will maintain its position on the waiting list. If the reply is negative, the applicant will be removed from the waiting list. If no reply is received within the specified timeframe, a final letter will be sent to the last known address stating that the applicant's name is being removed from the waiting list on a specific date; general 5 days from the date of the letter.

3. Removal of Applicants from the Property Waiting List

TNDC will not remove an applicant from the waiting list unless:

- The applicant requests to be removed;
- The applicant was clearly advised of the requirement to tell TNDC of his/her continued interest in housing by a particular time and failed to do so;
- TNDC made a reasonable effort to contact the applicant to determine if there is continued interest in housing but has been unsuccessful; or
- TNDC notified the applicant of the intention to remove the applicant's name because the applicant no longer qualifies for assisted housing.

4. Contacting & Selecting Applicants on the Waiting List

Applicants will be contacted when vacancies become available. The initial contact will be attempted by telephone a maximum of three (3) times within a 48-hour period; and will be followed by mail stating such attempts and availability of a unit.

- If the applicant fails to respond to TNDC's attempts, they will be assumed no longer interested, removed from the Property Waiting List and TNDC will move to the next applicant on the waiting list.
- If the applicant responds to TNDC attempts, attends all intake eligibility, and meets all eligibility and program requirements, TNDC will extend a Housing Unit Offer.
 - If the applicant denies the offer or fails to respond within four (4) days, the offer will be revoked and the unit will be offered to the next qualified applicant on the waiting list.
 - Should the applicant reject the offer, the applicant will be given a second offer of
 a suitable vacancy as soon as one becomes available and if they continue to
 meet all eligibility and program requirements.
 - o If the applicant rejects the second offer, the applicant shall be removed from the waiting list, unless the applicant can verify that a hardship exists or that there are mitigating circumstances.

The reasonableness of the rejection will be determined by TNDC Management and documented with the applicant's application for housing.

XVI. GENERAL OVERVIEW - INTERVIEW AND APPLICATION PROCESS

- 1. **Submit Application:** All prospective tenants shall submit a TNDC rental application. Providing false, inaccurate, or incomplete information may disqualify a prospective tenant. Intentionally providing false information on any part of the application is considered <u>fraud</u> and may result in failure of the applicant to obtain a TNDC unit. If discovered after an applicant becomes a tenant, this may result in loss of the housing unit.
 - Applicants that feel they may be denied housing due to negative screening history are encouraged to submit a 'Request for Consideration' with their 'Application for Housing.' (See Request for Consideration Section above.)
- 2. *Interview:* All applicants must have an in-person interview with TNDC staff, at which TNDC will explain the Resident Selection Criteria. All adults who will live in a unit must attend the interview; and all household members may be asked to sign forms that will be sent out to verify information given on the application (e.g., income and asset information) prior to any offer to rent a unit.
 - If the applicant is abusive, blatantly disrespectful, disruptive, or otherwise exhibits behaviors that would indicate the tenant may pose a significant threat/danger to himself or herself, other tenants, or property during the required interview, or such threatening behavior is witnessed by TNDC staff outside of the interview, or the applicant otherwise known to TNDC staff by credible, objective evidence, the applicant will not be accepted.
- 3. **Background Check:** TNDC will run a credit report, eviction history, and criminal background check. All applicants will be charged a screening fee of \$30.00 per adult member, which the applicant(s) must pay at the Interview.
 - Certain programs cover this cost under the program contract, in which case the applicant(s) would not be required to pay. Generally, these programs also provide a housing subsidy in addition to any tenant paid rent. Please check with the Property for clarification.
 - Lack of a credit history will not be considered grounds to reject an applicant. The credit report is processed only to obtain residency information in order to ensure that the appropriate counties are checked for the criminal background.
- 4. **Resident Eligibility & Screening Criteria:** In reviewing the application, TNDC will use the following screening criteria when determining each applicant's eligibility for residency:

- Applicants must be income-eligible in accordance with the regulations of the property's funding sources, such as the the Low Income Housing Tax Credit Program (LIHTC), federally funding programs of Housing & Urban Development (HUD), the city of San Francisco's Mayor's Office of Housing (MOH), and/or other Funder Regulatory Agreements in place for the property.
 - All income and assets will be verified by TNDC via third-party confirmation, i.e. verification form completed by employer, verification form completed by a financial institution, etc. In addition to the third-party verification, applicants must submit certain second-party verification documentation, such as three (3) months consecutive paychecks, six (6) months consecutive bank statements, a letter from Social Security and/or Public Assistance, etc.
- Applicant's monthly income must meet the minimum income requirement set by program regulations and TNDC policy.
- Applicant's household must meet the property's occupancy standards for household size.
- Applicant's household must meet the property's screening standards in regards to eviction:
 - Disqualification may result from one (1) eviction in the past three (3) years or two (2) evictions in the past five (5) years. Applicants who have past evictions strictly for non-payment of rent, but now have a verified payee to assist with timely rent payment, will not be automatically declined under the eviction history criterion.
 - Current and previous landlords will be contacted for information concerning the applicant's history of fulfilling essential tenancy obligations such as: payment of rent, compliance with lease requirements, destruction of property, interference with the rights of others to enjoy the property, or other activity that would adversely affect the health or safety of other tenants or damage property.
 - Applicants may be declined for a negative landlord reference that indicates the tenant will not meet the essential tenancy obligations. Applicants with such history are encouraged to submit a 'Request for Consideration' Form.
 - In cases where applicants do not have any previous landlord, or if no previous landlord is available, staff will request personal references from someone not related to the applicant, such as a counselor or caseworker. However, lack of such references will not be basis for automatic denial.
- Applicant's household must meet the property's criminal screening standards also
 See Exhibit E Criminal Screening Criteria in addition to below notations:

- Disqualification may also result from a drug-related conviction in the past three (3) years, a violent conviction in the past five (5) years, or any conviction for a sex offense. A criminal report that demonstrates a history of burglary, robbery, vandalism, violence, or other crimes against persons or property in the last five (5) years may be a basis for disqualification.
- Applicants who currently illegally use a controlled substance (current shall mean in the last six (6) months) or whose abuse of alcohol will interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents may not qualify for TNDC housing.
- Applicants must have current, legal government-issued (government does not mean exclusively the United States) photo identification (driver license, state-issued identification card, passport, or any other government-issued photo identification).
 - Examples of unacceptable identification include: MUNI cards, check-cashing identification, and other privately-issued identification.
- Applicants must use the unit as their principal place of residence; this is generally defined as a residence for a minimum of 7 months in a calendar year. Staff will ask the applicant if they will maintain any other residence during the period of their lease.
- Applicants must be able to live independently (with or without assistance) and to maintain housing in accordance with local health standards.
- Applicants may be subject to Student Eligibility Guidelines; which are:
 - At least one member of the applicant's household must <u>not</u> be a full time student, unless the household meets one of the following exceptions:
 - the applicants are married and eligible to file a joint tax return;
 - > the applicants receive assistance under Title IV of the Social Security Act;
 - ➤ the applicants are enrolled in a job training program receiving assistance under the Job Training Partnership Act, or under other similar Federal, State, or local laws; or
 - the applicant is a single parent with children who are his/her dependents (exception as defined in Internal Revenue Code Section 152), and such parent and children are not dependents of another individual.
- 5. **Approval of Applicant:** If the applicant satisfies all the Resident Eligibility & Selection Criteria and the applicant is approved, TNDC will send the applicant a Housing Unit Offer & Acceptance letter to schedule an appointment for the applicant to pay the move-in costs and sign a lease agreement.
 - The term of the lease will commence for a period of one (1) year (and thereafter, on a month-to-month basis), until either party terminates the lease.

- Some properties may establish an initial lease term for less than one (1) year,
 please see Exhibit A Project Description
- TNDC may hold a unit for an applicant for only up to seven (7) days upon provision of the security deposit or "promise to provide" from an agency participating in a rental/move-in assistance program, e.g., Season of Sharing.
- If the applicant does not wish to rent an available unit or fails to move in on the agreed upon date, the applicant will be disqualified, his/her application will be declined, and the unit will be offered to the next qualified applicant.
- 6. **Rejection and Appeal Process.** An applicant may be denied at any time if they have not met one or more of the Resident Eligibility & Selection Criteria. If an applicant is denied, s/he will be notified in writing which will state the reason for denial.
 - The applicant has fourteen (14) days after the date of the denial letter to submit a written appeal to TNDC, by contacting: TNDC Appeals

201 Eddy Street

San Francisco, CA 94102

- If a denial letter is sent to an applicant, and no response or new evidence is received within fourteen (14) days, TNDC will close the file permanently.
- An appeal must consist of documentation refuting the stated reason for rejecting the applicant, or requesting a reasonable accommodation and the basis for such an accommodation.
 - TNDC will consider any mitigating circumstances that the applicant feels would affect their application and that would overcome or outweigh information already gathered in the resident screening process.
 - Mitigating circumstances must be documented in the appeal, and must corroborate the reason(s) given by the applicant for the disqualifying circumstances.
- TNDC will notify the applicant of their final decision no more than (14) days of receipt of the applicant's written notice of appeal.
 - TNDC may require further information or research to give full consideration to the appeal, in which case will send an update letter extending their final decision date up to (30) days.
 - If more than (30) days are needed to give full consideration of the appeal, additional documentation will be sent to the denied applicant stating an anticipated final decision date.

XVI. SPECIAL HOUSING PROGRAM DESCRIPTIONS

The following is a list of different programs within the TNDC portfolio. Please note that this is not an exhaustive list, the following represents programs which either affect who may apply, i.e. by referral only, or if the rent is subsidized in some way. Please refer to 'Exhibit F — Program Processes' of this document for specific details regarding program eligibility and processes at this Property.

Program	Program Description
DPH-DAH	These units will be filled by homeless adults with multiple chronic illnesses who are at risk
	for either acute hospitalization or long-term institutionalization. Applicants will be
	referred to TNDC by the Department of Public Health (DPH) Direct Access to Housing
	(DAH) program from the DAH waiting list.
DPH-DAH	These units are funded by the Mental Health Services Act (Proposition 63). Full Service
Prop. 63/	Partnerships identify and refer applicants to the DAH program. Once verified to meet the
MHSA Units	MHSA definition of "severely mentally ill" and DAH program requirement, applicants will
	be referred to TNDC to begin the certification process.
HOPWA	Housing units financed by the Housing Opportunities for People with AIDS (HOPWA) program, administered by the San Francisco Redevelopment Agency, may only be filled by applicants who have AIDS or infection with HIV, as supported by a physician's letter. Eligible applicants must be referred by the Citywide Housing Wait List. Individuals applying for units that combine HOPWA with other special programs must be cross-referenced with the HWL to confirm eligibility for a HOPWA unit. TNDC must obtain a third-party verification of HIV diagnosis in order to complete certification of HOPWA applicants.
	In cases where the referral list has been exhausted for a given property, the owner will establish their own list of applicants who have been diagnosed with HIV/AIDS. This list will be created by advertising to an approved set of marketing guidelines established with the SFRA. Agencies that provide services to persons with HIV/AIDS, and other housing/housing referral agencies, will be targeted in the marketing effort.
HUD	HUD properties may take applications from the general public and applicants must be at least 62 years of age, or meet HUD criteria for a disabled household and have a disability that requires the accessible features of the unit. HUD properties will maintain a waiting list of applicants which will be opened and closed over time as vacancies and move-ins occurs.
	HUD Income Targeting Requirement HUD properties may target families and individuals at extremely low income in accordance to the area median income to satisfy that at least forty percent of their units are catered to that population. Properties may bypass certain applicants for lower income applicants to satisfy this quota. A preference does not mean you will not receive housing, but determines the order you are placed on the waiting list.
	HUD Citizenship/Immigration Status Applicants must be United States citizens or legal tenants and show valid proof of residency through their social security card and a government issued identification. However, if the applicant is not a United States' citizen, they must provide an additional

valid United States issued identification. In addition, the non-citizen applicant must declare eligible immigration status by signing a verification consent form for each member of the household (parents or guardians may sign for each child). This form provides evidence of eligible immigration status and may be released to INS. If one or more of the family members chooses not to establish their citizenship they may still be considered for assistance under HUD Restrictions on Assistance to Non-Citizens Guidebook 7465.7G Paragraphs 10-4, 10-5 and Chapter 11.

HUD EIV (Enterprise Income Verification) SYSTEM

The HUD EIV system is a web-based computer system that contains employment and income information and history to the owner and/or management agent of the property. This information is used to meet HUD's requirement to independently verify employment and/or income during certifications of eligibility and rental assistance. Before accessing the employment or income data contained in the system, a Notice and Consent for the Release of Information (HUD-9887) and Applicant's/Tenant Consent to the Release of Information (HUD-9887-A), must be signed and dated by the head of household, spouse, co-head, regardless of age, and by each family member who is at least 18 years of age, prior to each annual recertification.

The HUD EIV system will be used for the following:

- EIV Existing Tenant Search will be conducted during the initial certification process. If an applicant is found to be currently receiving assistance, this will be discussed with applicant and with the existing landlord. This information will be used to coordinate move-out/move-in dates for ongoing subsidy;
- To determine if you have correctly reported your income;
- Have used a false social security number; or
- Failed to report or under reported the income of a spouse or other household member.

Violence Against Women Act (VAWA)

In accordance with VAWA, at the time of admission or in the event of a termination or start of an eviction for cause proceeding, the household will be notified that they can complete, sign and return the HUD Certification of Domestic Violence, Dating Violence, or Stalking. The following protections apply and requirements apply and the Landlord may:

- Not consider incidents of domestic violence, dating violence or stalking as serious
 or repeated violations of the lease or other "good cause" for termination of
 assistance, tenancy or occupancy rights of the victim of abuse.
- Not consider criminal activity directly relating to abuse, engaged in by a member
 of a tenant's household or any guest or other person under the tenant's control,
 cause for termination of assistance, tenancy, or occupancy rights if the tenant or
 an immediate member of the tenant's family is the victim or threatened victim of
 that abuse.
- Request in writing that the victim, or a family member on the victim's behalf, certify that the individual is a victim of abuse and that the Certification of Domestic Violence, Dating Violence or Stalking, Form HUD-91066, or other documentation as noted on the certification form, be completed and submitted within 14 business days, or an agreed upon extension date, to receive protection under the VAWA. Failure to provide the certification or other supporting documentation within the specified timeframe may result in eviction.



LOSP	These units are funded by the City and County of San Francisco through their Local Operating Subsidy Program (LOSP). TNDC receives referrals from a waiting list maintained by the City and County of San Francisco. Applicants from this list are defined as eligible if they meet the definition of "at risk of homelessness" as defined in the funding
McKinney Section 8	agreements. McKinney units are reserved for Section 8 applicants referred by the San Francisco Housing Authority (SFHA) who meet certain qualifications, including homelessness. Applicants must be referred from the Community Housing Partnership (CHP) or another SFHA-designated waiting list.
McKinney Section 8 Youth Housing	To be eligible for these Section 8 units, applicants must be between 18-24 years old, and must meet the program requirements of Larkin Street Youth Services (LSYS). Eligible applicants will be referred from the San Francisco Department of Public Health to LSYS to complete a housing application at the property and begin the certification process.
MHP Supportive Housing	These units are funded by the State of California. The MHP Supportive Housing units are offered as permanent housing linked to supportive services, where occupancy is restricted to households that both (1) are homeless or at risk of homelessness and (2) include a disabled adult.
Project Based Section 8	These units may usually only be filled by individuals referred to TNDC from the SFHA waiting list. Occupancy limits for Section 8 units are as follows: SRO 1, Studio 1-2, One-bedroom 1-4, Two-bedroom 2-6, Three-bedroom 3-8. The Ritz Hotel, however, may receive applications for its Section 8 units directly from the general public when the
Shelter Plus Care	building has advertised that it is taking new applications. The San Francisco Human Services Agency (HSA), which administers the Shelter Plus Care Program and waitlist, will refer applicants who meet program requirements for these units. Upon being referred to TNDC, applicants will be assessed by Tenant Services for fitness to the community in addition to being screened and certified by property management. Individuals who have not been referred, but wish to participate, may
Tenant Based Section 8	contact the Shelter Plus Care program directly at (415) 558-1902. Most studio or larger housing units may be occupied by a Tenant-based Section 8 Voucher holder, and TNDC welcomes voucher holders to apply. The applicant must also meet all other eligibility requirements for the unit. If the applicant is approved by both TNDC and the SFHA, the tenant-paid portion of the rent will be determined by the SFHA.
VASH	TNDC may set aside or receive referral requests for housing individuals who qualify for the HUD-VASH Program. TNDC or External Partners may contract with The Department of Veterans Affairs (VA) HUD-VASH program to provide housing placement services and ongoing case management to VA referred Veterans and their families. The Department of Veterans Affairs (VA) HUD-VASH program is a partnership between the U.S. Department of Housing and Urban Development (HUD) and VA to place and maintain homeless Veterans in permanent, community based housing using HUD Section 8 Housing Choice Vouchers that are paired with ongoing VA case management services.

MOSAICA SENIOR APARTMENTS

Exhibit A Project Description



Exhibit – A

Project Description

Mosaica became TNDC's first property in the Mission District in November 2009, when TNDC took over management of the project from the Citizens Housing Corporation. The property includes a four-story building over a partially submerged parking structure. Housing is spread between a south podium and a north podium. Common area is shared between 24 senior rentals and 93 family rentals. The project also includes some onsite supportive service space, including offices, multipurpose rooms, and a 93-space parking garage.

Mosaica Senior Apartments consists of eighteen 475 square feet studios and six 650 square feet 1-bedroom units. All units have private bathrooms and kitchens. Common space amenities include multipurpose rooms, senior lounge, computer lab, community kitchen, laundry facilities, secured entry, and a beautiful courtyard with green space and playground equipment.

Lutheran Social Services' goal at the property is to create a stable, supportive, intergenerational housing community. LSS case manager support residents upon move-in and throughout their transition through onsite support services to residents which includes: individual counseling, referrals to medical and mental health services, childcare, rental assistance, vocational services, community activities and senior day programs. LSS provides support to help residents maintain stability, housing, and overall quality of life. LSS provides voluntary case management and community-building services, offering support and advocacy for residents to maintain their housing stability.

Special Housing Units at this Property

You may be eligible for a special preference if you: require an accessible unit for the disabled. Regardless of referral source or special program participation, all applicants must pass a resident selection screening and have their income and assets third-party certified in order to move in to any unit.

Property's Unit Mix:

			ADA Unit	5	
Size	Quantity	Wheelchair Accessible	Visual/Hearing CBC 11A	UFAS Shower	UFAS Tub
Efficiency Studios	17	1	1	0	0
One-bedroom	7	1	0	0	0

MOSAICA SENIOR APARTMENTS

Exhibit B *Eligibility for Housing Units*



Exhibit - B

Eligibility for Program Housing Units

During regular building operations, TNDC will take applications for housing units on a first-come, first-served basis when the property has vacant units or is expecting vacancies in the near future. Applicants must meet all project requirements to be eligible.

All applicants must pass a resident selection screening and have their income and assets third-party certified in order to move in to any unit.

DAH/LOSP Units

Eleven of the twenty-four units for low-income seniors are designated for the San Francisco Department of Public health's –Direct Access to Housing (DAH) program through their contract with Lutheran Social Services (LSS). Applicant households who are referred through the Department of Public Health-Housing for the Direct Access to Housing (DAH) units will be required to complete the same eligibility process as non-programmatic applicant households in additional to fulfilling the program specific requirements. San Francisco Department of Public Health-Housing (SFDPH) will coordinate the referral and certification process of potential tenants for the DAH program.

Mosaica Senior Apartments Exhibit C

Income & Rent Restrictions

Exhibit - C

Income & Rent Restrictions

Income & Rent Restrictions are subject to change based on Regulatory Guidelines

Income Limits — effective January 1st, 2013

!	1	2	3
	Person	Persons	Persons
15% AMI*	\$12,975	\$14,820	\$16,680
35% AMI*	\$30,275	\$34,580	\$38,920

Rent Limits — effective January 1st, 2013

	Efficiency	1
	Studio	Bedrooms
15%	\$ 324.00	\$ 347.00
AMI*	\$ 324.00	\$ 547.00
35%	\$ 756.00	\$ 810.00
AMI*	\$ 750.00	\$ 610.00

^{*} AMI limits are established by HUD for the LIHTC/TCAC Programs

^{**} MFI limits are established by the Mayor's Office of Housing (MOH) for its Housing Programs

MOSAICA SENIOR APARTMENTS

Exhibit D

Preferences

Exhibit – D

Preferences

None applicable at this property.

Mosaica Senior Apartments

Exhibit E Criminal Screening Criteria

Exhibit – E

Criminal Screening Criteria

TYPE		DESCRIPTION	Fel	ony	Misdemeanor		Charges*	
ITE		DESCRIPTION	P/F	Years	P/F	Years	P/F	Years
Property Related	High	Items such as arson, breaking & entering, burglary, criminal damage, grand larceny, malicious injury to property, receiving stolen property, theft.	Fail	7	Fail	5	Pass	All
Crimes	Low	Items such as aid and abet theft, petty theft, shoplifting, tampering, and vandalism.	Fail	7	Fail	5	Pass	All
Animal	High	Items such as abandonment/neglect of animal, animal abuse, animal bite or attack, dog fighting.	Fail	7	Pass	All	Pass	All
Related Crimes	Low	Items such as animal not under restraint, animals at large, barking dog, fishing/hunting without a license, no license, no pet vaccination, possess wildlife illegally.	Fail	7	Pass	All	Pass	All
Violence Related	High	Items such as assault, battery, deadly conduct, injury to child or elderly, kidnapping, manslaughter, murder, robbery.	Fail	7	Fail	5 .	Fail	1
Crimes	Low	Items such as affray, menacing, reckless endangerment, terroristic threats.	Fail	7	Fail	5	Pass	All
Fraud Related Crimes	High	Items such as counterfeiting, credit card abuse, embezzlement, forgery, identity theft, insurance fraud, obtain by false pretenses, uttering, and welfare fraud.	Fail	7	Fail	5	Pass	All
	Low	Items such as altered license plate or tags or registration, use false id, worthless check.	Fail	7		5	Pass	All
Computer/ Telecomm.	High	Items such as cyber stalking, damage computer software, hacking, wiretapping.	Fail	7	Fail	5	Pass	All
Related Crimes	Low	Items such as improper telephone usage, use or possession of access device.	Pass	All	Pass	All	Pass	All
Family Relations	High	Items such as abandonment, abuse, domestic violence, endangering a child, injury to child.	Fail	All	Fail	5	Fail	1
Related Crimes	Low	Items such as contributing to the delinquency, harboring a runaway child, non-support.	Fail	All	Fail	5	Pass	All
Weapons Related	High	Items such as assault with deadly weapon, discharging firearm, felon possessing firearm, manufacture destructive device, negligent use of weapon, throwing missiles.	Fail	All	Fail	3	Fail	1
Crimes	Low	Items such as brandishing weapon, carrying concealed weapon, no gun permit.	Fail	All	Fail	3	Pass	Ali
Victimless	High	Items such as probation violation, trespassing.	Fail	3	Pass	All	Pass	All
Related Crimes	Low	Items such as contracting without license, fireworks, littering, ordinance violation, overgrown grass, sell tobacco to minor.	Pass	All	Pass	All	Pass	All

ТҮРЕ		DESCRIPTION	Fel	ony	Misdem	neanor		ges*
IIFL		DESCRIPTION	P/F	Years	P/F	Years	P/F	Years
Gambling Related	High	Items such as keeping a gambling place, possess gambling device, promotion of gambling.	Fail	5	Pass	All	Pass	All
Crimes	Low	Items such as wagering, public gaming.	Fail	5	Pass	Ali	Pass	All
Alcohol	High	Items such as DUI, DWI, DUI causing injury, drunk and disorderly.	Fail	3	Pass	All	Pass	All
Related Crimes	Low	Items such as minor in possession, open container in vehicle, providing to minor, sell without a license, public intoxication.	Pass	All	Pass	All	Pass	All
Public Justice Related Crimes	High	Items such as assault on police officer, contempt, deliver drugs/weapons to prisoner, escape, fleeing police, hindering apprehension, obstruction of justice, false statement to officer, resisting arrest.	Fail	All	Fail	5	Pass	All
Crimes	Low	Items such as bribery disobey police officer, failure to appear, and misuse of 911.	Fail	All	Fail	5	Pass	All
Public Order	High	Items such as criminal mischief, criminal attempt, engage in riot, fighting, hit and run, harassment, stalking.	Fail	5	Fail	3	Fail	1
Related Crimes	Low	Items such as accessory to crime, disturbing the peace, fail to pay fare, loitering, disorderly conduct, public swearing.	Fail	5	Pass	All .	Pass	All
Organized Crime	High	Items such as blackmail, extortion, racketeering, gang participation.	Fail	5	Pass	All	Pass	All
Related Crimes	Low	Items such as conspiracy, attempt to engage in organized crime.	Fail	5	Pass	All	Pașs	All
Related	High	Items such as attempt to purchase, maintain place for drug use, manufacture for sale, possession, trafficking or smuggling.	Fail	All	Fail	3	Fail	1
	Low	Items such as drug abuse, possession of marijuana, possession of paraphernalia.	Fail	All	Fail	3	Pass	All
Transport	High	Items such as driving without license, reckless driving, driving while license revoked.	Fail	3	Pass	All	Pass	All
Related Crimes	Low	Items such as blocking highway or intersection, child restraint, expired tags, fail to yield right of way, jaywalking, no seat belt, wrongful entrustment, and speeding.	Fail	3	Pass	All	Pass	All
Sex Related	High	Items such as child pornography, prostitution, public lewdness, sexual assault, rape, sex abuse, sex exploitation of minor, sodomy, statutory rape.	Fail	All	Fail	5	Fail	1
Crimes**	Low*	Items such as fail to register as sex offender, indecent exposure, peeping.	Fail	All	Fail	5	Pass	All
**	Some e	xceptions allowed, however not at properties and u	nits witl	ı Federa	l Funding,	/Assista	nce**	
Unable to Classify		Includes items where the jurisdiction did not return enough information to determine classification.	Fail	3	Pass	All	Pass	All
Unable to Classify		Includes items that are not valid criminal records such as traffic court or civil court records.	Pass	All	Pass	All	Pass	All

MOSAICA SENIOR APARTMENTS

Exhibit F Program Processes

Exhibit - F

Program Processes

IF YOU ARE ELIGIBLE for Mosaica Family Apartments, you may be scheduled for an interview.

To help us in processing your application please bring any of the following documents that applies to you:

- Valid photo I.D.
- Social Security card
- Recent benefit letters (AFDC, Social security/SSI, Disability, Unemployment).
- Wage stubs for 3 months
- Record of self-employment income (i.e. audited financials, recent tax return forms, etc.).
- Pension or Insurance award documents.
- Bank statements for 6 months for all checking accounts.
- A recent bank statement for all savings accounts.
- Child Support verification, court support orders, divorce decree, etc.
- Information on all other sources of income/assets.
- Current Tax Return including W-2 forms.
- Documentation in support of or explanation for request for mitigating circumstances or reasonable accommodation (e.g., proof of completion of Anger Management therapy).

Please contact Management if you are unable to attend during your scheduled appointment time. If you fail to show for your scheduled appointment time after we have rescheduled, your application may be denied.

Applicant Referral and Certification Process Local Operating Subsidy Program (LOSP)

Applicant households who are referred through the Human Services Agency will be required to complete the same eligibility process as non-programmatic applicant households in addition to fulfilling the program specific requirements. During the period in which the City's Local Operating Subsidy Program is in operation and the City provides such subsidy to the Project, twenty units will be targeted to homeless families. H.S.A will coordinate the referral and certification process of potential tenants for the subsidy.

- The Human Services Agency (HSA) provides referrals for the subsidized units.
- Beginning on the date agreed upon by Tenderloin Neighborhood Development Corporation (TNDC) and Human Services Agency, HSA will forward referral packets
- TNDC Property Management staff will receive from HSA a completed referral packet and will attempt to coordinate the interview scheduling with the referring Case Manager/Social Worker and the applicant household.

TNDC Property Management reserves the right to cancel the initial interview if any of the following occur:

- 1. All household members are not present at the scheduled start time of the interview.
- 2. The required documentation is not provided at the scheduled start time of the interview.
- 3. Any of the individuals present for the initial interview behave in a disruptive or disrespectful manner.
- When a referral appears not to qualify, TNDC Property Management staff notifies and discuss with HAS to the reason(s) for denial.
- To minimize any burden on the applicant, Property Management and LSS will interview
 applicants separately but will coordinate the interviews in close succession—on the
 same day whenever possible.
- Each applicant will participate in a housing interview with Property Management, the scheduling and outcomes of which will also be communicated to applicants by HSA. Each applicant's case manager may accompany him/her to the Property Management interview, which will, on average, last approximately 30 minutes.
- The housing provider may only ask the individual questions that are directly related to the individual's ability to meet tenancy requirements. This includes questions about source of income to pay rent, a history of nonpayment of rent, or a history of evictions for failure to maintain the premises. Housing providers may also ask the individual if s/he has a criminal conviction, but the request should be related to the terms and conditions of tenancy and determining whether the individual can comply with the lease.

- In screening the individual for tenancy, the housing provider should consider whether any conditions described by the applicant that might typically be grounds for denying tenancy (e.g. non-payment of rent, failure to maintain the premises) could be due in part to the circumstances that resulted in the individual being eligible for H.S.A. services. For example, a seriously mentally ill individual may have had difficulty maintaining his/her apartment and may thus have been evicted. Consistent with H.S.A.'s intent, the housing provider will consider whether the services available to the housing unit and/or tenant will enable the prospective tenant to meet the conditions of tenancy.
- Property Management will run applicant background checks as interviews are being scheduled / taking place or as soon as possible thereafter so as not to delay the screening process.
- The final decision of whether to house an applicant rests with the property management team. After completing the interview and collecting/reviewing all necessary documentation, property management will decide each applicant's referral outcome based on the development's own resident selection criteria.
- Once an applicant has been selected for tenancy in a specific unit, the applicant, and applicant's case manager will be notified in writing and provided a specific occupancy date. LSS staff will be available to assist the individual in making arrangements for and completing the move in.
- If the individual is not selected for tenancy, the housing provider should notify the applicant, HAS, and applicant's case manager in writing and provide a basis for nonselection. The housing provider should also notify the individual of his/her right to appeal the decision. Each provider should establish and maintain a process for managing such appeals.

Exhibit F -- Lobbying/Debarment Certification Form

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

- 1. No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement and the extension, continuation, renewal, amendment or modification of any federal contract, grant, loan or cooperative agreement.
- 2. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress or an employee of a member of Congress in connection with this federal contract, grant, loan or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions.

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

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

[NAME O	F GRANTEE]:	•
BY:		
NAME:		
TITLE:		
DATE:		

EXHIBIT G – ANNUAL MONITORING REPORT

Mayor's Office of Housing and Community Development

City and County of San Francisco



Edwin M. Lee Mayor

Olson Lee

March 16, 2017

Notice of Availability of 2016 Annual Monitoring Report Form (including new audit requirements and wait list submittal)

Announcement of Serious Incident Protocol

MOHCD is pleased to announce the availability of the Annual Monitoring Report (AMR) forms for Reporting Year 2016 (RY2016). The forms can be downloaded from the <u>Asset Management page</u> of the MOHCD web site. A training on how to complete the AMR will be held at MOHCD on April 13th from 9 a.m. to 12 noon. See below for more information.

New Audit Requirement and Deadline: To provide sufficient time for project sponsors to complete AMRs in accordance with the City's "New Audit Requirements for MOHCD-Funded Projects," the report is now due 5 months after the end of a project's business year. (Previously, it was due 4 months after.) For projects whose business year ended December 31, 2016, the report will be due on May 31, 2017 for the period January 1, 2016, through December 31, 2016. For projects not owned by a single-asset entity and whose financial activity is accounted for and audited with the parent corporation's finances, sponsors may request up to a one-month extension of the deadline to allow for additional time to complete consolidated audited financial statements in accordance with the new audit requirements.

<u>New Waiting List Submittal Requirement</u>: To aid the City in its efforts to ensure that the allocation of MOHCD-financed affordable housing resources is conducted in a consistent, fair, appropriate and inclusive manner, MOHCD is now requiring all sponsors to submit the current version of a project's waiting list with the Annual Monitoring Report.

Submissions for RY2016 and any outstanding reports from prior reporting years will be accepted only in the RY2016 format.

Completion and Submission Instructions

The Annual Monitoring Report consists of the following 3 parts:

I. <u>AMR_RY2016 – project name.xlsx</u> – This is a Microsoft Excel spreadsheet that is comprised of the following worksheets:

Instructions	3C. Demographic Summary (new)
1A. Property & Residents (revised)	4. Narrative
1B. Transitional Programs	5. Project Financing
1C. Eviction Data	6. Services Funding (enhanced)
2. Fiscal Activity (revised)	7. Supplementary Audit Information Required by MOHCD (new)
3A. Occupancy & Rent Info (revised)	Completeness Tracker
3B. Demographic Information (new)	

Provide all applicable information that is requested in worksheets 1-7. Use the Instructions to

1 South Van Ness Avenue, Fifth Floor, San Francisco, CA 94103 Phone: (415) 701-5500 Fax: (415) 701-5501 TDD: (415) 701-5503 www.sfgov.org/moh Notice of Availability of 2016 AMR March 16, 2017 Page 2

help you complete each form and the Completeness Tracker to help you to determine when each worksheet is complete.

Use Question #1 on the Narrative worksheet to explain any data that you provide that may be unclear or better understood with additional information. In addition, certain questions in this report prompt you to supply an explanation for your answers on the Narrative worksheet. Failure to supply the required explanation will render your submission incomplete.

Submit this report as an Excel file only; do not convert it to pdf or another file type. Changing the format of AMR_RY2016.xlsx without MOHCD's prior approval is not allowed. Do not overwrite any validations for any of the cells, alter any formulas or add or delete any rows or columns. If you need to revise the form in order to successfully complete the report, submit a request to moh.amr@sfgov.org.

- II. Owner Compliance Certification Form and Documentation of Insurance The certification form is a Microsoft Word document that must be completed, signed and dated by the Executive Director (or other authorized officer) of the entity that owns the project. Scan the form along with documentation of insurance and email it to MOHCD as a single document. For each project, you must provide certificates of liability insurance and property insurance that are *current* as of the date of submittal of the AMR.
- III. <u>Audited Financial Statements</u> Provide financial statements for the project for Reporting Year 2016. They must be prepared by a certified public accountant in accordance with generally accepted accounting principles, applicable regulations and laws and with the City's "New Audit Requirements for MOHCD-Funded Projects" a copy of which is attached and posted on <u>MOHCD's Asset Management web page</u>. If the project is owned by a single asset entity, provide separate financial statements just for the project, otherwise provide audited statements for the parent corporation. Also include copies of any Management Letters and special notes from the auditor that pertain to the property and the financial statements.
- IV. <u>Waiting List</u> Submit a copy of the project's waiting list that is current as of the date of submittal. The waiting list must include the following information for each person or household who has applied to live at the project and is still waiting to be considered for an available unit: name of head-of-household, contact information, date of application, number of people in the household, stated household income and desired unit size. This requirement is not applicable to transitional housing projects, residential treatment programs, shelters, group homes or permanent supportive housing for homeless people that is leased through a closed referral system.

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

Updates to the Reporting Form

The RY2016 AMR form has been revised from the form for RY2015, as follows:

- <u>Data for Race/Ethnicity</u> Must now be provided for each tenant household rather than in summary form for the project. Also, race and ethnicity have been split into two, separate demographic categories. For additional information on these changes, see the email notice from MOHCD dated 9/29/16 regarding new requirements for collection of ethnicity and race data.
- Worksheet 1A Most of the demographic questions have been moved to the new worksheet,
 "3B. Demographic Information," and the order of the remaining items has been changed to improve the flow of information.
- Worksheet 2 A new line item titled "Capital Maintenance Repairs/Improvements" has been

added to the expense section to account for capital costs that were paid out of the operating account and may be reimbursed by the Replacement Reserve. The "Reserve Account Details" section has been revised to improve functionality. The section for cash flow "waterfall" (distribution of Surplus Cash) has been simplified and now requires the user to enter the distribution priority as well as the amount of any Residual Receipts loan payment that is due to MOHCD, which previously was auto-calculated.

- Worksheet 3A Has been shortened by moving the data related to female-headed households, elderly households, number of children and disability to worksheet 3B.
- Worksheet 3B New worksheet where ethnicity, race and other demographic information must be entered for each tenant household.
- Worksheet 3C New worksheet where summaries of demographic information for a project are auto-generated, based on data entered on worksheet 3A and 3B.
- Worksheet 6 Has been enhanced so that supportive services that are selected on Worksheet 1A are auto-filled into Worksheet 6
- Worksheet 4 New section added where reporters must provide the details of miscellaneous administrative and maintenance expenditures that exceed \$10,000
- Worksheet 7 This new worksheet has been added in connection with the City's "New Audit Requirements for MOHCD-Funded Projects." Most fields on this sheet are auto-filled with data that is entered on Worksheet 2. Printouts of this sheet may be used to produce the "Supplementary Information Required by MOHCD" that must now be included in the project's audited financial statements. If the auditor elects to use this sheet for this purpose, some data entry on the sheet is required in the yellow-highlighted cells.

AMR Training - April 13, 9am-12noon

To facilitate completion of the AMR by project sponsors, MOHCD will conduct a training on April 13 from 9 a.m. to 12 noon in our office at 1 South Van Ness Avenue, 5th Floor, Room 5080. We strongly encourage the primary staff person responsible for completion of the report to attend. Space is limited. Please RSVP to Ricky Lam at ricky.lam@sfgov.org or 415-701-5542.

Serious Incident Protocol

To ensure that MOHCD is kept informed of serious incidents that occur at projects financed by this office, we have established the following protocol for reporting serious, negative events such as accidents, criminal activity or equipment failure. The report should be filed only after emergency procedures have been followed and the situation has been stabilized.

The Mayor's Office of Housing and Community Development requests that owners of projects financed by this office notify us immediately if a serious incident occurs at their properties and meets one or more of the following parameters:

- Involves serious injury or death
- Is a serious, violent crime that involves a major police action (e.g. shooting)
- Causes the building or a significant number of units to be off-line
- Requires a resident to move out of a unit one month or longer
- Damage to the building is significant enough to require the use of reserves

The owner should notify the MOHCD asset manager assigned to the project and provide the following information:

- The date of the incident
- A description of the incident

Notice of Availability of 2016 AMR March 16, 2017 Page 4

- A description of what has been and is being done in response
- The name, phone and email of the staff that should be contacted if there are questions
- Confirmation that 1) the property insurance is current and 2) the insurance company has been contacted; a brief summary of their response, if available
- Statement of whether or not the organization plans to use the project's reserves to pay for corrective action

Available Units and Waiting List Openings

Before advertising the availability of units for lease in a project or the opening of the waiting list, owners and property managers must notify MOHCD of this action by completing a Marketing Plan Template and submitting it to the assigned staff person on MOHCD's asset management and compliance monitoring team. The template is available on the <u>Asset Management page</u> of our web site, under "Marketing Requirements for MOHCD-Financed Multifamily Rental Projects." Once the marketing plan is approved, MOHCD will post information about the available units or opening of the wait list on this <u>page of our web site</u>. General information for people seeking affordable housing in San Francisco can also be found on our web site at this location.

Owner Compliance Certification and Insurance & Tax Certification Form 2016 Annual Monitoring Report San Francisco Mayor's Office of Housing and Community Development

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

Complete this form, sign and date it, scan it along with current liability and property insurance certificates into a single PDF file, then email the file along with AMR_RY2016 – project name.xlsx, audited financial statements, and current waiting list to moh.amr@sfgov.org.

Project Name:	
Project Street Address:	
Reporting Period – Start Date:	End Date:

Owner Compliance Certification

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

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

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

Owner Compliance Certification and Insurance & Tax Certification Form 2016 Annual Monitoring Report San Francisco Mayor's Office of Housing and Community Development

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

Owner Compliance Certification and Insurance & Tax Certification Form 2016 Annual Monitoring Report San Francisco Mayor's Office of Housing and Community Development

	True Fa	e
21		The calculation of cash flow in Worksheet 2 - Fiscal Activity accurately reflects all expenses incurred and income earned, and the proposed distribution of any Residual Receipts would be in accordance with all relevant agreements and policies.
22		The Waiting List that has been submitted with the 2016 Annual Monitoring Report is an accurate and correct record as of the last day of the reporting period of the households who have applied to live at the Project, including the name of the head-of-household (or a suitable alternative), date of application, number of people in the household, stated household income and desired unit size.

Property and Liability Insurance

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

Property Insurance		
	Property Street Address:	
	Policy Number:	
	Policy Effective Date:	
	Policy Expiration Date:	
Liability Insurance		
	Property Street Address:	
	Policy Number:	
· ·	Policy Effective Date:	
	Policy Expiration Date:	

Tax Certification

Enter the information requested below. You do **NOT** need to submit copies of the invoice or checks used to pay the tax.

Property Tax		
	Tax Year:	
·	Amount of Tax Paid:	
	Date Paid:	
·	Amount outstanding from	
	taxes due for Reporting Period:	
	Amount outstanding from taxes	
	due prior to Reporting Period:	

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

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

Name:	Title:	
Signature:		Date:

Annual Monitoring Report - Instructions - Reporting Year 2016 - Mayor's Office of Housing & Community Development

The instructions and definitions below are organized by the worksheets contained within this Annual Monitoring Report. Please review the instructions below and within each worksheet thoroughly as instructions may have changed.

Updated 02/16/201

1A. Property & Residents

Please follow the instructions provided on the worksheet.

1B. Transitional Programs Only

Please follow the instructions provided on the worksheet.

1C. Eviction Data

Please follow the instructions provided on the worksheet.

2 Fiscal Activity: 4671-100 Find and 1500 Find the first than 18 1000 Find the first the first than 18 1000 Find the first the first than 18 1

Income and Expenses

The purpose of the Income and Expenses form is to track actual income and expenses over the reporting period. In addition to the instructions below, please follow instructions provided on the worksheet.

INSTRUCTIONS:

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

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

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

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

Income

Rental Income

5120 Housing Units Gross Potential Tenant Rents. This account records gross rent payable by the tenant for all residential units. Offsetting debits to this account are Account 6331, Administrative Rent Free Unit.

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

<u>5140 Commercial Unit Rents.</u> This account records gross rental income from stores, offices, rented basement space, furniture and equipment or other commercial facilities provided by the property.

Vacancy Loss

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

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

Other Income

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

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

5300 Supportive Services Income. Accounts in this series are used primarily by group home projects or other projects restricted to a special needs population (e.g., group home for mentally disabled or senior apartments). These accounts record revenues received or payable (other than rents) for services provided to tenants (e.g., meal services, housekeeping, etc.). Supportive service-related expenses are charged to accounts in the 6900 series. Enter the total of all revenues received or payable, and identify the source(s) of the income in cell D39.

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

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

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

5990 Other Revenue. This account records project revenue not otherwise described in the above revenue accounts.

Expenses

Management

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

Salaries/Benefits

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

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

6723 Employee Benefits: Health Insurance & Disability Insurance. This account records the cost of employee benefits paid and charged to the project for health insurance and disability insurance.

XXXX Employee Benefits: Retirement & Other Salary/Benefit Expenses. This account records the cost of employee benefits paid and charged to the project for retirement and any other employee salary/benefits.

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

Administration

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

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

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

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

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

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

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

6390 Miscellaneous Administrative Expenses. This account records administrative expenses not otherwise classified in the 6300 Series. If the project had miscellaneous administrative expenses greater than \$10,000, a detailed itemization of these expenses must be provided in the Narrative worksheet.

Utilities

6450 Electricity

6451 Water

6452 Gas

6453 Sewer

Taxes and Licenses

- 6710 Real Estate Taxes. This account records payments made for real estate taxes of the project.
- 6711 Payroll Taxes (Project's Share). This account records the project's share of FICA and State and Federal Unemployment taxes.
- 6790 Miscellaneous Taxes, Licenses and Permits. This account records any taxes, licenses, permit fees or costs of insurance assessed to the property and not otherwise categorized in the 6700 Series.

Insurance

- 6720 Property and Liability Insurance. This account records the cost of project property and commercial general/auto liability insurance.
- 6721 Fidelity Bond Insurance. This account records the cost of insuring project employees who handle cash.
- 6722 Workers' Compensation. This account records the cost of workers' compensation insurance for project employees.
- 6724 Directors and Officers Liabilities Insurance. This account records the cost of insurance to cover financial protection for the directors and officers of the ownership entity in the event they are sued in conjunction with the performance of their duties as they relate to the property.

Maintenance and Repairs

- 6510 Payroll. This account records the salaries of project employees whose perform services including but not limited to janitorial/cleaning, exterminating, grounds, repairs, elevator maintenance and decorating. This account does not include the property's share of payroll taxes (FICA and Unemployment) or other employee benefits paid by the property.
- 6515 Supplies. This account records all cost of supplies charged to the property for janitorial cleaning, exterminating, grounds, repairs and decorating.
- 6520 Contracts. This account records the cost of contracts the owner or agent executes with third parties on behalf of the property for janitorial/cleaning, exterminating, grounds, repairs, elevator maintenance and decorating.
- 6525 Garbage and Trash Removal, This account records the cost of removing garbage and rubbish from the project. The account does not include salaries paid to janitors who collect the trash.
- 6530 Security Payroll/Contract. This account records the project's payroll costs attributable to the protection of the project or the costs of a protection contract that the owner or agent executes on behalf of the project.
- 6546 HVAC Repairs and Maintenance. This account records the cost of repairing and maintaining heating or air conditioning equipment owned by the project. Agents should capitalize repairs of significant amounts which extend the useful life of the equipment.
- 6570 Vehicle and Maintenance Equipment Operation and Repairs. This account records the cost of operating and repairing project motor vehicles and maintenance equipment. Motor vehicle insurance is not included in this account but is charged to account 6720.
- 6590 Miscellaneous Operating and Maintenance Expenses. This account records the cost of maintenance and repairs not otherwise classified in the 6400 and 6500 account Series. If the project had miscellaneous operating and maintenance expenses greater than \$10,000, a detailed itemization of these expenses must be provided in the Narrative worksheet.

Supportive Services

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

Reserve Account Activity

- 1320 Replacement Reserve Required Annual Deposits. This account records the required amount of deposits made to a segregated Replacement Reserve bank account from the project's Operating Account during the reporting period. See below for more guidance about data entry required for replacement reserve eligible expenditures.
- 1365 Operating Reserve Deposits. This account records amount of deposits made to a segregated Operating Reserve bank account from the project's Operating Account during the report period.
- XXXX Operating Reserve Account Withdrawals. Enter the total amount of withdrawals made from the Operating Reserve, which will be deposited into the project's Operating Account during the reporting period.
- 1330 Other Reserve Accounts Deposits. This account records amount of deposits made to segregated reserve bank accounts not identified above during the report period. Deposits are assumed to have been funded by the project's operating account and will decrease the surplus cash amount in row 136. You should provide the name of the account in cell D132.
- XXXX Other Reserve Accounts Withdrawals. This line is used to record the amount of withdrawals made from other segregated reserve bank accounts during the reporting period. Withdrawals entered are assumed to have been deposited into the project's operating account and will increase the surplus cash amount in row 136. You should provide the name of the account in cell D133.

3A. Occupancy & Rent Info

Accurate and complete household and tenancy data must be submitted on the Occupancy & Rent Info worksheet as evidence that the project complies with the income eligibility and rent affordability restrictions of MOHCD's funding agreements. Enter the data described below into the chart in Section 3a - Occupancy & Rent Info for the tenant population that occupied the project as of the end of the reporting period. For vacant units and manager's units, you must supply data in columns D, E, P, R and T. All other columns should be left blank.

COLUMN DESCRIPTION

- C. Row Number. Do not enter data in this column.
- D. Unit No. Enter the unit number (or bed number for transitional or group housing) for each unit/bed in the property.
- E. Unit Type. Use the drop down menu to select the unit type (also shown below):

Bed = (measurement for Group homes or transitional housing)

"SRO" = Single Room Occupancy unit

"Studio" = Studio unit

"1BR" = 1 Bedroom unit

"2BR" = 2 Bedroom unit

"3BR" = 3 Bedroom unit

"4BR" = 4 Bedroom unit

"5+BR" = 5 or more Bedroom unit

- Date of Initial Occupancy. Enter the date when the tenant occupied their first unit in the project. For tenants who have transferred to another unit in the project, this date will be different than the date when they moved into their current unit.
- G. Household Annual Income at Initial Occupancy. Enter the tenant's annual household income from the initial income certification that was done before they moved into their *first unit in the project*. For tenants who have transferred to another unit in the project, this amount will be different than the amount from the rertification that was done when they moved into their current unit.
- Household Size at Initial Occupancy. Enter the number of people that was in the tenant's household when they occupied their first unit in the project. For tenants who have transferred to another unit in the project, this number may be different than it was when they moved into their current unit.
- Date of Most Recent Income Recertification. Enter date of most recent income recertification. Leave blank for vacant units.
- Household Annual Income as of Most Recent Recertification within reporting period. Enter annual income of the household from the most recent recertification. OK to leave blank ONLY if ALL funders do not require annual income recertifications.
- K. Household Size as of Most Recent Recertification within reporting period. Enter the number of occupants in the unit from the most recent recertification within the reporting period.
- L. Minimum Occupancy for Unit Type. The data here is automatically entered from items 25-31 on Worksheet #1A.
- M. Maximum Occupancy for Unit Type. The data here is automatically entered from items 25-31 on Worksheet #1A.
- N. Overhoused or Overcrowded? The data here is automatically generated based on entries in column K and on items 26-32 on Worksheet #1A.
- Overhoused or Overcrowded Narrative A household is "Overhoused" if there are fewer people residing in the unit than the minumum occupancy. "Overcrowded" means that there are more people residing in the unit than the maximum occupancy. If the data in column N indicates that the household is overhoused or overcrowded, please describe any extenuating circumstances that justify the overhoused/overcrowded status and summarize efforts that you have made to transfer the tenant to a unit that is appropriate for the size of the household, if applicable.
- Rental Assistance. From the drop-down menu, select one code only to indicate the type of assistance, if any, being P. Select "None" if no rental assistance comes with the unit or none is provided to the tenant.
 - "Section 8 Project Based" = The unit comes with Section 8 subsidy that will remain with the unit after the tenant moves out.
 - "Section 8 Tenant Voucher" = Tenant is receiving assistance through the Section 8 Certificate or Voucher programs.

- "PRAC 202" = The unit receives a subsidy through a Project Rental Assistance Contract from HUD's 202 program.
- "PRAC 811" = The unit receives a subsidy through a Project Rental Assistance Contract from HUD's 811 program.
- "S+C" = Tenant is receiving tenant-based assistance, or the unit has project-based assistance, from the Shelter Plus Care program.
- "HOPWA" = Tenant is receiving tenant-based assistance, or the unit comes with project-based rental assistance, from the Housing Opportunities for People With AIDS program.
- "VASH" = Tenant is receiving tenant-based assistance, or the unit comes with project-based rental assistance, from the Veterans Administration Supportive Housing program.
- "LOSP" = The unit receives a subsidy through the City's Local Operating Subsidy Program.
- "DAH (DPH)" = The unit receives a subsidy through the City's Direct Access to Housing Program of DPH.
- "HSA Master Lease" = The unit receives a subsidy through the City's Master Lease Program of the Human Services Agency.
- "HOME TBA" = Tenant receives assistance from a HOME-funded rental assistance program.
- "Rent Supplement" = Tenant receives a supplemental rent payment from an outside agency.
- "Other" = Tenant is receiving, or unit comes with, rental assistance through another Federal, State or local program.
- Q. Amount of Rental Assistance. Enter the dollar amount of rental assistance that is paid on behalf of the household/tenant.
- R. Amount of Maximum Gross Rent Allowed for Unit. Enter the maximum rent for the unit that is allowed by the most restrictive funder of the project.
- S. Amount of Tenant Paid Rent for Unit. Enter only the amount of rent that the tenant pays. Do not include any rental assistance paid on behalf of the tenant by another party.
- T. Utility Allowance. If the tenant pays for utilities, enter the Utility Allowance allowed for the unit. Enter zero (0) if the Utilities are paid by the project.
- U. Date of Most Recent Rent Increase within the Reporting Period. ONLY FOR UNITS THAT DO NOT HAVE RENTAL ASSISTANCE OR SUBSIDY. Enter date of most recent rent increase for unit.
- V. Amount of Most Recent Rent Increase within the Reporting Period. ONLY FOR UNITS THAT DO NOT HAVE RENTAL ASSISTANCE OR SUBSIDY. Enter amount of most recent rent increase for unit.
- W. Percentage of Most Recent Rent Increase. THIS IS A SELF-CALCULATING CELL ENTER NO DATA HERE.

3B. Demographic

The two ethnic categories are defined below:

- Hispanic or Latino. A person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or
 origin, regardless of race. The term "Spanish origin" can be used in addition to "Hispanic" or "Latino."
- Not Hispanic or Latino. A person not of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race.

The 10 racial categories are defined below:

- American Indian or Alaska Native. A person having origins in any of the original peoples of North and South America (including Central America), and who maintains tribal affiliation or community attachment.
- Asian. A person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent
 including, for example, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and
 Vioteon
- Black or African American. A person having origins in any of the black racial groups of Africa.
- Native Hawaiian or Other Pacific Islander. A person having origins in any of the original peoples of Hawaii, Guam, Samoa. or other Pacific Islands.
- White. A person having origins in any of the original peoples of Europe, the Middle East or North Africa.
- American Indian or Alaska Native and Black or African American. A person having these multiple race heritages as defined above.
- · American Indian or Alaska Native and White. A person having these multiple race heritages as defined above.
- · Asian and White. A person having these multiple race heritages as defined above.
- · Black or African American and White. A person having these multiple race heritages as defined above.
- Other/Multi-Racial. For reporting individual responses for a person that is not included in any of the categories listed above.

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

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

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

Disability (Physical/Visual/Hearing/None). If the unit is occupied by a tenant with any of the listed disabilities, select the disability from the drop-down menu. Select "None" if the unit is not occupied by a physically, visually, or hearing disabled tenant.

3C. Summary of Reported Household Demographics

No data entry required. Output based on information reported from Worksheets 3A and 3B.

4. Narrative

Please follow the instructions provided on the worksheet.

5. Project Financing

Supply the info requested about all current financing of the project. Lenders should be listed in lien order, i.e., with the most-senior lender in the first lien position, the most-junior lender in last lien position.

6. Services Funding

For each service that is provided based on your answers to questions 51-61 on Worksheet 1A, you must supply additional info about each service provider on Worksheet 6. Services Funding.

7. Supplementary Audit Information - Required by MOHCD

Use this template to satisfy the audit requirement for MOHCD-funded projects. Project Owners/auditors may enter data directly into this worksheet and then print it to create the required Supplemental Schedules in the Audited Financial Statement. Alternatively, the audit requirement may be satisified by using a form generated by the Sponsor's accounting system, as long as the form includes all the elements contained within MOHCD's template.

Completeness Tracker

Use this worksheet to track your work and to verify that you have completed all required data entry.

Links to Relevant Policies

Double click on the following web links to access the policy documents posted at SFGOV for your reference. The web address of the pages on the web are included for manual navigation as well.

MOHCD Forms Page at SFMOHCD.ORG

http://sfmohcd.org/documents-reports-and-forms

Program Income Overview

http://sfmohcd.org/sites/default/files/FileCenter/Documents/5141-MOH_ProgIncomeOverview.pdf

MOHCD Residual Receipt Policy

http://sfmohcd.org/sites/default/files/Documents/CURRENTResidualRecPolicy%202016.pdf

MOHCD Insurance Requirements Policy

http://sfmohcd.org/sites/default/files/FileCenter/Documents/5140-INSURANCE%20EXHIBIT%20K_2014-05-21.pdf

MOHCD Operating Fees Policy

http://sfmohcd.org/sites/default/files/Documents/CURRENT%20OperatingFeesPolicy%202016.pdf

	Annual Monitoring Rep	ort - Property & Residents - Reporting Year 2016 -
		of Housing & Community Development
# IDEN	TIFYING INFO	The state of the
1	·	Reporting Period Start Date (m/d/yyyy)
2	,	Reporting Period End Date (m/d/yyyy)
3		Property Name (select from drop down)
4		Property Full Street Address (e.g. "123 Main Street")
CONT	TACTINFO	
5		Sponsor Executive Director Name
6		Sponsor Executive Director Phone Number
7		Sponsor Executive Director E-mail
8		Property Management Company
9		Property Manager Name
10		Property Manager Phone Number
11		Property Manager E-mail
12		Property Supervisor Name
13		Property Supervisor Phone Number
14		Property Supervisor E-mail
15		Property Owner Name
16		Property Owner Contact Person
17		Property Owner Contact Phone Number
18		Property Owner Contact E-mail
19		Property Asset Manager Name
20	`	Property Asset Manager Phone Number
21		Property Asset Manager E-mail
22		AMR Preparer's Name
23	•	AMR Preparer's Phone Number
24		AMR Preparer's E-mail
	•	
	•	
	•	
		·

25	PROPERTY/MARKETING INFO	Treatmer or "no" fro skip que	t Program, Shelter on the drop-down m stions 26 through	or Transitional nenu to the left 39 <i>below, and</i>	nal Housing, Residential Group Home? (select "yes" .) If you answer "yes", I continue with question "1B.TransitionalProg."
	What is the Unit Mix for the Property? Please	include any m	anager's units in this ta	ally.	7
	Unit Types	Number Units	Occupancy Standard: Minimum HH Size for this Unit Type*	Occupancy Standard: Maximum HH Size for this Unit Type*	*Occupancy Standards should be described in project's Approved Tenant Selection and Marketing Plan. If not defined there, supply the standards used organization-wide.
26	Single Room Occupancy (SRO) Units		1		
27	Studio Units		1		
28	One-Bedroom (1BR) Units	wnwnun	1		2
29	Two-Bedroom (2BR) Units	hitelwi			
30	Three-Bedroom (3BR) Units				
31	Four-Bedroom (4BR) Units				
32	Five- or More (5+BR) Bedroom Units			Property and	
33	TOTAL # Units	> 0			-
34		during the	es - How many vaca e reporting period? (re is not less than the ded on worksheet 3.	(Be sure that the the sumber of v	ne number you
35		reporting calculate You mus transitior	s - How many evicti year? (This data in d from the data that t complete workshe al housing, a reside a transitional group	this field is au is entered on eet 1C, unless ntial treatment	tomatically worksheet 1C. the project is
36	· 1	vacant u → househo → this perion on the N	Unit Rent-Up Time on the rent-up time. This did moves out to whe did exceeds 30 days, arrative worksheet.	s is the period in the unit is re	from the time a nted again. If wer Question # 4
37		Waiting waiting li	List - How many ap st?	plicants are cu	rrently on the
38		When wa	as the waiting list las	st updated? (m	/уууу)
. 39	1	the proje marketin Question	ive Marketing - Did ct during the reporting g during the reporting #5 on the Narrative on to Narrative work	ng period? If yng period, you i www.geworksheet. (ou conducted must answer

40		What is the date of the last Capital Needs Assessment? (m/d/yyyy)
41	·	What is the projected date of the next Capital Needs Assessment? (m/d/yyyy)
42	1	How many Health, Building or Housing Code Violations were issued against the property in the reporting year? (If there were no violations enter "0"). If the property was cited for code violations in the reporting year or has open, unresolved violations from prior years as indicated below, you must answer Question #2 on the Narrative worksheet. (Click on #2 at left to jump to Narrative worksheet.)
43		How many Health, Building or Housing Code Violations were open from <i>prior</i> years?
44		How many Health, Building or Housing Code Violations were cleared in the reporting year?
45		Are there urgent Major Property Repairs needed on the property in the next two years? (Yes/No) If there are needed major repairs you must answer Question #3 on the Narrative worksheet. (Click on #3 at left to jump to Narrative worksheet.)
46		If the property has Immediate Capital Needs and lacks adequate funds in the Replacement Reserve (or elsewhere) to cover the costs, please supply the amount of funds needed to make up the difference, and supply additional explanation in question #3 of the Narrative report. (Click on # 3 at left to jump to Narrative worksheet.)
47	·	As of the last day of the reporting period, how many units were fully Accessible to Physically Impaired Tenants?
48		As of the last day of the reporting period, how many units were Adaptable for Physically Impaired Tenants?
49		As of the last day of the reporting period, how many units were fully Accessible to Visually Impaired Tenants?
50		As of the last day of the reporting period, how many units were fully Accessible to Hearing Impaired Tenants?
	<u> </u>	

Resident Services: AN ANSWER IS REQUIRED FOR questions 51-61. Indicate below any services that were available to the residents free of charge, on site or at another designated location within 1/4 mile of the project. You must also provide additional information about each of the marked services below on Worksheet "6.Services"

100	[1] [집] [1] 나이 나이 하면 하는 그들이 되는 것이다.	
51	no	င်း မှို့ After School Program/s (y/n)
52	no	മയ്യ Licensed Day Care Service (participant fees are allowable for ഒ ≥ day care ONLY) (y/n)
53	no	ີ່ ອີ່ Youth Program/s (y/n)
54	no	ຂຮູ Educational Classes (e.g. basic skills, computer training, ຣ ≥ ESL) (y/n)
55	no	ှိ အို Health and Wellness Services/Programs (y/n)
56	no	င္မိ န္တီ Employment Services (y/n)
57	no	င် နွို် Case Management, Information and Referrals (y/n)
58	no	ഉ Benefits Assistance and Advocacy; Money Management; ദ് Financial Literacy and Counseling (y/n)
59		ဥ္ ္ဟ Support Groups, Social Events, Organized Tenant Activities ဗိ ု (y/n)
60		င့် နို Other Service #1 - Please specifiy in column G.
61		င္မိ ္ဂ်ဴ Other Service #2 - Please specifiy in column G.

POPULATION SERVED

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

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

	Target Pop	ulation	Actual Popul	ation
62	0	Families	0	Families
63	0	Persons with HIV/AIDS	0	Persons with HIV/AIDS
64	0	Housing for Homeless	0	Housing for Homeless
65	0	Mentally or Physically Disabled	0	Mentally or Physically Disabled
66	0	Senior Housing	0	Senior Housing
67	0	Substance Abuse	0	Substance Abuse
68	0	Domestic Violence Survivor	0	Domestic Violence Survivor
69	0	Veterans	0	Veterans
70	0	Formerly Incarcerated	0	Formerly Incarcerated
71	0	Transition- Aged Youth ("TAY")	0	Transition- Aged Youth ("TAY")

Remember, SAVE YOUR WORK!

Annual Monitoring Report - Eviction Data - Reporting Year 2016 - Mayor's Office of Housing & Community Development Project Address This section of the AMR must be completed for all projects, except for transitional housing or residential treatment se Number of households who lived in the project during the reporting period: Number of households who lived in the project AT ANY TIME during the reporting period. Be sure to include all households that moved in during the reporting period. Number of households in the project who received Notices of Eviction during the reporting period for each of the following reasons: (If more than one reason applies to a household, report only the primary reason.) You MUST answer every question (i.e., enter zero if applicable). Breach of Lease Agreement Capital Improvement Condo Conversion 5 Demolition 6 Denial of Access to Unit Development Agreement Ellis Act Withdrawal 8 Failure to Sign Lease Renewal Good Samaritan Tenancy Ends Habitual Late Payment of Rent 9 10 11 12 13 Illegal Use of Unit Lead Remediation 14 Non-payment of Rent 15 16 Nuisance Other Owner Move Ir 17 18 19 Roommate Living in Same Unit Substantial Rehabilitation 20 Unapproved Subtenant Total number of households who received Notices of Eviction Number of unlawful detainer actions filed in court by the owner against tenants in the project during the reporting period for each of the following reasons: (If more than one reason applies to a household, report only the primary reason.) You MUST answer every question (i.e., enter zero if applicable). Breach of Lease Agreement 22 23 Capital Improvement Condo Conversion 24 25 Demolition 26 Denial of Access to Unit 27 Development Agreement Ellis Act Withdrawal . 28 Fallure to Sign Lease Renewal Good Samaritan Tenancy Ends Habitual Late Payment of Rent 29 30 31 32 Illegal Use of Unit Lead Remediation 33 ' 34 Non-payment of Rent 35 Nuisance 36 Other Owner Move In 37 Roommate Living in Same Unit Substantial Rehabilitation 38 39 40 Unapproved Subtenant 41 Total number of unlawful detainer actions filed Number of households evicted from the project during the reporting period for the each of the following reasons: (If more than one reason applies to a household, report only the primary reason.) You MUST answer every question (i.e., enter zero if applicable). Breach of Lease Agreement .42 43 Capital Improvement Condo Conversion 44 45 Demolition 46 Denial of Access to Unit Development Agreement Ellis Act Withdrawal 47 48 Failure to Sign Lease Renewal Good Samaritan Tenancy Ends Habitual Late Payment of Rent 49 50 51 52 illegal Use of Unit 53 Lead Remediation 54 Non-payment of Rent 55 Nuisance

56

57 58

59

60

Other Owner Move In

Roommate Living in Same Unit Substantial Rehabilitation

Unapproved Subtenant Total number of households evicted (total also used to answer question #35 on Worksheet 1A)

The control of the	15 Annual Monitoring Report - Fiscal Activity - Reporting Year 2016 16 INCOME & EXPENSES 12 Henth Report Fade 17 State of the State of Sta	Start Date	e of Housing & Co	emmunity Develop	CONTRACTOR OF THE CO.	# LOSP Units	REPORTING #non-LOSP Units 0	disbursement form, enter in cell (13.) 2b. If the project receives other source/s of it	od - MUST be amount shown on MOHCD LOSP <
Second Content and Content a	20 Description of Income Actionate 21 Rendal Income	Number				LOSP #VALUE!	non-LOSP 6%	Rental Assistance Press - OTHER - Amount Rental Assistance Press - OTHER - Source/s 26. If the project has been pre-subspired to Rental Assistance Payment - other the LOSP	as an "skamative LOSP split to allocate the
The content of the	Renial Assistance Payments (Stantify ALL sources in row below if applicable, including 2d LOSP franting) 26 Commercial Unit Rents	,5121	est in sweeter				#VALUE	Pre-suborized abamative LOSP spik for OT LOSP	non-LOSP 0.00%
Description	28 Vacancy Loss - enter amounts as negative numbers!	5220		Alust citck & explain if Residential Vec	\$0.01 \$25 \\ \text{\$\chi_2\} \\ \text{\$\text{\$\chi_2\}} \\ \text{\$\chi_2\} \\ \text{\$\chi_2\}} \\ \text{\$\text{\$\chi_2\}} \\ \text{\$\chi_2\} \\ \text{\$\chi_2\}} \\ \text{\$\chi_2\} \\ \text{\$\chi_2\}} \\ \text{\$\chi_2\} \\ \text{\$\chi_2\}} \\ \text{\$\chi_2\}} \\ \text{\$\chi_2\} \\ \text{\$\chi_2\}} \\ \te		#1 - 16 E		
2			\$0.00	\$0.00	\$0.01	\$0.00 #VALUE!	#VALUE!		
Part Part	37 Miscalisanous Rent Income Supportive Services (Income - Do not enter supportive services (Income if it is tracked in a separate budget and not separate budget and not separate budget and not separate budget and not separate budget and not separate budget and not separate income in the services of the services of the services of the services of the services of the services (Income Source's - Identify program source(s) if applicable ->	5190 5300				#VALUE!	#VALUEI #VALUEI		
Commercial	41 Laundry and Vending 42 Tenant Chapter 43 Other Revenue 44 Other Revenue 45 Sub-total Other Income Reselvati	5910 5920	\$0,00	\$0.00	\$0.0	#VALUE! #VALUE! #VALUE!	#VALUE/ #VALUE/	LOSP	
Process Control And Process Control An	47 8 ACOME & EXPENSES 9 50 10 10 10 10 10 10 10 10 10 10 10 10 10	Humou	e e e como terro Handario e contro	50005000000	Total	Resident LOSP #VALUE!	la Breakdown non-LOSP 0%		
Compared Search (1989-1982) 1982	"Above the Line" Asset Management Fee (amount allowable may be limited, see Asset Mgt. S) fiele Profile. 54 sub-local Management Expanse; 55 Salantes/Benefits 56 Ortice Salarines	6310	\$0.00	\$0.00	Branch Control	#VALUE! #VALUE! #VALUE!	#VALUE! #VALUE!	FOSEKARANTI PROJEKTA PRAMA	Ynon-LOSP 0 00%
2 Other International Control of Control	53 Employee Benefits: Retirement & Other Salary/Benefit Expenses 60 Administrative Rent Free Unit. 61 sub-total Salary/Benefit Expense: 62 Administration	6331	\$0.00	\$8,00		MVALUEI MVALUEI MVALUEI	#VALUEI #VALUEI		0.00%
The anti-content description of the content of th	64 Office Expenses 5 Office Reent 60 Legal Expense - Property 67 April Expense 88 Bootheerings 88 Bootheerings	6311 6312 5340 6350 6351				#VALUE! #VALUE! #VALUE! #VALUE!	\$0,00 \$0,00 #VALUE! \$0,00	LOSP	
Part Secret Sec	To Moreil neuros Apringitativa Europea Amest ellek A explain (CASINA) Ti sub-lotal Administrative Expense: T2 URBIRES T3 Describby T4 Water	6390 8450 6451	\$0,00	\$0,01	\$0.0	#VALUEI #VALUEI	#VALUE #VALUE \$0.00		
20 Section 19	76 Sewar	8453 8710 8711	\$0.00	\$0.00	\$0.0	#VALUE!	\$0.00 #VALUE \$0.00	Pre-sulharized a LOSP	nond OSP
Solid Maintenance and Reputits arrow four to act to act provided and the	So sub-field Taxes and Licease Expense: Housety and Liebity Insurance Fidety Bond Insurance Fidety Bond Insurance Worker* Compensation	6720 6721 6722	\$0.00	\$0.04	\$0.0	#VALUEI #VALUEI	\$0.00 \$0.00	Pre-authorized at	non-LOSP
Strategies and Trans Removal 50.25 SWALUE SVALUE SO 00 Pre-subbinded Manistrator LOEP +98 for cerebrate SWALUE SO 00 Pre-subbinded Manistrator LOEP +98 for cerebrate SWALUE SO 00 Pre-subbinded Manistrator LOEP +98 for cerebrate SWALUE SO 00 SWALUE SWA	Moint name and Reptif Moint name and Reptif Moint name and Reptif Moint name and Reptif Moint name and Reptif Moint name and Reptif Moint name and Reptif Moint name and Reptif Moint name and Reptif Moint name and name and name and name and name and name Moint name and name and name and name and name and name and name Payed	PENSËS ELIGIBLE F over 103 (non -sp)bl 6510			pass 21s, and uto	KVALUEI LOAP #VALUE!	NOT-LOSF \$0.00	LOSP sp	it calculation
s	Contracts Gardage and Trash Retroval Security Psyrell/Contract HNAC Repairs and Maintenance	6525 6525 6530 8546				#VALUE! #VALUE! #VALUE! #VALUE!	#VALUE! \$0.00 #VALUE!		e LOSP split for contracts
Capital Multistanace Repair/Improvements all pills for payments by Replacement Reserve, Togotal costs were entered in amounts for Maintenance A Repairs section above and are eligible for payments by Replacements and the Repairs section above and are eligible for payments by Replacements and the Repairs section above and are eligible for payments by Replacements and the Repairs section above and the repairs section above and the repairs section above and the repairs section above and the repairs section above and the repairs and the repa	Sa literarisances Considerated Manistrances Extenses (misst slick A statem (EA199) 99	6590			59.0	#VALUE!	\$0.00 #VALUE!	Prij-authorize d a	ternálive LOSP split 0.00%
Reservo, Coly enter mounts have if they were believed it a mounts extend for Maintenance A Repairs excitations and they are sent to the sent of the mounts and they are sent to the sent of the mounts and they are sent to the sent of th	Capital Maintenance Repairs/Improvements eligible for payment by Replacement Reserve. If capital costs were entered in amounts for Maintenance A. Repairs section above Reserve. If capital costs were entered in amounts for Maintenance A. Repairs section above Replacement Reserve Clipi			\$0,01	Cross Statement Control				nen-LOSP
10711, TOTAL INCOME RECEIVED: PRODUCE TO THE PRODU	Reserve. Only enter amounts here if they were beluded in amounts entered for Maintenance & Repairs section shows end will be reinforced by Replacement Reserve. 103 Amount will be natted out from operating expanses. Enter as positive number. 104 TOTAL OPERATING EXPENSES: 1056					#VALUE	#VALUE	2	
	10711. TOTAL INCOME RECEIVED:	Acct num	f 50.00	59.00	\$0.0	#VALUE	#VALUE	1	

A	B. Annual Monitoring Report - Fiscal Activity - Reporting Year 2016	D D Office	of Housing & Co	H ommunity Develop	ment		N.		R
Triangle Triangle		Name of Legior or	Anald I.		-	Resident	si Breakdown		naliva LOSP spla
March Marc	14. Ground Lease Base Rent & Debt Service (Principal and Interest)	P.Other Arra Paid	Residential 3	Hon-Rasidential	Total	Programme and the second		LOSP	AND DESCRIPTION OF THE PERSON NAMED IN COLUMN TWO IN COLUM
The control of the co	3 Bond Monitoring Fee					#VALUE	#VALUE!		0.00%
Company Comp		e betre							0,00%
March Marc	Other Amount (describe to the right)								0.00%
Part Part	8 Interest Paid					#VALUE!	#VALUE!		D 00%
March 1997 1									200.0 200.0
Part Part	1 Interest Pald	Per la	•						0.00%
Company Comp	3 Lender4 - Principal Paid (provide lender name to the right)	And the second second second			1200	#VALUE!	#VALUE!		0.00%
The contract and section of the contract points (proving points) 18		2000年100日			1. 1.				0 00 0
The control of the co			\$0,00	\$0,00	SEPTEMBER SPECIAL STREET	#VALUE	Abstraction Continue of the Con-	Pre-authorized alter	native (OSP soil)
The control of the co	8 S. Reserve Account Activity Impacting Operating Account					LOSP	non-LOSP		
Storage States and Annual Control (1999) and the Control (1999) and	9 positive number.	1320			\$0.00	#VALUE!	#VALUE!		0,009
The control of the co	Operating Reserve Deposits (Source is Operating Account.) Enter as positive number. Operating Reserve Account Withdrawals (For deposits to Operating Account.) Enter as	1365			\$0.00	#VALUE!	#VALUE!		0.009
The control of the co	positive number.	<u> </u>			\$0.00	#VALUE	#VALUE!		0,009
The secret for the product to the product of the pr	2 number, identify reserve account in next col) (1330)		ļ <u>.</u>	<u> </u>	. \$0.00	#VALUE!	#VALUEI	LOSP sphile	akcutation
Segment 6th John MC count Out from a refinement of the process of the country of	3 positive number, Identify account in next col>	 	\$0.00	\$0.00		#VALUEI	#VALUE!	Lose of the second of	non-LOSP
The control of an application of the control of the	15	<u> </u>							
The control of positive of control and of control of positive of positive of positive of control of positive of control of positive of control of positive of control of positive of control of positive of control of positive of control of positive of control of positive of control of positive of control of positive of positive of control of positive of	Surplus Cash, Detail (NOI minus Debt Service and Reserve Activity)	- 366	\$0.00	\$0.00	\$0.00	Cells below allocate a	any non-residential surplus		
The control product is designed a probable for position of the Secretary control of the Secretary Control of the Secretar	If amount for Surgius Cash above is negative-	Paring and Associated as a	representation like			l fo	en #133	LOSP	non-LOSP
Segretary Control of the Control of	 you must provide a detailed explanation to question #8 on the Narrative worksheet 		Gniq	vs4 Narrative questi	on #8		A11/44		100
And the control of a popular data but the executive products and with a fill of the Control of t	8 Surplus Cash, Total	13 23 35 35	Service and des	DER DOMESTIC				L	K00.0
1.5 Set 5 miles of administration of the count of case that when the basis of the country of the	Idstributions of Sum lus Cash that accurately reflects the requirements under ≥ MOHC	D agreements as w	of as the requireme	inis of other funcions a	nd any other				
The control of the co	143-164, select the distribution priority for each of the uses of cash flow/suprius cash it								
Has cold facility and part from particular prices and particular p	(o) agreements of outer miner agreements, enter year in the box baran.								
Has cold facility and part from particular prices and particular p									
Has cold facility and part from particular prices and particular p									
Has cold facility and part from particular prices and particular p					•				
Has cold facility and part from particular prices and particular p						20			
Has cold facility and part from particular prices and particular p						Bestdam	ia) Breakrimen		
A cyperating flowers in proposition and ordinary counts in study 1 - Selective Count Septiments and position for the common of all counts and	USES OF SURPLUS CASH THAT ARE AUTHORIZED TO BE PAID PRIOR TO CALCUL	ATION OF RESIDUA	U. RECEIPTS	Distribution Priority	anthrije				
Section of the control of the contro	(2)	197856 1875		(Sacciona)	Τ	LOSP	non-LOSP		
A search left. **1 a **Notice Search left **1 a **Notice Search left Search le	43 minimum balance requirements). 17. *Betowithe-line* Asset Mot fee forfor written authorization from CkV/SFRA may be	History	j		ļ		\$0,00	Haranton of the order to be for the contract of	SP split for Non-Res Surplus
Ex. Partnership Management in a server bett uspall from PhOto reporting grateries, and provided project is beyond for the partnership of the partn	44 inquired, see Asset Mgt. Fee Policy). 8a, Partnership Management fee due from this reporting period, if any (tax cred)	A STATE OF	i ara		 			LOSP	non-LOSP
Services of the process of the proce	45 projects only; not allowed if project is beyond 15-year compliance period). Bb. Partnership Management fee accrued but unpaid from PRIOR reporting periods,				-	11237	#VALUE!		L
So Treated Services Fee Sea LT Practs Management Fee Sea LT Practs Managem	46 compliance period).	in a line		:			\$0.00		
So Investor formers for loss LP Areas Management Frag secured with un-paid from processing the processing of the process	period. If any (tax credit projects only; per City policy, not allowed if project is beyond 15-	Mile.			İ		#VALUE!		
11. Other pagements are question 11 on the blanching incredit set provided by the provided by the provided by the provided by the provided details will avoid in clear town and a set of the provided details will avoid in clear town and a set of the provided details will avoid in clear town and a set of the provided details will avoid in clear town and a set of the provided details will avoid in clear town and a set of the provided details will avoid in clear town and a set of the provided details will avoid in clear town and a set of the provided details will avoid in clear town and a set of the provided details will avoid in clear town and a set of the provided details will avoid in clear town and a set of the provided details will avoid in clear town and a set of the provided details will avoid in clear town and a set of the provided details will avoid in clear town and a set of the provided details will avoid in clear town and a set of the provided details will avoid in clear town and a set of the provided details will avoid in clear town and a set of the provided details will avoid in clear town and a set of the provided details will avoid in clear town and a set of the provided details will avoid to the set of the provided details will avoid town and a set of the provided details will avoid to the set of the provided details will avoid to the set of the provided details will avoid town and a set of the provided details will avoid to the set of the provided details will avoid to the set of the provided details will avoid to the set of the provided details will avoid to the set of the provided details will avoid to the set of the provided details will avoid to the set of the provided details will avoid to the set of the provided details will avoid to the set of the provided details will avoid to the set of the provided details will avoid to the set of the provided details will be a set of the provided details will be a set of the provided details will be a set of the provided details will be a set of the prov	Sb. Investor Services Fee (ake LP Asset Management Fee) accound but unpaid from PRIOR reporting periods, if any (tax credit projects only, per City policy, not allowed if	6	199 3 TV.			37.51			
taxout any first or other purposes, lighted grouped least a stabilities of purposes that is a sub-control of stabilities and the stabilities of th	48 project is Deyond 10-year compriance person. 49 10. Deferred Developer fee, if any					#VALUE		hie-annoused allewance to	SP spit for Non-Kes Surplus 0.005
representative proposed for the payment that was a sponsored by MCACCD at time of londing like as as the angular submission payment that was a sponsored by MCACCD at time of londing like as as the angular submission payment that the payment of th	about any fees or other payments, including ground lease residual rent payments for a non-	So h was						l',	
153. Del Prot on their Index Entertain Prod End Entertain Prod End Entertain Prod End	MOHCD/OCti pround lease. Failure to provide details will result in disallowence of this		h (de					i e	
153. Del Prot on their Index Entertain Prod End Entertain Prod End Entertain Prod End	51 12al, Debt Pmt to other lenders; Principal Paid (note lender name to right)	hed				#VALUE!	#VALUE		0.00
13. RESIDUAL RECEIPTS 15. 17 7 8 10 10 10 10 10 10 10 10 10 10 10 10 10	53 12bl. Debt Prot to other lender2: Principal Paid (note lender name to right)	lefe		1		#VALUE!	#VALUE!		0.00
13. RESIDUAL RECEIPTS 15. 17 7 8 10 10 10 10 10 10 10 10 10 10 10 10 10	55 Total Payments preceding Residual Receipts Calculation	1799	HA J	TANK THE		#VALUE	SVALUE		0.00
The state of the s	Print Records Property	176 V 6	1. T	1.300年		l .	1	<u> </u>	
Size, District Residual Receipts Date from all cases Residual Rend Payments (MOHCD) 10.00	PLEST TO LATER UNITED	GLE TO		Distribution Priority	PROPERTY AND ADDRESS.				
Size, District Residual Receipts Date from all cases Residual Rend Payments (MOHCD) 10.00	58 J. WOHCD Residual Receipts Due for Loan Repayment	Date:	100			\$0.00	\$0.00		
13. Residual Receipts Debt Pret to other lending (poils incider name to right) 13. Residual Receipts Debt Pret to other lending (poils incider name to right) 13. Residual Receipts Debt Pret to other lending (poils incider name to right) 13. Residual Receipts Debt Pret to other lending (poils incider name to right) 15. Residual Receipts Debt Pret to other lending (poils incident name to right) 15. Residual Receipts Debt Pret to other lending (poils incident name to right) 15. Residual Receipts Debt Pret to other lending (poils incident name to right) 15. Residual Receipts Debt Pret to other lending (poils incident name to right) 15. Residual Receipts Debt Pret to other lending (poils incident name to right) 15. Residual Receipts Debt Pret to other lending (poils incident name to right) 15. Residual Receipts Debt Pret to other lending (poils incident name to right) 15. Residual Receipts Debt Pret to other lending (poils incident name to right) 15. Residual Receipts Debt Pret to other lending (poils incident name to right) 15. Residual Receipts Debt Pret to other Residual Receipts (poils incident name to right) 15. Residual Receipts (poils incident name to right) 15. Residual Receipts (poils incident name to right) 15. Residual Receipts (poils incident name to right) 15. Residual Receipts (poils incident Residual Receipts (poils incident name to right) 15. Residual Receipts (poils incident Residual Receipts (poils incident Residual Receipts (poils incident Residual Receipts (poils incident Residual Receipts (poils incident Residual Receipts (poils incident Residual Receipts (poils incident Residual Receipts (poils incident Residual Receipts (poils incident Residual Receipts (poils incident Residual Receipts (poils incident Residual Receipts (poils incident Residual Receipts (poils incident Residual Receipts (poils incident Residual Receipts (poils incident Residual Receipts (poils incident Residual Receipts (poils incident Residual Receipts (poils incident Residual Receipts (poils incident Residu	60 13b. MOHCD Residual Receipts Due for Ground Lease Residual Rent Payment	DE LO	134	1824					100.00
The Residue Dick Print to doth related (note leader and the leader (note leader and the leader (note leader and the leader (note leader and the leader and the leader and the leader and the leader (note leader and the					\$0.00	0.50			
15.1 Residual Receipts Debt Plan to other incidency from interestance to replicate the property of the prope				Ī	 		1		Day 10 Company and Company of the Co
DO NOT SUBMIT YOUR PROPOSED RESIDIAL RECEIP FAYMENT TO MONCO WITH THIS ARM. MONCO WILL REVIEW YOUR PROPOSED PAYMENT AND GENERATE AN INVOICE IF THE CALCULATION CAN BE VERIFIED AS APPROPRIATE; IF THE CALCULATION CANNOT BE VERIFIED, MONCO MILL 105P Remaining Balance 105P Remaining Balan	Rei 13 f. Residvaj Receipts Debt Pmt to other lender5 (note lender name to right)	· Can recom	77700-033-000-055	es en merca	son.	#VALUE	#VALUE		0.00
CONTACT YOU. COSP Sen-LOSP	56	1000	A STATE OF THE STA		700000000000000000000000000000000000000				
Proposed Other Distributions (secretion in column D and enter amount in Column L if an amount is entired, a description in column D and enter amount in Column L if an amount is entired, a description in column D and enter amount in Column L if an amount is entired, a description in column D and enter amount in Column L if an amount is entired, a description in column D and enter amount in Column L if an amount is entired, a description in column D and enter amount in Column L if an amount is entired, a description in column D and enter amount in Column L if an amount is entired, a description in column D and enter amount in Column L if an amount is entired, a description in column D and enter amount in Column L if an amount is entired, a description in column D and enter amount in Column L if an amount is entired, a description in column D and enter amount in Column L if an amount is entired, a description in column D and enter amount in Column L if an amount is entired, a description in column D and enter amount in Column L in amount is entired, a description in column D and enter amount in Column L in amount is entered as description in column D and enter amount in Column L in amount is entered as description in column D and enter amount in Column L in amount is entered as description in column D and enter amount in Column L in amount is entered as description in column D and enter amount in Column L in a amount is entered as description in column D and enter amount in Column L in a amount is entered as description in column D and enter amount in Column L in a amount is entered as description in column D and enter amount in Column L in a amount is entered as description in column D and enter amount in Column L in a amount is entered as description in column D and entered amount in Column L in a amount is entered as description in column D and entered amount in Column L in a amount in Column L in a amount in a column D and entered amount in C in a amount in a column D and entered amount in C in a amount in a	67 CONTACT	PROPRIATE; IF THI YOU,	CALCULATION	ANNOT BE VERIFIE		LOSP	Hon-LOSP		
II.1.18 is -Q. elabr The proposed Owner Distributions (provide description in column D and enter amount in column D and enter amount in column D and enter amount in column D and enter amount in column D and enter amount in column D and enter amount in column D and enter amount in column D and enter amount in column D and enter amount in column D and enter amount in D	68 Remaining Balance	Sec. 5-27-5	ic, <u>1</u> 9,1	T		0 #VALUE	II #VALUE		
Proposed Owner Distributions (provide description in column D and order amount in Column A if an amount is artifated, a description in column D and order amount in Column A if an amount is artifated, a description is required. Proposed Other Distributions Uses (provide description in column D and order amount in column A if an amount is entired, a description in column A if an amount is entired, a description in column A if an amount is entired, a description in column C and order amount in Column A if an amount is entired, a description is entired and amount in Column A if an amount is entired, a description is entired to the amount in Column A if an amount is entired, a description is entired to the amount in Column A if an amount is entired as description is entired to the amount in Column A if an amount is entired to the amount in Column A if an amount is entired to the amount in Column A if an amount is entired to the amount in Column A if an amount is entired to the amount in Column A if an amount is entired to the amount in Column A if an amount is entired to the amount in Column A if an amount is entired to the amount in Column A if an amount is entired to the amount in Column A if an amount is entired to the amount in Column A if an amount is entired to the amount in Column A if an amount is entired to the amount in Column A if an amount is entired to the amount in Column A if an amount is entired to the amount in Column A if an amount is entired to the amount in Column A if an amount is entired to the amount in Column A if an amount is entired to the column A if an amount is entired to the amount in Column A if an amount is entired to the amount in Column A if an amount is entired to the amount in Column A if an amount is entired to the amount in Column A if an amount is entired to the amount in Column A if an amount is entired to the amount in Column A if an amount is entired to the amount in Column A if an amount is entired to the amount in Column A if an amount is entired to the amount in Column A		}				If L168 is >0, enter that number in J170		1	4
Column J. If an amount is entered, a description is required. Proposed Other Dikibibullona/Uses (provide description in column D and where amount is noticed as column J. If an amount is entered as description in column D and where amount is noticed as a factor of the column J. If an amount is entered as description in column J. If an amount is entered as description in column J. If an amount is entered as description in column J. If an amount is entered as description in column J. If an amount is entered as description in column J. If an amount is entered as description in column J. If an amount is entered as description in column J. If an amount is entered as description in column J. If an amount is entered as description in column J. If an amount is entered as description in column J. If an amount is entered as description in column J. If an amount is entered as description in column J. If an amount is entered as description in column J. If a second is a factor of the column J. If an amount is entered as description in column J. If a second is a factor of the column J. If a second is						& L171 below. The			
Proposed Office Distributions/Uses (grovide description in column D and enter amount in column.) If in a mount is entired, a description is rectioned. If it is not to the column D and enter amount in column J. If in a mount is entired, a description is required. If you shad a Calendar Year I (DOS bodget allows in column) I (DOS study, but per a stronglet, but but not be sent of mount of the column D and the col	Proposed Owner Distributions (provide description in column D and enter amount in (70) column J. If an amount is entered, a description is required.)	 			<u> </u>	CY surplus	Acceptance of the	1	
column J. If an amount is entered, a description is required. If you had a Calendar Year ILCSP budget, prices a school-ledge but and role east amount.)		1			1	1	II N168 is >0, you may		
(ILOSP upples, perses acknowledge that and robe eard amount.)	Proposed Other Distributions/Uses (provide description in column D and enter amount is returned.) If an amount is entered a description is required if you had a Columbar Van-	·				1	6 N170 above II your		
	171 LOSP surplus, please acknowledge that and note exact amount.)	1	SIVE OF HUZZER	The second of the second of the second	WAY WATER	Control of the Contro	owner distribution		
Final Balance: should be ZERO except when Surplus Cash (cell F150) is negative \$0.00 MYALUE \$0.00 MYALUE	Final Balanca: should be ZERO except when Surplus Cash (cell F136) is negative			1	ä	1	1		

Address of the state of the second of the se

			•
_		•	
	B D F H J Annual Monitoring Report - Fiscal Activity - Reporting Year 2016 - Mayor's Office of Housing & Community Development	L N P R	7
	15 174 176 RESERVE ACCOUNT DETAILS COME TO THE STATE OF T		-
	176 770 OFFRANINO RESERVE (DO TOU 1800- No. 18 OC 1817) ALLENDA ASSING OF A DUMBON (NO. 18 OF TOUR STANDAY) PULL TOUR NO. 1818 OF TOUR STANDAY		
¥	Millimin Required Balance:	,	
[180] Actual Annual Deposit (don't edit - taken from page 1 account number 1365): \$0.00] 181] Interest Earned:		
	Annual Withdrawal Amount (enter as negative number): [62] [63] Engling Balance (dorft edit cell – calculation): \$0.00]		
	Required Annual Deposit:		
	155 Total Operating Expenses plus debt service (fort edit cell - selscissed) 59,00 (the caccidate province) to be first (C.) Perceive Account Ending Bahnse debt by Total Op Expenses) is less fam 32.5%, you must describe how the project will removing the shortest be about 10 of the project will removing the shortest in the advant call.		
	If the calculated percentage shown to the right is greater than 26,5%, you must explain why the Op Reserve balance exceeds MOHCD's requirement in the adjacent		·
,	(88) cell. 0,000%		
	188 REPCACEMENT RESERVE (To high keys blanks by any questions asking for Englishment, and the high instance) (199 Minimum Required Balance)		
,	Seginning Balance: Actual Annual Deposit:		
	192 Interest Earned: Annual Withdrawal Amount (enter as regative number):	•	
	1932 Endling Balance (don't edit celi calcutated): 50 60 Required Annual Deposit (do not edit taken from page 1 account number 1320): 50 60		
	195 50.00 Specifies how the amount of annual deposit and the minimum required		
	balance is determined.		
	1997 199 CHANGESTO REACESTATE ASSETS: No. 1992 CHANGESTO REACESTATE ASSETS.	· .	
	Enter Beginning and Ending Balances in each of the categories Ented below. Changes in asset categories will Balance, 1993 and calculate, 1993 and calculate, 1994 1990 Balance, 1994 199		
	200 Stiffe improvements		
ł	201 50 00 50 50 00		
	Land Improvements \$20.00	·	
	Furniture, Focures & Equipment 204 \$0,000		
	Other 205 25 25 25 26 27 27 27 27 27 27 27 27 27 27 27 27 27		
	Replacement Reserve-Eligible Expenditures; Provide details below about the Capital and non-Capital Expenditures that are Replacement Reserve-eligible.	•	
	Capital Repairs and Improvements: Enforceptal repairs and improvement costs associated with the reporting year. For each category in rows 200-205 above that shows a positive change, an entry is required in each corresponding category in rows 210-215. If the operating account is used infally to fund the reput, and is later reinbursed by the	•	
	replacement reserve during the reporting year, show the repair cost under "Replacement Reserve". If the operating acount is used to fund the repair and was not raimbursed by the replacement reserve during the reporting year, show the repair cost under "Operating Account." Use the section below to supply a description of the capital repairs and	•	
	200 Capital Repairs and Improvements Punded By:		
	209 Capital Repairs and Improvements - Categories Reserve Operating Account Other Source Total Amount		
	210 Duilding & Improvements		
	212 Site Improvements \$0.00		
	213 and Improvements \$0.00		
	214 Fumikue, Fintures & Equisment \$0.00		
	215 Other		
	210 Total 5.00 10.00 \$0.		
		·	
	216 Non-Capital Replacement Reserve Eligible Expanditures (i.e., labor costs): Enter the amounts used to bind non-capital represented receive eligible expanditures. Use		
	210 Section below to supply explanations. 220 Section 2 Section 2 Section 2 Section 2 Section 2 Section 2 Section 2 Section 2 Section 2 Section 2 Section 2 Section 2 Section 2 Section 2 Section 2 Section 2 Section 2 Sec	·	
	Amount 220 Amount 221 Past out of Operating Student, to be reliminated by RR (shows the amount entered in row 101 above) Past Directly from Replacement Reserve 230.00		
	Other Source		
	225 224 Depletation of Nan-Conful Replacement Returns Elgable Expansionary 2.000 2.0		
	100		
	TOTAL REPLACEMENT RESERVE ELIGIBLE EXPENDITURES: the Replacement Reserve [Withdrawal for the reporting period should in all stocks of the Total Refull Expenditures You must		
	provide more details above or an explanation below if the RR withdrawal amount exceeds the Total RR- RR Withdrawal Total RR-Eligible 226 Eligible Expenditures Amount -> \$0.00 Expenditures \$0.00		
	227 Negy Moot RV Whitemad Anguard in sexses of Table RN-dightic Expenditures:		
	· ·		
	1.79	1	ı

	B	L	 N	P	 R '
15	Annual Monitoring Report - Fiscal Activity - Reporting Year 2016 - Mayor's Office of Housing & Community Development				
230	EDERAL PROGRAM HOOME REPORT TO THE STATE OF				
	This section must be completed if the project received any CDBG funding, even if the amount of CDBG program income during the reporting period was zero. For more information, use the following link or copy this web address for manual application:				
232	and the first of t				
233	the sharing of every complete early three Completes and Arthur and the State				
234	Pretriev of Federal (HOME and CDBG) Program Income				
235 236	CDBG PROGRAM INCOME				
237	Proposed amounts to be used to fund elegable CDBG sets/nifes as described in the Federal CDBG Program Regulations at 24 CFR 570 201-205 and consistent with the CDF2 2015-2016 Consoligated Plan, 2016-17 Action Plans as follows. AMOUNT DESCRIPTION				
238	Amount to be used for COBG eligible admit#If (provide amount in cell to the right, and activity description and regulation challon in column furthest to the right):				
239	Amount to be used for CDBG eligible activity#2 (provide amount in cell to the right, and activity description and regulation citation in column furthest to the right):				
240	Amount to be used for COBG eligible activity#3 (provide smount in cell to the right, and activity description and regulation challon in column furthest to the right);				
241	Amount to be deposited for use on future eligible CDBG activities that will be undertaken by June 30, 2016 (provide amount in cell to the right, and activity description and regulation citation in column furthers to the right):				•
242	Other (provide amount in cell to the right, plus activity description and regulation citation in column furthest to the right):				
	Total CDBO Program Income Calcutation(see instructions for guidance on how to calcutate)				
244	To ensure the eligible use of CDBG Program income, the recipient of federal CDBG funding hereby requests approval by the Mayor's Office of Housing and Community Development for the use of CDBG program income received during the 2016 reporting period as depicted above.		 		

Į.

												,			•					
												•								
												-								
											•									
		•									•									
٠.													*							
												<u>*</u>								
																•				
					Annual	Monitori	ng Report - 0	Occupano	y & Rer	nt Info - I	Reporting	Year 2016 - Mayor's O	ffice of Housing & Co	mmunity	Developn	ient 💮	100		Tr.	
roject A	ddress:							Data su	pplied on t	his workshe	et must be fro	m the rent roll of the last month	of the reporting period that wa	s entered on	worksheet 1A.	1/0/	1900	# Units:	<u>:</u>	0
	in the	• Provide t	he data reque	sted for the ter	ant populati	on that was r	esiding in the pro	ject at the en	nd of the R	eporting Pe	riod.				i.					
		units, pro	vide data in co	olumns D, E, P.	Rand Ton	iv.		•				r "501 - Mgr," For vacant units a								
		 For tenar 	nts who moved	i in during the :), respectively.	eporting per	riod, the data	entered in colum	ins F, G & H	(at initial o	ccupancy) s	hould be the s	same as the data entered in col	umns I, J & K			1.75		54.166		
		· For tenar	nts who have t	ransferred unit ley first moved	s within the	project, repor	t the initial occup	ancy data (o	ccupancy o	date, income	e, household 8	size) for the first unit that the ten	ant occupied in							
		· Before u	sing the "paste	" function to e	nter data in o	columns E an	d P (Orange Hig	hlighting in Co	olumn Hea	der), please	check the dr	op-down-menus to ensure that t	he data you are		14,72,00					
		instructio	ons to fix and re	ne choices of t esubmit.	ne arop-aon	n menu, m	s wai tielb blever	ii you nom su	ирияция то	orms with at	valid data. An	y forms with invalid data will be	LetroWed AND				SECTION AND ADDRESS.			
at white															Charles Co.					
2636		845 86.	10 de 10 € 10 de	Takan a wasa	1500 W 157	DETERMINED		15085 2505	PSSWIP 2	1372 6 87	Cick-gody.	POVESSION OF STREET		L. L. L. L. L. L. L. L. L. L. L. L. L. L			1		T 70	12
o.	0	C. E.	god S. Frank	a	и	51512.55	1929 (J. 1823)	K	[28 6]	(Tages)	U. N.	ő	F	0	R.	5	T.		v	. B.
% 6 .∜∘	0					Date Of Most Recent Income				Mex			,	0	Amount of		T Utiky Allowance	Date Of Most Recen	V Amount of Most	
C.	D Uril No.	Unit Type	Dele of INITIAL OCCUPANCY	Hauschold Annual Income AT INITIAL OCCUPANCY	Hausetold Size AT INITIAL DOCUPANCY	Date Of Most Recent Income Recent Cation WITHIN REPORTING	Household Annual Income as of Most Recent Recentification WITHIN REPORTING	Household Size (number) as of Most Recent	Min Occupancy for Unit Type (per data entered on	Max Occupanty for Unit Type (per data entered on	is the Household Overhoused or		Rental Assistance Type (extect "none" if none)	Amount of Rank	Amount of Medimin Gross Rent Allowed for	Amount Terrent	Utility Allowance (Enter 90 K all Utilities, are	Dute Of Most Room Rest Increase WITHIN THE REPORTING	Recent Rent Incressa WITHIF THE REPORTING	Π.
			Dele of INITIAL	Household Annual	Hausehold Size	Date Of Most Recent Income	Household Annual Income as of Most	Household Size (number) as of Most Recent		Mex	is the Household Overhoused	O'mbaused / O'metrowided - Namsfere, [Explanation required for seal row where the clear is designed at 10 chann in Nad Carl Clanation in Nad Carl Clanat	Rental Assistance Type	Amount of Rent	Amount of Wasimum Gross	Amount Teneral	Utility Allowance	Date Of Most Recen	THE REPORTING	Π.
low Num		Unit Type	Dele of INITIAL OCCUPANCY	Household Annual	Hausetold Size AT INITIAL DOCUPANCY	Date Of Most Recent Income Recentication WITHIN REPORTING PERIOD	Household Annual Income as of Most Recent Recentification WITHIN REPORTING	Household Size (number) as of Most Recent Recentlan WITHIN REPORTING	Min Occupancy for Unit Type (per data entered on worksheet (A)	Max Occupanty for Unit Type (per data entered on	is the Household Overhoused or Overcrowdod?	Overhoused / Overtrow ded - Nemséve. (Explanation prouded for each row where indicated is deplayed in Cohenn N and Coll Coll above so hopigalizing. Describe any externating ofcountainces the high sight year. Overhoused Observatived design in Coverhoused in the high sight year. summarize efforts made to transfer HH to until of exploration size.	Rental Assistance Type	Amount of Rent	Amount of Medimin Gross Rent Allowed for	Amount Terrent	Utility Allowance (Enter 90 K all Utilities, are	Date Of Most Recent Residences WITHIN THE REPORTING PERIOD (m/M/yyy/	Incressa WITHIN THE REPORTING PERIOD	t N Incr
Row Hum		Unit Type	Dele of INITIAL OCCUPANCY	Household Annual	Hausetold Size AT INITIAL DOCUPANCY	Date Of Most Recent Income Recentication WITHIN REPORTING PERIOD	Household Annual Income as of Most Recent Recentification WITHIN REPORTING	Household Size (number) as of Most Recent Recentlan WITHIN REPORTING	Min Occupancy for Unit Type (per data entered on	Mex Occupantly for Unit Type (per data entered on workshoot (A)	is the Household Overhoused or Overcrowdos?	Distributed (Overconded - Namely, [29) Inside Project of the sich has when indicated is displayed in Cohenn Nova Cod Of call shows no highlighting. Distribute no netwirsting consultances the judgity his Overland and Overconded status; summarized error in such to be water left to summarized error in such to the water left to sum of appropriate status.)	Rental Assistance Type	Amount of Rent	Amount of Medimin Gross Rent Allowed for	Amount Terrent	Utility Allowance (Enter 90 K all Utilities, are	Date Of Most Room Rest Increase WITHIN THE REPORTING PERIOD (mALYYYY)	THE REPORTING PERIOD	i y
low Num		Unit Type	Dele of INITIAL OCCUPANCY	Household Annual	Hausetold Size AT INITIAL DOCUPANCY	Date Of Most Recent Income Recentication WITHIN REPORTING PERIOD	Household Annual Income as of Most Recent Recentification WITHIN REPORTING	Household Size (number) as of Most Recent Recentlan WITHIN REPORTING	Min Occupancy for Unit Type (per data entered on worksheet (A)	Max Occupanty for Unit Type (per data entered on	is the Household Overhoused or Overcrowdod?	Orabinated / Oration ded - Nemário - Epipelados required for each new where Conference on the Conferen	Rental Assistance Type	Amount of Rent	Amount of Medimin Gross Rent Allowed for	Amount Terrent	Utility Allowance (Enter 90 K all Utilities, are	Date Of Most Room Rend Increase WITHIN THE REPORTING PERIOD (INM/YYY)	Incressa WITHIN THE REPORTING PERIOD	i ,
tow Num		Unit Type	Dele of INITIAL OCCUPANCY	Household Annual	Hausetold Size AT INITIAL DOCUPANCY	Date Of Most Recent Income Recentication WITHIN REPORTING PERIOD	Household Annual Income as of Most Recent Recentification WITHIN REPORTING	Household Size (number) as of Most Recent Recentlan WITHIN REPORTING	Min Occapiano for Unit Type (per data entered on worksheet 1A)	Mex Occupantly for Link Type (per data entered on workshort (A)	is the Household Overhoused Overstowdor?	Distributed (Overconded - Namely, [29) Inside Project of the sich has when indicated is displayed in Cohenn Nova Cod Of call shows no highlighting. Distribute no netwirsting consultances the judgity his Overland and Overconded status; summarized error in such to be water left to summarized error in such to the water left to sum of appropriate status.)	Rental Assistance Type	Amount of Rent	Amount of Medimin Gross Rent Allowed for	Amount Terrent	Utility Allowance (Enter 90 K all Utilities, are	Date Of Most Room Rest Increase WITHIN THE REPORTING PERIOD (mALYYYY)	INCOMEN WITHIN THE REPORTING PERIOD	i ,
1 2 3 4 5		Unit Type	Dele of INITIAL OCCUPANCY	Household Annual	Hausetold Size AT INITIAL DOCUPANCY	Date Of Most Recent Income Recentication WITHIN REPORTING PERIOD	Household Annual Income as of Most Recent Recentification WITHIN REPORTING	Household Size (number) as of Most Recent Recentlan WITHIN REPORTING	Min Occupance for Unit Type (per data enlared on worksheet 1A)	Mex Occupantly for Unit Type (por date entered on warksheef 1A)	is the Household Overhoused or Overcrowled?	Development / Overcome (rich – Namerich, Elliphinolotin paginide for each how where information paginide for each how where information is a playing for the common for a cold with whose no highly high. Development as more in the blady for extremeling depositions are the blady for extremeling depositions are the blady for extremeling for extremeling the common for the properties at the same wife of experience of the same for the sa	Rental Assistance Type	Amount of Rent	Amount of Medimin Gross Rent Allowed for	Amount Terrent	Utility Allowance (Enter 90 K all Utilities, are	Oute Of Most Free Man Increase Man Increase Man Increase Man Increase Man Increase Man Increase Man Increase Man Increase Man Increase Man Increase Man Increase Man Increase Man Increase Man Increase Man Increase Man Incre	Increase WITHER THE REPORTING PERIOD	i ,
tow Num		Unit Type	Dele of INITIAL OCCUPANCY	Household Annual	Hausetold Size AT INITIAL DOCUPANCY	Date Of Most Recent Income Recentication WITHIN REPORTING PERIOD	Household Annual Income as of Most Recent Recentification WITHIN REPORTING	Household Size (number) as of Most Recent Recentlan WITHIN REPORTING	Min Occapiano for Unit Type (per data entered on worksheet 1A)	Mex Occupantly for Link Type (per data entered on workshort (A)	is the Household Overhoused or Overstowder?	Development / Overcome (rich – Namerich, Elliphinolotin paginide for each how where information paginide for each how where information is a playing for the common for a cold with whose no highly high. Development as more in the blady for extremeling depositions are the blady for extremeling depositions are the blady for extremeling for extremeling the common for the properties at the same wife of experience of the same for the sa	Rental Assistance Type	Amount of Rent	Amount of Medimin Gross Rent Allowed for	Amount Terrent	Utility Allowance (Enter 90 K all Utilities, are	Date Of Most Recent Rend Increase WITHIN THE REPORTING PERIOD (mss/yyyy)	INCOMEN WITHIN THE REPORTING PERIOD	H lace
1 2 3 4 5 6 7 8		Unit Type	Dele of INITIAL OCCUPANCY	Household Annual	Hausetold Size AT INITIAL DOCUPANCY	Date Of Most Recent Income Recentication WITHIN REPORTING PERIOD	Household Annual Income as of Most Recent Recentification WITHIN REPORTING	Household Size (number) as of Most Recent Recentlan WITHIN REPORTING	Min Occupancy for their type (or data entered on worksheet 1A)	Mex Occupancy for Likit Type (per odds artered or warfactions 1A)	is the Household Overhoused or Overtrovide?	Devinaced / Omtors rick – Nemetic, Eliphension regular for each how stree inductor its alguest on transmission of a control of the control of a collaboration and properties on bygolything, Demits any control of a collaboration of a collabora	Rental Assistance Type	Amount of Rent	Amount of Medimin Gross Rent Allowed for	Amount Terrent	Utility Allowance (Enter 90 K all Utilities, are	Date Of Mont Form Real increase WITHAN THE REPORTING PERIOD (mSS)yyyy	Increase WITHER THE REPORTINI PERIOD	H locre
1 2 3 4 5 6 7 8 9		Unit Type	Dele of INITIAL OCCUPANCY	Household Annual	Hausetold Size AT INITIAL DOCUPANCY	Date Of Most Recent Income Recentication WITHIN REPORTING PERIOD	Household Annual Income as of Most Recent Recentification WITHIN REPORTING	Household Size (number) as of Most Recent Recentlan WITHIN REPORTING	Min Occupancy for Unit Type (or data entered on worksheet 1A)	Mex Occupancy for Link Type (per data selected or warfselvest LA)	is the Household Overhoused or Overstowder?	Ornelinated / Ornettreefed - Berein's, (Ehrheitete register) for each two where fectors is designed for each two where fectors is designed of country to acc of control sectors of contr	Rental Assistance Type	Amount of Rent	Amount of Medimin Gross Rent Allowed for	Amount Terrent	Utility Allowance (Enter 90 K all Utilities, are	Date Of Most Form And Increase Within Table REPORTING PERIOD (MM/Y///	Increase WITHER THE REPORTINI PERIOD	H incre
1 2 3 4 5 6 7 8		Unit Type	Dele of INITIAL OCCUPANCY	Household Annual	Hausetold Size AT INITIAL DOCUPANCY	Date Of Most Recent Income Recentication WITHIN REPORTING PERIOD	Household Annual Income as of Most Recent Recentification WITHIN REPORTING	Household Size (number) as of Most Recent Recentlan WITHIN REPORTING	Min Occapions for their Type for their Type (per data entered on worksheet 1A)	Mean Occupanty for Unit Type (or State steed or worked or I/A)	is the Household Overhoused or Overtrowded?	Oreinased / Orectorical - Herselo. (Epipelastic registed for each two stree (Indicator) registed for each two stree (Indicator) registed for Cohorn Net CoL Col ed store to highlightip, Dearbox any Colorion and Colorion register of the Oreina and Colorion rediction and Colorion and Colorion rediction and street extra make to terminal histo- sure of epipelastic Res.)	Rental Assistance Type	Amount of Rent	Amount of Medimin Gross Rent Allowed for	Amount Terrent	Utility Allowance (Enter 90 K all Utilities, are	One Of Most Recen Real Recrease WITHEN THE REPORTING PEROOD (mid/yyy)	Increase WITHER THE REPORTINI PERIOD	H Incre
1 2 3 4 5 6 7 8 9 10 11 12		Unit Type	Dele of INITIAL OCCUPANCY	Household Annual	Hausetold Size AT INITIAL DOCUPANCY	Date Of Most Recent Income Recentication WITHIN REPORTING PERIOD	Household Annual Income as of Most Recent Recentification WITHIN REPORTING	Household Size (number) as of Most Recent Recentlan WITHIN REPORTING	Min Occapano, for thri Type (per data enlared on worksheet 1A)	Mex Occopying for that Type (ser data referred or warhances 1.4)	is the Household Owniqued or Ownstown do?	Orationated / Orationated - Bernardou, Elliphination regional for each how where foreign and the second of the second oration and a second oration and a second oration and a second orationate of the second oration and a second oration and a second oration and a second oration and a second oration are second oration are second oration are second oration and a second oration are second oration and a second oration are second oration are second oration.	Rental Assistance Type	Amount of Rent	Amount of Medimin Gross Rent Allowed for	Amount Terrent	Utility Allowance (Enter 90 K all Utilities, are	Data Of Mad Research White Tale REPORTING PERCO (m/Myyy)	Increase WITHIN	N local
1 2 3 4 5 6 7 7 8 9 10 11 12 13		Unit Type	Dele of INITIAL OCCUPANCY	Household Annual	Hausetold Size AT INITIAL DOCUPANCY	Date Of Most Recent Income Recentication WITHIN REPORTING PERIOD	Household Annual Income as of Most Recent Recentification WITHIN REPORTING	Household Size (number) as of Most Recent Recentlan WITHIN REPORTING	Min Occapancy for Unit Type (per data extended on worksheed (1))	Mex Occopany for that Type (per data stered or warkened at A)	is the tousheld Ornhoused Overzowdest	Orelinated / Orettraviola - Herwide. (Epipelation registed for each now share ledected it designed for each now share ledected it designed for Chann I and Co.d. content content of the co	Rental Assistance Type	Amount of Rent	Amount of Medimin Gross Rent Allowed for	Amount Terrent	Utility Allowance (Enter 90 K all Utilities, are	Date of Meet Reviews William Time RePORTION PERCO (motypy)	Increase WITHIN THE REPORTS	i i i i i i i i i i i i i i i i i i i
1 2 3 4 5 6 8 9 110 11 12 13 14 15		Unit Type	Dele of INITIAL OCCUPANCY	Household Annual	Hausetold Size AT INITIAL DOCUPANCY	Date Of Most Recent Income Recentication WITHIN REPORTING PERIOD	Household Annual Income as of Most Recent Recentification WITHIN REPORTING	Household Size (number) as of Most Recent Recentlan WITHIN REPORTING	Min Occapancy for Unit Type (per data worksheef 1A)	Congency for Unit Type (per Cate and Ca	is the issuability of the control of	Ornelassed / Ornettransidal – Bernsida. (Elliphination regulard for each have where levelocates is designed for the content for account of the content for a	Rental Assistance Type	Amount of Rent	Amount of Medimin Gross Rent Allowed for	Amount Terrent	Utility Allowance (Enter 90 K all Utilities, are	Oles of Medi Received William 1142 Real Received William 1142 Rep-Cetting PRPOOF (makey)	Increase WITHIN	H location
1 2 3 4 5 6 7 7 8 9 10 11 12 12 13 14 15 16		Unit Type	Dele of INITIAL OCCUPANCY	Household Annual	Hausetold Size AT INITIAL DOCUPANCY	Date Of Most Recent Income Recentication WITHIN REPORTING PERIOD	Household Annual Income as of Most Recent Recentification WITHIN REPORTING	Household Size (number) as of Most Recent Recentlan WITHIN REPORTING	Alin Occapancy for their type entered in worksheet 1A)	Cecaming for Use of the Cecaming for the Cecaming for Windows (Inc.) (In	is the Household Ownition and O	Oretinated / Orettowisel – Berein's, Elliphination regions for each two where livelination regions of the each two where livelination is all oretinations and control training of control	Rental Assistance Type	Amount of Rent	Amount of Medimin Gross Rent Allowed for	Amount Terrent	Utility Allowance (Enter 90 K all Utilities, are	Date of Mod Received Management of the Person of the Perso	Incurso WITHIN	
1 2 3 4 5 6 8 9 110 11 12 13 14 15		Unit Type	Dele of INITIAL OCCUPANCY	Household Annual	Hausetold Size AT INITIAL DOCUPANCY	Date Of Most Recent Income Recentication WITHIN REPORTING PERIOD	Household Annual Income as of Most Recent Recentification WITHIN REPORTING	Household Size (number) as of Most Recent Recentlan WITHIN REPORTING	Min Occapancy for Unit Type (per data worksheef 1A)	Congency for Unit Type (per Cate and Ca	is the issuability of the control of	Ornelassed / Ornettransidal – Bernsida. (Elliphination regulard for each have where levelocates is designed for the content for account of the content for a	Rental Assistance Type	Amount of Rent	Amount of Medimin Gross Rent Allowed for	Amount Terrent	Utility Allowance (Enter 90 K all Utilities, are	Oles of Medi Received William 1142 Real Received William 1142 Rep-Cetting PRPOOF (makey)	Increase WITHIN	N Incres
1 2 3 4 4 5 6 6 7 7 8 9 110 111 12 13 14 15 16 16 17 18 18		Unit Type	Dele of INITIAL OCCUPANCY	Household Annual	Hausetold Size AT INITIAL DOCUPANCY	Date Of Most Recent Income Recentication WITHIN REPORTING PERIOD	Household Annual Income as of Most Recent Recentification WITHIN REPORTING	Household Size (number) as of Most Recent Recentlan WITHIN REPORTING	in Despendent for User Type (or data entered or worksheet 1A)	test Occapancy for that Type (per Cate advent or wardeness ta)	is to Household Ownized and Ownized Ow	Oretinated / Orettowisel – Bearsine, Ellephendon regions for each now share lettered to the signal of the signal o	Rental Assistance Type	Amount of Rent	Amount of Medimin Gross Rent Allowed for	Amount Terrent	Utility Allowance (Enter 90 K all Utilities, are	Date of Mod Recent William Telegraph (Mod Recent William Telegraph	Increase WITHIN	H I I I I I I I I I I I I I I I I I I I
1 2 3 4 5 5 9 10 11 12 13 14 15 16 17 17 18 19 20		Unit Type	Dele of INITIAL OCCUPANCY	Household Annual	Hausetold Size AT INITIAL DOCUPANCY	Date Of Most Recent Income Recentication WITHIN REPORTING PERIOD	Household Annual Income as of Most Recent Recentification WITHIN REPORTING	Household Size (number) as of Most Recent Recentlan WITHIN REPORTING	ten Corps and the Corps and th	detect Coccepancy for List Type (per detect where the control of t	is the isosabell Overtowed of the interest of	Continuated / Contractorical - Herwitze, Elephendon registed for each now share ledendard to depley of Contract nat of Contract nat of Contract nat of Contract nat of Contractorical Cont	Rental Assistance Type	Amount of Rent	Amount of Medimin Gross Rent Allowed for	Amount Terrent	Utility Allowance (Enter 90 K all Utilities, are	Ode of Mod Recess Without The PRINT OF MAYING	Increase WITHING	H local
1 2 3 4 4 5 6 6 7 7 8 9 110 111 12 13 14 15 16 16 17 18 18		Unit Type	Dele of INITIAL OCCUPANCY	Household Annual	Hausetold Size AT INITIAL DOCUPANCY	Date Of Most Recent Income Recentication WITHIN REPORTING PERIOD	Household Annual Income as of Most Recent Recentification WITHIN REPORTING	Household Size (number) as of Most Recent Recentlan WITHIN REPORTING	in Despendent for User Type (or data entered or worksheet 1A)	occupanty for that Type ger without Type ger without Type ger without Type ger without Type ger without Type ger without Type ger without Type ger without Type ger ger ger ger ger ger ger ger ger ge	is the household Overhoused or Overtrowder?	Ornelinated / Ornettroefed - Neurole, (Elliphination region) for each two where federates is designed for each two where federates is designed of the control to account on the control to account of the control to account on the control to account on th	Rental Assistance Type	Amount of Rent	Amount of Medimin Gross Rent Allowed for	Amount Terrent	Utility Allowance (Enter 90 K all Utilities, are	Date of Mod Recent William Telegraph (Mod Recent William Telegraph	Increase WITH In	
1 2 3 4 5 6 9 9 10 11 14 15 16 19 20 21 22 23		Unit Type	Dele of INITIAL OCCUPANCY	Household Annual	Hausetold Size AT INITIAL DOCUPANCY	Date Of Most Recent Income Recentication WITHIN REPORTING PERIOD	Household Annual Income as of Most Recent Recentification WITHIN REPORTING	Household Size (number) as of Most Recent Recentlan WITHIN REPORTING	Mo Drag was de la faction participation participation participation par la faction participation participation participation par la faction par la faction participation partici	Occaping for the hyperson of t	in the investment of the control of	Orationated / Orationated - Bernardou, Elliphination regional for each how where levels are the control and against the control and against control against control and against control against control and against control against contro	Rental Assistance Type	Amount of Rent	Amount of Medimin Gross Rent Allowed for	Amount Terrent	Utility Allowance (Enter 90 K all Utilities, are	Date of Mail Received with the Control of the Contr	Increase WITH HE REPORT THE REPOR	
1 2 3 4 5 6 6 7 7 8 9 10 11 12 15 16 17 12 20 21 22 23 24		Unit Type	Dele of INITIAL OCCUPANCY	Household Annual	Hausetold Size AT INITIAL DOCUPANCY	Date Of Most Recent Income Recentication WITHIN REPORTING PERIOD	Household Annual Income as of Most Recent Recentification WITHIN REPORTING	Household Size (number) as of Most Recent Recentlan WITHIN REPORTING	No Orce was the first type of the triple of the triple of the triple of the triple of the triple of the triple of the triple of triple o	Occaping for Exercise Control of	is the incomball Overloaded Overl	Ornelinated / Ornettowisel – Neuroline, (Elimination regions of seems) have where level contents as displayed for each have been desired to stay and a content seed of the content seed of	Rental Assistance Type	Amount of Rent	Amount of Medimin Gross Rent Allowed for	Amount Terrent	Utility Allowance (Enter 90 K all Utilities, are	Date of Mod Received Without The Mod Received Without The Person Conference Without The Person C	Increase WITH PERIOD IN PE	
1 1 2 3 4 4 5 5 10 10 10 11 11 11 12 13 15 16 16 17 18 19 20 12 12 22 23 24 25 26		Unit Type	Dele of INITIAL OCCUPANCY	Hsueded Annual broose AT INTIAL OCCUP AND Y	Hausetold Size AT INITIAL DOCUPANCY	Date Of Most Recent Income Recentication WITHIN REPORTING PERIOD	Household Annual Income as of Most Recent Recentification WITHIN REPORTING	Household Size (number) as of Most Recent Recentlan WITHIN REPORTING	No Occasion de la contraction	Occaping for the hyperson of t	is the founded Owntraved or Owntraved or I	Oretinated / Oretitated a - Bernette. (Elliphination regions of termeth were interested in the control of termeth was recommended and the control of termeth and the control of termethy and the control of termethy distriction of termethy districti	Rental Assistance Type	Amount of Rent	Amount of Medimin Gross Rent Allowed for	Amount Terrent	Utility Allowance (Enter 90 K all Utilities, are	Date of Mail Received with the Mail Received with the Mail Received with the Mail Received with the Mail Received Receiv	Increase WITH In	
1 2 3 4 4 5 6 9 9 110 111 122 13 13 14 14 15 16 17 17 22 23 24 25 27		Unit Type	Dele of INITIAL OCCUPANCY	Hsueded Annual broose AT INTIAL OCCUP AND Y	Hausetold Size AT INITIAL DOCUPANCY	Date Of Most Recent Income Recentication WITHIN REPORTING PERIOD	Household Annual Income as of Most Recent Recentification WITHIN REPORTING	Household Size (number) as of Most Recent Recentlan WITHIN REPORTING	No Orce was the first type of the triple of the triple of the triple of the triple of the triple of the triple of the triple of the triple of the triple of the triple of the triple of the triple of the triple of the triple of the triple of the triple of the triple of the triple of triple of the triple of	Occapion for European Committee Comm	is the Household Overloaded Overl	Ornelinated / Ornettransidal – Berandra, Elliphination regulard for each have where flections in sea due to Chann in sea Cut in Chann in sea Cut in Chann in sea Cut in Chann in sea Cut in Chann in sea Cut in Chann in Sea Cut in Chann in Sea Cut in Chann i	Rental Assistance Type	Amount of Rent	Amount of Medimin Gross Rent Allowed for	Amount Terrent	Utility Allowance (Enter 90 K all Utilities, are	Date of Mod Receive Without The Research The Person (Individual Person	Increase WITH PERIOD IN PE	
1 1 2 3 4 4 5 5 10 10 10 11 11 11 12 13 15 16 16 17 18 19 20 12 12 22 23 24 25 26		Unit Type	Dele of INITIAL OCCUPANCY	Hsueded Annual broose AT INTIAL OCCUP AND Y	Hausetold Size AT INITIAL DOCUPANCY	Date Of Most Recent Income Recentication WITHIN REPORTING PERIOD	Household Annual Income as of Most Recent Recentification WITHIN REPORTING	Household Size (number) as of Most Recent Recentlan WITHIN REPORTING	No Occasion de la contraction	Occaping for the Company of the Comp	is the Household Overtow dot!	Continuated / Ometime deal – Bearside. (Empleadon regione for each now share lettered to the signal of the seach now share lettered to the signal of the seach now share lettered to the signal of the seach share the signal of the seach share the signal of the seach share the signal of the seach share the signal of the seach share and the signal of the seach share and the signal of the seach share and the seach share and the seach share the seach share and the seach share the	Rental Assistance Type	Amount of Rent	Amount of Medimin Gross Rent Allowed for	Amount Terrent	Utility Allowance (Enter 90 K all Utilities, are	Day of Mari Received William 1988 for the William 1	Increase WITH IN PROCESS TO THE PROC	N I I I I I I I I I I I I I I I I I I I
1 2 3 4 4 5 6 6 7 7 8 9 10 11 12 13 14 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 30 30		Unit Type	Dele of INITIAL OCCUPANCY	Hsueded Annual broose AT INTIAL OCCUP AND Y	Hausetold Size AT INITIAL DOCUPANCY	Date Of Most Recent Income Recentication WITHIN REPORTING PERIOD	Household Annual Income as of Most Recent Recentification WITHIN REPORTING	Household Size (number) as of Most Recent Recentlan WITHIN REPORTING	No Oraș wa de la construit de	Occapion for Experimental Company of the Company of	is the Household Overland in the Household O	Oretinated / Orettowdeal – Neuraline, Elephination regions for each two where level contents in adaptive Channi has decided in the contents of	Rental Assistance Type	Amount of Rent	Amount of Medimin Gross Rent Allowed for	Amount Terrent	Utility Allowance (Enter 90 K all Utilities, are	Date of Mod Recent William Telescope (Mod Recent William Telescope	Increase WITH PERIOD IN PE	
1 2 3 4 4 5 6 6 9 10 11 12 13 13 14 14 15 16 19 20 21 22 23 26 26 29 29 30 31 1		Unit Type	Dele of INITIAL OCCUPANCY	Hsueded Annual broose AT INTIAL OCCUP AND Y	Hausetold Size AT INITIAL DOCUPANCY	Date Of Most Recent Income Recentication WITHIN REPORTING PERIOD	Household Annual Income as of Most Recent Recentification WITHIN REPORTING	Household Size (number) as of Most Recent Recentlan WITHIN REPORTING	Mo Crops was the first type of the transport of the transport of the transport of the transport of the transport of the transport of the transport of the transport of the transport of the transport of the transport of the transport of the transport of transport of the transport of transport	Occapion for Exercise Control of	is the Household Orintoxinal Overtrow dot?	Continuated / Ometime deal – Bearside. (Empleadon regione for each now share lettered to the signal of the seach now share lettered to the signal of the seach now share lettered to the signal of the seach	Rental Assistance Type	Amount of Rent	Amount of Medimin Gross Rent Allowed for	Amount Terrent	Utility Allowance (Enter 90 K all Utilities, are	Ode of Moof Recommendation of the Commendation	Increase WITH HE PRODUCTION OF THE PRODUCTION OF	
1 2 3 4 4 5 6 6 7 7 8 9 10 11 12 13 14 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 30 30		Unit Type	Dele of INITIAL OCCUPANCY	Hsueded Annual broose AT INTIAL OCCUP AND Y	Hausetold Size AT INITIAL DOCUPANCY	Date Of Most Recent Income Recentication WITHIN REPORTING PERIOD	Household Annual Income as of Most Recent Recentification WITHIN REPORTING	Household Size (number) as of Most Recent Recentlan WITHIN REPORTING	Mo Cross was a series of the s	Occaping for Exercise Control of	is the founded Overheaded Overheaded Overheaded Overheaded Overtices death of the Control of the Control overheaded Overh	Continuated / Oriettowical - Neuraline (Elliphination regions) for each how where Indicators is displayed for them have one content in the continuation of the continu	Rental Assistance Type	Amount of Rent	Amount of Medimin Gross Rent Allowed for	Amount Terrent	Utility Allowance (Enter 90 K all Utilities, are	Date of Mol Received with the Telephone Person (May 1) and the Perso	Increase WITH PERIOD IN PE	
1 2 3 4 5 6 9 9 111 12 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 27 28 30 30 30 31 32 24		Unit Type	Dele of INITIAL OCCUPANCY	Hsueded Annual broose AT INTIAL OCCUP AND Y	Hausetold Size AT INITIAL DOCUPANCY	Date Of Most Recent Income Recentication WITHIN REPORTING PERIOD	Household Annual Income as of Most Recent Recentification WITHIN REPORTING	Household Size (number) as of Most Recent Recentlan WITHIN REPORTING	No Occasional de la contractional de la contra	Company for the hyper service of the hyper service	in the invested of Control and	Ordenased / Ordetroed al. Hereafty. (Enhancium regional for each how where inchement as departs of them in his order to the contract and applied to them in his order to the contract of the contract and applied to the contract	Rental Assistance Type	Amount of Rent	Amount of Medimin Gross Rent Allowed for	Amount Terrent	Utility Allowance (Enter 90 K all Utilities, are	Date of Mail Received with the Control of the Contr	Increase WITHIN PROPERTY OF THE PROPERTY OF TH	
1 2 3 4 4 5 5 10 10 11 11 12 12 13 13 14 15 16 17 16 17 16 17 18 19 19 12 12 12 12 12 12 12 12 12 12 12 12 12		Unit Type	Dele of INITIAL OCCUPANCY	Hsueded Annual broose AT INTIAL OCCUP AND Y	Hausetold Size AT INITIAL DOCUPANCY	Date Of Most Recent Income Recentication WITHIN REPORTING PERIOD	Household Annual Income as of Most Recent Recentification WITHIN REPORTING	Household Size (number) as of Most Recent Recentlan WITHIN REPORTING	Mo Crae was the first type for the triple for the t	Occaping for Exercise Control of	is the humbed Overhoused of Overhoused of Overhoused of Overhoused of Overhoused of Overhoused of Overhoused of Overhoused of Overhoused of Overhoused of Overhoused of Overhoused of Overhoused of Overhoused of Overhouse	Continuated / Oriettowical - Neuralive. (Elliphination regional for each how where level content is a designed of the content is a designed or content in a decided or a designed of the content is a decided or a de	Rental Assistance Type	Amount of Rent	Amount of Medimin Gross Rent Allowed for	Amount Terrent	Utility Allowance (Enter 90 K all Utilities, are	Date of Most Recent Without The Most Recent Without The Person Conference Without The Person Con	Increase WITH PERIOD 1	
1 2 3 4 4 5 5 6 9 10 111 12 12 12 12 12 12 12 12 12 12 13 14 14 14 17 17 18 18 19 19 19 19 19 19 19 19 19 19 19 19 19		Unit Type	Dele of INITIAL OCCUPANCY	Hsueded Annual broose AT INTIAL OCCUP AND Y	Hausetold Size AT INITIAL DOCUPANCY	Tales Of Man. Please in Joseph I Man. Record Facility I Record Fac	Household Annual Income as of Most Recent Recentification WITHIN REPORTING	Household Size (number) as of Most Recent Recentlan WITHIN REPORTING	No Orac was the first type of the transport of the transp	Occapion for Experience (A)	is the Household Control and C	Continuated / Ometion deal – Bearside. (Emhinistic register) for each two where level contents in dealings of country to an Collection to the country of country to an Collection to the country of co	Rental Assistance Type	Amount of Rent	Amount of Medimin Gross Rent Allowed for	Amount Terrent	Utility Allowance (Enter 90 K all Utilities, are	Date of Mod Recent William Telescope (Mod Recent William Telescope	Increase WITH PRODUCTION OF THE PRODUCTION OF TH	
1 2 3 4 4 5 5 10 10 11 11 12 12 13 14 14 15 15 16 17 16 17 16 17 17 18 19 19 10 11 11 11 11 11 11 11 11 11 11 11 11		Unit Type	Dele of INITIAL OCCUPANCY	Hsueded Annual broose AT INTIAL OCCUP AND Y	Hausetold Size AT INITIAL DOCUPANCY	Tales Of Man. Please in Joseph I Man. Record Facility I Record Fac	Household Annual Income as of Most Recent Recentification WITHIN REPORTING	Household Size (number) as of Most Recent Recentlan WITHIN REPORTING	Mo Crae was the first type for the triple for the t	Occaping for Exercise Control of	is the humbed Overhoused of Overhoused of Overhoused of Overhoused of Overhoused of Overhoused of Overhoused of Overhoused of Overhoused of Overhoused of Overhoused of Overhoused of Overhoused of Overhoused of Overhouse	Continuated / Ometion deal – Bearinfor, Elliphination regions for each time where flections is a deal paid. Continuin for a City of Continuin for City of Continuin for City of City o	Rental Assistance Type	Amount of Rent	Amount of Medimin Gross Rent Allowed for	Amount Terrent	Utility Allowance (Enter 90 K all Utilities, are	Date of Mod Received with the Telephone Person (Indian Person Person (Indian Person Person (Indian Person Person (Indian Person Person (Indian Person Person (Indian Person Person Person (Indian Person Pers	Increase Wilfilm Increa	
1 2 3 4 4 5 6 6 7 7 8 9 10 111 12 13 14 14 15 16 17 17 18 18 19 20 22 23 26 29 29 29 31 32 27 27 28 29 39 34 34 35 36 38 39 39 39 39 39		Unit Type	Dele of INITIAL OCCUPANCY	Hsueded Annual broose AT INTIAL OCCUP AND Y	Hausetold Size AT INITIAL DOCUPANCY	Tales Of Man. Please in Joseph I Man. Recent Editor Recent Editor With San San San San San San San San San San	Household Annual Income as of Most Recent Recentification WITHIN REPORTING	Household Size (number) as of Most Recent Recentlan WITHIN REPORTING	For Cross was a second of the	Occapion for five formation of the five form	is the Household Oversion and of the Control of the	Continuated / Ometion feel – Neuraline (Emhinistion regions for each now share life from the feel of contact in designed of contact in de	Rental Assistance Type	Amount of Rent	Amount of Medimin Gross Rent Allowed for	Amount Terrent	Utility Allowance (Enter 90 K all Utilities, are	Date of Mod Recent without The Research Telescope Person (no. 100 pt.)	Increase WITH PRODUCTION OF THE PRODUCTION OF TH	
1 2 3 4 4 5 5 10 10 11 11 12 12 13 14 14 15 15 16 17 16 17 16 17 17 18 19 19 10 11 11 11 11 11 11 11 11 11 11 11 11		Unit Type	Dele of INITIAL OCCUPANCY	Hsueded Annual broose AT INTIAL OCCUP AND Y	Hausetold Size AT INITIAL DOCUPANCY	Tales Of Man. Please in Joseph I Man. Recent Editor Recent Editor With San San San San San San San San San San	Household Annual Income as of Most Recent Recentification WITHIN REPORTING	Household Size (number) as of Most Recent Recentlan WITHIN REPORTING	Mo Crae was the first type for the triple for the t	Occaping for Exercise Control of	is the invested Overhead of Ov	Continuated / Orestronded - Bernelov. (Elliphination regional for each how where inductors to display to chann in face of control for each record of the control for each form of the control for each form of the control form of	Rental Assistance Type	Amount of Rent	Amount of Medimin Gross Rent Allowed for	Amount Terrent	Utility Allowance (Enter 90 K all Utilities, are	Date of Mod Received with the Telephone Person (Indian Person Person (Indian Person Person (Indian Person Person (Indian Person Person (Indian Person Person (Indian Person Person Person (Indian Person Pers	Increase WITH PERIOD IN PE	

				Annual Monitor	ing Report - Demographic Information - Reportin	ıg Year	2016 -	1				
		100	i la villa Mili	May	or's Office of Housing & Community Developme	nt						
Project A	ddress:				Data supplied on this worksheet must be from the rent roll of the last month of the reporting period that was entered on worksheet 1A.							
- 		 Select one Select one For legacy 	Ethnicity categor Race category for race and ethnicit	ry for the head of household or the head of household. If y data that reports race and	at was residing in the project <u>at the end of the Reporting Period.</u> I. If unknown, manager's or vacant unit, select "Not Reported". unknown, manager's or vacant unit, select "Not Reported". I ethnicity as a single field, an additional category of "Not Reported* should be used yould be listed as "Not Reported".		e a head of hou	sehold's race if it is l	Isted as			
i c	D	SECON	i F	G	H	- 1	J.	K .	Land			
Row Num	Unit No.	Unit Type (Bed / SRO / Studio / 1BR / 2BR / 3BR / 4BR / 5+BR)	Household Size (number) as of Most Recent Recertification WITHIN REPORTING PERIOD	Ethnicity (select from drop down menu)	Race (select from drop down menu)	Female Headed House- hold (yes/no)	Elderly House- hold (yes/no)	Number of Children under Age 18 in HH	Disability (select one)			
1												
2					,							
3												
4												
5												
6												
7												
8												
9								•				
10												
11												
12												
13												
14			ļ									
15 .												
16												
17		<u> </u>										
18		<u> </u>			<u> </u>							
19												
20		ļ										
21												
22	ĺ	l				<u> </u>	<u> </u>					

the control of the co

Annual Monitoring Report - Summary of Reported I Mayor's Office of Housing &	No experiencial de la companya de la companya de la companya de la companya de la companya de la companya de l	A STATE OF	2016 - • • • • • • • • • • • • • • • •	5 "
Project Address:	Last Day of Reporting Period	1/0/1900	# Units:	0

Household Size		
	# Reported Households	% of Total
One Person Household	0	
Two Person Household	0	
Three Person Household	0	•
Four Person Household	0	
Five Person Household	0	
Six Person Household	0	****
Seven or more Person Household	0	
TOTAL Households*	0	
TOTAL Posidents		

Excludes 0 unit(s) reported as manager's or vacant unit(s).

Head of Household Race/Ethnicity

	# Reported Head of HH	% of Total
Hispanic/Latino	0	
Not Hispanic/Latino		
American Indian/Alaskan Native	0	
Asian	0	
Black/African American	0	
Native Hawaiian/Other Pacific Islander	0	
White	0	
American Indian/Alaskan Native and Black/African American	0	
American Indian/Alaskan Native and White	0	
- Asian and White	0	i '
Black/African American and White	0	
Other/Multiracial	0	
Not Reported	0	
Total Head of Households	0	

Other	Hause	hald	Demog	ranhine

	# Reported
Female Headed Households	
Elderly Households	
Households with Children Under 18	(
Number of Children Under 18	
Households with Tenant with Physical Disability	(
Households with Tenant with Visual Disability	
Households with Tenant with Hearing Disability	
Households with Tenant with No Disability	

Target and Actual Population Served

	get Population	А	ctual Population
0	Families	0	Families
0	Persons with HIV/AIDS	0	Persons with HIV/AIDS
0	Housing for Homeless	0	Housing for Homeless
0	Mentally or Physically Disabled	0 Mentally or Physical Disabled	
0	Senior Housing	0	Senior Housing
0 .	Substance Abuse	0	Substance Abuse
0	Domestic Violence Survivor	0	Domestic Violence Survivor
0	Veterans	0	Veterans
0	Formerly Incarcerated	0	Formerly Incarcerated
0	Transition-Aged Youth ("TAY")	0	Transition-Aged Youth ("TAY")

Annual Monitoring Report - Narrative - Reporting Year 2016 - Mayor's Office of Housing & Community Development

Project Street Address:

Reporting Period - Start Date: 1/0/1900 Reporting Period - End Date: 1/0/1900

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

1. Explanations & Comments

Use this space to record notes about any peculiarities in the entered a formula instead of a single number for a field, may worksheet that was done, and describe the formula & under in detail any amounts entered for "Other payments" on the	ske a note here re: for which question on which rlying numbers. Also use this field to describe
•	

2. Code Violations

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

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

(add additional rows as needed)

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

Violation or Citation #	Date Cleared	Issued By	Description of Remedy
	·		
			·

(add additional rows as needed)

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

Vacant Unit Rent-Up Time If the project had an average VACANT UNIT RENT-UP TIME greater than 30 days for question 36 worksheet "1A.Prop&Residents," you must supply the following: a. A description of the work done to analyze the cause/s of the high turnaround time, and what the identified causes are; and b. A description of the work done to identify means of reducing the turnaround time, and all viable remedies that have been identified; and c. A description of the plan to implement any remedies, including specific timelines for the implementation work.									- M-A	
If the project had an average VACANT UNIT RENT-UP TIME greater than 30 days for question 36 worksheet "1A.Prop&Residents," you must supply the following: a. A description of the work done to analyze the cause/s of the high turnaround time, and what the identified causes are; and b. A description of the work done to identify means of reducing the turnaround time, and all viable remedies that have been identified; and c. A description of the plan to implement any remedies, including specific timelines for					•		·			
If the project had an average VACANT UNIT RENT-UP TIME greater than 30 days for question 36 worksheet "1A.Prop&Residents," you must supply the following: a. A description of the work done to analyze the cause/s of the high turnaround time, and what the identified causes are; and b. A description of the work done to identify means of reducing the turnaround time, and all viable remedies that have been identified; and c. A description of the plan to implement any remedies, including specific timelines for									,	
If the project had an average VACANT UNIT RENT-UP TIME greater than 30 days for question 36 worksheet "1A.Prop&Residents," you must supply the following: a. A description of the work done to analyze the cause/s of the high turnaround time, and what the identified causes are; and b. A description of the work done to identify means of reducing the turnaround time, and all viable remedies that have been identified; and c. A description of the plan to implement any remedies, including specific timelines for										
If the project had an average VACANT UNIT RENT-UP TIME greater than 30 days for question 36 worksheet "1A.Prop&Residents," you must supply the following: a. A description of the work done to analyze the cause/s of the high turnaround time, and what the identified causes are; and b. A description of the work done to identify means of reducing the turnaround time, and all viable remedies that have been identified; and c. A description of the plan to implement any remedies, including specific timelines for										
If the project had an average VACANT UNIT RENT-UP TIME greater than 30 days for question 36 worksheet "1A.Prop&Residents," you must supply the following: a. A description of the work done to analyze the cause/s of the high turnaround time, and what the identified causes are; and b. A description of the work done to identify means of reducing the turnaround time, and all viable remedies that have been identified; and c. A description of the plan to implement any remedies, including specific timelines for		•								
If the project had an average VACANT UNIT RENT-UP TIME greater than 30 days for question 36 worksheet "1A.Prop&Residents," you must supply the following: a. A description of the work done to analyze the cause/s of the high turnaround time, and what the identified causes are; and b. A description of the work done to identify means of reducing the turnaround time, and all viable remedies that have been identified; and c. A description of the plan to implement any remedies, including specific timelines for				•			Un Timo	Pont III	ant Unit	Vaca
 worksheet "1A.Prop&Residents," you must supply the following: a. A description of the work done to analyze the cause/s of the high turnaround time, and what the identified causes are; and b. A description of the work done to identify means of reducing the turnaround time, and all viable remedies that have been identified; and c. A description of the plan to implement any remedies, including specific timelines for 				•	<u> </u>					
b. A description of the work done to identify means of reducing the turnaround time, and all viable remedies that have been identified; andc. A description of the plan to implement any remedies, including specific timelines for	•	and	around time, and			one to ana	f the work d	iption of tl	a. A descri	
all viable remedies that have been identified; and c. A description of the plan to implement any remedies, including specific timelines for			round time and	ducing the turner	tifu moans of					h
			ound time, and	educing the turnard						D.
tie implementation work.		ana			•				a A dogari	
			timelines for	including specific	•	implemer				C.
			timelines for	including specific	•	implemer				С.
			timelines for	including specific	•	implemer				C.
			; timelines for	including specific	•	implemer				C.
			timelines for	including specific	•	implemer				C.
			timelines for	including specific	•	implemer				C.
			timelines for	including specific	•	implemer				С.

5. Affirmative Marke	eting 0] .		
Did you conduct any marketing that was o	marketing of the project donducted, including	during the reporting p	eriod? If yes, please d	lescribe the
	eting was conducted and h	how it was intended t	o reach populations lea	ast likely
b. any advertising	, direct mailings, emailings seholds were on the waitin			vere on it
	eting was completed.	ig list prior to the mai	Reding and now many t	were on it
		•		
	•			
	:			
·				
Expense section of the	ACANCY RATE greater the ne worksheet "2.Fiscal," your fitne work done to analyze	ou must supply the fo	llowing:	
If the project had a V/ Expense section of th a. A description o the identified c	ACANCY RATE greater the ne worksheet "2.Fiscal," your of the work done to analyze auses are; and	ou must supply the fo	llowing: acancy rate, and what	
If the project had a VAExpense section of the a. A description of the identified control b. A description of viable remedies	ACANCY RATE greater the worksheet "2.Fiscal," your fitne work done to analyze auses are; and of the work done to identify as that have been identified.	ou must supply the fo e the cause/s of the v means of reducing t d; and	llowing: vacancy rate, and what he vacancy rate, and a	
If the project had a VAExpense section of the a. A description of the identified control b. A description of viable remedies	ACANCY RATE greater the worksheet "2.Fiscal," your fitne work done to analyze auses are; and of the work done to identify as that have been identified of the plan to implement an	ou must supply the fo e the cause/s of the v means of reducing t d; and	llowing: vacancy rate, and what he vacancy rate, and a	
If the project had a VAExpense section of the a. A description of the identified control b. A description of viable remedies c. A description of	ACANCY RATE greater the worksheet "2.Fiscal," your fitne work done to analyze auses are; and of the work done to identify as that have been identified of the plan to implement an	ou must supply the fo e the cause/s of the v means of reducing t d; and	llowing: vacancy rate, and what he vacancy rate, and a	
If the project had a VAExpense section of the a. A description of the identified control b. A description of viable remedies c. A description of	ACANCY RATE greater the worksheet "2.Fiscal," your fitne work done to analyze auses are; and of the work done to identify as that have been identified of the plan to implement an	ou must supply the fo e the cause/s of the v means of reducing t d; and	llowing: vacancy rate, and what he vacancy rate, and a	
If the project had a VAExpense section of the a. A description of the identified control b. A description of viable remedies c. A description of	ACANCY RATE greater the worksheet "2.Fiscal," your fitne work done to analyze auses are; and of the work done to identify as that have been identified of the plan to implement an	ou must supply the fo e the cause/s of the v means of reducing t d; and	llowing: vacancy rate, and what he vacancy rate, and a	
If the project had a VAExpense section of the a. A description of the identified control b. A description of viable remedies c. A description of	ACANCY RATE greater the worksheet "2.Fiscal," your fitne work done to analyze auses are; and of the work done to identify as that have been identified of the plan to implement an	ou must supply the fo e the cause/s of the v means of reducing t d; and	llowing: vacancy rate, and what he vacancy rate, and a	
If the project had a VAExpense section of the a. A description of the identified control b. A description of viable remedies c. A description of	ACANCY RATE greater the worksheet "2.Fiscal," your fitne work done to analyze auses are; and of the work done to identify as that have been identified of the plan to implement an	ou must supply the fo e the cause/s of the v means of reducing t d; and	llowing: vacancy rate, and what he vacancy rate, and a	
If the project had a VAExpense section of the a. A description of the identified control b. A description of viable remedies c. A description of	ACANCY RATE greater the worksheet "2.Fiscal," your fitne work done to analyze auses are; and of the work done to identify as that have been identified of the plan to implement an	ou must supply the fo e the cause/s of the v means of reducing t d; and	llowing: vacancy rate, and what he vacancy rate, and a	
If the project had a VAExpense section of the a. A description of the identified control b. A description of viable remedies c. A description of	ACANCY RATE greater the worksheet "2.Fiscal," your fitne work done to analyze auses are; and of the work done to identify as that have been identified of the plan to implement an	ou must supply the fo e the cause/s of the v means of reducing t d; and	llowing: vacancy rate, and what he vacancy rate, and a	
If the project had a VAExpense section of the a. A description of the identified control b. A description of viable remedies c. A description of	ACANCY RATE greater the worksheet "2.Fiscal," your fitne work done to analyze auses are; and of the work done to identify as that have been identified of the plan to implement an	ou must supply the fo e the cause/s of the v means of reducing t d; and	llowing: vacancy rate, and what he vacancy rate, and a	

7. Miscellaneous Expenses: Administrative/Operating & Maintenance

If the project had miscellaneous administrative or miscellaneous operating & maintenance expenses greater than \$10,000 respectively, you must provide a detailed itemization of these individual expenses below. Total expenses must equal the total amount reported on the worksheet "2.Fiscal."

			1		
Misc. Admin Expenses					
			HUD		
Expense Description	Amount		Acct#	Notes	
Total:		0.00			÷
Diff. from Fiscal Activity WS:					
			,		
Misc. Operating & Maintenance Ex	penses				
			HUD		•
Expense Description	Amount		Acct #	Notes	
			T	1	
				·	
Total:		0.00			
Diff. from Fiscal Activity WS:					
			_		•
8. Negative Cash Flow]		
or Hogalite outlin 10th	1		I		
			1		

If the project had NEGATIVE CASH FLOW, as may be shown above from the Income Expense section of worksheet "2.Fiscal," you must supply the following:

- a. A description of the work done to analyze the cause/s of the shortfall, and what the identified causes are; and
- b. A description of the work done to identify remedies for the shortfall, and all viable remedies that have been identified; and
- c. A description of the plan to implement any remedies, including specific timelines for the implementation work.
- d. If the project has a Project-Based Section 8 Housing Assistance Payments (HAP) contract, please also supply the date of the last increase to the HAP contract, the date when the project will submit the next HAP contract rent increase, and any related comments about whether the project has been diligent in seeking annual increases to the HAP contract.

	whether the project has been diligent in seeking annual increases to the HAP contract.						
				<u></u>			
		-					
}				,			

				•			
	Annual	Monitoring Report - Pr	oject Financing - Repo	orting Year 2016 - Mayor's Office of	Housing & Community D	evelopment	
Provide inf	formation about all current financing of	the project. Lenders show	uld be listed in lien orde	r, i.e., with the most-senior lender in t	ne first lien position, the mo	st-junior lender in last lien posi	tion.
Project Add	lress:			• •	4		
Current	Project Financing				wileta (ili	60 B O. B. S. 15.04	- (V) V.1
Llen Order	Lender (and Loan Program if applicable)	Loan Amount	Interest Rate	Maturity Date Repayment Terms	Monthly Debt Service Payment	Outstanding Principal Balance As Of End of Prior Reporting Period	Accrued Interest As Of End of Prior Reporting Period
11							
2							
3							
5				 		-	
6				 		 	
7				 		 	
8							

	Annual Monitoring Report	Services Funding - Reporting Year 2016 - May	or's Office of Housing & Community (Development	#/1011	TO UNITED
Completion of this page is required based on same grant, please repeat the data for each s		neet 1A.Prop&Residents, Supply one row of data fo	or each service that is being provided. (If	more than one service is	being provided by the sa	ne Provider under the
Project Address:						
Current Services Funding	184	 (1) Substitute of the segment of the s	and the control of th	najaranja dibihasi ka	MAKE TO THE TOTAL	
Service Type	Service Provider Name	Street Address where Service is Provided	Name of Funder of this Service	Grant Amount	Grant Start Date	Grant End Date

. . .

Project Street Address:

Schedule of Operating Revenues For the Year Ended December 31, 1900

Rental Income	Total
5120 Gross Potential Tenant Rents	\$0
5121 Rental Assistance Payments (inc. LOSP)	0
5140 Commercial Unit Rents	0
Tot	I Rent Revenue: \$0
Vacancies	•
5220 Apartments	\$0
5240 Stores & Commercial	0
	Fotal Vacancies: \$0
Net Rental Income: (Rent Revenue	
Other Revenue	
5170 Rent Revenue - Garage & Parking	\$0
5190 Misc. Rent Revenue	0
5300 Supportive Services Income	. 0
5400 Interest Revenue - Project Operations (From Opera	ng Acct Only) 0
5400 Interest Revenue - Project Operations (From All Oth	<u> </u>
5910 Laundry & Vending Revenue	, . O
5920 Tenant Charges	0
5990 Misc. Revenue	. 0
Tota	Other Revenue: \$0
Total Or	erating Revenue: \$0

Project Street Address:

Schedule of Operating Expenses For the Year Ended December 31, 1900

Management -	Total
6320 Management Fee	\$0
"Above the Line" Asset Management Fee	0
Total Management Expenses:	\$0
Salaries/Benefits	
6310 Office Salaries	\$0
6330 Manager's Salary	0
6723 Employee Benefits: Health Insurance & Disability Insurance	0
Employee Benefits: Retirement & Other Salary/Benefit Expenses	0
6331 Administrative Rent Free Unit	0
Total Salary/Benefit Expenses: _	\$0
Administration	
6210 Advertising and Marketing	\$0
6311 Office Expenses	0
6312 Office Rent	0
6340 Legal Expense - Property	0
6350 Audit Expense	0
6351 Bookkeeping/Accounting Services 6370 Bad Debts	0
6390 Miscellaneous Administrative Expenses	0
Total Administrative Expenses:	\$0
Utilities	
6450 Electricity	\$0
6451 Water 6452 Gas	0
6453 Sewer	. 0
Total Utilities Expenses:	\$0
Total Othities Expenses.	φυ
Taxes and Licenses	
6710 Real Estate Taxes	\$0
6711 Payroll taxes	0
6790 Miscellaneous Taxes, Licenses, and Permits	0_
Total Taxes and Licenses Expenses:	\$0
Insurance	
6720 Property and Liability Insurance	\$0
6721 Fidelity Bond Insurance	0
6722 Workers' Compensation	. 0
6724 Directors & Officers Liabilities Insurance	0
Total Insurance Expenses:	\$0

Schedule of Operating Expenses For the Year Ended December 31, 1900

Maintenance and Repairs		Total	
6510 Payroll			\$0
6515 Supplies	•		0
6520 Contracts			0
6525 Garbage and Trash Removal			0
6530 Security Payroll/Contract			0
6546 HVAC Repairs and Maintenance		*	0
6570 Vehicle and Maintenance Equipment Op	eration and Repairs		0
6590 Miscellaneous Operating and Maintenar	ce Expenses		0
Total Mainte	nance and Repairs Expenses:		\$0
•			
6900 Supportive Services			\$0
` Capital and Non-Capital Expenditures to	, ha		
Reimbursed from Replacement Reserve			¢Λ
Reimbursed nom Replacement Reserve			\$0
	Total Operating Expenses:		\$0
Financial Expenses			
Enter amounts in yellow highlighted cells. Le	eave no cells blank. Enter "0" if ap	plicable.	
6820 Interest on Mortgage (or Bonds) Payable	9		
6825 Interest on Other Mortgages			
6830 Interest on Notes Payable (Long Term)			
6840 Interest on Notes Payable (Short Term)			
6850 Mortgage Insurance Premium/Service C	harge		
6890 Miscellaneous Financial Expenses	95		
,	Total Financial Expenses:		\$0
			 -
6000 Total Cost of Ope	erations before Depreciation:		\$0
5060	Operating Profit (Loss):		\$0
Depreciation & Amortization Expense	es		
Enter amounts in yellow highlighted cells. Le	eave no cells blank. Enter "0" if ap	plicable.	
6600 Depreciation Expense			
6610 Amortization Expense			
Operating Profit (Loss) after D	eprecieation & Amortization:		\$0
- · · · · · · · · · · · · · · · · · · ·	•		
Net Entity Expenses	•		
the right.			
7190			
7190			
7190			
7190			
7190 7190			
7190 7190			
7190			
7190			
7190	Total Net Entity Expenses:		\$0
	. J.a E.m.y Expondos.		40
3250 Change in Total Net Assets from Ope	rations (Net Loss)		\$0
Amount computed in cell E139 should m	natch audited financial stateme	nt.	

Computation of Operating Cash Flow/Surplus Cash For the Year Ended December 31, 1900

		Total	
Operating Revenue			\$0
Interest earned on restricted accounts			0
v	Adjusted Operating Revenue		\$0
			
Operating Expenses			\$0
Net Operating Income	. •		\$0
Other Activity			
Ground Lease Base Rent			\$0
Bond Monitoring Fee	•		0
Mandatory Debt Service - Principal	•		0
Mandatory Debt Service - Interest			0
Mandatory Debt Service - Other Amount			0
Deposits to Replacement Reserve Account			0
Deposits to Operating Reserve Account			0
Deposits to Other Restricted Accounts per Regulatory Agree	ement		0
Withdrawals from Operating Reserve Account			0
Withdrawals from Other Required Reserve Account	<u></u>		0
	Total Other Activity:		\$0
Allocation of Non-Residential Surplus (LOSP only)			
Operat	ing Cash Flow/Surplus Cash:		\$0
Distribution of Surplus Cash Ahead of Residual Re	ceipts Payments		
Select the Distribution Priority number from Worksheet 2. Fig.	scal Activity for payments to be paid	d	
<u>ahead</u> of residual receipts payments.			
·		Total	
	•		
·	•		
	·		
Total Cash Available for Re	esidual Receipts Distribution:		\$0
Distribution of Residual Receipts			
Select the Distribution Priority number from Worksheet 2. Fi	scal Activity for payments to be paid	d	
with remaining residual receipts.			
		Total	
 Total Residual Re	eceipts Distributions to Lenders:		\$0
i otal Nesidual Ne			Ψυ
Proposed Owner Distribution			\$0
Proposed Other Distribution/Uses			0
i joposed Other Distribution/Oses			J
Total Residual Receipts Distribut	tions to Landars and Owners:		\$0
i otal Residual Receipts Distribui	nona to Lenuera anu Owners:		φυ

Project Street Address:

Summary of Replacement Reserve and Operating Reserve Activity For the Year Ended December 31, 1900

•	Replacement Reserve	Operating Reserve
Balance, December 31, 1899	\$0	\$0
Actual Annual Deposit	0	0
Interest Earned	0	0
Withdrawals	0	0
Balance, December 31, 1900	\$0	\$0

Annual Monitoring Report - Completeness Tracker - Reporting Year 2016 - Mayor's Office of Housing & Community Development

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

Reporting Start Date: Reporting End Date: 1/0/00 1/0/00 Project Address:

Submission Instructions:

Once all worksheets below are "COMPLETED", email the AMR, completed Owner Compliance Certification, along with the attachments required under the Insurance and Tax Certification per page 3 of the Owner Certification, waitlist, and audited financial statements to: moh.amr@sfgov.org.

		•
Worksheet 1A. Pro	perty & Residents	/PLETE
A CONTRACTOR OF THE PARTY OF TH	Questions 1 thru 4	incomplete
	Questions 5 thru 24	incomplete
	Questions 25 thru 39	incomplete
	Questions 40 thru 50	incomplete
	. Questions 51 thru 61	incomplete
Worksheet 4B Tra	nsitional Programs	etermined
	Questions 1 thru 11	To Be Determined
	Questions 12 thru 18	To Be Determined
	Questions 19 thru 39	To Be Determined
Worksneet 1C. Evi	ction Data To Be D	etermined
	Question 1	To Be Determined
•	Questions 2 thru 21	To Be Determined
	Questions 22 thru 41	To Be Determined
·	Questions 42 thru 61	To Be Determined
		IN ETE
worksneet 2. FISC		MPLETE
	Rental Income - Housing Unit GPTI	incomplete
	Vacancy Loss - Housing Unit Operating Expense	s incomplete
	Surplus Cash/Residual-Receipts (Rows 140 - 171	incomplete
	Operating Reserve (Rows 177 - 186	
	Replacement Reserve (Rows 188 - 196	incomplete
	Changes to Real Estate Assets (Rows 198 - 205	incomplete
	Replacement Reserve Eligible Expenditures (Rows 209 - 228	
	Program Income (Rows 230 - 243	Ωκ, •
Worksheet 3A. Oc	Does number of units entered on Worksheet 3 match total unit	
	entered on Worksheet 1A or the total households that can b served in Worksheet 1B	
•	For each row with a Unit Number, was data entered in cells fo Subsidy Type and Utility Allowance	
	Narrative Provided for All rows Indicating Overhoused of Overcrowded	
Worksheet 3B. De	mographic information 🗼 👭 To Be D	etermined
fluction the transaction was at the supplication to	ls Ethnicity and Race selected for each household	
Worksheet 4 Nam	With the Mary Cast Control Cast Cast Cast Cast Cast Cast Cast Cast	etermined To Be Determined To Be Determined
		To Be Determined To Be Determined To Be Determined
•		7 To Be Determined 8 To Be Determined
Worksheet 5. Proj	ect Financing INCO	MPLETE
Worksheet 6. Serv	To Be C	etermined
Worksheet 7. Sup	plementary information field and a generale Schedule	plete. If using AMR to s required for Auditied
Required by MOH	CD : Financial Statemen	it, please complete the data entry.

EXHIBIT H

Tenant Selection Plan Policy - LOSP

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

Application Process

- Application Materials. The housing provider's written and/or electronic application materials should:
 - o outline the screening criteria that the housing provider will use;
 - o be in compliance with San Francisco Police Code Article 49 or the Fair Chance Ordinance,
 - outline how an applicant may request a modification of the admission process and/or a change in admission policies or practices as a reasonable accommodation:
 - o be written in language that is clear and readily understandable,
- **First Interview**. In accordance with the housing provider policies, an initial interview is required to assess each applicant's minimum eligibility requirements for housing units.
- **Second Interview**. Before issuing a denial, the housing provider should consider offering a second interview to resolve issues and inconsistencies, gather additional information, and assist as much as possible with a determination to admit the applicant.
- Confidentiality. All information provided will be kept confidential and be used only by the housing provider, the referring agency and the funding agency for the purpose of assisting and evaluating the applicant in the admission process. All applicant information shall be retained for 12 months after the final applicant interview.
- Delays in the Process. If delays have occurred or are likely to occur in the application and screening process or the process exceeds the housing provider's normal timeline for application and screening, the housing provider must immediately inform the referring agency and the funding agency, of the status of the application, the reason for the delay and the anticipated time it will take to complete the application process.
- **Problems with the Referring Agency**. If at any point the housing provider has difficulty reaching or getting a response from the applicant and referring agency, the housing provider must immediately contact the referring agency, if possible, and the funding agency, HSH.

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

• <u>Limited English Proficiency Policy</u>. Throughout the application process, the housing provider must comply with City policy for language access requirements for applicants with limited English proficiency.

Reasonable Accommodation and Modification Policy

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

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

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

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

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

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

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

Notice of Denial and Appeal Process

- The housing provider shall:
 - o Hold a comparable unit for the household during the entire appeal process.

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

EXHIBIT I

Tenant Screening Criteria Policy - LOSP

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

The screening criteria and considerations outlined below encourage providers to "screen in" rather than "screen out" applicants. These requirements are also designed to satisfy the requirements of San Francisco Police Code Article 49, Sections 4901-4920 or the Fair Chance Ordinance. This policy describes a minimum level of leniency; providers are encouraged to adopt less restrictive policies and processes whenever appropriate. For example, providers may opt not to review or consider applicant criminal records at all.

Screening Criteria

- Housing providers shall not automatically bar applicants who have a criminal record² in recognition of the fact that past offenses do not necessarily predict future behavior, and many applicants with a criminal record are unlikely to re-offend.
- Housing providers shall not consider:
 - o arrests that did not result in convictions, except for an open arrest warrant;
 - convictions that have been expunged or dismissed under Cal. Penal Code § 1203.4 or 1203.4a;³
 - o juvenile adjudications.
- Housing providers shall consider:
 - o the individual circumstances of each applicant; and
 - o the relationship between the offense, and
 - (1) the safety and security of other tenants, staff and/or the property; and
 - (2) mitigating circumstances such as those listed below.
 - only those offenses that occurred in the prior 3 years, except in exceptional situations, which must be documented and justified, such as where the housing provider staff is aware that the applicant engaged in violent criminal activity against staff, residents or community members and/or that the applicant intentionally submitted an application with materially false information regarding criminal activity. As necessary, HSH will assess the justification for a longer look-back period and determine whether an exception is warranted. In these exceptional situations, the housing provider may consider offenses that occurred in the prior 5 years.
 - o mitigating factors, including, but not limited to:

² The policy recognizes that some housing may be subject to mandatory laws that require the exclusion of an applicant based upon certain types of criminal activity.

³ The purpose of the statute is allow a petitioner to request a dismissal of the criminal accusations, a change in plea or setting aside of a verdict and to seek to have certain criminal records sealed or expunged and a release "from all penalties and disabilities resulting from the offense."

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

Loan Committee Date: March 3, 2017 Page 1 of 15

Citywide Affordable Housing Loan Committee

San Francisco Mayor's Office of Housing and Community Development Department of Homelessness and Supportive Housing Office of Community Investment and Infrastructure

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

Contract Renewal

Prepared By: Mike McLoone

Loan Committee Date: March 3, 2017

Sponsor Name:

Tenderloin Neighborhood Development Corporation

Project Name:

Mosaica Senior Apartments

Project Address:

655 Alabama Street, 94110 (@18th Street)

Number of Units:

24 units including 11 units set aside for homeless

seniors

PROPOSED FUNDING:

Up to \$64,203 Year One budget Up to \$1,258,693 through 15 years

1. SUMMARY AND BACKGROUND

Alabama Street Housing Associates, a California limited partnership ("the Mosaica Partnership"), an affiliate of Tenderloin Neighborhood Development Corporation ("TNDC"), is requesting \$1,258,693 in General Funds from the Local Operating Subsidy Program ("LOSP") to subsidize continuing operations for 11 units set aside for formerly homeless people at Mosaica Senior Apartments (the "Project") for a period of 15 years.

The Mosaica Partnership is the ownership entity for both Mosaica Family Apartments and Mosaica Senior Apartments.

Mosaica Senior Apartments, completed in October 2010, consists of 24 units of senior housing with 11 units of supportive housing targeted to homeless seniors; 11 of the 24 affordable units are restricted to serve seniors at incomes of 30% of City AMI or below, with the remaining 13 units restricted to serve seniors at incomes of 60% of City AMI or below.

The households in the 11 LOSP units pay 50% of their income on rent per the program guidelines of the Direct Access to Housing (DAH) program. The tenants referred into the LOSP units in this building have intensive support needs. Under current policy of the Department of Homelessness and Supportive Housing ("HSH"), tenants with intensive support needs are charged 50% of gross household income for rent. The remaining units

are not supported with project-based subsidy, although one of the current households has a VASH voucher.

The unit mix consists of:

<u>Unit Mix</u>	LOSP	<u>OTHER</u>
Studio	. 9	10
1BR	2	3
TOTAL	11	24

TNDC partners with Lutheran Social Services and the HSH to provide supportive services to all of the residents.

The current LOSP grant agreement with The Mosaica Partnership covers a 9-year term, beginning in 2009 and for a total contract amount of \$1,235,844.

The general partner of the Mosaica Partnership was originally Stevenson Housing Corporation, an affiliate of Citizen's Housing Corporation. TNDC's affiliate Turk Street Inc., assumed the role of general partner effective October 15, 2010.

The Project's current LOSP contract expires at the end of April, 2018, but the funding has lasted longer than originally projected; the remaining funds will be adequate to fund the needs of the project until the end of 2017. The Project is requesting a new 15-year LOSP contract with the funding period beginning on January 1, 2018.

2. PROJECT PERFORMANCE COMPARED WITH MOHCD SUPPORTIVE HOUSING AND LOSP PORTFOLIOS

2.1. 2015 Operating Expenses

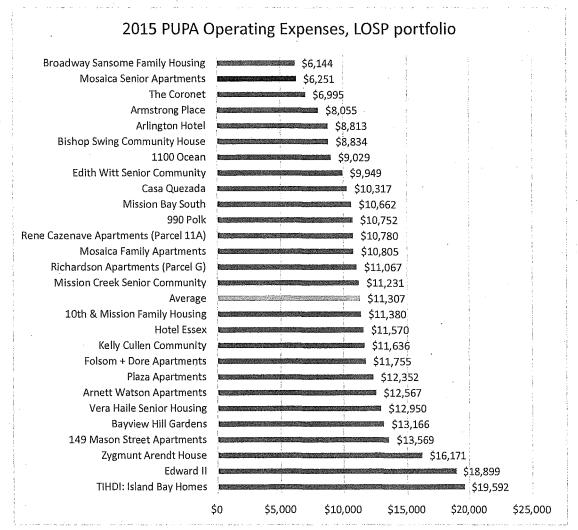
To evaluate the Project's financial performance, operating expenses from 2015, the most current year for which actual operating expenses have been reported, were compared with the operating expenses of projects in MOHCD's supportive housing and LOSP portfolios.

During 2015, MOHCD's portfolio had 91 supportive housing projects. Average total operating expenses (before replacement reserve deposits and hard debt service), averaged \$9.7k per unit per year. Per Unit Per Annum ("PUPA") operating expenses varied by project size, with PUPA operating expenses higher for smaller buildings and lower for larger buildings.

Average Operating Expenses Per Unit Per Annum, Supportive Housing Projects, 2015

# Units	# Projects	Average PUPA Operating Expenses
100+	33	\$9,212
50-99	41	\$10,285
1-49	17	\$11,672
All	. 91	\$9,741

Within MOHCD's LOSP portfolio of 27 projects, operating expenses PUPA ranged from a low of \$6.1k to a high of \$19.6k, and an average of \$11.3k. The Project's 2015 operating expense PUPA, at \$6.2k, was well below the average and ranks as the second-lowest.



Loan Committee Date: March 3, 2017 Page 4 of 15

Within the LOSP portfolio, some projects have just 20% LOSP units, while others are 100% LOSP supported. Average PUPA operating expenses also varies by the percentage of LOSP units within the building. Buildings with a higher percentage of LOSP units were found to cost more to operate.

Average Operating Expenses Per Unit Per Annum by % of LOSP Units, 2015

% of LOSP Units	# Projects	Average PUPA Operating Expenses
66% or more LOSP Units	11	\$12,251
20% - 66% LOSP Units	12	\$11,049
20% or less LOSP Units	4	\$9,487
All	27	\$11,307

The 11 units at the Project designated as LOSP units represent 46% of the unit share; the Project's 2015 PUPA operating expenses of \$6.2k is also below the average of \$11k for projects with a similar percentage of LOSP units.

Drilling down to the general expense categories, the Project's 2015 expenditures are around average for management and administration; well-below average for salaries, utilities, taxes/licenses, insurance and maintenance and repairs.

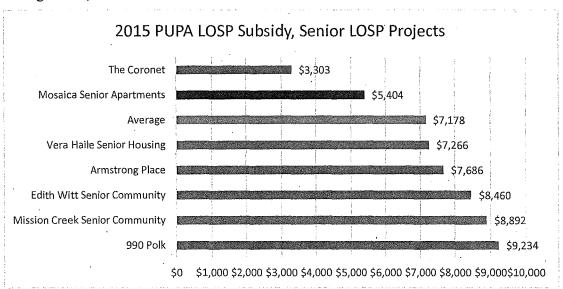
Operating Expenses by Expense Categories, 2015

2015 PUPA Expenses	Mgmt	Salaries/ Benefits	Admin	Utilities	Taxes/ Licenses	Insurance	Maintenance/ Repairs
Mosaica Senior Apartments	\$957	\$774	\$1,163	\$1,058	\$144	\$349	\$1,806
LOSP Portfolio Average	\$927	\$2,369	\$1,297	\$2,621	\$261	\$936	\$3,489

Loan Committee Date: March 3, 2017 Page 5 of 15

2.2. 2015 LOSP Subsidy

The per unit 2015 LOSP subsidy of \$5,404 is lower than the average per unit LOSP subsidy of \$8,858 across all LOSP projects. Compared with other LOSP projects that serve seniors, the per unit 2015 LOSP subsidy for the Project was also notably lower than the average of \$7,178.



3. PROJECT OPERATIONS

3.1. Annual Operating Income Evaluation

<u>Tenant Rent</u>: Tenant paid rents are projected to generate \$144,360 in 2017, the first year of budget data supplied in the operating budget workbook. Tenant rents are comprised of rents collected from the 12 non-subsidized units, targeted to senior households up to 60% Unadjusted AMI, one tenant with a VASH voucher and the 11 LOSP households who pay 50% of their income on rent.

2015 gross rent from the 12 non-subsidized 1-bedroom units average \$564 per month, or about 32% AMI; initial incomes average at 24% AMI and current incomes of 21% AMI.

LOSP-subsidized units are deeply affordable: average AMI in 2015 households was about 15% AMI for the LOSP units; the average tenant-paid rent in the LOSP units is approximately \$430.

MOHCD noticed in late 2016 that the rents reported by TNDC for some LOSP units appeared to exceed 50% of gross household income; TNDC has confirmed that the Utility Allowance paid by LOSP tenancies was not included when calculating tenant rent. TNDC is working to identify when the problem began and will provide refunds for all LOSP HH's that were overcharged. The analysis has not yet been finalized, but currently shows that a total of 8 LOSP units were overcharged; the overcharges date back to June 2010 for some

Loan Committee Date: March 3, 2017 Page 6 of 15

of the units, and the total amount overcharged is \$4.7k. It is anticipated that the project will have adequate surplus from CY2016 to cover this additional cost.

<u>VASH unit</u>: the tenancy of the VASH voucher began in 2015, at 49% AMI; contract rent for the studio unit is \$1,187, with the tenant paying \$940.

LOSP Subsidy: The LOSP subsidy is designed to fill any operating deficit shown for the LOSP units. The first year LOSP subsidy requested for the 20 LOSP units is \$66,837 (\$3,341/PUPA and \$278/PUPM) and is shown in the attached operating budget. This is a significant reduction of 51% in the amount of the LOSP subsidy requested for 2017 under the existing contract (\$135,545). This reduction is attributable to the revised approach that is being used to split the expenses between the LOSP and non-LOSP units, see section 3.2 below for additional info.

Other Income: Approximately \$5k is anticipated to be generated from laundry, various tenant charges and miscellaneous income, and will be split pro-rata among the LOSP and non-LOSP units. As tenant charges can be tracked to the specific LOSP/non-LOSP unit, those revenues will be booked accordingly.

<u>Vacancy</u>: The operating budget conservatively assumes a 5% vacancy on the LOSP and non-LOSP units; the average vacancy over the past 4 years is 1%.

3.2. Annual Operating Expenses Evaluation

The annual operating expenses in Year One, before debt service and reserves, are projected at \$169,304 or \$7,054 PUPA. This reflects a 12.85% increase above 2015 operating expenses, which is well above the average rate of increase of 1% for the past 4 years, but the project has also seen year-to-year increases of 11.7% and 14.2%, so the proposed increase is within historical norms. Increases to salaries are the cause for more than half of the projected increase.

Allocation between LOSP/Non-LOSP Units:

In buildings where less than 100% of the affordable units are LOSP, the LOSP budget allocates income and expenses pro-rata across LOSP/Non-LOSP units.

In recognition that the share of income or expense for some budget items may not happen according to the pro-rata split, and especially in recognition that LOSP tenancies may cost the project more than the pro-rata split provides, MOHCD allows the use of alternative splits. Sponsors must provide rationale for any alternative or project splits that are proposed.

At the time when the Project's current LOSP budget and contract was approved, MOHCD allowed project sponsors to use an alternative split for all operating budget line items.

MOHCD policy now requires sponsors to seek approval for alternative splits for specific line-items. Some items are allowed either an alternative split, or a projected split based on actuals, which is allowed if the sponsor's accounting system is able to track income and expenses at the program level.

The pro-rata allocation for the Project is 46% LOSP units and 54% non-LOSP units.

Loan Committee Date: March 3, 2017 Page 7 of 15

At the time when the current LOSP contract was approved, MOHCD approved the project sponsor's request to use an alternative split of 62% LOSP units and 38% non-LOSP units that was applied to all line items.

Under the new contract for the Project, TNDC has proposed to use the 62%-38% alternative split for all line items that reflect personnel costs, plus real estate taxes and contracts; to remain consistent with original underwriting, the 62%-38% alternative split is also proposed for Replacement Reserve Deposits, and debt payments to HCD, and Property Management Fee & Asset Management Fee.

The Project consistently generated surplus over the life of the project. This is a sign that prior alternative split across LOSP/Non-LOSP units was overly conservative. TNDC's decision to no longer use the alternative split further affirms that the prior operating budget assumptions were inaccurate.

Staffing:

Staffing is anticipated to remain the same as current staffing levels. The staffing plan includes .6 FTE.

Position	FTE	Notes
General Manager II	.1	1FTE shared by Mosaica Senior (.1) & Family (.9)
Assistant Manager	.1	1FTE shared by Mosaica Senior (.1) & Family (.9)
Custodian	.2	.08 @ \$18/hour, .08 @ \$15/hr, .04 @ 16/hr; Shared with Mosaica Family
Maintenance Supervisor	.2	2 FTE shared with Mosaica Senior; .1 @ \$18/hr, .1 @ \$29/hr
TOTAL	.6	= 1 staff per 40 households, 1 staff per 45 residents

Management Fees:

The Sponsor proposes to collect \$64 per unit per month in property management fees, as allowed per HUD published their management fee schedule, and will escalate at 3.5%, per MOHCD policy.

Asset Management Fee: The Sponsor proposes an above the line General Partner Asset Management fee of \$15,000, with no escalation; this is well under the cap allowed by MOHCD policy. The project

<u>Salaries and Benefits</u>: Salaries and benefits are budgeted at \$22,202 or \$925 per unit per year, and covers the salary and benefits of the General Manager II, which are projected to increase.

Administration: Administration line items are budgeted at \$31,913, or \$1,330 per unit per year, and cover typical functions such as legal, office supplies and equipment, bookkeeping and accounting, computers and telephones. The Assistant Manager salary is also included here, and is projected to increase.

<u>Utilities</u>: Utilities (gas, water/sewer, common electric) are budgeted at \$26,765, or \$1,115 per unit per year. The building is not individually metered for water; the costs for Mosaica Senior, Mosaica Senior and Mosaica Commercial is based on covenant with assumed percentages. Tenants pay in-unit electrical and therefore the maximum rents must be inclusive of a Utility Allowance.

.

Page 8 of 15

Loan Committee Date: March 3, 2017

Taxes: Taxes are budgeted at \$3,782, or \$158 per unit per year.

<u>Insurance</u>: Insurance is budgeted at \$6,607, or \$275 per unit per year, for property and liability and worker's compensation insurance.

Maintenance and Repair: Maintenance and repair costs in Year One are budgeted at \$43,471 or \$1,811 per unit per year. This line item includes payroll for .2 FTE custodial staff and .2 FTE maintenance staff; contracts for a janitorial contracting, pest control, grounds, misc. maintenance contracting, and elevator; supplies and garbage and trash removal.

<u>Supportive Services</u>: Supportive services is budgeted at \$1,132 in Year One, or \$47 per unit per year. The salary of a one TNDC services staff is allocated across 12 properties. (HSH provides an annual supportive services contract of approximately \$59k which is separate from this operating budget.)

Replacement Reserve Deposits: Replacement reserve deposits are shown at \$875 per unit per year, a proposed increase of \$115 PUPA above the amount required by MOHCD. The proposal is based on a CNA that was updated in January 2017. TNDC recognizes that the amount is high when expressed as PUPA, but the amount and cost of the replacement work planned is not excessive; the relatively lower number of units is what makes the PUPA appear larger. Based on the projections from the 2017 CNA and the increased RR deposits, the RR balance will remain positive through year 7 (2023); it shows 7 years of deficits, but only years 19 & 20 show deficits of over \$180k. TNDC believes that the projected balance of the RR, when combined with the RR for the Mosaica Family project, is cumulatively adequate.

Operating Reserve Deposits: The project has an operating reserve account, with a 2017 beginning balance of \$294,023, and far exceeds MOHCD's required balance of 25% of the prior year's operating expenses (154%). HCD imposed the OR requirements under the MHP funding. The OR was capitalized at a larger amount to provide contingency in case LOSP funding is not received.

<u>Debt Service</u>: The project has annual debt service payments of \$13,007 to HCD which is the minimum .42% of principal required.

<u>Partnership Management and Investor Services Fees</u>: The project pays \$10,000 for an annual partnership management fee and another \$4,500 for the Limited Partner Asset Management Fee, neither is escalated over time.

3.3. 20-Year Cash Flow

The attached 20-Year Cash Flow Projection shows the estimated amount of annual LOSP subsidy that will be needed for the 15-year grant period. The projection was made using MOHCD's standard underwriting guidelines, with certain adjustments made based on prior trends.

Non-LOSP tenant rent income trends at 3.5% per year based on MOHCD guidelines, while LOSP tenant rents trend at 1% per year. Laundry income, tenant charges, and miscellaneous income trend at 2.5%, per underwriting guidelines.

- Loan Committee Date: March 3, 2017
 Page 9 of 15
- Operating expenses trend at 3.5% per year, per MOHCD Underwriting Guidelines, with the exception of:
 - Health Insurance and Other Benefits: 7% annual escalation due to history; for the past 4 years, the average increase has been over 31%.
 - Utilities: 4.5% annual escalation is proposed for Water due to both historical and projected increases.
 - Real Estate Taxes are projected to increase by only 1.2%, based on history.

With the above assumptions, the proforma projects that the non-LOSP units will generate a surplus for the entire 20-year period, consisting of total of just under \$75k in repayments to MOHCD, \$183k in soft debt payments to HCD, and over \$109k in distributions for the Mosaica Partnership.

Year 15 for the Project is in 2023. TNDC anticipates a withdrawal of the limited partner by 2022, and will begin exploring re-syndication and other refinancing possibilities in 2020.

4. SUPPORT SERVICES EVALUATION

Under a separate contract with HSH, Lutheran Social Services ("LSS") provides on-site services to senior residents at Mosaica Senior Apartments, mixed-use affordable housing site with 11 units earmarked under HSH's Direct Access to Housing ("DAH") program for formerly homeless tenants. The current contract term is 7/1/14-6/30/18 in the amount of \$58,889, which is tracked in a services budget that is managed separately from the operating budget attached to this evaluation. A total of .7 FTE are funded under the contract, which equates with ratios of 1 staff per 16 LOSP households/residents.

LSS has the capacity to provide groups and community building activities to all senior building residents. However, the focus of this contract is to provide intensive case management services to the site's 11 LOSP residents.

Funding provides for case management including benefits, program supplies, client assistance and staff training. Case Management has been an integral and effective tool to keep tenants stably housed with a near 0% eviction rate from the Project. DAH tenants tend to be on the more medically/psychiatrically complex side and are also often frail due to age and often neglected medical care prior to being housed. The model of active engagement with these tenants has proven to enhance quality of life and ensures that tenants can avail themselves of primary care and other needed services like Homebridge or IHSS. Support Services and Property Management work closely together to address any issues that would negatively impact housing retention. Vacancies typically only appear when tenants pass away or are in need of a higher level of care than can be provided onsite. There were zero evictions in 2015.

All programs have been individually monitored on an annual basis through the Business Office of Contract Compliance and have consistently achieved excellent ratings.

5. CONCLUSION

Evaluation of Request for LOSP Contract Renewal Mosaica Senior Apartments, 655 Alabama Street

Page 10 of 15

Loan Committee Date: March 3, 2017

The Mosaica Senior project appears to be operating very stably. The project's operating costs are well below average compared to the LOSP portfolio. The amount of funding in the new LOSP contract is markedly less than what was requested and approved under the initial LOSP contract and more accurately reflects the actual costs of serving the Project's LOSP households.

If the proposed new 15-year LOSP contract is approved, the remaining LOSP subsidy requested for 2017, \$33,321, will be disbursed by August 2017, based on the underwriting done for this approval, but under the authority of the existing LOSP contract. The full \$64,203 LOSP subsidy requested for calendar year 2018 is anticipated to be disbursed in early January 2018. All disbursements moving forward would happen on a calendar year basis in January each year.

6. RECOMMENDED CONDITIONS

7. LOAN COMMITTEE MODIFICATIONS

Loan Committee Date: March 3, 2017 Page 11 of 15

LOAN COMMITTEE RECOMMENDATION

A. LOSP Program Description
B. 1st Year Operating Budget
C. 20-year Operating Pro Forma
D. LOSP Funding Schedule A

Approval indicates approval with modifications, whe	en so determ	ined by the Committee.
[] APPROVE. [] DISAPPROVE.	[]	TAKE NO ACTION.
Olo-See		Date: 3/3/17
Olson Lee, Director Mayor's Office of Housing	·	, .
[] DISAPPROVE.	[]	TAKE NO ACTION.
Kerry Abbott, Deputy Director for Programs Department of Homelessness and Supportive Housing	ng	Date: 3-3-17
[] APPROVE. [] DISAPPROVE.		TAKE NO ACTION. Date: $\frac{3}{3}$
Nadia Sesay, Interim Director Office of Community Investment and Infrastructure		

(W

Attachments:

Attachment A: LOSP Program Description

As part of the City and County of San Francisco's effort to address the needs of the growing homeless population, the City has prioritized the development of non-profit owned and operated permanent supportive housing for formerly homeless individuals and families. While capital financing can be leveraged for this population, stakeholders realized these units cannot be feasibly operated at the scale needed if they rely solely on scarce federal or state operating subsidies.

In June 2004, the City launched its *Ten Year Plan to Abolish Chronic Homelessness* (the 2004 10-Year Plan), a multifaceted approach that included a locally funded operating subsidy as a key element and established the Local Operating Subsidy Program (LOSP) in 2006 to support the creation of permanent supportive housing at a large scale. The operating subsidy leverages capital financing by integrating homeless units into Low Income Housing Tax Credit projects without burdening them with operating deficits. LOSP was created by the Mayor's Office of Housing and Community Development (MOHCD) in partnership with the Department of Public Health (DPH) and the Human Services Agency (HSA).

On July 1, 2016, the City's diverse programs addressing homelessness were brought under the new Department of Homelessness and Supportive Housing (HSH), which combines key homeless-serving programs and contracts previously located across several City departments. The new department consolidates the functions of DPH Direct Access to Housing (DAH) and HSA Housing & Homeless programs. San Francisco is developing a Coordinated Entry System (CES) for all homeless populations to best match households to the appropriate intervention and ensure those with the highest needs are prioritized.

Through 15-year grant agreements with MOHCD, which are subject to annual appropriations by the Board of Supervisors, LOSP pays the difference between the cost of operating housing for homeless persons and all other sources of operating revenue for a given project, such as tenant rental payments, commercial space lease payments, or other operating subsidies. HSH refers homeless applicants to the housing units as well as provides services funding to the projects under a separate contract.

This request is a contract renewal of the initial 9-year LOSP grant agreement for Mosaica Senior Apartments. As discussed in the Loan Evaluation, MOHCD and HSH have evaluated the Project's performance during the initial contract period and have determined that the property has been well run, and that services provided address the needs of the tenants. Accordingly, MOHCD staff is recommending a renewal of the LOSP grant agreement for a 15-year period, beginning in January 2018, and for a full 15-year period from 2018 through the end of 2032.

Contract periods for LOSP contract renewals will transition from a fiscal year basis to a calendar year basis. The full \$64,203 LOSP subsidy requested for calendar year 2018 is anticipated to be disbursed in early January 2018 (minus any surplus reported from 2016), and all disbursements moving forward would be on a calendar year basis.

Loan Committee Date: March 3, 2017 Page 13 of 15

Attachment B: 1st Year Operating Budget

Application Date: 11 mi2016 Total # Units: 24 First Year of Operations (provide data assuming that Year 1 is a full year, i.e. 12 months of operations): 2017	LOSP Units 1 11 LOSP/non-LOS 46%	13		Project Name: Project Address; Project Sponsor:	Apartments 856 Alabama Street Tenderloin Neighborhood	
INCOME Residential - Tenant Rents	LOSP	non-LOSP 88,906	Total 144,360	Com: Links from Existing Proj - Re	ments nt Info' Worksheet	Allemative LOSP LOSP non-LOSP Approved
Residential - Tenant Assistance Payments (Non-LOSP) Residential - LOSP Tenent Assistance Payments	66,642 F	22,848	27,848 66,642	Links from Existing Proj - Re	ni info' Worksheet	Residential Tonar 0 00% 100 00%
Commercial Space Residential Parking Miscellaneous Rent Income	0 322	0 378	0 700	Links from 'Commercial Op. I Links from 'Utilities & Other In Unks from 'Utilities & Other Is	ncome' Worksheet	Albimative LOSP LOSP
Supportive Services Income Interest Income - Project Operations	0	0	0	Links from Utilities & Other Is	ncome' Werksheel	Services tricome
Laundry and Vending Tenant Charges	1,564 386	1,836 454	3,400 840	Unks from 'Utilities & Other I Unks from 'Utilities & Other I	ncome' Worksheet ncome' Worksheet	Projected LOSP SLOSP non-LOSP (only Tenant Charges 46.00% 54.00% acceptable
Miscellaneous Residential Income Other Commercial Income		0	0	Links from 'Utilities & Other In Links from Commercial Op.	ncome' Worksheel Budget' Worksheel	Albimative LOSP LOSP non-LOSP Approved
Withdrawal from Capitalized Reserve (deposit to operating account) : Gross Potential Income [Vacancy Loss - Residential - Tenant Regis	124,368	114,422	238,790	Vacancy loss is 5% of Tenan	l Rents	Withdrawel from Capitalized Reserve
Vacancy Loss - Residential - Tenani Assistance Payments Vacancy Loss - Commercial EFFECTIVE GROSS INCOME	(525)	(617)	(1,142 0 230,430	Vacancy loss is 5% of Tenan Vacancy loss is 5% of Tenan Links from 'Commercial Op. PUPA.	l Assistance Payments, Budget' Worksheet]
OPERATING EXPENSES	120,523	109,907	230,430	PUPA	: 9,601	
Management				\$64 pupm; \$52 Buse, \$3 no	n-profit, \$5 high crime, \$4	Albinative LOSP LOSP non-LOSP Approved
Management Fee Asset Management Fee	11,428 9,300	7,004 5,700	15,432	BBC, per HUD sched HCD limit; no escalation		Management Fee 62 00% 38 00% Asset Management 62 00% 38 00%
Sub-total Management Expenses Salaries/Benefits	20,728	12,704	33,432	PUPA	: 1,393	Albernative LOSP LOSP Approved
Office Salaries Manager's Salary	962 3,375	589 2,069	1,551 5,444	l		Office Salaries 62 00% 38 00% Manager's Salary 62 00% 38 00%
Health Insurance and Other Benefits Other Sularies/Benefits Administrative Reni-Free Unit	4,511 4,916 0	2,765 3,014	7,275 7,932			Health Insurance a 62 00% 38 00%
Sub-total Salaries/Benefits Administration	13,765	8,437	22,202		: 925	Manual Cold Dr. Cold Sec. 78:003
Advertising and Marketing Office Expenses	5,122	6,012	11,134			
Office Rent Legal Expense - Property Audit Expense	828 5,923	972 6,953	1,800 12,875			Projected LOSP SLOSP non-LOSP (only securitable securi
Bookkeeping/Accounting Services Bad Debts	2,053 690	2,411	4,464 1,500			Projected LOSP SLOSP non-LOSP (only Bad Debts 46.00% 64.00% acceptable
Miscellaneous Sub-total Administration Expenses	14,680	76 17,233	140 31,913	1	: 1,330	
Utilities Electricity Water	1,613 8,771	1,893 10,297	3,506	The only cost materially over	projection 1) High annual	Projected LOSP \$LOSP non-LOSP (only Electricity 46 00% 54 00% acceptable
Gas Sever	1,928	2,263	4,191	 		
Sub-total Utilities Taxes and Licenses	12,312	14,453	26,765	PÜPA	: 1,116	Alternative LOSP LOSP Approved
Real Estate Texes Payrell Texes	163 1,624	100 995	263 2,619			Real Estate Texas 62.00% 36.00% Payro8 Taxes 62.00% 38.00%
Miscellaneous Taxes, Licenses and Permits Sub-total Taxes and Licenses	414 2,201	485 1,581	900 3,782		: 150	
Insurance Property and Liability Insurance	2,191	2,573	4,764	T		
Fidelity Bond Insurance	۰					Afternative LOSP LOSP non-LOSP Approved
Worker's Compensation Director's & Officers' Liability Insurance	1.143	700	1,843			Worker's Compens 62 00% 38 00%
Sub-total insurance Maintenance & Repair Payroll	3,334	3,273 8,986	16,640		: 276	Projected LOSP SLOSP non-LOSP (only
Supplies Contracts	2,061 4,344	2,419 2,652	4,480 7,006			Supplies 66 00% 54 00% acceptable Contracts 62 00% 38,00%
Garbage and Trash Removal Security Payroll/Contract HVAC Repairs and Maintenance	3,766 0 414	4,409 D 486	8,169 900	<u> </u>		Afternative LOSP LOSP non-LOSP Approved Beouthy Payrol/Co 62 00% 38 00%
Vehicle and Maintenance Equipment Operation and Repairs Miscellaneous Operating and Maintenance Expenses	55 2,834	3,326	120 6,160			
Sub-total Maintenance & Repair Expenses Supportive Services	21,118	22,353	1,132		: 1,811	Alternative LOSP LOSP non-LOSP Apploved Supportive Services
Commercial Expenses	序/整体	1000年1000年		Links from 'Commercial Op.		STATE SELECTION OF THE
TOTAL OPERATING EXPENSES w/o RESERVES/GL BASE Reserves/Ground Lease Base Rent/Bond Fees	88,668	80,646	169,304	PUPA	: 7,054	
Ground Lease Base Rent Bond Monitoring Fee	0	0			Provide additional	Albinative LOSP LOSP non-LOSP Approved
Replacement Reserve Deposit Operaling Reserve Deposit Citer Required Reserve 1 Deposit	13,020 0	7,980	21,000			Replacement Rese 52 00% 38 00% Operating Reserve Deposit Other Required Reserve 1 Deposit
Other Required Reserve 2 Depositi Required Reserve Depositis, Commercial	0	0		Links from 'Commercia! Op.	Budget' Worksheel	Count Regulier reserve (Deposit)
Sub-total Reserves/Ground Lease Base Rent/Bond Fees TOTAL OPERATING EXPENSES W/ RESERVES/GL BASE	13,020 101,678	7,980 88,626	21,000	PUPA: 875	Min DSCR: Rable for DS in Yr 1: #DIV/01	-
NET OPERATING INCOME (INCOME minus OP EXPENSES)	18,844	21,281		PUPA: 1,672	Mortgage Rate. Term (Years): 1st Mortgage Prot. #DIV/01	
DEBT SERVICE (Thard debt*/emortized loans)				Supportab Propose	le 1st Mortgage Amt #DIV/01	Alternative LOSP LOSP hon-LOSP Approved
Hard Debt - Print Lender (HCD Program 0.42% pymt, or other 2nd L Hard Debt - Second Lender (HCD Program 0.42% pymt, or other 2nd L Hard Debt - Third Lender (Other HCD Program, or other 3nd Lender)	8,054	4,943 D	13,007	7 DHCD	Provide additional Provide additional Provide additional	Hard Debt - First (a) 62,00% 38,00% Hard Debt - Secon 62,00% 38,00% Hard Debt - Third 1 62,00% 38,00%
Commercial Hard Debt Service	Section Sections	0 4,843		Links from Commercial Op.	Provide additional Budget Worksheet	Hard Dets - Fourth Lender
TOTAL HARD DEBT SERVICE CASH FLOW (NOI minus DEBT SERVICE)	8,064 10,780	4,843 16,339	13,007 27,119		; 542	
Commercial Only Cash Flow Allocation of Commercial Surplus to LOPS/non-LOSP (residual Income AVAILABLE CASH FLOW	10,780	16,339	27,115			Assocition of Commercial Surplus to
USES OF CASH FLOW BELOW (This row also shows DSCR.) USES THAT PRECEDE MONCO DEBT SERVICE IN WATERFALL		10,000	3,0			_
"Below-the-line" Asset MgI fee (uncommon in new projects, see policy) Partnership Management Fee (see policy for limits) Investor Service Fee (ake "LP Asset MgI Fee") (see policy for limits)	4,600 2,070	5,400 2,430	10,000		2[HCD maximum	Alternative LOSP LOSP
Other Payments Non-amortizing Loan Pmnt - Lender 1 (select lender in comments field) Non-amortizing Loan Pmnt - Lender 2 (select lender in comments field)	0	D 0	4,000		·	Other Payments Non-amortizing Loan Print - Lender
Non-amortizing Loan Pmnt - Lender 2 (select lender in comments field) Deferred: Doveloper Fee (Enter amt :== Max Fee from cell 1130)	4,110	4,825	8,935		Provide additional	Osferred Davaloper Fee (Enter am)
TOTAL PAYMENTS PRECEDING MONCE RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS	10,780	12,655	23,43		1: 976	
PRECEDING MOHCD) Residual Receipts Calculation	0	3,584	3,684			
Does Project have a MOHCD Residual Receipt Obligation? Will Project Defer Developer Fee? Max Deferred Developer Fee/Brorower % of Residual Receipts in Yr			Yes Yes	Project has MOHCD ground Max Deferred Developer Fee		Sum of DD F from i 8 935
% of Residual Receipts available for distribution to soft debt lenders in			50%	data entry above. Do not lini	c):	Ratio of Sum of DC 0.706135557
Soft Debt Lenders with Residual Receipts Obligations			Rasini na na	amelinogram from skop slaven	Distrib, o Soft Deb Total Principal A Loan	t i
MOHCD/OCII - Soft Debt Loans MOHCD/OCII - Ground Lease Value			AI MOHCD/OCI Bround Lease	Loans payable from res. rects	\$1,271,154 29.109 0,009	6
HCD (soft debt loan) - Lender 3 Other Soft Debt Lender - Lender 4 Other Soft Debt Lender - Lender 5			ЭНСР		\$3,087,000 70.905 0.005 0.005	6
MOHCD RESIDUAL RECEIPTS DEBT SERVICE	Total Security	or other state and				_
MOHCD Residual Receipts Amount Due Proposed MOHCD Residual Receipts Amount to Loan Repayment Proposed MOHCD Residual Receipts Amount to Residual Ground Less	Y.	1,072 1,072	1,072 1,072		Hiplied by 29.1% - MOHCD's	1
(Proposed MOHICL) Residual Receipts Amount to Residual Ground Less REMAINING BALANCE AFTER MOHICL RESIDUAL RECEIPTS DEBT SERVICE	1	·	2.612			_
NON-MOHED RESIDUAL RECEIPTS DEBT SERVICE						
MCD Residual Receipts Annount Due Lender 4 Rosidual Receipts Duo Lender 5 Residual Receipts Duo				50% of residual receipts, mu	itipiled by 70.9% DHCD's p	io rate share of all soft debt
Total Non-MOHCD Residual Receipts Debt Service		200	2,612			_
REMAINDER (Should be zero unless there are distributions below) Owner Distributions/Incentive Management Fee)]
Other Distributions/Uses Final Balance (should be zero)	Land					1

Loan Committee Date: March 3, 2017 Page 14 of 15

Attachment C: 20-year Operating Proforma

Mosaica Senior Apartments	LOSP	non-LOSP										
Tol	Units A 11	Units 13			Year 1 2017			Year 2 2018			Year 3 2019	
INCOME	% annua inc LOSS	1 % annua!	Comments (related to annual inc assumptions)	LOSP	non-LOSP	Total	LOSP	non- · LOSP	Total	LOSP	non- LOSP	Total
			SSUSSA income escalations have been very									
Residential - Tenant Rents Residential - Tenant Assistance Payments (Nan-LOSP)	1.0% n/a	3.5% 2.5%	low fusiorically. We consider leasn income escalations in setting enough increase VASH is PMR driver. Past 10 or Nation of FMR escalation is 2.5% (1 unit is Vash)	55,454	88,908 22,848	144,380 22,848	56,009	92,018 23,419	145,026 23,419	56,509	95,238 24,005	151,807 24,005
Residential - LOSP Tenant Assistance Payments Commercial Space Residential Parking	n/a n/a 0.0%	n/a 0.0%		65.642		86,842	64,203		64,203	67,071	article see	67,071
Miscelaneous Rent Income Supportive Services Income Interest Income - Project Operations	2.5% 0.0% 0.0%	25%		322	378	700	330	387	717	338	397	735
Laundry and Vending Tenant Charges	2.5% 2.5% 0.0%	2.5% 2.5%		1,564 355	1,636 454	3,400 840	1,603 395	1,882 485	3,485 861	1,643 406	1,929 477	3,572 863
Miscellaneous Residential (geome Other Commercial Income Withdrawal from Captaiged Reserve (deposit to operating account	n/a	0.0% n/a	Unit from Heserva Sacton balow, as	10 may 2	Aby South				===	STREET, ST.		==
Vecancy Loss - Residential - Tenant Rents	me n/a	n/a	applicable Enter formulas manually per relevant MOH petro; annual incrementing usually not	124,368	114,422 (3,898)	238,790 (7,218)	122,541 (2,600)	118,171 (4,501)	240,712 [7,401]	126,027		248,073 (7,590)
Vacancy Loss - Residential - Tenant Assistance Payments Vacancy Loss - Commercial EFFECTIVE GROSS INCO	rva rva ME	n/a n/a	appropriate	(526) 120,623	(617) 109,907	(1,142)	119,740	(1,171) 112,399	232,139	123,199	(1,200) 116,083	(1,200)
OPERATING EXPENSES Management												
Management Fee Asset Management Fee Sub-total Management Expen	3.5%	3.5%	schedule. per MOHCD palicy	11.428 9.300 20,728	7,004 5,700 12,704	16,432 15,000 33,432	11,828 9,626 21,453	7.249 5.900 13,149	19,077 15,525 34,692	12,242 0,962 22,204	7,503 6,106 13,609	19,745 16,068 35,613
Salaries/Benefits Office Salaries Manager's Salary	3.5%	3.5% 3.5%	<u> </u>	952	589 2,009	1,551 5,444	895 3,493	510 2,141	1,605	1,030	631 2,216	1,881 5,832
Health Insurance and Other Benefits Other Salanes/Benefits	3.5% 7.0% 3.5%	7 0%	Historically high intation	4511 4918	2,765 3,014	7,275 7,932	4,826 5,090	2,958 3,120	7,784	5,164 5,268	3 165 3 229	8,329 8,497
Administrative Rent-Free Unit Sub-total Salaries/Bene Administration	3.5% fits	35%		13,765	8,437	22,202	14,405	8,829	23,234	15,078	9,241	24,319
Adventising and Marketing Office Expenses Office Rent	3.5% 3.5% 3.5%	35% 35% 3.5%		5,122	8,012	11,134	5,301	6,223	11,524	5,486	5,441	11,927
Legal Expense - Property Audit Expense	3.5% 3.5% 3.5%	3.5% 3.5% 3.5%		5.923	972 6,953	1,800 12,875 4,484	8.57 6,130	1,006 7,198	13,326	6.87	1,041 7,448 2,582	1,928 13,792
Bookkeeping/Accounting Services Bad Debts Miscefaneous	3.5%	10%	Consistent with rent inflation	2053 890 64	2.411 810 76	1,500	2,125 697 67		1,515	2,200 704 69	825 81	4,782 1,530 150
Sub-total Administration Expen Utilities Electricity Water		3 5% · 4 5%	1	14,680	17,233	31,513	15,177	17,818	32,992	15,690	18,419	34,105 3,756
Gas Sewer	3.5% 4.5% 3.5% 3.5%	45% 35% 3.5%	Historically high instition	8,771 1,928	10.297 2.263	19,008 4,191	9,156 1,995	10,760	19,926 4,338	9,578 2,065	11,244 2,424	20.823 4,490
Taxes and Licenses	lies			12,312	14,453	26,765	12,831	15,062		13,371	15,697	29,068
Real Estate Taxes Payrol Taxes Miscellaneous Taxes, Licenses and Perrints	1.2% 3.5% 3.5%	1.2% 3.5% 3.5%		163 1,024 414	995 466	2,619	1,581 428	1,030 503	2,711 932	1,739 443	102 1.088 521	269 2,806 964
Sub-total Taxes and Licen Insurance Property and Liebity insurance	3.5%	3 5%	I	2,201	1,581	3,782	2,274	1,634		2,350	1,689	4,039 5,103
Fizielly Bond Insurance Worker's Compensation Director's & Officers' Liability Insurance	0,0% 3.5% 0,0%	35%		1,143	700	1,843	1,183	725	1,908	1,224	750	1,974
Maintenance & Repair		3.5%		3,334	3,273	6,607 18,640	3,451	3,387		3,572	3,608	7,078
Payroll Supplies Contracts	3.5%	3.5%		2061	2.419 2.662	4,480 7,008	7,922 2,133 4,496	2,504 2,755	4,637	2,208 4,653		4,799 7,505
Gerbage and Trash Removal Security Psyroll/Contract HWC Repairs and Maintenance	3.5% 3.5% 3.5%	3.5% 3.5% 3.5%		3,756	486	900	3,887	4,563	1 .	4,023		5,747
Vehicle and Maintenance Equipment Operation and Repairs Miscellaneous Operating and Maintenance Expenses Sub-total Maintenance & Repair Expen	3.5%	35% 35%		2.534 21,118		120 8,150 43,471	2,933 21,867	3,443 23,136	6,376			
Supportive Services	3.5%	3.5%		521	. 611	1,132	539	633	1 1 172	558	655	1,213
Commercial Expenses TOTAL OPERATING EXPENSES W/o RESERVES/GL BASE RI	I ENT/BOND FI	EES		88,658	80,648	169,304	882,1Q	83,546		95,448	86,761	182,206
PUPA (w/o Reserves/GL Base Rent/Bond For Reserves/Ground Lease Base Rent/Bond Fees Ground Lease Base Rent	es)			-		7,054			Note: Hickien	columns are in	behvenn total or	Vernas, To updat
Bond Mankering Fee Replacement Reserve Deposit	8-25-		CHCCERS SELECTOR IN SECULO, WELL SELECTOR	13,020	7,980	21,000	13,020	7,050	21,000	13,020	7,280	21,000
Operating Reserve Deposit Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit			of exp	<u> </u>	<u> </u>	<u> </u>		<u> </u>	-:	1	- :	
Required Reserve Deposits, Commercial Sub-total Reserves/Ground Lease Base Rent/Bond F	ees			13,020	7,980	21,000	13,020	7,980	21,000	13,020	7,980	21,000
TOTAL OPERATING EXPENSES W/ RESERVES/GL BASE REI PUPA (w/ Reserves/GL Base Rent/Bond F	NT/BOND FE	ES		101,878		7,929	105,006			108,465		203,206
NET OPERATING INCOME (INCOME minus OP EXPENSES) DEBT SERVICE ("hard debt" famoritized loans) [Hard Debt - First Lander"	च्हरू		<u></u>	18,844	21,281	40,126	14,734	20,774	Abte: Hidden	14,734 columna s.m in		36,076 Summs. To upde!
Hard Debt - Second Lender (HCO Program 0.42% pyrist, or other Hard Debt - Third Lender (Other HCO Program, or other 3rd Lend	2nd Lender) er)		HCO 42% payment	8,064	4,043	13,007	8,054	4.043	13,007	8,064	4,943	13,007
Hard Debt - Fourth Lender Commercial Hard Debt Service TOTAL HARD DEBT SERV	ICE			8,064	4,943		2000 1004	4,943	13,007	B,064	4,943	13,007
CASH FLOW (NO) minus DEBT SERVICE) Commercial Only Cash Flow			-	10,780	16,339	,27,119	6,670	15,831	22,501	6,670	16,399	23,069
Aboution of Commercial Surplus to LOPS/hon-LOSP (residual AVAILABLE CASH FLOW USES OF CASH FLOW BELOW (This row also shows DSCR.			DSCA	10,780	16,339	27,119	6,670	15,831	22,501	5,670	16,388	23,069
USES THAT PRECEDE MOHCD DEBT. SERVICE IN WATERFA "Below-the-line" Asset Mgt fee (uncommon in new projects, see pr	(LL (icy) 0.0%	Ţ	250	1	·				Note: Hicklen	columns ene (n		siumst, To updal
Partnership Management Fee (see policy for limits) Investor Service Fee (sks "LP Asset Mgt Fee") (see policy for limits Other Payments	0.0%	-5 f (100	per MOHCO policy no availal increase	2.070	5,400 2,430	10,000	4,600 2,070	5.400 2.430		2.070	5.400 2.430	10,000 4,500
Non-amorizing Loan Print - Lender 1 Non-amorizing Loan Print - Lender 2 Deferred Developer Fee (Enter and <= Max Fee from row 131)	6455 9455		Enter comments re-ennual increase, etc. Enter comments re-ennual increase, etc.	4,110	4,825	8,835	==		1	=	1 :	〓
TOTAL PAYMENTS PRECEDING MOI RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PREC	HCD	CDI.		10,780		23,435				6,670		14,500
Does Project have a MOHCD Residual Receipt Obligation? Will Project Defer Developer Fee?		Yes Yes	Year 5 is year indicated below: 2021] .	5,354	4,004		4,00	2,004		4,009	2,022
1st Reskiusi Receints Spit . Lender/Deferred Developer Fee	ferred Devolu-	50% / 50%	2nd Residual Receipts Split Begins: 2022 Use for data entry above Do not link.): Max Determin	ryalogar Fan Andr	6,309			4,001			4,285
MOHCD RESIDUAL RECEIPTS DEBT SERVICE		Dist, Soft Debt Loan	ptive Deferred Developer Fee Earne s	d Cum. Deferred I	Developer Fee;	8,935			8,935	-		8,835
MOHCD Residual Receipts Amount Due Proposed MOHCD Residual Receipts Amount to Loan Repaym Proposed MOHCD Residual Receipts Amount to Residual Group	ent nd	29,105	toens, and MOHCD residual receipts policy Proposed Total MOHCD Anti Due less Lose	٦		1,072	1		2,328	4		2,494 2,494
Lease			Repayment	<u> </u>		<u> </u>]		L	J		
NON-MOHCD RESIDUAL RECEIPTS DEBT SERVICE [HCID RESIDUAL RECEIPTS AMOUNT DUE] Lender 4 Residual Receipts Due Lender 5 Residual Receipts Due		70.909 0.009 0.009	Allocation per pro rate share of sit soft debt	3		2,612	1		5,673	3		6,076
Total Non-MOHCD Residual Receipts Debt Ser REMAINDER (Should be zero unless there are distributions	vice	0.005	4	_		2,612			5,673	-		6,076
Delow) Owner Distributions/incentive Management Fee	=			7		二	1		=	1		一
Other Distributions/Uses Final Balance (should be zero) REPLACEMENT RESERVE - RUNNING BALANCE			L	_			1	•		_		
Replacement Reserve Starting Batance Replacement Reserve Deposits]		96,147 21,000			82,962 21,000			99,478 21,000
Replacement Reserve Withdrawals (Ideally fied to CNA) Replacement Reserve interest RR Running Bale	ince			1		34,666 481 82,962	1		4,693 415 99,478			39,253 497 82,723
OPERATING RESERVE - RUNNING BALANCE Operating Reserve Starting Balance]		254,023	1		294,023			294,023
Operating Reserve Deposits Operating Reserve Withdrawals Operating Reserve Interest										-		
OR Running Bul	ince					254,073 154,508	- @		254,023 149,531	8		294,023 144,93%
OTHER REQUIRED RESERVE 1 - RUNNING BALANCE Other Reserve 1 Starting Balance Other Reserve 1 Deposits				3			1		<u> </u>	3		
Other Reserve 1 Withdrawals Other Reserve 1 Interest Other Reserve 1 Running Bala	-			3	•		3			3		
OTHER RESERVE 2 - RUNNING BALANCE Other Reserve 2 Starting Balance				7			1		_	7		
Other Reserve 2 Deposits Other Reserve 2 Wahdrawals				3			1		Ē	1		岜
Other Reserve 2 Interest Other Required Reserve 2 Running Bala	ince			_			٠.			-		—

Mosaica Senior Apartments	LOSP	non-LOSP										
Total.	Units 11	Units 13			Year 4			Ye.			Yеаг 6	
-	46,00% % annual	54,00%	Comments		2020			2021			2022	
NCOME	inc LOSP	Increase	(related to annual inc assumptions)	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total
			SSVSSA income escalations have been very low historically. We consider tenant income									
Reskiental - Tenant Assistance Payments (Non-LOSP)	1.0% n/a	35%	esculations in setting annual increase VASH:s FUR driven Past 10 yr history of FUR esculation (s 25% (1 unit is Vash)	57,134	98,572 24,605	155,708 24,605	57,706	102,022 25 220	159,727 25,220	· 58,283	105,592 25,850	163,875 25,650
Residential - Tenant Assistance Payments (Non-LOSP) Residential - LOSP Tenant Assistance Payments Commercial Space	r/a r/a	n/a 0.0%	(ACCEPTATION (FEB. 1981)	70 070	2,00	70,070	73 204	TO NOT THE	73,204	69 810		69,810
Residential Perking Miscelaneous Rent Income	0.0%	25%		347	407	754	355	417	773	364	428	792
Supporter Services Income Interest Income - Project Operations	0.0% 0.0%	754		- 347		754	- 333		- 1/3	- 304	120	
Laundry and Vending Tenant Charges	2.5% 2.5%	25%		1,584 415	1,977 488	3,661 905	1,726	2.027 501	3,753	1.770 437	2.077 513	3,847 950
Miscellaneous Residential Income	0.0%	0.0%		970	Market Marca	903	427	327		937	313	
Other Commercial income Wandrawal from Capitalized Reserve (depose to operating account)	r/a		Link from Reserve Section before, as applicable	gwaranana.	200 YELD GROUP	••••	-			120012000000000000000000000000000000000	***************************************	
Grass Patential Income Vacancy Loss - Residential - Tenant Rens	IVa	l n/a	Feder formulas manualty per religional LCDH	129,651	126,049	255,700 (7,785)	133,418 (2,885)	130,186 (5 101)	263,604 (7,985)	130,554 (2.914)	134,461 (5 280)	265,125 (6,194)
Vacancy Loss - Reskiential - Tenant Assistance Payments Vacancy Loss - Commercial	n/a n/a	n/a n/a	policy, annual incrementing signally not appropriate	Colonordo Salesto	(1.230)	(1,230)		(1.251)	[1,261]	Salah Santata	(1,293)	(1,203)
EFFECTIVE GROSS INCOME				120,755	119,850	246,685	130,633	123,824	254,357	177,750	127,889	255,638
OPERATING EXPENSES Management												
Management Fee Asset Management Fee	3.5%	35% 35%	schedule Per MOHCD pokcy	12.670 10.311	7,768	20,438 16,631	13.114 10.672	8.037 6.541	21,151 17,213	13,573 11,045	8,319 6,770	21,891 17,815
Sub-total Management Expenses Salaries/Benefits				22,981	14,085	27,067	23,786	14,678	38,364	24,618	15,089	39,707
Office Salary Manager's Salary	3.5%	35%		1,065 3,742	653 2.204	1,720 6,038	1,103 3,873	876 2,374	1,780 6,247	1,142 4,009	700 2.457	1,642 5,466
Heath insurance and Other Benefits Other Salahas/Benefits	7.0%	7.0% 3.5%	Historically high inflators	5,526 5,452	3,387	8,794	5.912 5.643	3,524 3,459	9.538 9,102	5,325 5,841	3 577 3 580	10,204 9,421
Administrative Rent-Eree Unit Sub-total Salaries/Banefiti	3,5%	35%		15,786	9,676	25,462	16,632	10,133	26,665	17,318	10,814	27,932
Administration Advertising and Marketing	3.5%	35%									_	·
Office Expenses Office Rent	3.5%	3 5% 3 5%		5.678	6,666	12,344	5,877	6,800	12,777	6,053	7,141	13,224
Legal Expense - Property Audá Expense	3.5%	3 5% 3 5%		918 6,565	1,078 7,708	1,995 14.275	950 6,796	1,115 7,978	2.066 14,774	983 7,034	1,154 8,257	2,138 15,291
Bookkeeping/Accounting Services Bad Debts	3.5%	3 5%	Consistent with rest in 6 kilon	2277	2.673 835	4,949 1,645	2.356	2.765 843	5,123 1,581	2.439 725	2.863 851	5,302 1,577
Miscelaneous Sub-lotal Administration Expenses	3.5%	3 5%		16,222	19,043	155 35,265	16,772	87 18,689	161 34,461	76 17,341	20,357	165 37,638
Utilities Electricity	3,5%	35%		1.7as	2.099	3,687	1,851	2.173	4,023	1,915	2,249	4,164
Water Gas	3.5%	35%	Historically high Infator	10,000 2,137	11,750 2,509	21,780 4,647	10.460	12.279 2.597	22,739 4,809	10,931	12.832 2.688	23,762 4,078
Sewer Sub-total Utilitie	3.5%	35%		13,935	16,359	30,294	14,623	17,049	31,571	15,136	17,768	32,904
Taxes and Licenses Real Estate Taxes	1.2%	1 2%	· · · · · · · · · · · · · · · · · · ·	159	103	272	171	105	276	173	106	279
Payroll Taxes Miscelaneous Taxes, Licenses and Permis	3.5%	35%		1,800	1,103 539	2,904	1,863	1,142 558	3,006	1,929 492	1.182 577	3,111
, Sub-total Taxes and License Insurance			·	2,428	1,744	4,174	2,509	1,804	4,314	2,693	1,865	4,458
Property and Liability Insurance Fidelity Bond Insurance	3.5%	3 5%		2.430	2,852		2.515	2 952	5,487	2,503	3 055	5,656
Worker's Compensation : Director's & Officers' Liability insurance	0.0%	35%		1,257	776	2043	1,311	804	2,116	1,357	832	2,189
Sub-total insurance Maintenance & Repair				3,697	3,629	7,325	3,826	3,758	7,582	3,980	3,887	7,847
Payroli Supples	3.5%	3.5%		8.487	9,982 2,682	16.449 4.967	8,784 2,365	10,311	19,095	9,091	10.672	19,763 5.321
Contracts Garbage and Trash Removal	3.5%	35% 35% 35%		4,815 4,154	2.952 4.868	7,768 9,053	4,985 4,310	3,055 5,050	8,040 9,370	5,159	2873 3 162 5 237	8,321 9,697
Security Payroll/Contract HVAC Repairs and Maintenance	3.5%	35%		459	539	998	475	558	1,033	492	577	1,069
Vehicle and Maintenance Equipment Operation and Repairs	3.5%	35%		3 142	72 3 688	133	63 3 252	74	138	3.365	3,951	143
Miscelaneous Operating and Maintenance Expenses Sub-total Meintenance & Repair Expense			1	23,413	24,784	48,157	24,213	25,651	49,664	25,081	26,549	51,630
Supportive Services (Communication Communication Communica	3,5%	3 5%		577	578	1,255	598	701	1,299	618	726	1,344
TOTAL OPERATING EXPENSES W/o RESERVES/GL BASE REN	J VBOND FE	ES		99,040	89,08	189,038	102,778	93,381	196,139	108,855	96,855	203,520
PUPA (w/o Reserves/GL Base Rent/Bond Fees Reserves/Ground Lease Base Rent/Bond Fees)			-	in yellow cells. In			-		,		
Ground Lease Base Rent Bond Montoring Fee	7			-		-	:	:		:	:	
Replacement Reserve Deposit			ON CASH DAVANCE IS \$2,948, Well above 25%	13,020	7,980	21,000	13,020	7,980	21,000	13,020	7,980	21,000
Other Required Reache 1 Depost	3		of exp	<u> </u>		<u> </u>		<u> </u>	<u>:</u>	·	<u> </u>	:
Other Required Reserve 2 Deposit Required Reserve Deposit/s, Commercial	1				Ŀ÷	<u> </u>	<u> </u>		=	<u> </u>	=	- :
Sub-total Reserves/Ground Lease Base Rent/Bond Fee TOTAL OPERATING EXPENSES w/ RESERVES/GL BASE RENT.		·s		13,020 112,060	7,980	21,000	13,020	7,920	21,000	13,020	7,980	21,000
TOTAL OPERATING EXPENSES W RESERVESIGL BASE RENT. PUPA (w/ Reserves/GL Base Rent/Bond Fase NET OPERATING INCOME (INCOME minus OP EXPENSES)))				97,978	210,038	115,798	101,341	217,139	119,685	104,835	224,520
DEST SERVICE ("hard debt"/amortized loans)				14,734 botteksie values	21,912 in yekow cess, m	35,646 anbubile exch	14,734 Delirather than d	22,483 agging across m	37,217 ultiple cett.	8,054	23,054	31,118
Hard Dabl. First Lander. Hard Dabl. Second Lender (HCD Program 0 42% pyrd, or other 2nd	Eender)		HCD 42% payment	8,064		13,007	8.064	4,943	13,007	8,054	4543	13,007
Hard Debt.: First Lender: Hard Debt.: Second Lender (HCD Program 0 42% pynd, or obiet 2nd Hard Debt.: First Lender (Olher HCD Program, or obiet 3nd Lender) Hard Obit.: Fourth Lender Commercial Hard Debt.: Second	2			-		L		-	E÷	-	-	
Commercial Hard Debt Service TOTAL HARD DEBT SERVICE				8,064	4,943	13,007	237524005257 8,064	4,943	13,007	S,054	4,943	12,007
CASH FLOW (NO) minus DEBT SERVICE)				6,670	18,050	23,639	6,670	17,540	24,210	(0)		18,111
Commercial Only Cash Flow Alegain of Commercial Surplus to LOPSmon-LOSP (residual in AVAILABLE CASH FLOW	ome)				I]]		<u> </u>	j <u>.</u>
USES OF CASH FLOW BELOW (This row also shows DSCR.)			psca		16,969	23,639 2.87		17,540	24,210 2.88	(9)	18,111	18,111 239
USES THAT PRECEDE MOHCD DEBT SERVICE IN WATERFALL "Below-the-Inc" Asset Mgt fee (uncommon in new projects, see polici	0.0%				la jellow cells, n				orliple cells			
Partnership Management Fee (see policy for limits) Investor Service Fee (aka "LP Asset Mut Fee") (see policy for limits)	0.0%	Line Accord	per MOHCO policy no arvival locresse	4,600 2,070	5,400 2,430	10,000 4,500	4,600 2,070	5.400 2.430	10,000 4,500		÷	
Other Payments Non-amortizing Loan Print - Lender 1	<u>22</u>		Enter community re annual increase, etc	<u> </u>	<u> </u>						<u> </u>	
Non-amortizing Loan Pmrtl - Lender 2 Deferred Developer Fee (Enter aim) - Max Fee (rom row 131)	25		Enter comments rel annual increase, etc	<u> </u>	ΕË		ΔË	Li		<u> </u>	Ŀ÷	
TOTAL PAYMENTS PRECEDING MOHO		-01		6,670		9,139						
RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEI Does Project have a MOHCD Residual Receipt Obligation?	mon	Yes	Year 5 is year indicated below:	٦.	9,139	9,139		9,710	8,710	(0)	18,111	18,111
Will Project Defer Developer Fee? 1st Residual Receipts Spit - Lender/Deferred Developer Fee		Yes 50% / 50%	2021 2nd Residual Receipts Split Begins:	-								
2nd Residual Receipts Split - Lender/Owner	ed Develop	67% /33% er Fee Amt (l	2022 Jse for data entry above, Do not link.	ļ.		4,570			4,855			
MOHCD RESIDUAL RECEIPTS DEBT SERVICE		Dist. Soft Oabl Loan	tive Deferred Developer Fee Earne	đ		6,935			8,935			8,935
MOHCD Residual Receipts Amount Due	7		lount, and MOHCD residual receipts policy]		2,680 2,680]		2,828]		3,514
Proposed MOHCD Residual Receipts Amount to Loan Repaymen Proposed MOHCD Residual Receipts Amount to Residual Ground	4	1	Proposed Total MOHCD And Due less Low	1		2,680	1		2,826	1		3,514
NON-MOHOD RESIDUAL RECEIPTS DEBT SERVICE	_		Repayment	1		<u> </u>	1		· ·	1		لنب
HCD Residual Receipts Amount Due Lender 4 Residual Receipts Due	3	0.60%	Affocation per provata strare of 44 got dece	3		6,480	3		6,885]		8,581
Lender 5 Residual Receipts Due Total Non-MOHCD Residual Receipts Dabi Service		0.00%]		6,480	1		6,865]		9,561
REMAINDER (Should be zero unless there are distributions below)			•									
Owner Distributions/Incentive Management Fee	7			7		i	7		Ė	1		6,037
Other Distributions/Uses Final Balance (should be zero)	_			_			1		Ь.	1		
REPLACEMENT RESERVE - RUNNING BALANCE Replacement Reserve Starting Balance	7			1		82,723	1		55,232	1		67,639
Replacement Reserve Starting Balance Replacement Reserve Deposits Replacement Reserve Withdrawals (deally tied to CNA)	-			-		21,000	1		21,000 62,395			21,000
Replacement Reserve Interest RR Running Balance	,]		89,238	Ц		57,835]		73,941
OPERATING RESERVE - RUNNING BALANCE	_			,	•					,		
Operating Reserve Starting Balance Operating Reserve Deposits	Ⅎ			1		294,023	4		254,023	ł		284,023
Operating Reserve Withdrawals Operating Reserve Internat	Ⅎ			1			1			1		
OR Running Beland						294,023 159,991	6)		294,023 435,419	Ē		294,023 130 96%
OTHER REQUIRED RESERVE 1 - RUNNING BALANCE Other Reserve 1 Starting Balance Other Reserve 1 Deposits]			1]		
Other Reserve 1 Withdrawals	Ⅎ			1			1		-	1		
Other Reserve 1 Interest Other Required Reserve 1 Running Bulance				1		<u> </u>	1	•		J		
OTHER RESERVE 2 - RUNNING BALANCE Other Reserve 2 Starting Balance	7			٦ .			7			1		
Other Reserve 2 Deposits	1			1	٠.	<u> </u>	1		二	1		二出
Other Reserve 2 Withdrawals Other Reserve 2 Interest Other Required Reserve 2 Running Balan	_			d			1			1		

			MOHCO Proforms - 2	20 Year Cash Fi	DW							
Mosalca Senior Apartments	LOSP	non-LOSP Units										
201.	## #8.00%	13 54.00%			Year7 - 2023			Year 8 2024			Year 9 2025	
NICOLEE	% annual	% annual	Comments	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total	LOSP		Total
NCOME	inc LOSP	Increase	(related to annual (no assumptions) SSIVSSA income escalations have been vary	1.05	non-Luse	Total	LUSP	non-LOSP	lotal	LUSP	non-LOSP	Total
Reskiential - Tenant Rents	1.0%	3.5%	low historically. We consider length from e escalations in setting annual increase. VASH as FMR driven. Past 10 yr history of	58,860	109,288	168,154	59,454	113,113	172,567	60,049	117,072	177,121
Residential - Terrani Assistance Payments (Non-LOSP). Residential - LOSP Tenant Assistance Payments. Commercial Space	n/a n/a	2.5%	FSIR escalation is 2.5% (1 unit is Vash)	73.234	26,497	26,497 73,234	70,812	27,159	27,159 76,812	or, 80,552	27,838	27,638 80,552
Residential Parking	n/a 0.0%	r/a 0.0%		AND ALL ASSESSMENT	5752675BB		E CONTRACT	加州等的	-	STATES SALES	28255888	÷
Miscelaneous Rent Income Supportive Services Income	2.5% 0.0%	2.5%		373	438	812	383	449	632	302	461	853
Interest income - Project Operations Laundry and Vending	0,0% 2.5% 2.5%	2.5%		1,814	2,120	3,943	1,859	2.182	4,042	1,006	2237	4,143
Tenent Charges Miscelaneous Residental income	0.0% r/a	2.5%		448	526 36339533535	974	459	530 Special research	998	471	553	1,023
Other Commercial Income Willingtown from Capitalized Reserve (deposit to operating account)	n/a		LINK FOR Reserve Section below, as applicable		2022904		200 A CONTRACTOR OF THE PARTY O	-		2000000000	X 20 10 10	
Gross Potential Income	r√a	n/a	Enter formulas manually per relevant MOH	134,735 (2.943)	138,878 (5,464)	273,613 (8,408)	138,968 (2.973)	143,443 (5.656)	282,411 (8,528)	143,370	148,180 (5.854)	251,530 (8,656)
Vacancy Loss - Residential - Tenant Assistance Payments Vacancy Loss - Commercial EFFECTIVE GROSS INCOME	n/a n/a	n/a n/a	policy; envisi incrementing usuely not appropriate	A STATE OF THE PARTY OF THE PAR	(1,325)	(1,325)	18/05/#938#e	(1.358)	(1,358)	nystu saktas s	(1,392)	(1,392)
OPERATING EXPENSES				131,791	132,089	263,881	135,995	136,430	272,425	140,367	140,915	281,282
Management Fee	3.5%	3.5%	schodule.	14,048	8,610	22,658	14,539	5,011	23,451	15,048	R 223	24.271
Assel Management Fes Sub-total Management Expenses	3,5%	3.5%	per MOHCO policy	11,432		18,439 41,096	11,832 26,372		19,084 42,535	12,246		19.752
Salaries/Benefits Office Salaries	3.5%	3.5%		1,182	724	1,907	1,223	750	1,973	1,250	778	2042
Manager's Salary	3.5% 7.0%	3.5%	Historically high Inflation	4,149 6,769	2,543 4,142	6,692 10,918	4,294 7,243	2,832	6,928 11,882	4,445 7,750	2.724 4.750	7,169 12,500
Other Salanea/Benefits Administrative Rent-Free Unit	3,5%	35% 35%		0,045	3,705	9,750	6,257	1835	10,092	5,475	3,969	10,445
Sub-total Salarias/Banafits Administration				18,145	11,121	29,267	19,017	11,658	30,673	10,937	12,219	32,156
Advertising and Marketing Office Expenses	3.5%	3.5% 3.5%		6,296	7,391	13,687	5,516	7,649	14,166	6,744	7,917	14,681
Office Rent Legal Expense - Property	3.5%	3.5% 3.5%		1,018	1,195	2213	1,053	1,237	2,290	1,000	1,280	2,370
Audt Expense Bookkeeping/Accounting Services	3,5%	3.5%		7,280 2,524	8,545 2,963	15,627 5,487	7,535 2,613	3.067	16,381 5,679	7,799 2,704	9,155 3,174	16,954 5,878
Bad Debts Miscelaneous	1.0% 3.5%	1,0% 3.5%	Consistent with rent suleton	732 79 17,930	860 93	1,592 172	740 82	868 96	1,608 178	747 85	877 100	1,624 154
Sub-total Administration Expenses Utilities -					21,048	38,978	18,539	21,763	40,302	19,169	22,503	41,672
Electricity Water	3,5% 4.5%	3.5% 4.5%	Historically Nigh inflation	1,982	2,327 13,409	4,310 24,831	2.052 11,937	2409 14,012	4,461 25,949	2.124 12.474	14,643	27,117
Gas Sewer Sub-total Utilities	3.5% . 3.5%	3.5% 3.5%		15,776	18,518	5,152 34,293	2,453	19,300	5,332 - 35,742	2,539	2,980	5,519 37,252
Taxes and Licenses	150	1.2%					15,441				20,116	
Real Estate Taxes Payroll Taxes Miscelaneous Taxes, Licenses and Permits	1.2% 3.5% 3.5%	35%		1,995	107 1,223 597	282 3,219	2.065	1,266	285 3,332	179 2,138		289 3,449
Sub-total Taxes and Licenses	3.5%	33%	L	2,680	1,925	1,108 4,609	527 2,770	1,993	4,762	2,862	2,060	1,185 4,922
Properly and Liability insurance Fidelity Bond insurance	3,5% 0.0%	3.5%		2,694	3,152	5,858	2.788	3,273	6,081	2,886	3,368	6,273
Worker's Compensation Director's & Officers' Liability Insurance	3.5%	3 5%		1,405	801	2.288	1,454	891	2,345	1,505	922	2,427
Sub-total insurance Maintenance & Repair			•	4,098	4,023	8,122	4,242	4,184	8,406	4,390	4,310	8,790
Payroll Supples	3.5% 3.5%	3.5% 3.5%		9,409 2,533	11,048 2,974	20,455 5,507	. p.73p 2.622	11,432 3,078	21,171 5,700	10,079	11.832	21,912 5,899
Contracts Garbage and Trash Removal	3.5%	35%		5,340	3,273 5,420	8,012 10,037	5,526 4,779	3,387	5,914 10,388	5,720 4,946	3,506 5,806	9,226 10,752
Security Payroll/Contract HVAC Repairs and Maintenance	3.5% 3.5% 3.5%	35% 35% 35%		500	597	1,108	527	618	1,145	545	540	1,185
Vehicle and Maintenance Equipment Operation and Repairs Miscellaneous Operating and Maintenance Expenses	3.5%	3.5%		3,483	4,089	148 7,572	70 3,505	4,232	153 7,837			8,112
Sub-lotal Maintenance & Repair Expenses				26,959	27,478	53,437	25,858	28,440	55,307	27,868	29,435	57,243
Supportive Services Commercial Expenses	3.5%	3.5%	, ,	640 85 10 10 10 10	751	1,392	663 (1988) 1983	778 2010 (1987)	1,440	585 -1345-14534	805	1,491
TOTAL OPERATING EXPENSES W/o RESERVES/GL BASE RENT/ PUPA (w/o Reserves/GL Base Rent/Bond Fees)	BOND FE	ES		110,707	100,485	211,192	114,911	104,257	219,168	119,283	108,177	227,460
Reserves/Ground Lease Base Rent/Bond Fees Ground Lease Base Rent				T				· ·				
Bond Monitoring Fee Replacement Reserve Deposit				13,020	7,980	21,000	f3,020	7,980	21,000	13,020	7,980	21,000
Operating Reserve Deposit			URCEASH DEFENCE IS SZIMR, Well above 25% of exp					-	-	-		
Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit				- :		-:		<u> </u>	- :	-	- :	:
Required Reserve Depositis, Commercial Sub-total Reserves/Ground Lease Base Rent/Bond Fees	1			13,020	7,980	21,000	13,020	7,980	21,000	13,020	7,980	21,000
TOTAL OPERATING EXPENSES W/ RESERVES/GL BASE RENT/B PUPA (W/ Reserves/GL Base Rent/Bond Fees)	OND FEE:	s		123,727	108,466	232,192	127,931	112,237	240,168	132,303	116,157	248,460
NET OPERATING INCOME (INCOME minus OP EXPENSES)				8,064	23,624	31,619	8,064	24,192	32,257	8,054	24,768	32,622
DEBT SERVICE ("hard debt"/amortized loans) Hard Debt - First Lender Hard Debt - Second Lender (HCO Program 0 42% pyrm, or other 2nd i							-			-		
Hard Debt + Third Lender (Other HCD Program, or other 3rd Lender)	ender)	•	HCD 42% payment	8,084	4,943	13,007	8,064	4.943	13,007	8,064	4,943	13,007
Hard Debt - Fourth Lender Commercial Hard Debt Service TOTAL HARD DEBT SERVICE				8,064	4,943	13,007	0,064 8,064	4,943	13,007	170/24°	4,943	13,007
CASH FLOW (NOI minus DEBT SERVICE)				(0)		18,682	0	19,260	19,250		19,815	
Commercial Only Cash Flow Association of Commercial Surplus to LOPShion-LOSP (residual neo	me)					١.			1		L	
AVAILABLE CASH FLOW USES OF CASH FLOW BELOW (This row also shows DSCR.)			DSCR	, (A)	18,632	18,682	ø	19,260	19,250 2.48		19,815	19,815
USES THAT PRECEDE MOHCD DEBT SERVICE IN WATERFALL	0.0%	· ·	I	T -	-		,		1			
"Below-the-line" Asset Mgt fee (unconvnon in new projects, see policy) Fartnership Management Fee (see policy for limits) Investor Service Fee (aka "LP Asset Mgt Fee") (see policy for limits)	0.0%	5.17758.9	per MOHCD policy no annual increase							<u>:</u> ,	:	
Other Payments Non-amortizing Loan Print - Lender 1			Enter comments re: annual increase, etc.	1			- :	. :		-	 - :	
Non-amoritzing Loan Pmit - Lender 2 Deferred Developer Fea (Enter amit <= Max Fee from row 131)			Enter comments re, avouel increase, etc.	<u> </u>	:						:	
TOTAL PAYMENTS PRECEDING MOHCO RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDI.				<u> </u>	 							<u> </u>
Does Project have a MOHCD Residual Receipt Obligation?	NG MUNU		Year 5 is year indicated below:	, Π	18,882	18,682	0	19,250	19,250	•	19,815	19,815
Will Project Defer Developer Fee? 1st Residual Receipts Soft - Lender/Deferred Developer Fee		Yes 50%/50%	2021 2nd Residual Receipts Split Begins:	-								
2nd Reakhusi Receipts Spit - Lender/Owner Max Deferred	d Develope	67% /33% Fee Amt (L	2022 ise for data entry above, Do not link.)	<u>.</u>								
MOHCD RESIDUAL RECEIPTS DEBT SERVICE		Dist. Soft Debt Loans	tive Deferred Developer Fee Earned	1		6,635			5,935			8,935
MOHCD Residual Receipts Amount Due Proposed MOHCD Residual Receipts Amount to Loan Repayment		29.10%	loans, and MOHCO residual receipts policy]		3,624 3,624			3,735 3,735	1		3,844 3,844
Proposed MOHCD Residual Receipts Amount to Residual Ground Lease			Proposed Yotel MOHCO Amt Duetess Loan Represent	1						1		
NON-MOHCD RESIDUAL RECEIPTS DEBT SERVICE [HCD RESIDUAL RECEIPTS DEBT SERVICE		70.00	Alocation per pro rate share of all soft debt	-		8.630			9.099			
Lender 4 Residual Receipts Due Lender 5 Residual Receipts Due		0.00%	Alocasan bea hina an an an and dear	1		8,630			9,099			9,388
Total Non-MOHCD Residual Receipts Deht Service	١.	0,0076		J		8,630			9,099	1		9,366
REMAINDER (Should be zero unless there are distributions below)	_			_		6,227	_		6,417	_		6.605
Owner Distributions/Incentive Management Fee Other Distributions/Uses				ł		8,227			8,417	}		6,605
Final Balance (should be zero) REPLACEMENT RESERVE - RUNNING BALANCE						-			-			•
Replacement Reserve Starting Balance Replacement Reserve Deposits				7		73,941 21,000	1		99,042]		(16,287) 21,000
Replacement Reserve Withdrawals (ideally fied to CNA) Replacement Reserve Interest				}		4,859			126,330	}		13,103
RR Running Balance	-			=	,	90,042	-		(15,287	ī		(7,390)
OPERATING RESERVE - RUNNING BALANCE Operating Reserve Starting Balance	1			Ι.		294,023	1		294,023	1		294,023
Operating Reserve Deposits Operating Reserve Withdrawals Operating Reserve Withdrawals				1					<u> </u>	· .		二
Operating Reserve interest OR Running Balance			·	_		254,023			294,023			254,023
OTHER REQUIRED RESERVE 1 - RUNNING BALANCE	ı		r	1	1	120.63%	, 1		372428			1039%
Other Reserve 1 Starting Belance Other Reserve 1 Deposits Other Reserve 1 Withdrawals				1		===			=	1		
Other Reserve 1 Interest Other Required Reserve 1 Running Balance	ı			j		ĦŢ.	i		<u> </u>	1		ᄪ
OTHER RESERVE 2 - RUNNING BALANCE	,			-								
OTHER RESERVE 2 - RUNNING BALANCE Other Reserve 2 Stating Betance Other Reserve 2 Osposis Other Reserve 2 Withdrawals				1					= :	1		
Other Reserve 2 Withdrawals Other Reserve 2 Interest Other Required Reserve 2 Running Balance	1			1		L			<u> </u>	1		
- men condemn consults & Unithing Balance						-			•			

			MOHCD Proforms - 2	O Year Cash (Flow								
Mosaica Senior Apartments	LOSP	non-LOSP											
Totas	Units 11	Units f3	7		Year 10			Year			Year 12		
- 24	45 00%	54.00%	·		2026			2027			2028		
		% annual Increase	Comments [related to annual inc assumptions]	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total	
			SSVSSA incurse escalations have been very low historically. We consider tenant income					1	ĺ		ĺ		
Residential - Tenant Rents	10%	3.5%	escalations in setting enough increase VASH is FAIR drivery Past 10 yr higlery of	60,649	121,170	181,819	* 61,256	125,411	186,686	61,858	129,600	191,868	
Residential - Tenant Assistance Payments (Non-LOSP) Residential - LOSP Tenant Assistance Payments	n/a n/a	2.5% n/a 0.0%	FMR escelation is 2.5% (6 unit is Vash)	84 460	28 534	28,534 84,480	88 545	29 247	29,247 88,545	92.813	29,979	29,979 92.813	
Commercial Space Residential Parking	n/a 0.0%			7-15-20-2	-	$=$ \vdots	CONTROL CONTROL			SON THE STREET			
Miscettineous Rent Income Supportive Services Income	0.0%	2.5%		402	472	674	412	484	896	422	496	918	
Interest Income - Project Operations Laundry and Vending	0.0% 2.5%	2 5%		1,053	2.293	4,246	2,002	2,350	4,352	2.052	2,409	4,461	
Tenani Cherges Miscetaneous Residential Income	0.0%	2.5%		463	565	1,049	495	581	1,075	507	505	1,102	
Other Commercial Income	n/a	0.0%	Link from Reserve Section Billion, as		THE PERSONNEL		5 (S. 1989)	100000000000000000000000000000000000000			法等的验验	<u>-</u> -	
Windrawal from Capitalized Reserve (deposit to operating account) Gross Potential Income	n/a	r/a	applicable	147,941	163,035	300,983	152,709	158,073	310,782	167,663	163,279	320,942	
Vacancy Loss - Residentiat - Tenant Rents Vacancy Loss - Residential - Tenant Assistance Payments Vacancy Loss - Commercial	n/a n/a	n/a	Enter formules menuisty per relevant MOH policy, ennual instamenting usually not appropriate	/3 032	(1,427)	(9,091) (1,427)	(3 053)	(8 271) (1.462)	(9.333) (1,482)	(3.093)	(6,490) (1,499)	(9.563) (1,499)	
EFFECTIVE GROSS INCOME	iva	, , <u>ua</u> ,	ручни	144,911	145,650	290,465	149,647	150,340	299,987	164,870	155,290	309,860	
OPERATING EXPENSES													
Management Management Fee	3.5%		schedule	15.572		25,121	16,120	9.880	28,000	15,684	10,226	28,910 21,900	
Asset Management Field Sub-total Management Expenses	3.5%	35%	per MOHCO policy	12.675 28,250	17,769	20,443 45,564	13.119 29,239	17,920	21,159 47,159	13,578 30,262	8.322 18,548	49,510	
Sniaries/Benefits Office Saures	3.5% 3.5%	35%		1,311		2,114	1,356	831	2,185	1,404	860	2,284	
Menager's Salary Health Insurance and Other Benefits	7.0% 3,5%	35% 70% 35%	Historically Righ Inflation	4,600 8,297	5,082	7,420 13,375	4,761 8,873	2,918 5,438	7,879 14,311	4,928 9,494	3,020 5,819	7,948 15,313	
Other Salanes/Benefits Administrative Rent-Free Unit	3,5%	3 5%		5,700		10,811	6,937	4,252	11,189	7,180	4,401	11,580	
Sub-total Salades/Benefits Administration				20,900	12,813	33,719	21,928	13,439	35,347	23,008	14,100	37,106	
Advertising and Markeling Office Expenses	3.5% 3.5%	35%		6,980	8.194	15,174	7,225	8481	15,706	7,477	8.778	18,255	
Office Rent Legal Expense - Property.	3.5%	35%		1,12		2,453	1,158	1.371	2,539	1,200	1,419	2,628	
Audt Expense Bookkeeping/Accounting Services	3.5%	35%		8.072 2.791	9,476	17.547 8.084	8.354 2.897	9.807 1.400	18,181 6,297	5,647 2,998	10,150 3,519	18,797 6,517	
Bad Debts Miscelaneous	1.0% 3.5%	10% 35%	Consistent with rent inflation	75:	880 103	1,641 191	782	895 107	1,657 197	770 94	904 110	1,674	
Sub-total Administration Expenses Utilities				19,82	23,259	43,090	20,498	24,081	44,557	21,195	24,881	46,076	
Electricity Water	3.5% 4.5%	3 5%	Historically high inflation	1303	1 2,580 5 15,302	4,778 28,337	2.275 13.522	2.671 15.990	4,948 29,612	2,355 14,234	2.764 16,710	5,119 30,945	
G85 Sewer	3.5%	3.5%		2.62	3,084	5,712	2,719	3.102	5,912	2815	3,304	6,119	
Sub-total Utilities Taxes and Licenses				17,88		39,827	18,616	21,853	40,469	19,404	22,778	42,182	
Real Estate Taxes Peyrol Taxes	1,2% 3.5%	12%		18		292 3,569	183 2,291	112	295 3,694	185 2,371	114	299 3.824	
Miscelaneous Taxes, Licenses and Perrits Sub-lotal Taxes and Licenses	3.5%	35%		58	652	1,227	584 3,058	686 2,202	1.270 5,250	804 3,160	7,433 710 2,276	1,314 5,437	
Insurance Property and Liability Insurance	3.5%	3 5%		2.98		_		3629	6,720	3,199		6,955	
Fidelity Bond Instructe Walker's Compensation	0.0%	35%		1,55		2512	1,612	988	2,600	1,008	1,022	2,691	
Ovector's & Officers' Liability Insurance Sub-total Insurance	0.0%	33%		4,54		9,005	4,703	4,617	9,320	4,000	4.778	3,646	
Maintenance & Repair	3.5%	1 250		10,43					23,472	11,175	13,110		
Payroll Supples	3.5%	35% 35% 35%		2.80	3,297	5,108	2,907	12.075 3.413	8,319	3,009	3,532	24,294 8,541	
Contracts 11 Semoval Garbage and Trash Removal	3.5%	35%		5,92		9,548 11,128	5,298	3,755 5,219	9,883 11,518	5,484 5,484	5,437	10,229 11,921	i
Security Payrol/Contract HVAC Repairs and Maintenance	3,5%	35% 35% 35%		56	662	1,227	584	686	1,270	501	710	1,314	
Vehicle and Maintenance Equipment Operation and Repairs Miscelaneous Operating and Maintenance Expenses Sub-total Maintenance & Repair Expenses	3.5%	35%		3,66	2 4,534	164 8,395	3,997	4.692	189 6,689	81 4,137	4,856	175 6,993	
				29,74		59,247	29,788	31,532	61,320	30,831	32,636	63,466	
Supportive Services Commercial Expenses	3.5%	3 5%		76 48.91米円型	्राह्मण दहरू व्यक्तमण दहरू	1,543	735 613年夏17日4日	862	1,597	760 1)-34-529	692	1,653	
TOTAL OPERATING EXPENSES W/o RESERVES/GL BASE RENT. PUPA (w/o Reserves/GL Base Rent/Bond Fees)	BOND FE	ES		123,83	1 112,252	216,083	128,662	116,487	245,043	133,485	120,859	254,376	
Reserves/Ground Lesse Base Rent/Bond Fees Ground Lesse Base Rent	1				1 -	г							1
Bond Montoring Fee Replacement Reserve Deposit	1	•		13.02	1 -	21,000	1	7,980	21,000	13.020	7,980	21,000	l
Operating Reserve Deposit	1		Off cash balance is \$294s, wall above 25% of exp		7,510	21,000	73020	7,500	21,002	12020	7.500	21,000	
Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit	1			-:	-	-			:	-	:		ĺ
Required Reserve Deposits, Commercial Sub-total Reserves/Ground Lesse Base RentBond Fees	Í			13,02	7,980	21,000	13,020	7,580	21,000	13,020	7,980	21,000	j
TOTAL OPERATING EXPENSES W RESERVES/GL BASE RENT/E	OND FEE	s		136,85		257,083	141,582	124,457	266,049	146,605	128,869	275,375	
PUPA (w/ Reserves/GL Base Retr/Bond Fees) NET OPERATING INCOME (INCOME minus OP. EXPENSES)				8,06	4 25,318	33,383	8,084	25,873	33,937	8,064	26,421	34,485	•
DEBT SERVICE ("hard debt"/amortized loans)	1												
Hard Debt - First Lender, Hard Debt - Second Lender, (HCD Program 0.42% pymt. or other 2nd	ender)		HCD 42% payment	8,00	4 1,943	13,007	8,054	4 943	13,007	8,064	4,943	13,007	
Hard Debt : Third Lender (Other HCD Program, or other 3rd Lender) Hard Debt - Fourth Lender					u concessione	<u> </u>	<u> </u>	-			:		ĺ
Commercial Hard Debt Service TOTAL HARD DEBT SERVICE	ı			8,06	4 4,943	13,007	8,054	1,943	13,007	8,064	4,943	13,007	,
CASH FLOW (NOI minus DEBT SERVICE)					0 20,378	20,376	•	20,930	20,530	•	21,472	21,476	
Commercial Unity Season Flow Application of Commercial Sulphus to LOPS/hop-LOSP (residual inco AVAILABLE CASH FLOW	(me)				0 20,376	20,376		20,930	20,530		21,478	21,471	
USES OF CASH FLOW BELOW (This row also shows DSCR.)			DSCR.			2.67		44,030	2.61	•	21,4/4	21,878	
USES THAT PRECEDE MONCO DERT SERVICE IN WATERFALL.	0.0%				.		·						ļ
"Below-fin-fine" Asset Mgt fee (uncommon in new projects, see pokcy) Partnership Management Fee (see pokcy for limits) Investor Service Fee (aka "LP Asset Mgt Fee") (see pokcy for limits)	0.0%	1988/2021	per MCHCD policy no annual increase	- :	+	-	<u> </u>	<u> </u>		-	<u> </u>		1
Non-amorizing Loan Profit - Lender 1:	1		Enter comments to annual increase, etc.		$\pm =$						<u> </u>		
Non-amortzing Loan Pmnt - Lender 2 Deferred Developer Fee (Enter amt <= Max Fee from row 131)	1		Enter comments re annual increase, etc.		+ =	<u>t </u>	<u> </u>	Ŀ	<u> </u>	<u> </u>	$\vdash :$		j
TOTAL PAYMENTS PRECEDING MOHCO										<u> </u>			
RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECED Does Project have a MOHCD Residual Receipt Obligation?	MG MOHO		Year 5 is year indicated below:	1	0 20,378	20,376		20,930	20,530	•	21,478	21,478	
Will Project Defer Developer Fee? 1st Residual Receipts Sox - Lender/Deferred Developer Fee		Yes 50% / 50%	2021 2nd Residual Receipts Suit Begins:	4					,				
2nd Residual Receipts Spix - Lender/Owner Max Deferre	d Deenlan	67% /33%	2022 Use for data entry above, Do not link.)	إ					,				
	_ 51000	Dist Soft	hive Deferred Developer Fee Earner	i '		6,935			8,035			8,935	
MOHCD RESIDUAL RECEIPTS DEBT SERVICE MOHCD Residual Receipts Amount Due	1		loans, and MOHCD residual receipts policy]		3,953			4,061]		4.187	1
Proposed MOHCD Residual Receipts Amount to Loan Repayment Proposed MOHCD Residual Receipts Amount to Residual Ground	1		Proposed Total MOHCD And Dueless Loan			3,953	4		4,081			4,167	ł
Lease	J	1	Reproment	ı		<u> </u>	1		<u> </u>	i			1
NON-MOHED RESIDUAL RECEIPTS DEBT SERVICE HED RESIDUAL RECEIPTS Amount Due	3	70.90% 0.00%	Assestan per prorata share of all self dear,	7		9,631	9		9,893	1		10,152	1
Lender 4 Residual Receipts Due Lender 5 Residual Receipts Due Total Non-MOHCD Residual Receipts Debi Service	į	0.009		j			į į			j		10.152	1
Total Non-MOHCD Residual Receipts Debt Service REMAINDER (Should be zero unless there are distributions	•		•			9,63°			583,e			10,152	
below) Owner Distributions/Incentive Management Fee	7			1		6,792			6,977	1		7,159 7,159	1
Other Distributions/Uses Final Balance (should be zero)	1			1	,		1		<u> </u>	1			1
REPLACEMENT RESERVE - RUNNING BALANCE	_			_			_			-			
Replacement Reserve Starting Balance	1			1		[7,390 21,000	김		8,711 21,000	1		24,813 21,000	
Replacement Reserve Deposits Replacement Reserve Withdrawats (Keatly fied to CNA) Replacement Reserve Interest	}			1		4,89	7		4,899	1		4,899	1
RK HUNNING Balance	r'			_		8,71	ı .		24,813			40,914	
OPERATING RESERVE - RUNNING BALANCE Operating Reserve Starting Balance	1			7		294,02	힉		294,023	1		294,023	1
Operating Reserve Deposits Operating Reserve Withdrawals	1			1			1		<u> </u>	1			1
Operating Reserve Interest OR Running Balance	ļ			_		234,92	<u>.</u>		234,023			254,023	1
OTHER REQUIRED RESERVE 1 - RUNNING BALANCE	_			_		11437	*		310519	9		108,7%	l
Other Reserve 1 Starting Balance Other Reserve 1 Deposits	1			1			1		╘═	1		==	1
Other Reserve 1 Withdrawals Other Reserve 1 Interest	1			1			1			1			ŀ
Other Required Reserve 1 Running Balance	•			-		•			•			-	
OTHER RESERVE 2 - RUNNING BALANCE Other Reserve 2 Stating Balance	7			7		-	7		-	1			1
Other Reserve 2 Starting Balance Other Reserve 2 Deposits Other Reserve 2 Withdrawats	1			1			4		<u> </u>	1			1
Other Reserve 2 Interest Other Required Reserve 2 Running Balance	,						_		-	_			1

			MOHCD Proforms - 2	U Tear Cash Fi	OW							
Mosaica Senior Apartments	LOSP	non-LOSP										
Tot.	Units 11	Units 13			Year 13			Year 14			Year 15	
		54.00% % annual	Comments		2029			2030			2031	-
DICOME	ine LOSP	Increase	(related to annual inc assumptions) SSVSSA income expaintons have been very	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total
Residential - Tenant Rents	1.6%	35%	low historically. We consider tenant income escalations in setting annual increase. VASH is FMR driven. Fast 10 yr history of	62,487	134,343	196,830	63,112	139,045	202,157	63,743	143,912	207,655
Residential - Tenant Assistance Payments (Non LOSP) Residential - LOSP Tenant Assistance Payments	rva rva	2.5% n/a	FMR escalation is 2.5% (1 unit is Vash)	97,274	30,728	30,728 97,274	: 101.938	31,498	31,498 101,936	106,508	32.284	32,254 105,508
Commercial Space Residential Parking	n/a 0.0% 2.5%	0.0%		433	508	941	444	521	P65	455	534	989
Miscellaneous Rent Income Supportive Services Income Interest Income - Project Operations	0.0%	25/				===			- :	-	==	- :
Laundry and Vending Yenant Charges Miscefaneous Residential Income	2.5%	25% 25%		2,103 520	2,459 610	4,573 1,130	2,156 533	2,531 825	4,887 1,158	2,210 546	2,594 641	4,804 1,167
Other Commercial Income	0.0% n/a	D,D%	Link from Hisserve Section below, as	estoras (es.	District of the Control	===	10000		=	AND DESCRIPTION	AND DESCRIPTION OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWIND TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN	===
Withdrawal from Capitalized Reserve (deposit to operating account) Gross Potential Income	n/a	n/a	applicable Enter formulas manually per relevant MOH	162,817	158,659	331,476	150,180	174,219	342,350	173,762	179,964	353,726
Vacancy Loss - Residential - Tenant Rents Vacancy Loss - Residential - Tenant Assistance Payments Vacancy Loss - Commercial ECECTRIC REDS - WCOME	r/a r/a	n/a n/a	policy; annual incrementing usually not supropriete	(3,124)	(6.717) (1.536)	(9,842) (1,536)	(3,156)	(8.952) (1.575)	(10,108) (1,575)	(3,187)	(7,190) (1,614)	(10,363)
EFFECTIVE GROSS INCOME OPERATING EXPENSES				159,693	150,405	220,098	165,028	165,692	330,716	170,574	171,186	341,729
Orangement Management Management Fea	3.5%	3.5%	schedule,	17,268	10,584	27,652	17,873	10,954	28,827	18,498	11,338	29,836
Assel Management Fee Sub-total Management Expenses	3.5%		per MOHCD policy	14,053 31,321	8.613 19,187	22,556 50,518	14,545 32,417	8,915 19,889	23,459 52,286	15,054 33,682	9,227 20,564	24,280 54,116
Salaries/Benefits Office Salaries Menager's Seleny	3.5%	3.5%		1,453 5,100	891	2,344 8,228	1,504 5,279	922 3,235	2,426 8,514	1,557 5,464	954 3,349	2,511 8,812
Health Insurance and Other Benefits Other Salanes/Benefits	7.0% 3.5%	7 0% 3.5%	Historically high Inflation	10.159 7,431	6,226 4,555	16,365 11,986	10,870 7,691	6.662 4.714	17,532 12,405	11,630 7,960	7,128 4,879	18,759 12,839
Administrative Rent-Free Unit Sub-total Salaries/Benefits	3.5%	3.5%		24,143	- 14,797	38,940	25,344	15,533	40,877	26,611	16,310	42,921
Administration Advertising and Marketing Office Expenses	3.5% 3.5%	35%		7,739	9,085	16,824	8,010	R 403	17,413	8,290	9,732	18,023
Office Rent Legal Expense - Property	3.5%	3.5% 3.5%		1,251	1,469	2.720	1,205	1,520	2,615	1.340	1,573	2814
Audif Expense Bookkeeping/Accounting Services	3.5%	3.5%		8,949 3,103	10,508 3,543	19,459 6,745	9,263 3,211	10.873	20,136 6,981	9,587 3,324	11,254 3,902	20,641 7,220
Barl Debis Miscellaneous Sub-total Administration Expenses	3.5%	1 0% 3.5%	Consistent with rest inflation	778 97 21,917	913 114 26,729	1,590 212 47,646	785 101 22,655	922 118 26,607	1,707 219 49,272	793 104 23,439	931 122 27,516	1,724 227 50,954
Utilities Electricity	3.5%	3 5 % 4 5 %		2.437	2.861	5,298	2.522	2,961	5,483	2.811	3,065	5,875
Water Gas Sewer	4.5 % 3.5 % 3.5 %	45% 3.5% 3.5%	Historically high inflation	14,875 2,913	17,482 3,420	32,337 8,333	15,544 3,015	18,248 3,539	33,702 8,555	3,121	3,663	35,313 6,784
Sub-fotal Unities Taxes and Licenses	1 3,370	1 0.07		20,225	23,743	43,968	21,082	24,748	45,830	21,976	25,797	17,772
Real Estalo Taxes Payrol Taxes	1.2% 3.5%	1.2% 3.5%		187 2.454	115 1,504	302 3,657	190 2,540	116 1,558	306 4,098	192 2,528	118	310 4,239
Miscelaneous Taxes, Licenses and Permits Sub-total Taxes and Licenses Insurance	3.5%	3.5%	L	3,287	2,363	1,360 5,620	3,377	760 2,433	1,406 5,809	3,490	2,515	1,457 6,006
Property and Liabity Insurance Fidely Bond Insurance	3.5%	3.5%		3,311	3,887	7,199	-	4,023	7,451	3,547		7,711
Worker's Compensation Director's & Officers' Liability Insurance	3.5% 0.0%	3.5%		1,727	1.058	2.785	1,787	1,095	2,882	1,850	1,134	2,683
Sub-total Insurance	3.5%	35%	ı	5,038	4,946	9,964	5,214	5,119	10,333	5,397 12,390	5,298	10,695
Payroli Supplies Contracts	3.5%	3.5%		11,555 3,114 6,564	3,656	25,144 6,770 10,587	11,971 3.223 6,793	3 784	26,024 7,007 10,957	3,336	3,916	28,935 7,252 11,341
Garbage and Trash Removal Security Payrol/Contract HVAC Repairs and Mainlenance	3.5%	3.5%		5,675	6,652	12,338	5.874	6.886	12,770	5,080	7,137	13,217
Vehicle and Maintenance Equipment Operation and Repairs	3,5%	3.5% 3.5% 3.5%		626 83 4,282	734 98 5,025	1,360 181 9,308	86 4,432	760 101 5.202	1,406 188 9,634	89	105	1,457 194 9,971
Miscelaneous Operating and Maintenance Expenses Sub-total Maintenance & Repair Expenses				31,910	33,777	65,688	33,027	34,950	\$7,987	34,183	38,183	70,356
Supportive Services Commercial Expenses	3.5%	3 5%		787 3627 300 565	924 HAV 14-12-88	1,711	B14 DE COMPANDOS	056 32 Add 6000	1,770	843 R443/40172		1,832
TOTAL OPERATING EXPENSES w/o RESERVES/GL BASE RENT PUPA (w/o Reserves/GL Base Rent/Bond Fees)	/BOND FE	ES		138,609	125,468	264,074	143,940	130,224	274,164	149,490	136,172	284,662
Reserves/Ground Lease Base Rent/Bond Fees Ground Lease Base Rent	1					-	-				<u> </u>	
Bond Monitoring Fee Replacement Reserve Deposit	1		CRY CALLY DISTANCE IS \$ ZUMP, Well above 20%	13,020	7,980	21,000	13,020	7,980	21,000	13,020	7,980	21,000
Operating Reserve Deposit. Other Required Reserve 1 Deposit. Other Required Reserve 2 Deposit.	1		of exp	=	-	=	=	<u> </u>	=	<u> </u>	=	
Required Reserve Deposits, Commercial Sub-total Reserves/Ground Lesse Base Rant/Bond Fees	1			13,020	7,980	21,000	13,020	7,080	21,000	13,020	7,940	21,000
TOTAL OPERATING EXPENSES W RESERVESIGL BASE RENT// PUPA (w/ Reserves/GL Base Rent/Bond Fees)	OND FEE	s		161,629	133,446	285,074	156,960	138,204	235,164	162,510	143,152	305,662
NET OPERATING INCOME (INCOME minus OP EXPENSES)				8,054	26,959	35,024	8,064	27,487	35,552	8,064	28,003	36,067
DEBT SERVICE ("hard debt"/amortized loans) Hard Debt - First Lender Hard Debt - Second Lender (HCD Program 0.42% synt; or other 2nd] Lenderi		HCO 42% payment	8,054	4,943	13,007	8,064	4,943	13,007	8,064	4,943	13,007
Hard Debt - Fust Lender (HCD Program 0:42% pyint, or other 2nd Hard Debt - Third Lender (Other HCD Program, or other 3nd Lender) Hard Debt - Fourth Lender]			<u>:</u>		=	-	-	-	-	 :	-
Commercial Hard Debt Service TOTAL HARD DEBT SERVICE	ļ		L.,,_	8,064	4,943	13,007	8,064	4,843	13,007	8,084	4,943	13,007
CASH FLOW (NOI minus DEBT SERVICE) Commercial Only Cash Flow					22,017	22,017		22,545	22,545		23,060	23,060
Aboution of Commercial Surplus to LOPS mon LOSP (residual inco AVAILABLE CASH FLOW	ome)		DSCR		22,617	22,017 259	<u> </u>	22,545	22,545 2,73	<u> </u>	23,080	23,060 2,77
USES OF CASH FLOW BELOW (This row also shows DSCR.) USES THAT PRECEDE MOHOD DEBT SERVICE IN WATERFALL Below-the-line" Asset Mgt fee (uncommon in new projects, see polo)	0.0%		DECR	1		2.69			2/3			2.77
Partnership Management Fee (see policy for frnits) Investor Service Fee (aka "LP Asset Mgt Fee") (see policy for limits)	0.0%	200	per MOHCD policy no annual increase	-:	-					:	-:	
Other Payments Non-amortzing Loan Pmnt - Lender 1	4		Enter community re-available increase, etc.	· ·								
Non-amortzing Loan Pmnt - Lender 2 Deferred Developer Fee (Enter am) <= Max Fee from row 131)			Enter comments on annual increase of	- :	 	· ·		-		-:		
TOTAL PAYMENTS PRECEDING MONCE	1		Enter comments re annual increase, etc.	:								
TOTAL PAYMENTS PRECEDING MONCE RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECED				<u> </u>	22,017	22,017		22,545	22,545	-	23,060	23,060
RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECED Does Project have a MOHCD Residual Receipt Obligation? Will Project Defer Developer Fee?		Yes Yes	Year 5 is year indicated below:	- <u>:</u>	22,017	22,017		22,646	22,545		23,060	23,060
RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECED Does Project have a MOHCD Readdral Receipt Obligation? WE Project Deter Developer Fee? 1st Residual Roceipts Spit - Lender/Deferred Developer Fee 2nd Residual Receipts Spit - Lender/Developer	ING MOHO	Yes Yes 50%/50% 57%/33%	Vear S is year indicated below: 2021 2004 Receipts Spit Begins: 2022		22,017	22,017		22,646	22,545		23,080	23,060
RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECED Does Project have a MOHOD Realdual Receipt Obligation? Wit Project Dater Developer Fee? 1st Residual Roceipts Spit - Lender/Deferred Developer Fee 2nd Residual Receipts Spit - Lender/Owner	ING MOHO	Yes Yes 50% / 50% 67% / 33% or Fee Amt (Year 5 is year indicated below: 2021 Zord Residual Receipts Spit B egins:	-	22,017	22,017		22,545	22,545		23,060	23,060
RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECED Does Project have a MOHED Residual Receipt Obligation? We Project plate (newhops Fee? 18 heds/all Receipts 5/94 LendemDeferred Developer Fee 7and Residual Receipts 6/94 LendemDeferred Developer Fee And Residual Receipts 6/94 LendemDeferred Developer Fee MAX Deferre MOHED RESIDUAL RECEIPTS DEBT SERVICE	ing Moho	Yes Yes 50% / 50% 67% / 33% or Fee Amt (I Dist. Soft Debt Loan	Year 5 is year indicated below: 2021 20x1 Receipts Spik Begins: 2022 2022 2020 For Gotts entry above. Do not link.)	-	22,017	8,935 4,971	1	22,545	8,935		23,060	8,935 4,474
RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECED Does Project have a MONDO Realdual Receipt Obligation? Will Project Dieff Developer Fee? 14 Residual Roceipts Spit - Lander/Deferred Developer Fee 2nd Residual Receipts Spit - Lander/Deferred Developer Fee Max Deferre	ing Moho	Yes Yes 50% / 50% 67% / 33% or Fee Amt (I Dist. Soft Debt Loan	Year 5 is year hid costed below: 2021 2021 2020 Residual Receipts Spitt Begins: 2022 2020 2020 2020 2020 2020 2020 20		22,017	B,925	1	22,545	8,935		23,060	8,635
RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECED Does Project have a MOHOD Residual Receipt Obigation? We Project have the Developer Fee? It Residual Receipts Syle L endetic Developer Fee and Residual Receipts Syle L endetic Developer Fee and Residual Receipts Syle L endetic Developer Fee and Residual Receipts Syle L endetic Developer Fee and Residual Receipts Syle L endetic Developer Fee and Residual Receipts Syle Endetic Proposed MOHOD Residual Receipts Andread Los Proposed MOHOD Residual Receipts Andread to Residual Ground Lesse NOW MOHOD RESIDUAL RECEIPTS DEBT SERVICE FIGURESIAN RECEIPTS DEBT SERVICE FIGURES FIGUR	ing Moho	Yes Yes 50% /50% 67% /33% or Fee Amt (! Dist. Soft Debt Loan 29,10%	Veer 5 is year kidicated below: 2021 2020 Every Syst. Begins: 2022 2022 Law for dista entry above. Do not link.) Have Deferred Deboyer File Stamour owns, and MCHCD Desidual recipits pidicy Proposed Total MCHCD Anti Dual eas Lem		22,017	8,935 4,971		22,545	8,935		23,000	8,535 4,474 4,474
RESIDUAL RECEIPTS (CABN FLOW minus PAYMENTS PRECED DOES Policed hims. MOTHED Residual Receipt Obligation? Will Project Dieder Dewitoper Fase 2nd Residual Receipts Spit LandestDewind MAN Defense MAN DESIDUAL RECEIPTS DEBT SERVICE MAN DESIDUAL RECEIPTS DEBT SERVICE MAN DESIDUAL RECEIPTS DEBT SERVICE MAN DESIDUAL RECEIPTS DEBT SERVICE MAN DESIDUAL RECEIPTS DEBT SERVICE MAN DESIDUAL RECEIPTS DEBT SERVICE MAN DESIDUAL RECEIPTS DEBT SERVICE DESIDUAL RECEIPTS DEBT	ING MOHO	Yes Yes 50% / 50% 67% / 33% er Fe≡ Arrk (I Dist. Soft Debt Loan 29,10%	View 6 is your kidosaid below: 2001 2001 2001 2002 2002 2003 2004 2005 2005 2005 2005 2005 2005 2005		22,017	8,935 4,271 4,271		22,545	8,935 4,374 4,374 10,656		23,000	8,535 4,474 4,474
RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECED DOES Polect hims. MOTHED Residual Receipt Obligation? Will Project Diedr Dewnloper Fase Project Pro	ING MOHO	Yes Yes 50% /50% 67% /33% or Fee Amt (Dist. Soft Debt Loan 29.10% 70.90% 0.00%	View 6 is your kidosaid below: 2001 2001 2001 2002 2002 2003 2004 2005 2005 2005 2005 2005 2005 2005		22,017	8,935 4,271 4,271 - - - - 10,407		22,545	8,935 4,374 4,374 - - 10,656		23,090	8,935 4,474 4,474 10,900
RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECED DOES Polysis in NOIPCD Readoul Reselpt Obligation? WE Polysis Insec. MOIPCD Readoul Reselpt Obligation? WE Polysis Insec. Developer Fine MERCHARD RESIDUAL RECEIPTS DEST SERVICE MOHED RESIDUAL RECEIPTS DEST SERVICE MOHED RESIDUAL RECEIPTS DEST SERVICE MOHED RESIDUAL RECEIPTS DEST SERVICE MOHED RESIDUAL RECEIPTS AMOUNT LOAN FOREIGNESS MONOMONO RESIDUAL RECEIPTS DEST SERVICE NON-MOHED RESIDUAL RECEIPTS DEST SERVICE MOHED RESIDUAL RECEIPTS DEST SERVICE MOHED RESIDUAL RECEIPTS DEST SERVICE MOHED SERVICE RESIDUAL RECEIPTS DEST SERVICE MOHED SERVICE RESIDUAL RECEIPTS DEST SERVICE MOHED SERVICE RESIDUAL RECEIPTS DEST SERVICE LOSGIC SERVICE RESIDUAL RECEIPTS DEST SERVICE MOHED SERVICE RESID	ING MOHO	Yes Yes 50% /50% 67% /33% or Fee Amt (Dist. Soft Debt Loan 29.10% 70.90% 0.00%	View 6 is your kidosaid below: 2001 2001 2001 2002 2002 2003 2004 2005 2005 2005 2005 2005 2005 2005		22,017	8,935 4,271 4,271		22,545	8,935 4,374 4,374 10,656		23,000	8,535 4,474 4,474
RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECED DOES Physical have a MOHED Readoul Reselpt Obligation? WE Polyer Insent Chemistry Fine Control of the Residual Receipts of the Residual Receipts Spit - Landscriberted Developer Fee 2nd Residual Receipts Spit - Landscriberted Developer Fee 2nd Residual Receipts Spit - Landscriberted Developer Fee 2nd Residual Receipts Spit - Landscriberted Developer Fee 2nd Residual Receipts Spit - Landscriberted Developer Fee 2nd Residual Receipts Annual to Lass Repeipment Physics of KOHED Residual Receipts Annual to Lass Repeipment Physics of KOHED Residual Receipts Annual to Lass Repeipment Physics of KOHED Residual Receipts Annual to Lass Repeipment NON-MOHED RESIDUAL RECEIPTS DEET SERVICE INCOME 4 Testicula Receipts Annual to Lass Repeipment REMINIOSE (Should be Zero unless jibs to we distributions below) Testic Non-MOHED Residual Receipts Debt Service REMINIOSE (Should be Zero unless jibs to we distributions below) Coher Distributionscribe Management Fee Coher Distributionscribe Management Fee	ING MOHO	Yes Yes 50% /50% 67% /33% or Fee Amt (Dist. Soft Debt Loan 29.10% 70.90% 0.00%	View 6 is your kidosaid below: 2001 2001 2001 2002 2002 2003 2004 2005 2005 2005 2005 2005 2005 2005		22,017	4,221 4,221 4,221 - - 10,407 7,339		22,545	4,374 4,374 4,374 10,656 7,615		23,000	8,935 4,474 4,474 10,900 7,687
RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECED DOES Project have a MOHED Redduin Receipt Obligation? VIR Project Heaville Project Heaville Project Heaville Project Heaville Project Heaville Project Heaville Project Spill LenderDwind MOHED RESIDUAL RECEIPTS DEBT SERVICE MOHED RESIDUAL RECEIPTS DEBT SERVICE MOHED RESIDUAL RECEIPTS DEBT SERVICE MOHED RESIDUAL RECEIPTS DEBT SERVICE MOHED RESIDUAL RECEIPTS DEBT SERVICE Laste MOHED RESIDUAL RECEIPTS DEBT SERVICE Laste MOHED RESIDUAL RECEIPTS DEBT SERVICE Laste MOHED RESIDUAL RECEIPTS DEBT SERVICE Lander STEED RESIDUAL RECEIPTS DEBT SERVICE Lander STEED RESIDUAL RECEIPTS DEBT SERVICE RESI	ING MOHO	Yes Yes 50% /50% 67% /33% or Fee Amt (Dist. Soft Debt Loan 29.10% 70.90% 0.00%	View 6 is your kidosaid below: 2001 2001 2001 2002 2002 2003 2004 2005 2005 2005 2005 2005 2005 2005		22,017	8,935 4,271 4,271 10,407 7,339 7,339		22,645	4,374 4,374 4,374 10,656 7,615 7,515]	23,090	8,535 4,474 4,474 10,500 10,500 7,687 7,887
RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECED Does Project have a MOHDD Readual Receips (Obgation? The Revisial Receips Spit - Lendar/Terientd Developer Fee 2nd Residual Receips Spit - Lendar/Terientd Spit Spit Spit Spit Spit Spit Spit Spit	ING MOHO	Yes Yes 50% /50% 67% /33% or Fee Amt (Dist. Soft Debt Loan 29.10% 70.90% 0.00%	View 6 is your kidosaid below: 2001 2001 2001 2002 2002 2003 2004 2005 2005 2005 2005 2005 2005 2005		22,017	4,271 4,271 - 10,407 7,339 7,336 40,514 40,514		22,545	4,374 4,374 4,374 - - 10,656 7,515]	23,000	8,935 4,474 4,474 10,800 10,900 7,687 7,687
RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECED Does Phyled I have a MOHED Readous Reseipt Obligation? The Residual Receipts Spit - LandarDeferred Developer Fee 2nd Residual Receipts Spit - LandarDeferred Developer Fee 2nd Residual Receipts Spit - LandarDeferred Developer Fee 2nd Residual Receipts Spit - LandarDeferred MOHED Residual Receipts Amount Doe 2nd Residual Receipts Amount Toe 3nd Receipts Debt Service 3nd Residual Receipts Amount Toe 3nd Residu	ing Moho	Yes Yes 50% /50% 67% /33% or Fee Amt (Dist. Soft Debt Loan 29.10% 70.90% 0.00%	View 6 is your kidosaid below: 2001 2001 2001 2002 2002 2003 2004 2005 2005 2005 2005 2005 2005 2005		22,017	6,035 4,271 4,271 10,407 7,339 7,339 40,814 40,814 40,814		22,545	4,374 4,374 4,374 10,656 7,815 7,515]	23,000	8,935 4,474 4,474 10,800 10,900 7,887 7,887 21,000
RESIDUAL RECEIPTS (CABN FLOW Indius PAYMENTS PRECED DOES Polyet in an WOHED Fasional Resept Oxigation? Will Project Dieder Dewripper Fase Project Proj	ing Moho	Yes Yes 50% /50% 67% /33% or Fee Amt (Dist. Soft Debt Loan 29.10% 70.90% 0.00%	View 6 is your kidosaid below: 2001 2001 2001 2002 2002 2003 2004 2005 2005 2005 2005 2005 2005 2005		22,017	4,271 4,271 - 10,407 7,339 7,336 40,514 40,514		22,545	4,925 4,374 4,374 10,656 7,515 7,515 36,155 21,000 4,890		23,000	8,935 4,474 4,474 4,474 10,800 10,800 7,687 7,887 21,000 119,573
RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECED DORS Phylicia have a MOHED Residual Receipt Colograno? DORS Phylicia have a MOHED Residual Receipt Colograno? Residual Receipts Spit - Landar/Defenred Developer Fee 2nd Residual Receipts Spit - Landar/Developer Fee 2nd Receipts Receipts Amount Developer Amount to Landar Reportment Landar Colograph Receipts Amount to Landar Receipts Landar Spit - Landar Receipts Amount Landar Receipts Amount Landar Receipts Amount Landar Receipts Amount Landar Receipts Amount Landar Receipts Amount Landar Receipts Amount Landar Receipts Amount Landar Receipts Landar Landa	ING MOHO	Yes Yes 50% /50% 67% /33% or Fee Amt (Dist. Soft Debt Loan 29.10% 70.90% 0.00%	View 6 is your kidosaid below: 2001 2001 2001 2002 2002 2003 2004 2005 2005 2005 2005 2005 2005 2005		22,017	4,271 4,271 10,407 7,339 7,339 40,514 40,514 40,514 21,000 25,749 36,185		22,545	4,374 4,374 10,856 10,856 7,815 7,815 21,800 4,839 02,287 234,022		23,000	8,935 4,474 4,474 10,800 10,800 7,887 7,967 21,000 119,279 (45,312)
RESIDUAL RECEIPTS (CARP FLOW Indius PAYMENTS PRECED DES Policish has MOTICD Relation Receipt Originals Will Project Daier Developer Fax Will Project Daier Developer Fax Project Daier Developer Fax Project Daier Daier Daier Developer Fax Project Daier Daier Daier Daier Daier Daier MOHICD RESIDUAL RECEIPTS DEBT SERVICE MOHICD RESIDUAL RECEIPTS DEBT SERVICE MOHICD RESIDUAL RECEIPTS DEBT SERVICE MOHICD RESIDUAL RECEIPTS DEBT SERVICE MOHICD RESIDUAL RECEIPTS DEBT SERVICE MOHICD RESIDUAL RECEIPTS DEBT SERVICE MOHICD RESIDUAL RECEIPTS DEBT SERVICE MOHICD RESIDUAL RECEIPTS DEBT SERVICE MOHICD RESIDUAL RECEIPTS DEBT SERVICE MOHICD RESIDUAL RECEIPTS DEBT SERVICE MOHICD RESIDUAL RECEIPTS DEBT SERVICE MOHICD RESIDUAL RECEIPTS DEBT SERVICE MOHICD RESIDUAL RECEIPTS DEBT SERVICE TOLIC REVEIL RECEIPTS DEBT SERVICE TOLIC REVEIL RECEIPTS DEBT SERVICE TOLIC REVEIL RECEIPTS DEBT SERVICE TOLIC REVEIL RECEIPTS DEBT SERVICE TOLIC REVEIL RECEIPTS DEBT SERVICE TOLIC REVEIL RECEIPTS DEBT SERVICE TOLIC REVEIL RECEIPTS DEBT SERVICE TOLIC REVEIL RECEIPTS DEBT SERVICE TOLIC REVEIL RECEIPTS DEBT SERVICE TOLIC REVEIL RECEIPTS DEBT SERVICE TOLIC REVEIL RECEIPTS DEBT SERVICE TOLIC REVEIL RECEIPTS DEBT SERVICE TOLIC REVEIL RECEIPTS DEBT SERVICE TOLIC REVEIL RECEIPTS DEBT SERVICE TOLIC REVEIL RESIDUAL RECEIPTS DEBT SERVICE TOLIC REVEIL RESIDUAL RECEIPTS DEBT SERVICE TOLIC REVEIL RESIDUAL RECEIPTS DEBT SERVICE TOLIC REVEIL RESIDUAL RECEIPTS DEBT SERVICE TOLIC REVEIL RESIDUAL RECEIPTS DEBT SERVICE TOLIC REVEIL RESIDUAL RECEIPTS DEBT SERVICE TOLIC REVEIL RECEIPTS DEBT SERVICE TOLIC REVEIL RESIDUAL RECEIPTS DEBT SERVICE TOLIC REVEIL RESIDUAL RECEIPTS DEBT SERVICE TOLIC REVEIL RESIDUAL RECEIPTS DEBT SERVICE TOLIC REVEIL RESIDUAL RECEIPTS DEBT SERVICE TOLIC REVEIL RESIDUAL RECEIPTS DEBT SERVICE TOLIC REVEIL RESIDUAL RECEIPTS DEBT SERVICE TOLIC REVEIL RESIDUAL RECEIPTS DEBT SERVICE TOLIC REVEIL REVEIL RECEIPTS DEBT SERVICE TOLIC REVEIL RESIDUAL RECEIPTS DEBT SERVICE	ING MOHO	Yes Yes 50% /50% 67% /33% or Fee Amt (Dist. Soft Debt Loan 29.10% 70.90% 0.00%	View 6 is your kidosaid below: 2001 2001 2001 2002 2002 2003 2004 2005 2005 2005 2005 2005 2005 2005		22,017	8,035 4,271 4,271 10,407 10,407 7,339 7,339 40,914 21,000 25,749		22,645	10,856 7,815 21,600 4,820 21,600 4,820 62,267		23,000	8,935 4,474 4,474 10,900 10,900 7,867 7,867 21,000 110,272 (45,312)
RESIDUAL RECEIPTS (CARP FLOW minus PAYMENTS PRECED DES Policies have MOTED Residual Receipt Obligation? Will Project Dieder Dewritiger Fax: Will Project Dieder Dewritiger Fax: Will Project Dewritiger Fax: And Residual Receipts Spit LandestOwner MOHED RESIDUAL RECEIPTS DEET SERVICE MOHED RESIDUAL RECEIPTS DEET SERVICE MOHED RESIDUAL RECEIPTS DEET SERVICE MOHED RESIDUAL RECEIPTS DEET SERVICE MOHED RESIDUAL RECEIPTS DEET SERVICE MOHED RESIDUAL RECEIPTS DEET SERVICE MOHED RESIDUAL RECEIPTS DEET SERVICE MOHED RESIDUAL RECEIPTS DEET SERVICE MOHED RESIDUAL RECEIPTS DEET SERVICE MOHED RESIDUAL RECEIPTS DEET SERVICE MOHED RESIDUAL RECEIPTS DEET SERVICE MOHED RESIDUAL RECEIPTS DEET SERVICE MOHED RESIDUAL RECEIPTS DEET SERVICE REMAINDER (BONDEL) DE RESIDUAL RECEIPTS DEET SERVICE REMAINDER (BONDEL) DE RESIDUAL RECEIPTS DEET SERVICE REMAINDER (BONDEL) DE RESIDUAL RECEIPTS DEET SERVICE REMAINDER (BONDEL) DE RESIDUAL RECEIPTS DEET SERVICE REMAINDER (BONDEL) DE RESIDUAL RECEIPTS DE DES SERVICE REMAINDER (BONDEL) DE RESIDUAL RECEIPTS DE DES SERVICE REMAINDER (BONDEL) DE RESIDUAL RECEIPTS DE DES SERVICE REMAINDER (BONDEL) DE RESIDUAL RECEIPTS DE DES SERVICE REMAINDER (BONDEL) DE RESIDUAL RECEIPTS DE DES SERVICE REMAINDER (BONDEL) DE RESIDUAL RECEIPTS DE DES SERVICE REMAINDER (BONDEL) DE RESIDUAL RECEIPTS DE DES SERVICE REMAINDER (BONDEL) DE RESIDUAL RECEIPTS DE DES SERVICE REMAINDER (BONDEL) DE RESIDUAL RECEIPTS DE DES SERVICE REMAINDER (BONDEL) REM	ING MOHO	Yes Yes 50% /50% 67% /33% or Fee Amt (Dist. Soft Debt Loan 29.10% 70.90% 0.00%	View 6 is your kidosaid below: 2001 2001 2001 2002 2002 2003 2004 2005 2005 2005 2005 2005 2005 2005		22,017	4,221 4,271 10,407 10,407 7,338 7,338 40,914 21,000 23,749 36,153 36,153 24,023		22,546	4,374 4,374 4,374 10,656 10,656 7,615 7,615 21,000 4,839 4,839 224,023		22,000	8,935 4,474 4,474 10,900 10,900 7,697 21,000 119,710 119,710 119,710 119,711 119,712 119,712 119,713 119,713
RESIDUAL RECEIPTS (CABY FLOW inlines PAYMENTS PRECED DES Polipies have a MOYAD Residual Receipt Obligation? WIR Projects Receipts Spit - Landest Meeting Obligation? WIR Projects Receipts Spit - Landest Meeting Receipts Receipts Spit - Landest Meeting Receipts Spit - Landest Meeting Receipts Spit - Landest Meeting Receipts Spit - Landest Meeting Receipts Association of Receipts Associatio	ING MOHO	Yes Yes 50% /50% 67% /33% or Fee Amt (Dist. Soft Debt Loan 29.10% 70.90% 0.00%	View 6 is your kidosaid below: 2001 2001 2001 2002 2002 2003 2004 2005 2005 2005 2005 2005 2005 2005		22,017	4,221 4,271 10,407 10,407 7,338 7,338 40,914 21,000 23,749 36,153 36,153 24,023		22,646	4,374 4,374 4,374 10,656 10,656 7,615 7,615 21,000 4,839 4,839 224,023		22,000	8,935 4,474 4,474 10,900 10,900 7,697 21,000 119,710 119,710 119,710 119,711 119,712 119,712 119,713 119,713
RESIDUAL RECEIPTS (CRAW FLOW influx PAYMENTS PRECED ONE Phojet have a MOHED Residual Receipt Divigition? VIS Project Defense and MOHED Residual Receipt Divigition? VIS Project Defense and Property Press VIS Project Defense and Press VIS Project Defense and Press VIS Project Defense and Press VIS Project Defense and Press MANUEL Receipt Spil - Lenden/Owner MANUEL RECEIPTS DEET SERVICE MOHED RESIDUAL RECEIPTS DEET SERVICE PRODOCH MOHED RESIDUAL RECEIPTS DEET SERVICE PRODOCH MOHED RESIDUAL RECEIPTS DEET SERVICE PRODOCH MOHED RESIDUAL RECEIPTS DEET SERVICE PRODOCH MOHED RESIDUAL RECEIPTS DEET SERVICE PRODOCH SERVICE RECEIPTS DEET SERVICE PRODOCH SERVICE RECEIPTS DEET SERVICE PRODOCH SERVICE RECEIPTS DEET SERVICE PRODOCH SERVICE RECEIPTS DEET SERVICE PRODOCH SERVICE RECEIPTS DEET SERVICE PRODOCH SERVICE RECEIPTS DEET SERVICE PRODOCH SERVICE RECEIPTS DEET SERVICE PRODOCH SERVICE RECEIPTS DEET SERVICE PRODOCH SERVICE RECEIPTS DEET SERVICE PRODOCH SERVICE RECEIPTS DEET SERVICE PRODOCH SERVICE RECEIPTS DEET SERVICE COME DESTRUCTION DE SERVICE PRODOCH SERVICE PRODOCH SERVICE SERVICE PRODOCH SERVICE PRODOCH SERVICE SERVICE PRODOCH SERVICE PR	ING MOHO	Yes Yes 50% /50% 67% /33% or Fee Amt (Dist. Soft Debt Loan 29.10% 70.90% 0.00%	View 6 is your kidosaid below: 2001 2001 2001 2002 2002 2003 2004 2005 2005 2005 2005 2005 2005 2005		22,017	4,221 4,271 10,407 10,407 7,338 7,338 40,914 21,000 23,749 36,153 36,153 24,023		2,545	4,374 4,374 4,374 10,656 10,656 7,615 7,615 21,000 4,839 4,839 224,023		23,000	8,935 4,474 4,474 10,900 10,900 7,697 21,000 119,710 119,710 119,710 119,711 119,712 119,712 119,713 119,713
RESIDUAL RECEIPTS (CASH FLOW influs PAYMENTS PRECED DORP Phyligh Insen & MOHED Residual Receipt Divigation? WIR Phyligh Dafes Developer Fee? 14 Residual Receipts Spit - Landes/Developer Fee 2nd Residual Receipts Spit - Landes/Developer Fee 2nd Residual Receipts Spit - Landes/Developer Fee 2nd Residual Receipts Agent Common Max Deferre MADICO Residual Receipts Agent Developer Fee 2nd Residual Receipts Agent Developer Fee 1400/CO Residual Receipts Agent To Least Repayment Proposed MOHEO Residual Receipts Agent To Residual Ground Less MOHEO/CO Residual Receipts Agent To Residual Ground Less MOHEO/CO Residual Receipts Agent To Residual Ground Less MOHEO/CO Residual Receipts Agent To Residual Ground Less MOHEO/CO Residual Receipts Developer Agent To Residual Ground Less MOHEO/CO Residual Receipts Developer Total Non-MOHEO Residual Receipts Debt Service REMANDER (Robul de 2ez on Interest Site en ed distributions below) Total Non-MOHEO Residual Receipts Debt Service REMANDER (Robul de 2ez on Interest Site en ed distributions below) Desidual Residual Residual Receipts Debt Service REMANDER (Robul de 2ez on Interest Site en ed distributions Below) Replacement Residual Residual Receipts Debt Service Replacement Residual Residual Receipts Debt Service Replacement Residual Belance Residual Residual Belance Residual Residual Belance Residual Residual Belance Residual Residual Belance Residual Residual Belance Residual Residual Belance Residual Residual Belance Residual Residual Belance Residua	ING MOHO	Yes Yes 50% /50% 67% /33% or Fee Amt (Dist. Soft Debt Loan 29.10% 70.90% 0.00%	View 6 is your kidosaid below: 2001 2001 2001 2002 2002 2003 2004 2005 2005 2005 2005 2005 2005 2005		22,017	4,221 4,271 10,407 10,407 7,338 7,338 40,914 21,000 23,749 36,153 36,153 24,023		2,645	4,374 4,374 4,374 10,656 10,656 7,615 7,615 21,000 4,839 4,839 224,023		23,000	8,935 4,474 4,474 10,900 10,900 7,697 21,000 119,710 119,710 119,710 119,711 119,712 119,712 119,713 119,713

Mosaica Senior Apartments

Mosaica Senior Apartments	LOSP	han-LOSP										
, Total	Units 11	Units 13			Year 16			Year			Year 18	
NAME	48.00% % annua	t % annual	Comments	1000	2032		1000	2033		4000	2034	
NCOWE	inc LOSI	Increase	(related to annual inc assumptions) SSUSSA income escalations have been Very	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total
Residential - Tenant Rents	1.0%	3 5%	tow historically. We consider tenent income escalations in setting annual increase. VASH is FMR driven. Part 10 yr history 6/	64,380	148,949	213,329	65,024	154,162	219,185	05.674	159,557	225,232
Residential - Tenani Assistance Payments (Non-LOSP) Residential - LOSP Tenani Assistance Payments	n/a n/a	2.5% r/a	FMR escaleton is 2.5% (1 unit is Vash)	111,899	33,091	33,091 111,699	117,221	31,918	33 918 117,221	122 782	34,765	34,766 122,782
Commercial Space Residential Parking	n√a 0,0%	0.0%		New York	STREET STREET	- :-		9609000		新語與於語話	Englishes:	_ :
Miscelaneous Rent income Supportive Services income Interest Income - Project Operations	0.0% 0.0%	2.5%		466	547	1,014	4/8	561	1,039	490	575	1,065
Laundry and Vending Tenant Charges	2.5%	25%		2.265	2.859 857	4,924	2.322 574	2.726 673	5,047 1,247	2,380	2.794	5,174 1,275
Miscefaneous Residential Income Other Commercial Income	0.0% r/a	0.0%				- :		No. of Contract of	- :		00000000	
Withdrawel from Capitalized Reserve (deposé to operating zocount) Gross Potential Income	r/a	n/a	Link from Heserve Section below, ax applicable	179,571	186,903	365,474	185,618	192,040	177,650	181,914	198,382	350,297
Vacancy Loss - Residential - Tenant Rents Vacancy Loss - Residential - Tenant Assistance Payments Vacancy Loss - Commercial	n/a n/a	n/a	Enter formulas municilly per relevant MOH policy: ennual incrementing usually not	(3.219)	(7,447) (1,655)	(10,866) (1,655)	(3.251)	(7.708) (1.696)	(10,959) (1,696)	(3.284)	(7,978)	(11,262) (1,736)
Vacancy Loss - Commercial EFFECTIVE GROSS INCOME	n/a	iva	approphile	176,352	176,801	353,153	182,367	182,636	365,003	188,630	120,658	377,297
OPERATING EXPENSES Management												
Management Fee Asset Management Fee	3.5%		schedule per MOHCO policy	19,145 15,581	11,734 9,549	30,880 25,130	19,815	12.145 9,884	31,981 28,010	20,509 16,690	12,570	33,079 26,920
Sub-loiai Management Expenses Salaries/Benefits				34,726	21,284	56,010	35,942	22,029	67,971	37,200	22,800	60,000
Office Salaries Menager's Salary	3.5%	35%		1,511 5,655	3,466	2,598 9,121	1,667 5,653	1,022 3,587	2,889 9,440	1,725 5,058	1,058	2,784 9,770
Heath insurance and Other Benefts Other Salames/Benefts	7 6% 3.5% 3.5%	7 0% 3 5% 3 5%	Hustorically high inflation	12.445 8.230	7,627 5,050	20,072 13,289	13,316 8,527	8,161 5.227	21,477 13,754	14,248 8,826	8,733 5,409	22,950 14,235
Administrative Rent-Free Unit Sub-total Salaries/Benefits Administration	3.0%	33%		27,950	17,130	45,080	29,363	17,997	47,360	30,857	18,912	49,770
Advertising and Marketing Office Expenses	3.5%	3 5% 3 5% 3 5%		E.581	10,073	18,653	8,881	10,425	18,306	0,192	10,790	19,982
Crice Kent Legal Expense - Property	3.5% 3.5%	3.5%		1,387	1,628	3,016	1,436	1,555	3,121	1,486	1,744	3,230
Audit Expense Bookkeeping/Accounting Services	3.5%	35%		9,922 3,440	11,648 4,039	21,570 7,479 1,741	10.270 3,561	12,056 4,180	72,325 7,741	10.62P 3,685	. 12.477 4.328	23,106 8,011
Bad Debts Miscelaneous Sub-total Administration Expenses	3.5%	10% 35%	Consistent with rest inflation	108 24,239	940 127 28,455	1,741 235 52,694	25.088	950 131 29,427	1,759 243 54,435	817 116 25,925	959 130 30.433	1,776 251 56,358
Utilities Electricity	3.5%	35%		2,702	3,172	5,874	2.797	3,283	8,079	2.894	3.398	6,292
Weler Gas	3.5%	35%	Historically high Inflation	16,975	19,927	36,902 7,021	17,730	20.524 3.924	38,583 7,267	18,537 3,460	21,761	40,298 7,521
Sewer Sub-total Utilities	3.5%	3.5%		22,907	25,190	49,797	23,878	28,031	61,909	24,891	29,120	54,111
Taxes and Licenses Real Estate Taxes Paumä Taxes	1.2% 3.5%	12%		194 2,720	119	313 4,388	195	120	317 4,541	199	122	321
Payrol Taxes Miscellaneous Taxes, Licenses and Permis Sub-total Taxes and Licenses Sub-total Taxes and Licenses	3.5%	35%		2,720 694 3,608	1,567 814 2,601	4,385 1,505 6,209	2,816 718 3,730	1.726 843 2,689	4,541 1,581 6,419	2.914 743 3,858	1,785 872 2,780	4,700 1,615 6,636
Insurance	3,5%	35%		3.671	4310	7,981		4,461				8,550
Fidelity Bond Insurance Worker's Compensation	0.0% 3.5%	35%		1,914	1,173	3,088	1,981	1,214	3,196	2,051	1,257	3,308
Director's & Officers' Liability Insurance Sub-total Insurance	0.0%		l	5,546	5,483	11,089	5,781	5,675	11,456	5,984	-	11,857
Muintenance & Repair Payrol Supples	3.5%	3.5%		12,824	15,054 4,053	27,678 7,506	13,273	15.581 4.195	28,854 7,768	13,737	16,125	29,883 8,040
Contracts Garbage and Trash Removal	3.5%	35%		7,277 6,292	4.460 7,387	11,737	7,532 6,513	4,616 7,645	12,148 14,158	7,795	4,778	12,573 14,654
Security Payrel/Contract HVAC Repairs and Maintenance	3.5% 3.5% 3.5%	3 5% 3 5% 3 5%		694	814	1,508	718	843	1,561	743	872	1,615
Vehicle and Maintenance Equipment Operation and Repairs Miscellaneous Operating and Maintenance Expenses Sub-total Maintenance & Repair Expenses	3.5%	35%		92 4.747	109 4,573	10,320	96 4,913	5,768	208 10,681		5.970	215 11,055
Sub-total Maintenance & Repeir Expenses Supportive Services	3.5%	3.5%		35,379	37,450	72,825	36,618	38,760	75,378	37,899	40,117	78,016
Commercial Expenses]	31012014823		3224019575	1,024	· ·	103 40 - 40 - 40 - 40 - 40 - 40 - 40 - 40 -	1.080 1.080	<u> </u>	2479357623	(3)(1)(3)(4)	2032
TOTAL OPERATING EXPENSES W/o RESERVES/GL BASE RENT PUPA (W/o Reserves/GL Base Rent/Bond Fees		ES		185,267	140,317	255,584	161,283	145,658	306,951	167,848	151,234	318,780
Reserves/Ground Lease Base Rent/Bond Fees Ground Lease Base Rent Bond Monitoring Fee	7			Ţ :	<u> </u>	<u> </u>	<u> </u>	<u> </u>			<u> </u>	-
Replacement Reserve Deposit	8		UR EASE belance is \$25HK, will above 25%	13,020	7, 980	21,000	13,020	7,980	21,000	13,020	7,080	21,000
Operating Reserve Deposit Other Required Reserve 1 Deposit			of exp	<u> </u>	<u> </u>	<u> </u>	:	<u> </u>	<u> </u>	<u> </u>	<u> </u>	
Other Required Reserve 2 Deposit Required Reserve Deposits, Commercial	}				Ŀ	<u> </u>			Ŀ	E :	E	
Sub-lotal Reserves/Ground Lease Base RenVBond Fee: TOTAL OPERATING EXPENSES W/ RESERVES/GL BASE RENT/	BOND FEI	ES		13,020 168,287	7,980 148,297	21,000 316,584	13,020 174,303	7,980 153,648	21,000 327,851	13,020 180,668	7,980 159,214	21,000 339,780
PUPA (w/ Reserve xGL Base Rent/Bond Fees NET OPERATING INCOME (INCOME minus OP EXPENSES)	,			8,064	28,504	36,568	8,054	28,953	37,052	8,084	29,462	37,517
DEBT SERVICE ("hard debt" /amortized loans) Hard Debt - First Lender	=]			1 :	r -	т	 -			т -	· ·	
Hard Debt - Second Lender (HCO Program 0.42% pyint or other 2nd Hard Debt - Third Lender (Other HCO Program, or other 3rd Lender)	Lender)		HCD 42% payment	8,064	4,943	13,007	8.064	4,943	13,007	8,084	4,043	13,007
Hard Debt - Fourth Lender Commercial Hard Debt Service TOTAL HARD DEBT SERVICE	3			Per Mater	18.48% (2.00)		N. C. C. C.	45° (50 1635)	13,007	publication of the state of the		
CASH FLOW (NO! minus DEBT SERVICE)	:			8,054 (P	4,943) 23,561	13,007 23,561	8,064	4,943 24,045	24,045	8,084	4,943 24,610	13,007 24,510
Commercial Only Cash Flow Alocation of Commercial Strips to LOPS from LOSP (residual no AVAILABLE CASH FLOW	ījne)										Γ.	
AVAILABLE CASH FLOW USES OF CASH FLOW BELOW (This row also shows DSCR.)			DSCR	t:	23,561	23,561 2.81	•	24,045	24,045 2.65		24,610	24,510 2.88
USES OF CASH FLOW BELOW (This row also shows DSCR.) USES THAT PRECEDE MONCO DEBT SERVICE M WATERFALL TBEOW-IN-Inc? Saset Mg (the (uncommon in new projects, see polo) Partnership Management Fee (see polo) for limits)	0.0%				_ ·	T						
Partnership Management Fee (see policy for limits) Investor Service Fee (akm "LP Asset Mgt Fee") (see policy for limits) Other Payments	0.0%	13,725,00	per MCHICO policy no armusi increase	<u> </u>	 		⊨≕	===		<u> </u>	 	
Other Payments Non-timortoxing Loan Pmnt - Lender 1 Non-amortoxing Loan Pmnt - Lender 2	1		Enter comments re annual increase, etc. Enter comments re annual increase, etc.	!	=	 	=	==		<u> </u>	 	
Deterred Developer Fee (Enter am <= Max Fee from row 191) TOTAL PAYMENTS PRECEDING MONCO	1		- I and the second second		-	I	<u>=</u>	<u> </u>				
RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEI					23,581	23,561		24,045	24,641	-	24,510	24,510
Does Project have a MOHCD Residual Receipt Obligation? Will Project Defer Developer Fee?		Yes	Year 5 is year indicated below: 2021]								
1st Residual Receipts Spit - Lender/Deferred Developer Fee	Mr	50% / 50% 67% / 33%	2nd Residual Receipts Split Begins: 2022 Use for data entry above, Do not link,	_			•					
Max Delete Month Residual Receipts Debt Service	ra nakelol	Dist. Soft	alive Deferred Developer Fee Earne	r. d								
MOHCD Residual Receipts Amount Due	7	F	lowns, and MOHCO residual receipts policy	4		4,571	1		4,665			4,755
Proposed MOHCD Residual Receipts Amount to Loan Repayment Proposed MOHCD Residual Receipts Amount to Residual Ground Lease	1		Proposed Total MOHCO Amt Dueless Los Repayment	1		4,571	1		4,665	ť		4,755
NON-MOHCD RESIDUAL RECEIPTS DEBT SERVICE HCD Residual Receipts Amount Due				_		<u></u>	_			_		
Lender 4 Residual Receipts Due	1	70.90% 0.00% 0.00%	Allocation per provents share of all soft Geo;	‡		17,138	1		11,365	1		11,585
Lender 5 Resitual Receipts Due Total Non-HOHCD Residual Receipts Debt Service	-	0.009	9	_		11,136	٠.		\$1,365	7		11,585
REMAINDER (Should be zero unless there are distributions below)	_			-		7,854	,		8,016	5		8,170
Owner Distributions/Incentive Management Fee Other Distributions/Uses Final Balance (should be zero)	Ⅎ			1		7,854	j		8,015	ď		8,170
REPLACEMENT RESERVE - RUNNING BALANCE	_											
Replacement Reserve Starting Balance Replacement Reserve Deposits	1			1		(45,31Z 21,000			21,000	L.		(13,109) 21,000
Replacement Reserve Withdrawa's (ideally sed to CNA) Replacement Reserve interest RR Running Balance	₫ .			1		(29,211	1		4,855	7		207,948
OPERATING RESERVE - RUNNING BALANCE				_						•		
Operating Reserve Starting Balance Operating Reserve Deposits Operating Reserve Deposits Operating Reserve Webstransk	╡.			#		294,023	1		294,022	4		294,023
Operating Reserve Withdrawals Operating Reserve Interest OR Running Balance	╛			Ⅎ		294,023	1		254,02	‡		294,023
OTHER REQUIRED RESERVE 1 - RUNNING BALANCE						9251	ž.		7 79 65			26,536
Other Reserve 1 Starting Balance Other Reserve 1 Deposits	3			3]			=		
Other Reserve 1 Withdrawals Other Reserve 1 Interest	3			3			}			3		
Other Required Reserva 1 Running Balance OTHER RESERVE 2 - RUNNING BALANCE	•			_			_			_		
Other Reserve 2 Starting Balance Other Reserve 2 Deposits Other Reserve 2 Withdrawals	1			4		<u> </u>	1			∤ ∙		\equiv
Other Reserve 2 interest	7			Ⅎ			1			_		
Other Required Reserve 2 Running Balanc	-					•			•			•

			MOHCO Proferma - 2	0 Year Cash F	Flow				
Mosaica Senior Apartments	LOSP	non-LOSP							
Tota.	Units 11	Units 13	i		Year 19			Year 20	
		54.00% % annual	Comments		2035 non-			2036 non-	
NCOME	inc LOSP	increase	(related to annual inc assumptions) SSI/SSA income excelations have been very	LOSP	LOSP	Total	LOSP	LOSP	Total
Residential - Tenant Rents	1.0%	3.5%	low historically. We consider tenant income	66,331	185,142	231.473	65,994	170,922	237.916
Residential - Tenerit Assistance Paymente (Non-LOSP)	n/a	25%	esculations in setting annual increase. VASH is FMR driven: Past 10 yr history of FMR esculation is 2.5% (1 unit is Vash)	_	35.635	35,835		35.526	36,526
Residenbal - LOSP Tenant Assistance Payments Commercial Space	n/a n/a 0.0%	t√a 0.0%		128,595	STATES OF THE STATES	128,595	134,670	SECTION AND ASSESSMENT	134,870
Residential Parking Viscellaneous Rent Income	2.5%	25%		502	590	1.092	515	504	1,116
upportive Services Income nterest Income - Project Operations	0.0%			- :			-:		<u>:</u>
aundry and Vending	2.5% 2.5%	2.5% 2.5%		2.439 503	2,854 707	5,303 1,310	2,500 518	2.935 725	5,435 1,343
Miscelaneous Residential Income Other Commercial Income	0,0% n/a	0.0%	Link From Reserve Section below, as	and the same	500 CO.		Same	948A V.583	<u> </u>
Withdrawal from Capitalized Reserve (deposit to operating account)	n/a	n/a	epplicable		204,938	405.70	<u></u>	211,712	42700
Gross Potential Income vacancy Loss - Residential - Tenant Rents	n/a	h/a	Enter formulas manually per referent MOH policy, enguel incrementing usually not	198,470 (3,317)	. (0.257)	403,408 (11,574)	205,298	(8.546)	417,010 [11,594
Vacancy Loss - Residential - Tenant Rents Vacancy Loss - Residential - Tenant Assistance Payments Vacancy Loss - Commercial EFFECTIVE GROSS INCOME	r/a r/a	n/a n/a	appropriate	195,154	(1,782) 194,890	390,052	201,948	(1,826) 201,340	403,281
OPERATING EXPENSES				175,151	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	000,004	2-7,010	2-1,-10	100,20
Management Management Fee	1 250	3.5%	schedule	27.237	13,010	34,237	21,970	13,455	35,43
Asset Management Fee Sub-total Management Expanses Sub-total Management Expanses	3.5%		per MOHCD policy	21,227 17,275 38,502	10,588	27,882 52,100			28.83 64,27
Sularies/Benefits	1 354	3,5%		1,786	1,095	2,881	1,849	1,133	2,98
Office States Vanager's Salary	3.5% 3.5% 7.0%	3.5% 7.0%	Historically high inflation	6.270 15.245	- 3,843 R,344	10,112 24,589	6,489 16,312	3,977	10,48 28,31
leakh insurance and Other Benefits Other Salones/Bonefits	3.5%	35%	PRIDORCED Y CHANGES	8,135	5,599	14,734	9,455	5.795	16,24
Administrative Rent-Free Unit Sub-total Seleries/Benefits	3.5%	1 35%		32,438	19,880	52,316	34,105	20,903	55,00
Administration Advertising and Marketing	3.5%	3.5%					-		
Mice Expenses Office Rent		35%		9.513	11,168	20,681	9,845	11.559	21,4
egal Expense - Property Audd Expense	3.5%	3.5% 3.5%		1,538	1,805 12,914	3,343 23,915	1.592 11,385	1,669 13.366	3,41 24,7
Bookkeeping/Accounting Services Bad Debts	3.5%	3.5%	Consistent with restingation	3,814 825	4.478 959	8,292 1,794	3,948	4,634	8,5i
discellaneous Sub-total Administration Expenses	3.5%	35%		120 26,812		260 58,286			60,2
Jtilities Electricity	3.5%	3 5%		2,996	1517	6,512	3,101	3,640	6,7
Nater Pas	4.5%	45% 35%	Mistorically high interior	19,371	22.740 4.204	42,111 7,785	20,243 3,70d	23,763	44,0
ewer Sub-total Utilities	3.5%	3.5%		26,948	30,481	86.408	27,050	31,764	58.6
Faxes and Licenses Real Estate Taxes	1.2%	12%		20,940	123	324	27,050		3
		35%		3,016 769	1,840 903	4,685 1,672	3,122	1,913	5,0
Payrol Taxes Licenses and Permits Sub-total Taxes and Licenses Sub-total Taxes and Licenses	3.074	. 00%		3,986	2,875	6,861	4,121	2,972	7,0
nsurance Property and Liabity Insurance Idelity Bond Insurance	3.5%	35%		4,071	4,779	8,849	4,213	4,946	B,1
Volker's Compensation	3.5%	35%		2 122	1,301	3,423	2,197	1,346	3,5
Director's & Officers' Liability insurance Sub-total Insurance	0.0%			6,193	6,079	12,272	6,410	6,292	127
Maintenance & Repair Payroll	3.5%	3.5%		14,218	16,691	30,909	14,710		31,9
Supplies Contracts	3.5%	35%		3,828 8,068	4,494	8,322 13,014	8.351	5.118	13,4
Garbage and Trash Removal Security Payrol/Contract	3.5%	3 5 % 3 5 %		6.977	8,190	15.166		8,477	15.6
HVAC Repairs and Maintenance Vehicle and Maintenance Equipment Operation and Repairs	3.5%	3 5 % 3 5 %		769 103	120	223	100	125	z
Miscellaneous Operating and Maintenance Expenses Sub-total Maintenance & Repair Expenses	3,5%	35%		5,263 39,226	6, 170 41,521	11,442 80,747	5,448	6,395 42,974	11,84 83,57
Bord Montoring Fee Replacement Reserve Depost Operating Reserve Depost Other Required Reserve 1 Depost			Off CESS; Balance is 52945, Well #EGGE 25% of exp	13,020	7.980	21,000	13,020	7,980	21,0
Other Regulard Reserve 2 Deposit Regulard Reserve Deposits, Commercial	7			1	1	1===			
Sub-total Reserves/Ground Lease Base Rent/Bond Fee				13,620	7,980	21,000	,	7,980	21,0
TOTAL OPERATING EXPENSES W/ RESERVES/GL BASE RENT/ PUPA (W/ Reserves/GL Base Rent/Bond Fees	HOND FEE	:S		187,089	165,003	352,093		-	364,5
NET OPERATING INCOME (INCOME minus OP EXPENSES) DEST SERVICE ("hard debt"/amortized ioans)				8,054	29,895	37,960	8,064	30,313	38,3
	Lenderi		HCD 42% psyment	8.064	4,943	13,007	8.054	4 943	13.0
Hard Debt - First Lender Hard Debt - Second Lender (HCD Program 0 42% pymt, or other 2nd Hard Debt - Third Lender (Other HCD Program, or other 3rd Lender) Hard Debt - Fourth Lender Hard Debt - Fourth Lender	7		TIES TEMPSINON		1 :	-	-	- :	-
Commercial Hard Debt Service TOTAL HARD DEBT SERVICE	<u></u>			8,064	4,943	13,007	8,06		13.0
CASH FLOW (NO! minus DEBT SERVICE)				0		24,951			
Commercial Only Cash Flow Allocation of Commercial Surplus to LOPSinon-LOSP (restrict) in	iome)				T			T	
AVAILABLE CASH FLOW USES OF CASH FLOW BELOW (This row also shows DSCR.)			DSCR		24,953	24,951 2,9		25,371	25,3
USES THAT PRECEDE MOHOD DEBT SERVICE IN WATERFALL	y) 0.0%		T						
"Below-the-kne" Asset Mgt fee (uncommon in new projects, see potor Partnership Management Fee (see policy for kints) (poetar, Spride Fee (siz 1) P. Asset Mgt Fee) (see policy for limits)	0.0%	Spinior	per MOHCO policy no available forcess	<u> </u>	;		:	1	—
investor Service Fee (aka "LP Asset Mgt Fee") (see policy for limits) Other Payments Non-amorizing Loen Pmnt - Lender 1	<u> </u>	p. 4 (%-1.7)		 	ļ≕	1	<u> </u>	$\pm \dot{\Xi}$	
Non-amonizing Loan Firms - Lender 1 Non-amorizing Loan Firms - Lender 2 Deferred Developer Fee (Enter am) <= Max Fee from row 131)	7		Enter comments re, serves increase, etc. Enter comments re, septial increase, etc.	亡	!		<u> </u>	<u> </u>	
TOTAL PAYMENTS PRECEDING MOHO				` :	<u> </u>	·			-
RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEI	DING MOH		Name of the last o	٠, ،	24,953	24,95	3 (0) 25,371	25,3
Does Project have a MOHCD Residual Receipt Obligation? Will Project Defer Developer Fee?		Yes Yes	2021	1					
1st Residual Receipts Spit - Lender/Deferred Developer Fee 2nd Residual Receipts Spit - Lender/Owner		67% / 33%	2nd Residual Receipts Spit Begins: 2022]					
Max Defen	red Develop	Dist. Soft	Use for data entry above. Do not link.) stive Deferred Developer Fee Earner	i: d					
MOHOD RESIDUAL RECEIPTS DEBT SERVICE MOHOD Residual Receipts Amount Due	7	Dabi Loan	S loses, and MOHCD residual receipts policy	_		4,84	ה		4,5
MOHOD Residual Receipts Amount Due Proposed MOHOD Residual Receipts Amount to Loan Repayment Proposed MOHOD Residual Receipts Amount to Residual Ground	4	20.709		-		4,84	4		4,5
Lease		1	Proposed Yotal MOHCO Ant Dueters Loan Repayment	7		<u> </u>			L
NON-MOHED RESIDUAL RECEIPTS DEBT SERVICE HCD Residual Recepts Amount Due	_		Allocation per pro rate share of all soft deat	_		11,78	ŋ		13.0
Lender 5 Residual Receipts Due Lender 5 Residual Receipts Due	-	0.003		-		E	\exists		
Total Non-MOHCD Residual Receipts Debt Service	· e			_		11,79	Г		11,5
REMAINDER (Should be zero unless there are distributions below)				,		8,31			- 8.4
Owner Distributions/Incentive Management Fee Other Distributions/Likes	Ⅎ			1		8,31	ť		8.4
Final Balance (should be zero) REFLACEMENT RESERVE - RUNNING BALANCE						•			•
Replacement Reserve Deposits Replacement Reserve Deposits	7			7		(200,05 21,00	7		(183,9 21,0
Replacement Reserve Withdrawals (Ideally fied to CNA)	7			1		4,85			4,8
Replacement Reserve Interest RR Running Balance	e e			_		(183,95	5)		(167,8
OPERATING RESERVE - RUNNING BALANCE Operating Reserve Starting Balance	٦			7		294,02	i7		294,0
Operating Reserve Deposits	7			1		254,02	Ĭ		294,0
Operating Reserve Windrawals Operating Reserve Interest OR Running Balance	⋣			1		294.02	ļ		234.0
						294,02			234,0
OTHER REQUIRED RESERVE 1 - RUNNING BALANCE Other Reserve 1 Starting Balance Other Reserve 1 Deposits	_			7]		
Oner Reserve 1 yykronewas				1		<u> </u>	1		
Other Reserve 1 Interest Other Required Reserve 1 Running Beland	-			٠.		<u> </u>	_1		
OTHER RESERVE 2 - RUNNING BALANCE Other Reserve 2 Stating Balance	7			٦			٦		
Other Reserve 2 Oktobravals	7			7		F	7		
Other Reserve 2 Interest							J		<u> </u>
Other Required Reserve 2 Running Balance									

Loan Committee Date: March 3, 2017 Page 15 of 15

Attachment D: LOSP Funding Schedule A

MOHCD Proforma - Exhibit A

LOSP FUNDING SCHEDULE

Project Address: Mosaica Senior Apartments

Project Start Date: 1/1/2018

Exhibit A

•			•]	Total		
				Disbursement	Estimated	
		Full Year	# Months	for	Disbursement	
Calendar Year		Funding Amount	to Fund	Calendar Year	Date	
CY-1	2018	\$64,203	12	\$64,203	1/1/2018	
CY-2	2019	\$67,071	12	\$67,071	1/1/2019	
CY-3	2020	\$70,070		\$70,070	1/1/2020	
CY-4	2021	\$73,204	12	\$73,204	1/1/2021	
CY-5	2022	\$69,810	. 12	\$69,810	1/1/2022	
CY-6	2023	\$73,234		\$73,234	1/1/2023	
CY-7	2024	\$76,812		\$76,812	1/1/2024	
CY-8	2025	\$80,552	12	\$80,552	1/1/2025	
CY-9	2026	\$84,460		\$84,460	1/1/2026	
CY-10	2027	\$88,545	12	· · · · · · · · · · · · · · · · · · ·	1/1/2027	
CY-11	2028	\$92,813		\$92,813	1/1/2028	
CY-12	2029	\$97,274		\$97,274	1/1/2029	
CY-13	2030	\$101,936			1/1/2030	
CY-14	2031	\$106,808	<u> </u>		1/1/2031	
CY-15	2032	\$111,899	12	\$111,899	1/1/2032	
				\$1,258,69 3		
	Total Contrac					

OFFICE OF THE MAYOR San Francisco



EDWIN M. LEE

TO:

Angela Calvillo, Clerk of the Board of Supervisors

FROM: Mayor Edwin M. Lee

RE:

Local Operating Subsidy Program Contract – Mosaica Senior Apartments,

655 Alabama Street - Not to Exceed \$1,258,693

DATE:

May 9, 2017

Attached for introduction to the Board of Supervisors is a resolution authorizing the Director of the Mayor's Office of Housing and Community Development to execute a Local Operating Subsidy Program Grant Agreement with Alabama Street Housing Associates, L.P., a California limited partnership, to provide operating subsidies for formerly homeless adults at Mosaica Senior Apartments, 655 Alabama Street, for a fifteen year period, in an amount not to exceed \$1,258,693.

I respectfully request this item be heard in Budget & Finance Committee on May 25, 2017.

Should you have any questions, please contact Mawuli Tugbenyoh (415) 554-5168.

File No. 170557

FORM SFEC-126: NOTIFICATION OF CONTRACT APPROVAL

(S.F. Campaign and Governmenta	al Conduct Code § 1.126)					
City Elective Officer Information (Please print clearly.)						
embers, Board of Supervisors City elective office(s) held: Members, Board of Supervisors						
Contractor Information (Please print clearly.)						
Name of contractor: Alabama Street Housing Associates, L.P., a Ca	lifornia limited partnership					
Please list the names of (1) members of the contractor's board of dir financial officer and chief operating officer; (3) any person who has any subcontractor listed in the bid or contract; and (5) any political additional pages as necessary.	an ownership of 20 percent or more in the contractor; (4)					
The borrowing entity for the Mosaica Senior Apartments is Alabama partnership. Alabama Street Housing Associates, L.P. has no employ Street Inc., which is an affiliate of the Tenderloin Neighborhood Dev	yees and decisions are made by its general partner Turk					
(1) Turk Street Inc., General Partner. Margaret Schrand President; Lisa Blakely Vice President; Samia Ras Legal Officer; Kristy Wang Member at Large; Peter Wilson Vice P						
Amory Sharpe, Board Member; Amy Tharpe, Board Member; Ascar Member; Curtis, Bradford, Board Member; Dianne Spaulding, Board Mohan, Board Member; Dr. Saul Feldman, Board Member; Freddie Peters, Board Member; Josh Mukhopadhyay, Board Member; Kathy Loren Sanborn, Board Member; Nicole Rivera, Board Member; Patr Member; Tracey Edwards, Board Member.	d Member; Dick McNeil, Board Member; Dr. Erica Martin, Board Member; Geeta Rao, Board Member; Jan, Wolfe, Board Member; Kathy Wolfe, Board Member;					
(2) Donald S. Falk, CEO; Paul Sussman, CFO; Liz Orlin, COO						
(3) NA (4) NA (5) NA						
Contractor address: Alabama Street Housing Associates, L.P., c/o TNDC, 201 Eddy Stre	et, San Francisco, CA 94102					
Date that contract was approved:	Amount of contract: \$1,258,693					
Describe the nature of the contract that was approved: Local Operating Subsidy Program (LOSP) Grant Agreement for 15 y the cost of operations of 11 units for homeless seniors at the 24-unit	vears in a total amount of up to \$ 1,258,693 to subsidize affordable housing development.					
Comments:						
This contract was approved by (check applicable):						
□ the City elective officer(s) identified on this form (Mayor Ed						
a board on which the City elective officer(s) serves: San Fran	ncisco Board of Supervisors int Name of Board					
□ the board of a state agency (Health Authority, Housing Authority, Redevelopment Agency Commission Development Authority) on which an appointee of the City electric development Authority.	n, Relocation Appeals Board, Treasure Island					

Print Name of Board	
Filer Information (Please print clearly.)	
Name of filer: Angela Calvillo, Clerk of the Board	Contact telephone number: (415) 554-5184
Address: City Hall, Room 244, 1 Dr. Carlton B. Goodlett Pl., San Francisco, CA 94102	E-mail: Board.of.Supervisors@sfgov.org
Signature of City Elective Officer (if submitted by City elective officer)	Date Signed
Signature of Board Secretary or Clerk (if submitted by Board Secretary or Clerk)	Date Signed

werfall of the technique of the first technique of the first of the first technique of the

			• .	
		·		