File No	170558	Committee Board Item		
C	OMMITTEE/BOAI	RD OF SUP	PERVISO	RS
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Committee:	Budget & Finance Sub-C	<u>Committee</u>	Date May	25, 2017
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	Motion Resolution Ordinance Legislative Digest Budget and Legislative Youth Commission Re Introduction Form Department/Agency Co MOU Grant Information Form Grant Budget Subcontract Budget Contract/Agreement Form 126 – Ethics Con Award Letter Application Public Correspondence	port over Letter and n nmission		
OTHER	(Use back side if addit	ional space is	needed)	
•	oy: Linda Wong oy: Linda Wong	Date Date	May 19, 2	017

[Grant Agreement - Alabama Street Housing Associates, L.P. - Local Operating Subsidy Program Contract - Mosaica Family Apartments, 680 Florida Street - Not to Exceed \$3,616,321]

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 Family Apartments, 680 Florida Street, for a term of 15 years to commence following Board approval, in an amount not to exceed \$3,616,321.

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

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

WHEREAS. Through the LOSP, the City subsidizes the difference between the cost of

housing for homeless households; and

Mayor; Supervisor Ronen
BOARD OF SUPERVISORS

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 Family Apartments, located at 680 Florida Street, which provides 93 units serving families, 24 of which serve extremely low-income, chronically homeless families ("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 \$3,616,321; and

WHEREAS, MOHCD proposes to provide a LOSP grant in the amount not to exceed \$3,616,321 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. 17058 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 \$3,616,321; 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**

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)<sup>1</sup>, 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)<sup>2</sup>. 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)<sup>3</sup> 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.

<sup>&</sup>lt;sup>1</sup> 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.

<sup>&</sup>lt;sup>2</sup> 20 percent of area median income (AMI) for one person in 2017 is \$16,150 annually.

<sup>&</sup>lt;sup>3</sup> 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.
- <u>File 17-0559</u>: 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 shortfalls<sup>4</sup>, 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.
- <u>File 17-0561:</u> 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

<sup>&</sup>lt;sup>4</sup> 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 <sup>rd</sup> Street	Seniors	116	23
Hotel Essex: 684 Ellis Street	Adults	84	84
John Burton: 800 Presidio	Transition Age Youth (TAY) <sup>5</sup>	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.

<sup>&</sup>lt;sup>5</sup> 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) 202<sup>6</sup> 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.

<sup>&</sup>lt;sup>6</sup> 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 Committee<sup>7</sup> 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

<sup>&</sup>lt;sup>7</sup> 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.
- 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.

Combined Exhibit A

Combined Exhibit A																						
		ocates for Youth, Bo	Presidio 🔻 🖖	Armstrong Plac	e, 5600 3r	rd Street	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	Mosalca Fami	ly, 680 Florida Stre	et in the sign		55 Alabama Street		Hotel Essex, 8	64 Ellis Street	44.5 4 35.5	Arnett Watson Ap	ts, 650 Eddy Stree		Polk and Gean	Senior, 990 Polk St	reet in the first
Fiscal Year	Months of Contract	Projected Local Operating Suboldy Program Expenditure	Average Local Operating Subsidy Program Subsidy Per Unit For Month	Months of Contract	Project Ope Subsidy Expe	ted Local erating Program inditure	Average Local Operating Subsidy Program Subsidy Per Julit Per Month	Months of Contract	Projected Local Operating Subsidy Program Expenditure	Average Local Operating Subsidy Program Subsidy Per Unit Per Month		On the second se		Months of Contract	Operating	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 A	Projected Local Operating Subsidy Program Expenditure	
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	\$ 617
FY 2018-19	12	\$ 401,833	\$ 1,339	17.	\$	204,466	\$ 741	12	\$ 177,565	\$ 740	12	\$ 67,071	\$ 508	12	: 989,015	\$ 981	12	\$ 1,013,167	\$ 1,069	12	\$ 627,859	\$ 662
FY 2019-20	12	\$ 416,868	\$ 1,390	12	\$	215,210	\$ 780	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	\$ 732
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	\$ 769
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	\$ 809
FY 2023-24	12	\$ 482,650	\$ 1,609	12	\$	262,931	\$ 953	12	\$ 224,538	\$ 936	12	\$ 76,812	\$ 582	12	1,155,118	\$ 1,147	12	\$ 1,215,662	\$ 1,282	12	\$ 799,800	
FY 2024-25	12	\$ 500,611		12	\$	276,14B	\$ 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	
FY 2025-26	12	\$ 519,221		12	\$	289,923	\$ 1,050	12	\$ 247,635	\$ 1,032	12	\$ 84,450	\$ 640	12	1,234,524	\$ 1,225	12	\$ 1,290,220	\$ 1,361		\$ 881,054	
FY 2026-27	12	\$ 537,254		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	
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	
FY 2028-29	12	\$ 577,932			5	334,837	\$ 1,213	12	\$ 285,965	\$ 1,192	12	\$ 97,274	\$ 737	12	1,363,399	\$ 1,353	12	\$ 1,443,671	\$ 1,523		\$ 1,016,247	
FY 2029-30	12 .	\$ 599,377			\$	351,090	\$ 1,272	12	\$ 299,813	\$ 1,249	12	\$ 101,935	\$ 772	12	1,409,583	\$ 1,398	12	\$ 1,498,677	\$ 1,581	12	\$ 1,065,198	\$ 1,124
FY 2030-31	12	\$ 621,595			\$	368,029	\$ 1,333	12	\$ 314,236	\$ 1,309	12	5 106,808	\$ 809	12	1,457,47B	5 1,446	12	\$ 1,555,726	\$ 1,641	12	\$ 1,116,244	
FY 2031-32	12	644,61	2 \$ 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	\$ 1,294
TOTAL	186	\$ 7,780,14	<u></u> B	186	\$	4,237,157		186	\$ 3,616,321	·	186	\$ 1,258,693		186	\$18,623,354		180	\$ 19,018,558		186	\$ 13,131,323	1
# of LOSP Units	2			2	3			20			11			84			79			50		

\*Some contracts in FY 2017-18 received LOSP surplus funds from FY 2016-17. MOHCO requested to use these funds to transition new or renewal contracts to a calendar year to simplify the accounting. Therefore, some contracts reflect a total of 18 months, which includes a one-time six month additional subside

O Total LOSP by Fiscal Year for 7 proje

Total LOSP by Fiscal Year for 7 project	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 I.OSP 2024-25	\$	4,379,609
Total LOSP 2025-26	\$	4,547,037
Total LOSP 2026-27 Total LOSP 2027-28	\$	4,729,677
Total LOSP 2027-28	\$	5,119,325
Total LOSP 2028-29	\$	5,325,674
Total LOSP 2029-30	\$	5,540,116
Total LOSP 2030-32	\$	5,762,986
Total 7 projects over contract	\$	67,665,552

Prolect	Target Population	Service Agency	71 Florite	Ti Homeless Units		15 Year LOSP Contract	Other Operating Subsidies	T	Studios	1-86	2-8)	1 It	4-BR	TOTAL
John Burton	TAY	First Place for Youth	50	- 25	25	\$ 7,780,148	None		24	43.7		분이 있으셨다.		25
Armstrong	Seniors	Providence Foundation	116	23	23	\$ 4,237,157	HUD PRAC		12	11	477 1986			23
Mosalca Family	Families	Lutheran Social Services	93	24	20	\$ 3,616,321	Shelter Plus Care		, lo		1	.2		20
Mosalca Senior	Seniors	Lutheran Social Services	24	11	. 11	\$ 1,258,693	None		9	1		ale -	4.3	11
Hotel Essex	Adults	Community Housing Partnership	84	- 84	84	\$18,623,354	Shelter Plus Care	45. J.	. 84					Br
	Families and	Community Housing Partnership	83	83	79	\$ 19,018,558	Shelter Plus Care		32	33	14		100	75
	Seniors, 10 units targeted to MHSA	Lutheran Social	110	50	50	\$ 13,131,321	None (project has MHSA capital dollars that restricts 10 units to MHSA clients)		45	. 5	8	0		sc
TOTAL:			560	. 300	292	\$ 67,665,552	Silvinos		206	54	28	2	-	29:

# 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 Family Apartments 680 Florida 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

**WHEREAS**, the City's Board of Supervisors authorized execution of this Agreement on \_\_\_\_\_\_\_.

2017 pursuant to Resolution No. \_\_\_\_\_\_.

**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:

# 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.

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- "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 twenty (20) 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, each dated as of November 8, 2006, between MOHCD and Grantee with respect to a \$878,114 Affordable Housing Bond Program grant, \$1,752,055 Affordable Housing Bond Program loan, \$3,349,423 Community Development Block Grant loan, \$3,419,622 HOME Program loan, \$4,701,614 Affordable Housing Fund 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 ninety-three (93) unit housing project commonly known as Mosaica Family 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 Section 5.6)] 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

TOHOWING TOAIS.	
\$25,419,691	Wells Fargo Bank, N.A. Construction Loan
\$10,150,000	State Department of Housing and Community Development Multifamily
Housing Program	
\$1,000,000	Affordable Housing Program (Federal Home Loan Bank) funds from
Silicon Valley Bank, N.A.	
\$14,100,828	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 <a href="Article 5">Article 5</a> 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 <u>Article 13</u>.

**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 (15<sup>th</sup>) 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 aReferral to 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 within 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 Three Million Six Hundred ten-thousand six thousand three hundred twenty-one Dollars (\$3,616,321) (the "Grant Amount"). Subject to Grantee's

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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 twenty-two percent (22%) of the total Operating Costs to the Assisted Units ("Assisted Units Operating Costs") and seventy-eight percent (78%) 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 <u>Section 6.1</u>, 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's prior written consent to settle or compromise any Loss if Grantee contends that such 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, 5<sup>th</sup> 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.

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- (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.
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  By:  Deputy 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: Don S. Falk
	Its: Executive Director  Federal Tax ID #: 94-3297381  City Vendor Number: 84918
	Lity Vendor Number: XAUIX

# Exhibit A – Projected Project Subsidy Payments

# 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	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	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		\$92,813	1/1/2028
CY-12	2029	\$97,274	12		1/1/2029
CY-13	2030	\$101,936	12	\$101,936	1/1/2030
CY-14	2031	\$106,808	12	\$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 –Ar	ınual Operating	Budget for	<b>Initial Operating</b>	Period an	nd 15-Year Cash Flow
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#### AOHCO Proforma - Year 1 Operating Budget

The color of the	Application Date:o16 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/non-LC	54%		Project Name: Project Address: Project Sponsor:	Apariments 656 Alabama Street Tenderloin Neighborhood	
The content of the	Residential - Tenant Rents Residential - Tenant Assistance Payments (Non-LOSP) Residential - LOSP Tenant Assistance Payments Commercial Space	66,542	22,845	144,360 22,848 66,642 0	Links from Existing Proj Links from Existing Proj Links from Commercial	Rent Info' Worksheet Rent Info' Worksheet Op, Budget' Worksheet	Alternative LOSP LOSP   Dorn LOSP   Approval   Residential Trains   0 to y   1 to 0 to y   2 to 0 to 0 to y   2 to 0 to 0 to y   2 to 0 to 0 to 0 to y   2 to 0 to
The content of the	Miscellaneous Rent Income Supportiva Services Income Interest Income - Project Operations Laundry and Vending Tenant Charges	322 0 0 1,564 386	378 0 0 1,836 454	700 0 0 3,400 840	Links from Utilities & Oli Links from Utilities & Oli Links from Utilities & Oli Links from Utilities & Oli	er Income' Worksheet er Income' Worksheet er Income' Worksheet er Income' Worksheet	Services Income S  Projected LOSP SLOSP Non-LOSP (only
Commonweal   Com	Other Commercial Income Withdrawal-from Capitalized Reserve (deposit to operating account) Gross Potential Income Vacancy Loss - Residential - Tenant Rents Vacancy Loss - Residential - Tenant Assistance Payments	124,368 (3.320)	0 114,422 (3,898)	238,790 (7,218) (1,142)	Vacancy loss is 5% of Te Vacancy loss is 5% of Te	Dp. Budget' Worksheet  nsnt Rents. nant Assistance Payments.	Alternative LOSP LOSP   non-LOSP   Approved
Company   Comp	EFFECTIVE GROSS INCOME OPERATING EXPENSES Management		· ·	230,430	Links from 'Commercial'   PL	pp, Budget Worksheel PA: 9,601	
March   1975   1976	Management Expense.  Sub-total Management Expense. Salaries/Benefits Office Salaries	9,300 20,728	5,700 12,704 589	15,000 33,432 1,551	HCD limit; no escalation	PA: 1,393	Management Fee   62 00%   18 00%
Company   Comp	Health Insurance and Other Benefits  Other Salarice/Benefits  Administrative Rant-Free Unit  Sub-total Salarice/Benefits	4,511 4,918 0	2,765 3,014	5,444 7,275 7,932 0		PA: 925	Managers Salary   62.00%   38.00%
March   1965	Advartising and Markeling Office Expresses Office Rent Legal Expense - Property Audil Expense - Property	5,122 0 828 5,923	5,012 0 972 6,953	11,134 0 1,800 12,875			Legal Expense - Pr 46 00% 1000 54 00% acceptable
1.50	Bad Debts Miscellaneous Sub-total Administration Expense: Utilities	690 64 14,680	75 17,233	1,500 140 31,913		IPA: 1,330	Bad Debts 46 00% 54 00% acceptable  Protected LOSP SLOSP non-LOSP (only -
Parel   Pare	Waler Gas Sever Sub-total Utilitie Taxes and Licenses	8,771 1,928 0	10,297 2,263 0	19,065 4,191 0	The only cost materially		
Part   Design   Des	Payroll Taxes Miscellaneous Taxes, Licenses and Permits Sub-total Taxes and License Insurance	1,524 414 5 2,201	995 486 1,581	2,619 900 3,782	Pi	IPA; 158	Real Estate Taxes 62 00% 38 00% Payrold Taxes 62 00% 18 00%
Section   Sect	Fidelity Bond Insurance Wolker's Compensation Director's Officers' Llability Insurance	0 1,143 0	700	0 1,843 0			
Beautiff PrijerricCounts   0   0   0   0   0   0   0   0   0	Sub-total insuranc Maintenance & Repair Payroll Supplies Conlinate	7,654 2,061 4,344	8,986 2,419 2,562	16,640 4,480 7,005		IPA: 275	Supplies 46 00% 54 00% acceptabl Contracts 62 00% 38,00%
Support   Survives	Sezulity Payral/Contrast HVAC Repairs and Maintenance Vehicle and Maintenance Equipment Operation and Repairs Miscellameous Operating and Maintenance Expenses	0 414 55 2,834	0 486 65 3,326	900 120 6,160		/PA: 1,811	Security Payrol/Cel 62 00% 39,00%
Commercia   Comm	Commercial Expenses  TOTAL OPERATING EXPENSES W/o RESERVES/GL BASE		10000000	0	Links from 'Commercial		
Sub-fold Reserved Center (1974) Department of Lease Basis Revolution Feet 1, 2,200 1,200 PAPA, 1,231 House Department (1974) Department (1	Ground Leaxe Base Rent Bond Monitoring Fee Replacement Reserve Deposit Operating Reserve Deposit	13,020 0 0	7,980 0	21,000 0		Provide additional	Replacement Rese 62 00% 38 00% Coperating Reserve Deposit
PROFESTION CONTRACT AND PROMETED AND PROME	Sub-total Reserves/Ground Lease Base RenvBond Fee TOTAL OPERATING EXPENSES w/ RESERVES/GL BASE	s 13,020 101,678	7,980 88,626	21,000 190,304	Links from Commercial PUPA: 875 PUPA: 7,929	Min DSCR. Available for DS in Yr 1: #ESVAII Mortgage Rate: Term (Years):	<b>_</b>
Commercial Hard Datk Service   TOTAL HARD DEBT SERVICE   0.64   4.94   13,007   FUFA; \$42	DEBT SERVICE ('herd debt'/amortized  cans) Hard Debti - Finit Lander	· 0	0 4,943	13,007	Supp Pro	posed 1st Mortgage Amt: 9DIV/01 posed 1st Mortgage Amt: 91,024,9 Provide udditional Provide udditional Provide udditional	Alternative LOSP LOSP   Non-LOSP   Approved     Hard Datt - Frist LV   62 00%   92 00%     Hard Datt - Second   62 00%   38 00%     Hard Datt - Third L   62 00%   35 00%
10,780   16,339   17,119   17,119   1	Commercial Hard Debt Service  TOTAL HARD DEBT SERVIC  CASH FLOW (NOI minus DEBT SERVICE)  Commercial Only Cash Flow	E 8,064 10,780	4,843 16,339	13,007 27,119	. Р	Provide additional  Dp. Budget' Worksheet  JPA: 542	
Chair Payments   Chai	AVAILABLE CASH FLOW USES OF CASH FLOW BELOW (This row size shows DSCR.) USES THAT PRECEDE MOHOD DEBT SERVICE IN WATERFALL [*Below-the-line** Asset Mrt (see funcommon in new projects, see policy	10,780 0 4,600	16,339 D 5,400	10,000		2 HCD maximum	F
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MCHCDCCI	Max Deferred Developer Fee/Borrower % of Residual Receipts in Y % of Residual Receipts available for distribution to soft debt lenders	-1: . in		50%	data entry above. Do no	Ink.): Distrib. Soft De	Ratio of Sum of DC 0,708135557
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NON-MONCO RESIDUAL RECEIPTS DEBT SERVICE	MOHCD Residual Receipts Amount Dus Proposed MOHCD Residual Receipts Amount to Lean Repayment Proposed MOHCD Residual Receipts Amount to Residual Ground Les REMAINING BALANCE AFTER MOHCD RESIDUAL RECEIPTS	15	1,072	1,072		multiplied by 29.1% - MORCD	(8)
REMAINDER (Should be zero unless there are distributions below) 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	NON-MONCO RESIDUAL RECEIPTS DEBT SERVICE HCO Residual Receipts Amount Due Lender 4 Residual Receipts Due Lender 5 Residual Receipts Due			2,612 0	50% of residual receipts	, mulliplied by 70.9% — DHCD's	pro rata share of all soft debt
tural behinde (submit as telo)	REMAINDER (Should be zero unless there are distributions below)  Owner Distributions/incentive Management Fee				)	,	3

Mosaica Senior Apartments								•					
Tol		OSP Units	non-LOSP Units 13			Year 1			Ye			Year 3	
		45.00%	54,00% % annual	Comments		2017			201B non-			2019 non-	
NCOME	Inc	LOSP	Increase	(related to annual inc assumptions) SSI/SSA income escalatons have been very	LOSP	non-LOSP	Total	LOSP	LOSP	Total	LOSP	LOSP	Total
Residential - Tenant Rents		1.0%	3.5%	low historically. We consider tenant income	55,454	88,906	144,360	58,009	92,015	148,028	55,569	95,238	151,807
Residential - Tenani Assistance Payments (Non-LOSP) Residential - LOSP Tenani Assistance Payments	ON THE REAL PROPERTY.	n/a r√a	2.5% n/a	escalations in setting arrival increase VASH is FMR driven. Past (0 yr history of FMR escalation is 2.5% (1 unit is Vash)	66.642	22.848	22,848 86,842	- 61.203	23,419	23,419 64,203	67,071	24 005	24,005 67,071
Commercial Space Residental Parking		n√a 0.0% 2.5%	0.0%		18.18.18.18.18.18.18.18.18.18.18.18.18.1	Tena de la comp		120	Selected as		NO STREET	ENERGY.	- 57,511
Miscellaneous Rent Income Supportive Services Income	(SEE 2015)	0,0% (	2.5%		322	376	700	330	387	717	338	397	735
Interest Income - Project Operations Laundry and Vending		0.0% 2.5% 2.5%	2.5% 2.5%		1,564	1,535	3,400 840	1,503	1.882	3,485	1,643	1,020	3,572
Tenant Charges  Miscellaneous Residential Income Other Commercial Income		0.0% n/a	0.0%		386	454		396 -	465	851	400 \$ [400]	411 - Nasanga	663
Windowal from Capitalized Reserve (deposit to operating	account)	r/a	n/a	Link from Reserve Section billiow, as applicable		***************************************			-				
Gross Poten Vacancy Loss - Reskiential - Tenant Rents		n/s	n/a	Enter formulas manually per relevant MOH policy; annual incrementing usually not	124,368	114,422 (3,598)	238,750 (7,218)	122,841 (2.800)	118,171 (4.601)	240,712 (7,401)	126,027 (2.828)	122,048 (4,762)	248,073 (7,590)
Vacancy Loss - Residential - Tenant Assistance Payments Vacancy Loss - Commercial  EFFECTIVE GROS	SS INCOME	n/a rva	r/a r/a	appropriate	(526) 120,523	(817) 109,907	(1,142)	119,740	(1,171)	(1.171)	123,199	(1,200) 116,083	(1,200)
OPERATING EXPENSES													
Management Management Fee		3,5%		schedule.	11,428	7,004	15,432	11,828	7.249	19,077	12.242	7,503	19,745
Asset Management Fee: Sub-total Menagemen		3.5%	3.5%	per MCHCD policy	9.300 20,728	5,790 12,704	15,000 23,432	9,525 21,453	13,149	15,525 34,602	22,204	13,609	18,068
Salaries/Benefits Office Salaries Manager's Salary	460 (165 - 15	3.5%	3.5% 3.5%		962 3,375	589 2,089	- 1,551 5,444	3,483	610 2,141	1,605 5,635	1,030 3,616	631 2216	1,661 5,832
Health Insurance and Other Benefits Other Salanes/Benefits	15 8060804259 A.A	7.0%	7.0% 3.5%	Historically high indiction .	4.511 4.918	2,765 3,014	7,275 7,832	4,826 5,090	2.958 3.120	7,784 8,210	5,164 5,268	3165 3220	8,329 8,497
Administrative Rent-Free Unit Sub-fotal Salari	es/Benefits	3.5%	3.5%		13,765	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 Legal Expense - Property		3.5% 3.5% 3.5%	3.5% 3.5% 3.5%		5.122 - 828	6,012	11,134	5,301	6,223 1,006	11,524	5,486	1,041	11,927
Audit Expense Bookkeeping/Accounting Services		3.5% 3.5%	3.5% 3.5%		5,923 2,053	6,953 2,411	12,875 4,464	6,130 2,125	7,196 2,495	13,326 4,620	6,344 2,200	7,448	13,792 4,762
Bad Debts Miscelaneous		1.0%	1 0% 3 5%	Consistent with rent inflation	690	810 76	1,500	697	818 78	1,515	704 69	826 81	1,530
Sub-total Administration	n Expenses				14,650	17,233	31,913	16,177	17,816	32,992	15,690	18,419	34,109
Electricity Water		3.5% 4.5%	35% 45% 35%	litation cally high infation	1,513 8,771 1,028	1.893 10,297	3,508 19,068	1,669 9,166	1,960	3,629 18,926	1,728 9,578 2,065	2025 11,244	3,756 20,823
Gas Sewer Sub-6	otal Utilities	3.5% 3.5%	3.5%	L:	1,928	2.263	4,191	1,925	15,062	4,338	13,371	15,697	29,058
Taxes and Licenses Real Estate Taxes		1.2%	12%		12,312	14,463	26,765	165	101	266	167	102	269
Paytol Taxes Miscelaneous Taxes, Licenses and Permis		1.2% 3.5% 3.5%	3 5 % 3 6 %		1,624 414	995 466	2,619 900	1,681 428	1,030 503	2,711 932	1,739 443	1,056 521	2,506 964
Sub-total Taxes ar	nd Licenses				2,201	1,681	3,782	2,274	1,634	808,6	2,360	1,669	4,039
Property and Liability Insurance Fidelity Bond Insurance Worker's Compensation		3.5% 0.0% 3.5%	3.5%		2,191	2,573	1,843	2.268	2.853 - 725	1,908	1,224	2.756	5,103 1,974
Director's & Officers' Liability insurance		0.0%	5.3.6		3,334	3,273	6,607	3,451	3,387	6,838	3,672	3,806	7,078
Maintenance & Repair	1	3.5%	3.5%		7,654	8,985	18,640	7,922	8,300	17,222	8,200	8,625	17.625
Contracte	STATE PULL	3.5% 3.5%	3.5%		2.061 4.344	2,419 2,662	4,460 7,008	2.133 4.496	2,504 2,755	4,637 7,251	2.208 4.653	2,592 2,852	4,799 7,505
Garbage and Trash Removal Security Payrol/Contract	100 PROSEST	3.5%	3.5% 3.5% 3.5%		3,756	4,409	8,165	3.887	4.583	8,451	4,023	4,723	8,747
HVAC Repairs and Maintenance Vehicle and Maintenance Equipment Operation and Repair Miscellaneous Operating and Maintenance Expenses	irs	3.5% 3.5%	35% 35% 35%		414 55 2.834	468 65 3,326	900 120 6,160	57 2,933	503 67 3,443	932 124 6,376	443 59 3,035	521 59 3,563	964 129 8,569
Sub-total Maintenance & Repail	ir Expenses	3.5%	3011	1	21,118	22,353	43,471	21,857	23,138	44,992	22,622	23,946	46,567
Supportive Services Commercial Expenses	fan de stad	3.5%	3.5%		521 04(1436) .5°20	611 2015/2017 27 8	1,132	539 MEANNANTSA	633	1,172	558 3050, Yal 30	655 57138674C	1,213
TOTAL OPERATING EXPENSES W/o RESERVES/GL	BASE RENT/BO	ND FE	:s		88,658	80,646	169,304 7,054	91,985	83,648	175,631	95,448	86,761	182,206
FUPA (w/o Reserves/GL Base Rent/ Reserves/Ground Lease Base Rent/Bond Fees Ground Lease Base Rent	aona rees)			r			7,054			Note: Hidden o	columns are in	between lotal co	lumns. To updet
Bond Monitoring Fee Replacement Reserve Deposit	one distribute				13,020	7,950	21,000	13,020	7,980	21,000	13,020	7,980	21,000
Operating Reserve Deposit	600 to 1			OR COST BARNOS IS \$25HK, WIST \$500 & 25% of exp									
Other Required Reserve 1 Depart Other Required Reserve 2 Depart Required Reserve Deposit/s, Commercial	THE PROPERTY.				:	:	=	-	-	<u> </u>	-	===	===
Sub-total Reserves/Ground Lease Base Reni					13,020	7,980	21,000	13,020		21,000	13,020	7,980	21,000
TOTAL OPERATING EXPENSES W/ RESERVES/GL BI PUPA (w/ Reserves/GL Base Rent/	(Bond Fees)	ID FEE	5		101,678	88,626	190,304 7,929	105,006	91,626	196,631	108,465	94,741	203,206
NET OPERATING INCOME (INCOME minus OP EXPER DEBT SERVICE ("hard debt"/amortized loans)	NSES)				18,844	21,281	40,126	14,734	20,774	35,508 Note: Hidden o	14,734 polumns ere in	21,342 between total co	36,076 Jumns. Yo updat
Hard Debt - First Lender Hard Debt - Second Lender (HCD Program 0.42% pymt,	or other 2nd Len	ider)		HCD 42% payment	5,064	4,943	13,007	8,064	4,943	13,007	8,064	4.943	13,007
Hard Dahl - Third Lender (Other HCO Program or office): Hard Dahl - Fourth Lender	Int Lender)						<u> </u>	. 908 460		-	-		
Commercial Hard Debt Service TOTAL HARD DEB	T SERVICE				8,084	4,943	13,007	8,054	4,943	13,007	8,054	4,943	13,007
CASH FLOW (NOI 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
Afficiation of Commercial Surplus to LOPS/non-LOSP AVAILABLE CASH FLOW		1)			10,780	16,339	27,119	6,670	15,831	22,501	5,670	16,399	23,069
USES OF CASH FLOW BELOW (This row also shows USES THAT PRECEDE MONCO DEBT SERVICE IN W.	ATERFALL		,	DSCR	·		3.08			2,73 Mote: Hidden o	columns are in	between total co	2.77 (vmas, To spoke)
"Below-the-Ine" Asset Mgt fee (uncommon in new project Partnership Management Fee (see policy for limits) Investor Service Fee (aka "LP Asset Mgt Fee") (see policy	s, see policy)	0.0% 0.0%		low MOMCD and	4600	5,400	10,000	4,600	5.400	10.000	4.600	5.400	10,000
Investor Service Fee (eks "LP Asset Mgt Fee") (see policy Other Payments Non-amortizing Loan Print - Lander 1	INI MILES)		<u>merasas</u>	per MOHCD policy no annual increase  Enter comments re: annual increase, etc.	2070	2430	4,500	2,070	2.430	4,500	2,070	2430	4,500
Non-amorizing Loan Print - Lander 1 Non-amorizing Loan Print - Lender 2 Deletred Developer Pee (Enter and <= Mex Fee from row	131):3:6:3			Enter comments re annual increase, etc.	4.110	4,825	8,835	÷	Ŀ÷		1		
TOTAL PAYMENTS PRECED	ing Mohcd				10,780	12,655	23,435	8,670					14,500
RESIDUAL RECEIPTS (CASH FLOW minus PAYMENT Does Project have a MOHCD Residual Receipt Obligation		MOHO	Yes	Year 5 is year indicated below;	1 .	3,584	3,684	0	8,001	8,001	0	8,569	8,569
Will Project Defer Developer Fee? 1st Residual Receipts Spit - Lander/Deferred Developer F		•	Yes 50% / 50%	2021 2nd Residual Receipts Split Begins:	1								
2nd Residual Receipts Split - Lender/Owner		evelope		2022 /se for data entry above. Do not link.)			0,309			4,001			4,265
MOHCD RESIDUAL RECEIPTS DEBT SERVI	ICE ,		Deb! Loan:	Nive Deferred Developer Fee Earner	Com. Defend D	eveloper Fee;	8,935	,		8,935	,		8,935
MOHCD Residual Receipts Amount Due Proposed MOHCD Residual Receipts Amount to Loan Proposed MOHCD Residual Receipts Amount to Residual	Repayment		29.10%	louns, and MOHCO residual receipts policy	1		1,072			2,328 2,328	1		2,494 2,494
Lease				Proposed Total MOHCO Amt Due less Loan Repayment	]		<u></u>	]			] .		
NON-MOHCD RESIDUAL RECEIPTS DEBT SEF	RVICE		70.90%	Allocation per provision shake of the soft diest	1		2,612	l		5,673	1		8,076
Lender 4 Residual Receipts Due Lender 5 Residual Receipts Due Total Non-MOHCD Residual Receipts D	Jeht Senden		0.00%		1 -		<u> </u>			5 673	1		5.075
REMAINDER (Should be zero unless there are distrib							2,612			5,673			9,016
below)  Owner Distributions/Incentive Management Fee  Other Distributions Alexanders					1		<u> </u>			<del>-</del>	1		
Other Distributions/Uses Final Balance (should be zero)				l	1		· · · · ·	•		-	1		<u> </u>
REPLACEMENT RESERVE - RUNNING BALANCE Replacement Reserve Starting Balance Replacement Reserve Deposits			٠		. ·		56,147			82,962			59,47B
Replacement Reserve Withdrawals (ideally fied to CNA)					1		21,000 34,666			21,000 4,839			21,000 38,253
	ing Balance						82,562	ı		83,476	1		12,723
OPERATING RESERVE - RUNNING BALANCE Operating Reserve Starting Balance Operating Reserve Deposits					1		254,023			284,023	1		254,023
Operating Reserve Withdrawals					1		<u> </u>			Ė	1		
Operating Reserve Interest OR Runn	oing Balance			L	1		294,023	l i		294,023	i i		254,023
OTHER REQUIRED RESERVE 1 - RUNNING BALANCE	E				1		194 508	; 1		149514	1		1468
Other Reserve 1 Deposits Other Reserve 1 Withdrawals					]		Ė			=	]		Ei
Other Reserve 1 Interest Other Required Reserve 1 Runn	ing Balance				]	•	<u> </u>	l		<u> </u>	1		二二
OTHER RESERVE 2 - RUNNING BALANCE					1			ı		_	1		
Other Reserve 2 Deposits Other Reserve 2 Withdrawals					]		_				3		
Other Reserve 2 Interest Other Required Reserve 2 Runn	ing Balance				1		<u> </u>	l			]		Щ.

Mosaica Senior Apartments		LOSP	non-LOSP										
	Toli .	Units 11 46.00%	Units 13 54,00%			Year 4 2020			2021	-		Year 6 2022	
NCOME		% annual	% annual Increase	Comments (refated to wanual lac 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									
Residential - Tenant Rents  Residential - Tenant Assistance Payments (Non-LOS	SPI	1 0% n/a	25%	esculations or setting arrival increase. VASH is FMR driven. Past 10 yr history of FMR esculation is 2.5% (1 unit is Vash)	57,134	98,572 24,605	155,706 24,605	57,706	102,022 25,220	159,727 25,220	58,283	105,592 25,850	183,875 25,650
Residential LOSP Tenant Assistance Payments Commercial Space	1-4 - 12-03/29/00	r√a r√a	r√a 0.0%		70.070	SCHOOL SECTION	70,070	73 204	1 5 5 10 10 1 5 10 10 10 10 10 10 10 10 10 10 10 10 10	73,204	69 810		69,810
Residential Parking Miscetaneous Rent Income Supportive Services Income	10 Page 10 Table 10 Sept.	0.0% 2.5% 0.0%	25%		347	407	754	355	417	773	364	428	792
Interest income - Project Operations Laundry and Vending		0.0% 2.5% 2.5%	25% 25%		1,084	1,977	3,661	1,725	2027	3,753	1.770	2077	3,847
Tenant Charges Miscelaneous Reskiental Income Other Commercial Income		0.0% r/a	0.0%		418	486	905	427	501	927	437	513 	950
Withdrawal from Capitalized Reserve (deposit to ope	erating account) Potential Income	r/a	r/a	Link from Reserve Section below, as applicable	129,651	126,049	255,700	133,418	130,126	263,604	130,664	134,481	265,125
Vecancy Loss - Residential - Tenant Rents Vacancy Loss - Residential - Tenant Assistance Psy Vacancy Loss - Commercial		r/a r/a r/a	n/a n/a n/a	Enter formulas manually per talevant MOH postcy, amusi incrementing usually not	(2.857)	(4,929) (1,230)	(7,785) (1,230)	(2,885)	(5 101) (1,251)	(7,986) (1,261)	(2.914)	(5 280) (1.293)	(8.194) (1,293)
Vacancy Loss - Commercial  EFFECTIVE	GROSS INCOME	rva	rva	Approprieta	126,795	119,890	246,685	130,633	123,824	254,357	127,750	127,889	255,638
OPERATING EXPENSES Management								13.114			13,573		
Management Fee Asset Management Fee Sub-total Management	gement Expenses	3.5%	35%	schedule per-MOHCD policy	12,670 10,311 22,981	7,766 6,320 14,085	20,436 16,631 37,067	13.114 10,872 23,786	8.037 6.541 14,578	21,151 17,213 39,364	13.573 11,045 24,818	8,319 6,770 15,089	21,891 17,815 39,707
Salaries/Benefits Office Salaries		3.5%	35%		1,085	653	1,720	1,103	576	1,780	1,142	700	1,842 8,468
Manager's Salary Health Insurance and Other Benefits Other Salanes/Benefits		3.5% 7.0% 3.5%	35% 70% 35%	Historically high inflation	3.742 5.525 5.452	2.294 3.387 3.342	6,036 6,912 6,764	3,873 5,912 5,643	2374 3624 3450	6,247 9,538 9,102	4,009 6,325 5,841	2.457 3.877 3.580	10,204 9,421
Administrative Rent-Free Unit Sub-total	Salaries/Benefils	3.5%	35%		15,746	9,676	25,462	15,532	10,133	26,665	17,318	10,614	27,932
Administration Advertising and Marketing Office Expenses		3.5%	35% 35%		5.678	6.666	12,344	5,877	6,800	12,777	6,083	7.141	13,224
Office Rent Legal Expense - Property		3.5% 3.5%	35%		918	1,078	1,996	950	1,115	2,066	983	1,154	2,138
Audit Expense Bookkeeping/Accounting Services Bad Debts		3.5% 3.5%	35% 35% 10%	Consistent with rent inflation	5,566 2,277 711	7,708 2,673 835	14,275 4,949 1,545	6,796 2,356 718	7,978   2,766 843	14,774 5,123 1,561	7,034 2,439 725	8.257 2.863 851	15,291 5,302 1,577
Miscelaneous Sub-total Adminis	tration Expenses	3.5%	35%	·	71 16,222	84 19,043	155 35,265	74 16,772	87. 18,649	181 36,461	78 17,341	20,357	186 37,698
Utilities Electricity Water	, in the second	3.5% 4.5%	35%	Historically high infator	1,788	2,099	3,887 21,780	1,851 10,460	2.173 12.279	4,023 22,739	1,915	2.249	4,164 23,762
Gas Sewer		3,5%	35% 35%		2.137	2,509	4.847	2,212	2.597	4,809	2.290	2 6 6 8	4,978
Taxes and Licenses - Real Estate Taxes	Sub-total Utilities	1.2%	12%		13,935	16,359	30,254 272	14,623	17,049	31,571 276	15,136 173	17,768	32,904 278
Payroll Yexes Mucelaneous Taxes, Licenses and Permis		3 5% 3.5%	35% 35%		1,800 459	1,103 539	2,904	1,863 475	1,142 558	3,005 1,033	1,929 492	1,182 577	3,111
Sub-total Tax Insurance Property and Liabitry Insurance	xes and Licenses	3.5%	3 5%		2,428	1,745 2.852	4,174 5,282	2,509 2.515	1,804	4,314 5,487	2,693 2,603	1,846	4,458 5,658
Fidelity Bond Insurance Warker's Compensation	(entire effekteres)	0.0% 3.5%	35%		1,267	2.852	2,043	1.311	2.952 - 804	2,115	1,357	832	2,189
	ıb-total insurance	0.0%	L		3,697	3,629	7,325	3,825	3,758	7,582	3,967	3,887	7,847
Maintenance & Repair Payrol Supples		3.5% 3.5%	3 5% 3 5%		8,487 2,285	9,982 2,882	18.449 4,967	8,784 2,355	10.311 2.776	19,095 5,141	9.091 2.448	2873	19,763 5,321
Garbage and Trash Removal		3.5%	35% 35% 35%		4,816 4,164	2,952 4,888	7,78B 0,053	4,985 4,310	3.055 5.060	8,040 9,370	5,159 4,451	3,162 5,237	8,321 9,697
Security Phyrol/Contract HVAC Repairs and Maintenance Vehicle and Maintenance Equipment Operation and	Repairs	3.5% 3.5% 3.5%	35%		459	539 72	998 133	475 63	558 74	1,033 138	492	577	1,059
Miscelaneous Operating and Mainlenance Expense Sub-total Maintenance &	96	3,5%	35%		3.142 23,413	2,588 24,784	6,630 48,197	3,252 24,233	3817 25,651	7,069 49,884	3,365 25,081	3.951 28,649	7,318 51,630
Supportive Services Commercial Expenses	K GARGING CA	3.5%	3.5%		577	678	1.255	598	701	1,299	618	726	1,344
TOTAL OPERATING EXPENSES w/o RESERVE: PUPA (w/o Reserves/GL Base	S/GL BASE RENT	BOND FE	Es		99,040	89,998	189,638	102,778	\$2,761	196,139	104,665	86,865	203,520
Reserves/Ground Lease Base Rent/Bond Fees Ground Lease Base Rent		1			latfelele values	in yellow cells, n	sanipulate each c	ell miher ihan di	egging Adross m	officie cells.	-		
Bond Montoring Fee Replacement Reserve Deposit				CR cash balance is 52Hk, well above 25%	13,020	7,060	21,000	13,020	7,080	21,000	13,020	7,980	21,000
Operating Reserve Deposit Other Required Reserve 1 Deposit	garage a			of exp	<u>:</u>	- :		<u>:</u>	<u>:</u>		<u>:</u>	:	
Other Required Reserve 2 Deposit Required Reserve Deposits, Commercial Sub-total Reserves/Ground Lease Bas	e Rent/Bond Fear	1			13,020	7,980	21,000	13,020	7,980	21,000	13,020	7,940	21,000
TOTAL OPERATING EXPENSES W/ RESERVES: PUPA (W/ Reserves/GL Base	/GL BASE RENT/E	OND FEE	5		112,050	97,978	210,038	116,798	101,341	217,139	119,685	104,835	224,520
NET OPERATING INCOME (INCOME minus OP I DEBT SERVICE ("hard debt"/amortized loans)					14,734 Intickie values	21,912 in yellaw cells, n	36,646	14,734 eë rether than di	22,483	37,217	8,084	23,054	31,118
Hard Debt - First Lender Hard Debt - Smoothd Lender (HCD Program D 42%	pyrnt, or other 2nd	] Lender)		HCD 42% payment	8.064	4.943	13,007	8,064	4 943	13.007	8,064	4,943	13,007
Hard Debt - Third Lender (Other HCO Program, or Hard Debt - Fourth Lender Commercial Hard Debt Service	other 3rd L'ender)				45.00	O'S PERSONAL COMMENTS	-:	er er ent	કાર <b>્યા</b> કી હોઇ છે.		- Canadagaea	Annealous	===
TOTAL HAR CASH FLOW (NOI minus DEBT SERVICE)	D DEBT SERVICE	,		•	8,064 6,670	4,943	13,007 23,639	8,064 6,670	4,943 17,540	13,007	8,064	4,943	13,007 18,111
Commercial Only Cash Flow Alecation of Commercial Surprise to LOPS(non-LAVAILABLE CASH FLOW)	LOSP (residual ince	ime)			<del></del>	1 -	1	,		, .		,	1
USES OF CASH FLOW RELOW (This row also	shows DSCR.)			DSCR	6,670	16,989	23,639 2.82	6,670	17,540	24,210 2,85	(0)	18,111	18,111 2.39
"Below-the-ene" Asset Mgt Iee (uncommon in new p	IN WATERFALL	0.0%			attelete values	fa yellow cells. n 5.400	10 000	eli rather lhan d	egging across m		-	<u> </u>	
Partnership Management Fee (see policy for limits) Investor Service Fee (aka "LP Asset Mgt Fee") (see Other Payments	policy for limits)	U.U%	200000	per MOHCD policy no annual increase	2.070	2,430	4,500	2.070	2430			<u> </u>	
Non-amortzing Loan Pmnt - Lender 1 Non-amortzing Loan Pmnt - Lender 2 Deferred Developer Fee (Enter and <= Max Fee Iro	m mw (174)			Enter comments re annual increase etc Enter comments re annual increase, etc					- :				
TOTAL PAYMENTS PR	ECEDING MOHCD				6,670				7,830		<u> </u>		<del></del>
RESIDUAL RECEIPTS (CASH FLOW minus PAY Does Project have a MOHCD Residual Receipt Ob	figation?	MG WOHO	Yes	Year 5 is year indicated below.	7	B,139	9,139	D	9,710	9,710	ф	18,111	18,111
Will Project Defer Developer Fee?  1st Residual Receipts Spill - Lender/Deferred Devel  2nd Residual Receipts Spill - Lender/Owner	loper Fee		Yes 50% / 509 67% / 339	2nd Residual Receipts Split Begins:	1								
		d Develope	Fee Arnt ( Dist. Soft	Use for data entry above. Do not link.) alive Deferred Developer Fee Earner	; 1		4,570 8,935			4,665 8,635			8,935
MOHCD RESIDUAL RECEIPTS DEBT : MOHCD Residual Receipts Amount Due		]	Debt Loan	s loans, and MOHCO residual recepts policy	-		2,660	]		2,826	1		3,514
Proposed MOHCD Residual Receipts Amount to Proposed MOHCD Residual Receipts Amount to Lease	Loan Repayment Residual Ground	1		Proposed Total MOHCD Amil Due less Loan	1		2,680	1		2,828	1		3,514
NON-MOHCD RESIDUAL RECEIPTS DEB HCD RESIDUAL RECEIPTS DEB	T SERVICE	_	70 000	Repayment  Nocation per pro rata share of all soft debt	-		6,480	1			1		
Lender 4 Residual Receipts Due Lender 5 Residual Receipts Due	···	1	0.005	í	]		0,460	1		- 0,665	1		3,361
Total Non-MOHCD Residual Reci REMAINDER (Should be zero unless there are a	•	7			-		6,480	-		6,965	-		8,561
below)  Dwner Distributions/Incentive Management Fee		1			1		<u></u>	1		<u> </u>	1		6,037 6,037
Other Distributions/Uses Final Balance (should be zero)		7			ı		-	1		<del>-</del>	j		
REPLACEMENT RESERVE - RUNNING BALANS Replacement Reserve Starting Balance Replacement Reserve Deposits	CE	]			1		82,723	4		59,238	1		57,E39
Replacement Reserve Withdrawals (ideally tied to C Replacement Reserve Interest		=			1		21,000 4,859 414	3		21,000 62,333	1		21,000 4,859
RR OPERATING RESERVE - RUNKING BALANCE	Running Balance						99,238	•		57,833			73,941
Operating Reserve Starting Balance Operating Reserve Deposits		3 .			3		294,023			284,023	3		294,023
Operating Reserve Withdrawals Operating Reserve Interest	Running Balance	1			1		254,023	1		294,023	}		254,023
OTHER REQUIRED RESERVE 1 - RUNNING BA		_		4	_		734,023	3		13530	Į.		E 11000
Other Reserve 1 Starting Balance Other Reserve 1 Deposits		1			1			1		===	1		
Other Reserve 1 Withdrawals Other Reserve 1 Interest Other Required Reserve 1	Running Balance	1			1	*		i		<u> </u>	i		
OTHER RESERVE 2 - RUNNING BALANCE		1			J			3			1		
Other Reserve 2 Deposits Other Reserve 2 Wilhdrawais		1			]			}			]		
Other Reserve 2 Interest Other Required Reserve 2	Running Balance	4					<del></del>	1		<del>-</del>	_		<u> </u>

losaica Senior Apartments				goyap rigania-	20 102 023()								
Tol	t,os Unit	=	non-LOSP Valts f3			Year 7			Yei	·		Year 9	
ICOME	48.0 % ann inc LO	tua!	54,00% % annual increase	Comments (related to annual inc assumptions)	LOSP	2023 non-LOSP	Total	LOSP	non-LOSP	Total	LOSP	2025 non-LOSP	Total
esidential - Tenant Rents	1.05	,	3.5%	SSI/SSA income escalations have been very low historically. We consider lenant income escalations in setting annual increase. VASH is FMR driven. Past 10 yr history of	58,805	109,258	188,154	59,454	113,113	172,567	50,049	117,072	177,1
esidential - Terrant Assistance Paymentii (Non-LOSP) esidential - LOSP Tenant Assistance Payments	n/a n/a		2.5% n/a 0.0%	VASH is FMR driven. Past (0 yr history of FMR escalation is 2.5% (1 unit is Vash)	73 234		26,497 73,234	76.812	27,159 D	27,159 76,812	80,552	27,835	27.6 80,5
ommercial Space esidential Parking liscellaneous Rent Income	0.01 2.51	% %	2.5%		373	435	512	383	440	832	392	461	
upportive Services Income iterest Income - Project Operations aundry and Vending	0.05 0.05 2.55 2.55	% 1	2.5%		1,814	2 129	3,943	1,859	2,162	4,042	1,906	2237	4,
enant Charges liscellaneous Residential Income ther Commercial Income	2.51 0.01 n/a	%	0.0%		448	526		459	539	998	471 Photographs	553	1.0
Athdrawal from Capitalized Reserve (deposit to operating account)	ine		n/a	Link from Reserve Section below, as applicable	134,735	138,878	273,613	138,968	143,443	282,411	143,370	148,160	251,
acancy Loss - Residential - Tenant Rents acancy Loss - Residential - Tenant Assistance Paymenta acancy Loss - Commercial  EFFECTIVE GROSS INCO	n/a n/a n/a		n/a	Enter formulas menually per relevant MCH potcy, enqual incrementing usually not appropriate	(2.943) 131,781	(5.464) (1,325) 132,089	(5,408) (1,325) 263,881	135,996	(5 656) (1,358) 138,430	(8,828) (1,359) 272,425	(3,002 140,367	(5.854) (1.392) 140,916	(8) (1,) 281,3
PERATING EXPENSES lanagement lanagement Fee	ে   3.5 <b>1</b>	4 1	3.5%	schedule	14.048	8.610	27.858	14.530	8.011	23 451	15,048	9,223	
sset Management Fee Sub-total Management Expen- alaries/Benefits	3.51 505	<b>X</b>	3.5%	per MOHCD policy	11,432 25,480	7.007 15,817	22.658 18,439 41,036	11,832 26,372		19,084 42,535	12.245 27,295	7,506	24. 19. 44,
office Salanes. Ianager's Salany reakh Insurance and Other Benefits Idner Salanes/Benefits	3.51 3.61 7.01 3.51	% %	3.5% 3.5% 7.0%	Historically high infahon	1.182 4.149 6,769	724 2.543 4.149	1,907 8,692 10,918	1,223 4,294 7,243	750 2.632 4.439	1,973 6,928 11,682	1,288 4,445 7,750	2.724 4.750	7. 12
ither Salaries/Benefts drrintstralive Rent-Free Unit Sub-total Salaries/Bene	3.59	% %	3 5 % 3 5 %		18,146	3,705 f1,121	9,750	6,257 - 19,017	3,835	10,092 30,673	6.476 19.937	12,210	10,
dministration dvertising and Marketing Mice Expenses	3,51	<u>4</u>	3.5%		6,296		13,687	6,516	7,649		0.744		14.
fice Rent egal Expense - Property	3.55 3.55 1 3.55	*	3 5% 3 5%		1,016	1,195	2,213	1.053	1,237	2,290	1.090	1,280	2
udf Expense ookkeeping/Accounting Services ad Debts	3.51 3.51 1.01	%	3 5 % 3 5 % 1 0 %	Consistent with rent instation	7,280 2,524 732	850	5,487 1,592	7,535 2,613 740	3,067	1,608	7,799 2,704 747	3,174	16 5
scellaneous Sub-total Administration Expen-	3.51 ses	%	3 5%		17,930	21,048	38,978	18,639	21,763	40,302	19,169	22,603	41
echicity Jaler Sas	3.5 4,5 3,5	*	3.5% 4.5% 3.5%	Historically high inflation	1,982 11,422 2,370		4,310 24,831 5,152	2,052 11,937 2,453	2.409 14.012 2.879	4,481 25,949 5,332	2.124 12.474 2.539	2,493 14,543 2,980	27
swer Sub-total Utilit sizes and i Itenses	3.5		35%		15,775	18,518	34,293	18,441	19,200	35,742	17,136		3
nal Estàle Taxes Ayros Taxes	3.51	%	1.2% 3.5%		175 1.998	1,223	3,219	177 2,065	108	3,332	179 2.138	1,311	
scelaneous Taxes, Licenses and Permis Sub-(otal Taxes and Licens surance			3.5%		2,680	1,928	4,608	527 2,770	1,993	4,762	545 2,862	2,060	<u>-</u>
operty and Liabity insurance leity Bond insurance orker's Compensation	3.55 0.05 3.55	%	35%		2.694 1,405	3,162		2,788	3,273	6,081 - 2,345	2,556	-	
ector's & Officers' Liability Insurance Sub-total Insuran sintenance & Repair	0.01	%			4,098	4,023	8,122	4,242	4,164	8,406	4,390	4,310	
syroll Jopkes ontracts	3.55 3.55	%	3.5% 3.5% 3.5%		9.409 2.533 5.340		20,455 5,507 8,612	9,739 2,622 5,526	11,432 3,078 3,387	21,171 5,700 8,914	10,070 2,714 5,720	11.832 3.186 3.566	2
arbage and Trash Removal scurity Payros/Contract VAC Repairs and Mainlenance	3.5° 3.5° 3.5°	%	35% 3.5% 3.5%		4,617	5,420		4,779 527	5,010	10,388	4,946	5,800	1
hick end Maintenance Equipment Operation and Repairs scelaneous Operating and Maintenance Expenses Sub-total Maintenance & Repair Expen	3.5	%	3 5 % 3.5 %		3,483	4,089	7,672	3,605	4232	153 7.837	73 3,731	85 4.380	
Ipportive Services	ses 3.5	<del>%</del> [	3.5%		25,959	27,478 751	53,437	26,468		55,307 1,440	27,808	29,436 805	51
ommercial Expenses OTAL OPERATING EXPENSES W/o RESERVES/GL BASE RE	 ENT/BOND	Ŀ	erstantite		110,707	100,485	211,192	114,811	104,257	219,168	110,283	テンダ型(総合)等 108,177	227
PUPA (w/o Reserves/GL Base Rent/Bond Feres/Ground Lease Base Rent/Bond Fees Found Lease Base Rent	105)						r	····				T	
ond Montoring Fee leplacement Reserve Deposit	67E-7			UK cash balance is \$254k, well above 25%	13,020	7,980	21,000	13,020	7,980	21,000	13,020	7,980	21
perating Reserve Deposit ther Required Reserve 1 Deposit ther Required Reserve 2 Deposit	1865 1864			of exp	-	-	-	==	<u> </u>	- :		1 :	
ther Required Reserve 2 Deposit equired Reserve Depositis, Commercial Sub-total Reserves/Ground Lease Base Rent/Bond F					13,020	7,990	21,000	13,020	7,980	21,000	13,020		2
OTAL OPERATING EXPENSES WI RESERVES/GL BASE REN PUPA (WI Reserves/GL Base Rent/Bond Fa IET OPERATING INCOME (INCOME minus OP EXPENSES)	NT/BOND F	EES			123,727 8,064	108,455	232,192	127,931 8,054	112,237	240,166 32,257	132,303	118,167	241
DEBT SERVICE ("hard debt"/amortized loans)						1	I		-			<u> </u>	
and Debt - Second Lender (HCO Program 0.42% pyint, or other 2 and Debt - Third Lender (Other HCO Program, or other 3nd Lende and Debt - Fourth Lender	ind Lender)	)		HCD 42% payment	8,064		13,007	8,064	4,943	13,007	8,064	4,943	1
ommercial Hard Debt Service TOTAL HARD DEBT SERV ASH FLOW (NO) minux DEBT SERVICE)	TCE				8,064 (0	4,943	13,997 18,682	1701527765055- 8,064 0	4,943 19,250	13,007 19,250	8,064	4,943 19,815	1 1
Commercial Only Cash Flow [Alcohlor) of Commercial Surplus to LOPS/hop-LOSP (residual) AVAILABLE CASH FLOW	incorne)				- 10	1	18,682		19,250	19,250	÷	18,815	]
SES OF CASH FLOW BELOW (This row also shows DSCR.) SES THAT PRECEDE MOHCD DEBT SERVICE IN WATERFA	LL	,,		pscr			244			2.48			
elow-the-fine" Asset Mgf fee (uncommon in new projects, see po urhership Management Fee (see pokey for limits) sector Service Fee (ake "LP Asset Mgf Fee") (see pokey for limits) her Payments	0.69		outrowe.	per MOHCO policy no ensuel increase					:				
n-amorizing Loan Print - Lender 1	100 S 160 S			Enter comments re: annual tripress e, ptc Enter comments re: annual increase, etc.		-			- :			÷	
derred Developer Fee (Enter am) ← Max Fee (rom row 131) ← TOTAL PAYMENTS PRECEDING MOH	ICD					<u> </u>				==			
ESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PREC des Project have a MOHCD Residual Receipt Obligation?	EDING MO	HCD	Yes	Year 5 is year indicated below:	.α. 1	18,682	18,682	0	19,250	19,250	•	18,515	1:
il Project Defer Developer Fee? It Residual Receipts Spilt - Lender/Deferred Developer Fee d Residual Receipts Spilt - Lender/Owner		- 1	Yes 50%/50% 67%/33%	2021 2nd Residual Receipts Split Begins: 2022	1								
Max Defi MOHCD RESIDUAL RECEIPTS DEBT SERVICE	елеd Devel	loper	Fee Amt (L	se for data entry above. Do not link.): tive Deferred Developer Fee Earned			8,935			8,035			
DHCD Residual Receipts Amount Due repassed MOHCD Residual Receipts Amount to Loan Repayme reposed MOHCD Residual Receipts Amount to Residual Groun	ent	·		fours, and MOHCO residual receipts policy	}		3,624 3,624			3,735 3,735			
.ease ·	nd			Proposed Total MOHCD Amit Duelless Loan Repayment	]		٠.						
NON-MOHCD RESIDUAL RECEIPTS DEBT SERVICE D Residual Receipts Amount Dise nder 4 Residual Receipts Due	$\exists$		0.00%	Miscellan per pro rela shere of an soft debi	}		8,630	1		9,009			
nder 5 Residual Receipts Due Total Non-MOHCD Residual Receipts Debt Serv EMAINDER (Should be zero unless there are distributions	vice	. 1	0.00%	L	J		8,830	1		9,099	l		Ļ
low) witer Distributions/Incentive Management Fee					3		6,227 8,227	1		6,417 8,417			
her DistributionsAlses nal Balance (should be zero) PPLACEMENT RESERVE - RUNNING BALANCE				-	ı		<u> </u>	1			l		L
placement Reserve Starting Balance placement Reserve Deposits					}		73,941 21,000			50,042 21,000			(1
placement Reserve Withdrawals (Ideally fied to CNA) placement Reserve interest RR Running Bala.	nce				1		90,042	ł		126,330 (15,287)			
PERATING RESERVE - RUNNING BALANCE perating Reserve Starting Balance	$\neg$				)		254,023	1		294,023	l		29-
perating Reserve Deposits perating Reserve Withdrawais perating Reserve Interest	=				1								
OR Running Bala.	nce				•		254,023 128,63%	I		294,023 122,42%			29- 1)
THER REQUIRED RESERVE 1 - RUNNING BALANCE ther Reserve 1 Starting Batance ther Reserve 1 Deposits ther Reserve 1 Withdrawals	$\exists$				}		<u> </u>						
ther Reserve 1 Withdrawals ther Reserve 1 Interest Other Required Reserve 1 Running Bala					1								
	nce				-								
THER RESERVE 2 - RUNNING BALANCE	nce				1		·	]		·	I		
OTHER RESERVE 2 - RUNNING BALANCE  Other Reserve 2 Starting Belance  Other Reserve 2 Debests  Other Reserve 2 Withorawats  Other Reserve 2 Interest  Other Reserve 2 Running Balance	=						:						

Mosaica Senior Apartments	LOSP	non-LOSP										
Ton	Units	Units 13			Year 10			YeL			Year 12	-
		54.00% % annual	Соштыр		2026			202,			2028	
NCOME	inc LOSP	Increase	(related to annual inc assumptions) SSVSSA income escalators have been very	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total
Residential - Tenant Rents	10%	3 5%	low historically. We consider lenant income escribations on setting annual increase VASHTE PAIR drives. Past 10 or history of	60,649	121,170	181,819	61.258	125,411	186,666	61,858	129,600	191,658
Residential: Tenant Assistance Payments (Non-LOSP) Residential - LOSP Tenant Assistance Payments Commercial Space	svn avn avn	2.5% n/a 0.0%	FillR escalation is 25% (1 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
Residential Parking Miscelaneous Rent Income	0.0% 2.5%	2.5%		402	472	874	412	484	596	422	496	918
Supportive Services Income Interest Income - Project Operations	0.0%	25%		÷	-:-	:		:	4.352	2.052		
Laundry and Vending Tenani Charges Miscellaneous Residential Incomb	2.5% 2.5% 0.0%	25%		1,953 483	2.293 556	4,248 1,049	2,002 495	2.350 581	1,075	2.052 507	2.409 595	4,461 1,102
Other Commercial Income  Withdrawal from Capitalized Reserve (deposit to operating account)	n/a n/a	0.0% n/a	Link from Reserve Section billow, as	100 May 100	(ABOKE)		files (Francis	NAMES OF TAXABLE PARTY.		4 A 4 C	4.54	
Gross Potential income	n/a	r/a	sophesiola Enter formulas manually per refevant MOH	(3.032)	163,036 (6,058)	300,983 (9.091)	152,709 (3,053)	168,073 (6 271)	310,782 (9.333)	167,653 (3.093)	(6.490)	320,542 (9.583)
Vacancy Loss - Residential - Tenant Resis Vacancy Loss - Residential - Tenant Assistance Payments Vacancy Loss - Commercial  EFFECTIVE GROSS INCOME	n/a n/a	r/a r/a	Policy, annual incrementing Usually not Appropriate	144,916	(1,427) 145,650	(1.427)	149,547	(1,462) 150,340	(1.462) 299,987	154,570	(1.499) 155,790	(1,489)
OPERATING EXPENSES				111,070	,	,,	- 1-10-17	7-4-11	,		,	
Management Management Fee	3.5%	3 5 %	schadule.	15,575	0,546	25,121	16,120	9.680	28,000	16.684	10,226	26,910
Asset Management Fee Sub-total Management Expenses Salaries/Benefits	3.5%	3 5%	per MOHCO patrcy	12.675 28,280	7.759 17,314	20,443 45,564	13,119 29,239	17,920	21,159 47,159	13,578 30,282	8,322 18,548	21,900 48,810
Office Salares Manager's Salary	3.5% 3.5%	3.5%		1,311	803 2,819	2,114 7,420	1,356 4,761	831 2918	2,188 7,879	1,404 4,928	860 3,020	2,284 7,948
Health Insurance and Other Benefits Other Balanes/Benefits Administrative Rent-Free Unit	7.0% 3.5% 3.5%	7.0% 3.5% 3.5%	Historically high infation	6,703	5.082 4,106	13,375 10,811	8,873 6,937	5.438 4.252	14,311 11,189	9,494 7,160	5,819 4,401	15,313 11,580
Sub-tatal Salaries/Benefits Administration				20,906	12,813	33,719	21,928	13,439	35,367	23,006	14,100	37,106
Advertising and Marketing Office Expenses Office Rest	3,5% 3,5% 3,5%	3 5% 3 5% 3 5%		6,980	8,191	15,174	7,225	8,481	15,708	7.477	8,778	16,255
Legal Expense - Property : Audit Expense	3.5%	3.5%		1,128 8.072	1,325 9,476	2,453 17,547	1.168 8.354	1,371 9,607	2,539 18,161	1,209 8,647	1,410	2,628 18,797
Bookkeeping/Accounting Services Bad Debts	3,5%	3 5% 1 0%	Consistent with rent inflaton	2.759 755	3,285	8,084 1,641	2.897 762	3,400 895	8,297 1,657	2,998 770	3,519	6,517 1,674
Misoclaneous Sub-total Administration Expenses Utilities	3.5%	35%		19,822	23,269	191 43,090	20,498	24,081	197 44,557	94 21,185	24,881	46,076
Electricity Water	3.5 % 4.5 %	3 5% 4 5%	Historically high infahors	2 198 13 035	2.580 15,302	4,778 28,337	2.275 13.622	2,671 15,990	4,948 29,612	2.355 14.234	2.764 16,710	5,119 30,945
Gas Sewer Sub-total Utilities	3.5% 3.5%	3.5% 3.5%		2.627	20,967	5,712 38,827	2,719	3.192	5.912	2,815	3,304 22,778	6,119
Taxes and Licenses Real Estate Taxes	1.2%	1 2%		17,860	20,967	292	18,616	21,853	40,469	19,404	22,778	42,182
Payrol Taxes Miscelaneous Taxes, Licenses and Permits	3.5% 3.5%	3 5% 3 5%		2,213 564	1,356 662	3,569 1,227	2,291 584	1,404 666	3,694 1,270 5,259	2.371	1,453 710	3,824 1,314
Sub-total Taxes and Licenses Insurance	7.50	1 35%		2,958 2,987	2,130	5,068 5,493	3,058	2,202 3,629	5,259 9,720	3,180 3,199	2,278 3.758	5,437 8,955
Property and Liabity Insurance Fidety Bond Insurance Worker's Compensation	3.5% 0.0% 3.5%	35%		1.557	954	2,512	1,012	988	2.600	1,668	1.022	2,691
Director's & Officers' Liability Insurance Sub-total Insurance	0.0%	1		4,544	4,461	9,005	4,703	4,817	9,320	4,868	4,778	5,646
Maintenance & Repair Payrol Supples	3.5% 3.5%	35%		10,432	12,245 3,297	22,679 5.105	10,797	12.575	23,472 8,319	11.175	13,119	24.294 8,541
Contracts Garbage and Trash Removal	3.5%	35% 35%		5,920	3,528 5,009	9,548 11,128	6.127 5.298	3,755 6,219	9,883 11,518	5.342 5.484	3,887 6,437	10,229 11,921
Security Payrol/Contract HVAC Repairs and Maintenance Vehicle and Maintenance Equipment Operation and Repairs	3.5% 3.5% 3.5%	35% 35% 3.5%		564 75	552		584 78	685	1,270	604 81	710 95	1,314
Venues and manifements Equations of Control and Repairs Miscellaneous Operating and Manifemance Expenses Sub-total Maintenance & Repair Expenses	3,5%	35%		3.862 26,781	4,534 30,465	8,395 59,247	3,997 29,788	4,692	169 8.689 61,320	4.137	4,858 32,635	8,993 63,466
Supportive Services	3.5%	3.5%		710	833	1,543	735	862	1,597	760	592	1,653
Commercial Expenses  TOTAL OPERATING EXPENSES W/o RESERVES/GL BASE RENT.	] BOND FE	ES	L	123,831	112,252	236,083	128,562	116,487	245,049	193,485	120,889	254,375
PUPA (wio Reserves/GL Base Rent/Bond Fees) Reserves/Ground Lease Base Rent/Bond Fees												· · · · · · · · · · · · · · · · · · ·
Ground Lease Base Rent Bond Monitoring Fee Replacement Reserve Deposit				13,020	7,080	21,000	13,020	7,080	21,000	13.020	7,980	21,000
Operating Reserve Deposit			ON cash balance is \$290, will above 25% of exp		-		-					
Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit Required Reserve Deposits, Commercial	1		***************************************	==	:	÷	Ė	÷			- :	===
Sub-lotal Reserves/Ground Lesse Base Ranv®ond Fees TOTAL OPERATING EXPENSES w/ RESERVES/GL BASE RENT/E	OND FEE	s		13,020 135,861	7,980 120,232	21,000 257,063	13,020 141,582	7,980	21,000	13,020 146,505	7,980 128,869	21,000 275,375
PUPA (W/Reserves/GL Base Rent/Bond Fees) NET OPERATING INCOME (INCOME minus OP EXPENSES)				8,054	25,318	33,383	8,084	25,873	33,937	8,054	28,421	34,465
DEBT SERVICE ("hard debt"/amortized loans) Hard Debt First Lender	1										-	
Hard Debt. Second Lender (HCD Program 0.42% pyrnt, or other 2nd Hard Debt. Third Lender (Other HCD Program, or other 3rd Lender)	ender)		HCD 42% payment	8,054	4,943	13,007	8.054	4943	13,007	8.064	4,043	13,007
Haid Debt : Fourth Lender Commercial Hard Debt Service TOTAL HARD DEBT SERVICE	1			12 8 2 10 d, J	4.940	13,007	7,084	V.454544	13,007	8,064	1,943	13.007
CASH FLOW (NO! minus DEBT SERVICE)  Commercial Only Cash Flow				0	20,376		•	20,930	20,930		21,478	21,478
Alcording of Commercial Surplus to LOPSmon-LOSP (residual second	me)				20,376	20,376	<u> </u>	20,930	20,930	<u> </u>	21,478	21,478
USES OF CASH FLOW BELOW (This row also shows DSCR.) USES THAT PRECEDE MONCO DEBT SERVICE IN WATERFALL			DSCR			2.57			2.61			2.65
"Below-the-line" Asset Mgt fee (uncommon in new projects, see policy) Partnership Management Fee (see policy for limits)	0.0%			= :			<u> </u>					
investor Service Fee (aka "LP Asset Mgt Fee") (see policy for limits) Other Payments Non-amorizing Loan Print - Lender 1		100000000	per MOHCD pelicy no annual increase Enter comments re aroual increase, etc.		=:		÷	==:				
Non-amortigung Loan Print - Lender 2 Deferred Developer Fee (Enter and S= Max Fee from row 131)			Enter comments re annual increase, etc	-			:					
TOTAL PAYMENTS PRECEDING MOHED RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECED		100			20,378	20,376		20,830	20,930		21,478	21,478
Does Project have a MOHCD Residual Receipt Obligation?			Year 5 is year indicated below:	າ ໍ	21,318	410,05	٠	20,000	كادحرضم	•		21/8/10
Will Project Defer Developer Fee?  1st Residual Receipts Spit - Lender/Deferred Developer Fee  2nd Residual Receipts Spit - Lender/Owner		50% / 50% 67% / 33%	2021 2nd Residual Receipts Spit Begins: 2022	1								
Max Deferre	d Developi	Dist. Soft	ise for data entry above, Do not link.) Ne Deferred Developer Fee Exmed	<u>.</u>		8,935			8,935			8,935
MOHCD RESIDUAL RECEIPTS DEBT SERVICE MOHCD Residual Receipts Amount Due	1	Debt Loans	loans, and MOHCO residual receipts policy	]		3,963	1		4,061	1		4,167
Proposed MOHCD Residual Receipts Amount to Loan Repayment Proposed MOHCD Residual Receipts Amount to Residual Ground Lease	ł		Proposed Total MOHCO Amil Due less Loss Repsyment	İ		3,963	1		4,061	1		4,167
NON-MONCO RESIDUAL RECEIPTS DEBT SERVICE	-	70 000	Anceston per provise share of all soft delt	1						1		103551
Lender 4 Residual Receipts Due Lender 5 Residual Receipts Due	1	0.00%	ANGESTEE IN DIES HOUSE WHEN HE POST COLUMN	1		9,051	1		9,893	1		10,152
Total Non-MOHOD Residual Receipts Debt Service REMAINDER (Should be zero unless there are distributions	7			-		9,631	-		9,893	-		10,152
below) Owner Distributions/Incentive Management Fee	1			1		6,792 6.792	3		6,977 6,977	1		7,159 7,159
Other Distributions/Uses Final Balance (should be zero)	]			]		<u> </u>	]			)		
REPLACEMENT RESERVE - RUNNING BALANCE Replacement Reserve Starting Balance Replacement Reserve Deposits	3			]		(7,390			8,711	1		24,813
Replacement Reserve Withdrawals (ideally tied to CNA)	1			1		21,000 4,899			21,000 4,899			21,000 4,899
Replacement Reserve Interest  RR Running Balance	,		L	,		8,711			24,813	1		40,514
OPERATING RESERVE - RUNNING BALANCE Operating Reserve Starting Balance Operating Reserve Deposits	7			1		294,023	1		254,023	}		294,023
Operating Reserve Withdrawais Operating Reserve Interest	}			]		Ė	3		Ë	1		
OR Running Balance	1					294,023 1(4,374	Į		294,023 110.513	1		254,023 104,775
OTHER REQUIRED RESERVE 1 - RUNNING BALANCE Other Reserve 1 Starting Balance Other Reserve 1 Deposits	7			}		:	1		<b>-</b> :	}		<u> </u>
Other Reserve 1 Withdrawals Other Reserve 1 Interest	}			}			3			}		
Other Required Reserve 1 Running Balance OTHER RESERVE 2 - RUNNING BALANCE	•						_			_		
										1		
Other Reserve 2 Starting Balance Other Reserve 2 Deposits Other Reserve 2 Withdrawals	}					Ħ	1		-	1		

Mosalca Senior Apartments													
. 70	Ur	osp nits	non-LOSP Units										
		11 0.00%	13 54,00%			Year 13 2029			Year . 2030			Year 15 2031	
INCOME		nnual LOSP	% annual increase	Comments {refated to ennual 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									
Residential - Tenant Rents	26/15 Feb. 2	0%	3.5%	escelations in setting annual increase. VASH is FARR driven. Past 10 or Nature of	62,487	134,343	196,630	53,112	139,045	202,157	63,743	143,912	207,855
Residential - Tenant Assistance Paymenta (Non-LOSP) Residential - LOSP Tenant Assistance Payments		√a √a	2.5% n/a	FMR escalation is 2.5% (1 unit is Vash)	97,274	30,728	30,725 97,274	101,936	31,498	31,496 101,936	105.808	32 284	32,284 106,805
Commercial Space Residential Parking	n.	Va 04	0.0%		S. Constitution	Charles and the Control	-	arksweg/w	246320	-	9 - 17 - 18 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	ALCONOMICS.	- :
Miscelaneous Rent income Supportive Services Income	1 2.5	5%	25%		433	508	941	444	521	965	455	534	989
Interest Income - Project Operations Laundry and Vending	0.1 2.1	0% 5%	25%		2.103	2.469	4,573	2.156	2.531	4,687	2210	2,594	4,604
Tenant Charges Miscelaneous Residential Income	1 2.	5% 0%	2.5%		520	610	1,130	533	625	1,158	546	641	1,187
Other Commercial Income	9.000.0	√a	0.0%	Unix from Reserve Section Delaw, as	20100	in traction		50000	S. Augusta		SECTION SECTION	(SEE SEE	
Withdrawal from Capitakzed Reserve (deposit to operating soc Gross Potential	lncome	va_	n/a	spplicable	162,817	168,659	331,476	188,180	174,219	342,359	173,762	179,954	353,724
Vacancy Loss - Residential - Tenant Rents	n	√a √a	n/a n/a	Enter formulas manually per relevant MOH policy; erouel incrementing usually not	(3,124)	(6,717)	(9,642) (1,538)	(3,156)	(6, 952) (1,575)	(10,108) (1,575)	(3,187)	(7,195) (1,814)	(10,383) (1,514)
Vacancy Loss - Residential - Tenant Assistance Payments Vacancy Loss - Commercial  EFFECTIVE GROSS II	NCOME I	va va	rVa rVa	appropriate	159,693	150,405	320,098	185,025	185,892	330,716	170,574	171,165	341,729
OPERATING EXPENSES													
Management Management Fee	10 No. 10 10 10 10 10 10 10 10 10 10 10 10 10	5%	35%	schodule.	17,258	10,584	27,852	17,873	10,954	28,827	18,498	11,338	29,536
Asset Management Fee Sub-total Management Ex	(CE ) SEE (CE)	5%	35%	per MOHCD policy	14,053		22,668 50,518	14,545 32,417	8,915	23,450 52,286	15,054	9.227 20,564	24,280 54,116
Sajarles/Benefits Office Selaries		54	35%	r	1,453	891	2.344	1,504	P22	2,426	1.557	854	
Manager's Salary Health insurance and Other Benefts	3.	5% 0%	3.5% 7.0%	Historically high infallers	5,100 10,159	3,126	8,226 16,385	5,279 10,870	3,235 6,652	8,514 17,532	5,164 11,630	3,349 7,128	2,511 8,812 18,759
Other Salanes/Bénefés	3.	5%	3.5% 3.5%	(Macaday) (Marada)	7,431	5,225 4,555	11,966	7,691	4,714	12,405	7,980	4.879	12,639
Administrative Rent-Free Unit Sub-total Selectes/E		<u> </u>	3.5%	L	24,143	14,797	28,940	25,344	15,533	40,877	26,611	16,310	42,921
Administration Advertising and Marketing		5%	3 5%						·	<del></del>	·		
Office Expenses Office Rent Legal Expense - Property	3.	5% 5%	3.5%		7,739	9,085	18,824	8,010	£ 403	17,413	8.200		18,023
Audt Expense	3.	5% 5%	3,5% 3.5%		1,251 8,949	1,469	2,720 19,455	1,295 9,263	1,520 10,873	2,815 20,136	f,340 0,587	11,254	2,914 20,841
Bookkeeping/Accounting Services Bad Debts	3.	5%	3.5%	Consistent with part in factor	3,103	3,643 913	5,745 1,890	3,211 785	3,770 922	8,981 1,707	3,324 793		7,226 1,724
Miscelaneous Sub-total Administration Ex	3.	5%	3.5%		21,917	114 25,729	212 47,646	101 22,685		219 49,272	104 23,439		227 50,954
Utilities Electricity		5%	35%	r	2,437	2,881	5,298	2,522	2,961	5,483	2,611		5,675
Water Gas	4.	5%	45% 3.5%	Historically high inflation	14,875 2,913	17.452 3.420	32,337 . 6,333	15.544 3,015	18,248	33,792 8,555	16,244 3,121	19,069	35,313 6,764
Sewer Sub-total	3.	.5%	3.5%	L	20,225	29,743	43,968	21,082	24.748	45.830	21,976		47,772
Taxes and Licenses Real Estate Taxes		2%	12%		20,226	29,743	43,558	190		308	21,076		310
Payrol Takes	Same 3	5%	35%		2,454	1,504	3,957	2.540	1,556	4,698	2,628	1,611	4,239
Miscellaneous Taxes, Licenses and Permis Sub-total Taxes and L.		,576	1 30%		526 3,267	2,353	1,360 5,620	3,377	2,433	1,408 5,809	3,490	787 2,515	1,457 6,006
Insurance Property and Liability Insurance	3.	.5%	3 5%		3,311	3,887	7,199	3,427	4,023	7,451	3.547	4,154	7,711
Fidelity Bond Insurance Worker's Companyation	3.	.0% .5%	3 5%		1,727	1,058	2,785	1,787	1.095	2,882	1,850	1,134	2,983
Drector's & Officers' Liability insurance Sub-total in:	SUTERICO 0.	.0%	<u> </u>		5,038	4,946	9,964	5,214	5,110	10,333	5,397	5,298	10,695
Maintenance & Repair Payrol	T 3.	.5%	35%	r	11,565	13,578	25,144	11,071	14,053	26,024	12,390	14,545	20,935
Supptes Contracts	. 3.	.5% .5%	3.5% 3.5%		3,114 6,564	3,656 4,023	8,770 10,587	3,223 6,793	3.784 4.164	7,007 10,957	3,335	3,916	7,252 11,341
Garbage and Trash Removal Security Payrol/Contract	3.	5%	36%		5.675	6,652	12,335	5,874	6,896	12,770	6,080	7,137	13,217
HVAC Repairs and Maintenance Vehicle and Maintenance Equipment Operation and Repairs	3.	5% .5%	35% 35%		526 83	734 98	1,350 181	547 86	760	1,408 188	670 89		1,457 194
Miscefaneous Operating and Maintenance Expenses Sub-total Maintenance & Repair Ex	3.	.5%	35%		4,282	5.026 33,777	9,308 65,688	4,432 33,027	5,202	B,634 67,587	4,587	5,384 36,183	9,971
				· · · · · · · · · · · · · · · · · · ·	787								
Supportive Services Commercial Expenses	-20700au <b>3</b> ,	.5%	35%		3/3/60-1/60	PERSONAL PROPERTY.	1,711	814 21009 8000 8	95d	1,770	843 (\$33)\$5504	DED VERNINGHEN	1,832
TOTAL OPERATING EXPENSES W/o RESERVES/GL BAS.	E RENT/BON	D FEE	s		138,609	128,466	264,074	143,940	130,224	274,164	149,490	135,172	284,662
PUPA (w/o Reserves/GL Base Rent/Bon Reserves/Ground Lease Base Rent/Bond Fees	nd Fees)												
Ground Lease Base Rent Bond Montoring Fee								-	-		-	-	
Replacement Reserva Depost	A20000			OH CAME BE AT OR IN STANK, WET ALLOYS JOY	13,020	7,980	21,000	13,020	7,980	21,000	13,020	7,980	21,000
Operating Reserve Deposit													4.7,
	Section .			of exp	<del> </del>				<u> </u>		:		
Other Required Reserve 2 Depost Required Reserve 2 Depost Required Reserve Depost/s Commercial					=======================================			-	<u>:</u>		:		-
Other Required Reserve 2 Depost Required Reserve 2 Depost Required Reserve Depost/s, Commercial Sub-total Reserves/Ground Lease Base RentBox					13,020	- - - 7,280	21,000	13,020	7,980	21,000	13,020	7,980	21,000
Coris Required Reserve 2 Deposit Gher Required Reserve 2 Deposit Required Reserve Deposits, Commercial Sub-total Reserves/Ground Lease Base Rent/Box TOTAL OPERATING EXPENSES w/ RESERVES/GL BASE PUPA (w/ Reserves/GL Base Rent/Box	RENT/BOND	) FEE:	5		161,629	133,446	21,000	158,980	138,204	21,600 295,164	-:		
Committeduran Reserve Z Deposal Gener Required Reserve 2 Deposal Required Reserve Deposity, Commercial Sib-to-tal Reserves/Ground Lease Base Rentition TOTAL OPERATING EXPENSES w/ RESERVES/GL BASE PUPA (w/ Reserves/GL Base Rentition NET OPERATING INCOME (INCOME minus OP EXPENSE	RENT/BOND	) FEES	s				21,000		-	21,000	13,020	7,980	21,000
CONTROLLED RESEARCH DESIGNATION OF THE CONTROLLED RESEARCH RESEARC	RENT/BOND nd Fees) (8)		5	of sup	161,029 8,064	133,446 26,659	21,000 285,074 35,024	158,980 8,084	138,204 27,487	21,600 295,164 35,652	13,020 162,510 \$,064	7,980 143,162 28,003	21,000 305,662 36,067
Color Postude Messay & Double Section (1994)	RENT/BOND nd Fees) (8)		s		161,629	133,446	21,000	158,980	138,204	21,600 295,164	13,020	7,980 143,162 28,003	21,000
CONTROLLED THE CONTROLLED TO THE CONTROLLED THE CON	E RENT/BOND nd Fees) (B) Uner 2nd Lende (ender)		S	of sup	8,064 8,064	133,446 26,959 - 4,943	21,000 285,074 35,024	158,980 8,084 6,054	138,204 27,487 4,943	21,000 295,164 35,652 	13,020 162,510 \$,064	7,980 143,162 28,003	21,000 305,662 36,067
CONTRIBUTION TESTING A DISSONAL REQUEST ASSESSION OF THE PROPERTY OF THE PROPE	E RENT/BOND nd Fees) (B) Uner 2nd Lende (ender)		5	of sup	8,064 8,064	133,446 26,859 	21,000 285,074 25,024 13,007	158,980 8,084	138,204 27,487 4,943 236,757(3)85 4,943	21,000 295,194 35,652 	13,020 162,510 8,064	7,980 143,162 28,003 4,043	21,000 305,662 36,067 13,007
CONT PREMIET ESSENCE 2 DOUGH.  REQUEST ESSENCE DESPOYS, Commercial  Sub-deal Reserves/forum Lease Base Rentition  TOTAL OPERATING REPRINSES OF RESERVESION, BASE  PUPA (M. Reserves/G. Base Rentition)  NET OPERATING MOCOMING (MOCOM Britines OP EXPENSE  DEBT SERVICE ("hard deal" famortized Isano)  Hard Debt. First Lender  Hard Debt. First Lender  Hard Debt. First Lender (John HCD Program 0.4% print or of  Hard Debt. First Lender (John HCD Program or 40% part  TOTAL HARD DEBT S  CASH FLOW (NOI minus DEBT SERVICE)  CASH FLOW (NOI minus DEBT SERVICE)	E RENT/BOND and Fees) (S) (S) (S) (S) (S) (S) (S) (S) (S) (S		5	of sup	8,064 8,064	133,446 26,959 4,943	21,000 285,074 35,024	158,980 8,084 6,064	138,204 27,487 4,943	21,600 295,194 35,652	13,020 162,510 8,064 8,064	7,980 143,162 28,003	21,050 305,662 36,067
CONTROLLED RESEARCH DUSTONS CONTROLLED RESEARCH PROMOTE RESEARCH PROMOT	E RENT/BOND and Fees) (S) (S) (S) (S) (S) (S) (S) (S) (S) (S		S	of sup	8,064 8,064	133,446 26,859 4,943 	21,000 285,074 25,024 13,007	158,980 8,084 6,064	138,204 27,487 4,943 336,557(2)18 4,943 22,646	21,000 295,194 35,652 	13,020 162,510 8,064 8,064	7,980 143,162 28,003 4,043	21,050 305,662 36,067 13,007
CONTRIBUTION TAXABLE TO A DISSOIL  REQUEST RESERVE TO A DISSOIL TO THE TOTAL	E RENT/BOND nd Fees) is) ther 2nd Eende sender) seRVICE		5	of sup	8,064 8,064	133,446 26,859 	21,000 285,074 25,024 	158,980 8,084 6,064	138,204 27,487 4,943 236,757(3)85 4,943	21,000 295,164 35,652 13,007 22,645	13,020 162,510 8,064 8,064	7,980 143,162 28,003 4,943 4,943 23,080	21,000 305,662 36,057 13,007 23,060
COMP Request Reserve 2 Diposal Request Reserve 1 Diposal Request Reserve 1 Diposal Request Reserve 1 Diposal Request Reserve 1 Diposal Res	ERENT/BOND nd Fees) (S) ther 2nd Sender sender) SERVICE (SQL) (SQL) (RFALL se polcy) (D)	er)	5	of up	8,064 8,064	133,446 26,859 4,943 	21,000 285,074 35,024 	158,980 8,084 6,064	138,204 27,487 4,943 336,557(-318, 4,943 22,646	21,000 295,194 35,652 13,007 13,007 22,645	13,020 162,510 8,064 8,064	7,980 143,162 28,003 4,943 4,943 23,080	21,000 305,662 36,057 13,007 23,060
Control Research 2 (Docks)  Requested Research poporting, Commercial  Sub-deal Research Stifferum II cause Base Rentition  TOTAL OPERATING EXPENSES on RESERVESCH, BASE  PUPA (M. Research Stifferum II cause Base Rentition  NET OPERATING EXPENSES on RESERVESCH, BASE  DEBT SERVICE   hard deal*   name of PEXPENSE    Hard Debt STILL Leader     TOTAL HARD DEBT SERVICES   COMMERCIAL HOW (Not lambus DEBT SERVICES)  COMMERCIAL HOW ANALOUSE ON HOW AND ANALOUSE CASH FLOW  USES DO CASH FLOW DELOW (This row also showes DE  USES THAT PRESENTE MOHOLD DEBT SERVICE IN WATER  SERVICES FOR ANALOUSE ON HOW DEBT SERVICE IN WATER  SERVICES FOR ANALOUSE ON HOW DEBT SERVICE IN WATER  SERVICES FOR ANALOUSE ON HOW DEBT SERVICE IN WATER  SERVICES FOR ANALOUSE ON HOW DEBT SERVICE IN WATER  SERVICES FOR ANALOUSE ON HOW DEBT SERVICE IN WATER  SERVICES FOR ANALOUSE ON HOW DEBT SERVICE IN WATER  SERVICES FOR ANALOUSE ON HOW DEBT SERVICE IN WATER  SERVICES FOR ANALOUSE ON HOW DEBT SERVICE IN WATER  SERVICES FOR ANALOUSE ON HOW DEBT SERVICE IN WATER  SERVICES FOR ANALOUSE ON HOW DEBT SERVICE IN WATER  SERVICES FOR ANALOUSE ON HOW DEBT SERVICE IN WATER  SERVICES FOR ANALOUSE ON HOW DEBT SERVICES IN MANDERS  PROVIDED THE SERVICES ON HOW DEBT SERVICES IN MANDERS  PROVIDED THE SERVICES ON HOW DEBT SERVICES IN MANDERS  PROVIDED THE SERVICES ON HOW DEBT SERVICES ON HOW DEBT SERVICES IN MANDERS  PROVIDED THE SERVICES ON HOW DEBT SERVICES IN MANDERS  PROVIDED THE SERVICES ON HOW DEBT SERVICES IN MANDERS  PROVIDED THE SERVICES ON HOW DEBT SERVICES IN MANDERS  PROVIDED THE SERVICES ON HOW DEBT SERVICES IN MANDERS  PROVIDED THE SERVICES ON HOW DEBT SERVICES ON HOW D	E RENT/BOND nd Fees) is) ther 2nd Lende service scr.) scr.) scr.) scr.)	er)	S	of up	8,064 8,064	133,446 26,859 4,943 	21,000 285,074 35,024 	158,980 8,084 6,064	138,204 27,487 4,943 336,557(-318, 4,943 22,646	21,000 295,194 35,652 13,007 13,007 22,645	13,020 162,510 8,064 8,064	7,980 143,162 28,003 4,943 4,943 23,080	21,000 305,662 36,067 13,007
Count Teacher 1 (1994)  Count	E RENT/BOND nd Fees) is) ther 2nd Lende service scr.) scr.) scr.) scr.)	er)	S	IKED 45% payment  DESCRETE PROPERTY SECTION AND ADMINISTRATE SECTION AND ADMINISTRATE SECTION CONTRACTOR SECTION SECTION SECTION SECTION SECTION S	8,064 8,064	133,446 26,859 4,943 	21,000 285,074 35,024 	158,980 8,084 6,064	138,204 27,487 4,943 336,557(-318, 4,943 22,646	21,000 295,194 35,652 13,007 13,007 22,645	13,020 162,510 8,064 8,064	7,980 143,162 28,003 4,943 4,943 23,080	21,000 305,662 36,057 13,007 23,060
Color Recursor States 2 Diocol Recursor States 2 Diocol Recursor States 2 Diocol States 2 Dioc	E RENT/BOND rd Foes) (a) (b) ET 2rd Lende Lender) Lend	er)	S	of up  HCD 45% physiology  DASCRE  BW MOHCD pilityina wyual inoraasa	8,064 8,064	133,446 26,859 4,943 	21,000 285,074 35,024 	158,980 8,084 6,064	138,204 27,487 4,943 336,557(-318, 4,943 22,646	21,000 295,194 35,652 13,007 13,007 22,645	13,020 162,510 8,064 8,064	7,980 143,162 28,003 4,943 4,943 23,080	21,000 305,662 36,067 13,007 23,060
CONTRIBUTION TESTING A DISSOST  REQUEST RESERVED DESPOTA, Commercial  Sub-deal Reserves (Forum Lease Base Rentition  TOTAL OPERATING REPRESSES WESTERNISHED  NIST OPERATING MECKOR (RENORM WITHOUT OF EXPENSE  DEBT SERVICE ("hard desh" immortized leans)  NIST OPERATING MECKOR (RENORM WITHOUT OF EXPENSE  DEBT SERVICE ("hard desh" immortized leans)  NIST OPERATING Lander's  TOTAL HARD DEBT or CONTRIBUTION  AND COMMERCIAL PROPERTIES  TOTAL HARD DEBT SERVICE ("NIST OF THE NIST	E RENT/BOND  nd Fees  sel to the	.0% .0%	- Aleccia	IKED 45% payment  DESCRETE PROPERTY SECTION AND ADMINISTRATE SECTION AND ADMINISTRATE SECTION CONTRACTOR SECTION SECTION SECTION SECTION SECTION S	8,064 8,064	133,446 28,659 	13,007 1,000 285,074 35,024 13,007 13,007 22,017 26,9	158,980 8,084 6,064	134,204 27,487	21,000 295,164 35,652 	13,020 162,510 8,064 8,064	143,162 143,162 18,003 4,043 1,043 1,043 23,060	21,000 305,662 36,067 13,007 13,007 23,060 27,77
CONTRIBUTION TESTING A DUPOSAL REQUESTED RESERVED TO DUPOSAL REQUESTED RESERVED TO THE RESERVE	E RENT/BOND  nd Fees  sel to the	.0% .0%	D)	ISOD 42% physionii  DSCPC  DSCPC  AW MOHED paley na second increase.  Gire comments na second increase, etc.  Gold comments na second increase, etc.	8,064 8,064	133,446 26,859 4,943 	21,000 285,074 35,024 	158,980 8,084 6,064	138,204 27,487 4,943 336,557(-318, 4,943 22,646	21,000 295,194 35,652 13,007 13,007 22,645	13,020 162,510 8,064 8,064	7,980 143,162 28,003 4,943 4,943 23,080	21,000 305,662 36,057 13,007 23,060
County Manufacture (1997)  County Manufacture (1	E RENT/BOND  rd Fees  ber 2nd Lende  ender 1.  SERVICE  Aduat Magnet  GRALL  ex poley 0.  mits)  MOHCD	.0% .0%	D) Yez Yez	of up  ICD 42% payment  ICD 42% payment  DISCPC  BY MCHCD pilling in a would increase a  Galler comments in account increase a  Galler comments in account increase, etc.  View E is year tricked before.  2021	8,064 8,064	133,446 28,659 	13,007 1,000 285,074 35,024 13,007 13,007 22,017 26,9	158,980 8,084 6,064	134,204 27,487	21,000 295,164 35,652 	13,020 162,510 8,064 8,064	143,162 143,162 18,003 4,043 1,043 1,043 23,060	21,000 305,662 36,067 13,007 13,007 23,060 27,77
CONT PREMIET SERVICE   Disposal REQUEST SERVICE   Disposal REGUEST SERVICE   DISPOSA R	E RENT/BOND  different for the stand bender for the	.0% .0%	D) Yes Yes 50N/600 67%/33%	ICD 42% payment  DSCPC  BY MOHED pility in a secural increase Sour comments in around increase, etc. Foir comments in a secural increase, etc. Foir comments in a secural increase, etc.  Year 5 is year indicated before.  2021  20	161,629 8,064 5,064 5,064	133,446 28,659 	13,007 1,000 285,074 35,024 13,007 13,007 22,017 26,9	158,980 8,084 6,064	134,204 27,487	21,000 295,164 35,652 	13,020 162,510 8,064 8,064	143,162 143,162 18,003 4,043 1,043 1,043 23,060	21,000 305,662 36,067 13,007 13,007 23,060 27,77
Order Treatment Statute 2 (Doctor)  Control Statute 2 (Doctor)  Commencial Statute 2 (Doctor)  Commencial Commencial Statute 2 (Doctor)  Commencial Commencial Statute 2 (Doctor)  Commencial Commencial Statute 2 (Doctor)  And Doctor)  Commencial Lander 2 (Doctor)  Commencial Lander 2 (Doctor)  And Doctor)  Commencial Lander 2 (Doctor)  Commencial Lander 2 (Doctor)  And Colled Texture 2 (Doctor)  And C	E RENT/BOND  different for the stand bender for the	.0% .0% AOHCI	D) Yez Yez 50N/60W 67%/33W Fee Ami (I Dist Soft	INCO 45% payment  INCO 45% payment  DISCO 45% payment  DISCO 45% payment  DISCO Palky no seyonal increase  Solid comments in account increase, etc.  The original increase in the comments in account increase, etc.  The original increase in the comment in account increase, etc.	161,029 8,064 8,064 1,76. s.	133,446 28,659 	13,007 1,000 285,074 35,024 13,007 13,007 22,017 26,9	158,980 8,084 6,064	134,204 27,487	21,000 295,164 35,652 	13,020 162,510 8,064 8,064	143,162 143,162 18,003 4,043 1,043 1,043 23,060	21,000 305,662 36,067 13,007 13,007 23,060 27,77
CONT PREVENTE SERVEY 2 (DOIS)  REQUEST REASON TO DOISON.  TOTAL OPERATING REFERSED AND RESERVED	E RENT/BOND  different for the stand bender for the	.0% .0% AOHCI	D) Yes Yes 50% /50% 67% /33% Fee Ant (I) Dist. Soft	ISCD 43% payment  DS CPC  By MOHOD pilly in sword increase  By MOHOD pilly in sword increase  District connents in sound increase etc.  District connents in sound increase, etc.  Year's is year indicated below:  2011  204 Residual Receipts Spit Begins:  We find data entire bore. Do not into;  jillye Deferred Developer Fee Earned	161,629 8,064 8,064 1/6. 8,064	133,446 28,659 	21,000 285,074 35,024 35,024 13,007 13,007 22,017 22,017 22,017 22,017	158,980 8,084 6,064	134,204 27,487	21,600 235,164 33,652 13,007 13,007 22,645 22,545 27,73	13,020 162,510 8,064 8,064	143,162 143,162 18,003 4,043 1,043 1,043 23,060	21,000 305,602 316,007 13,007 13,007 22,000 27,77 23,000
CORN TRANSPORT STORY CONTROL OF THE	RENTIFIOND Not for a service of the	.0% .0% AOHCI	D) Yes Yes 50% /50% 67% /33% Fee Ant (I) Dist. Soft	of up  ICD 43% payment  ICD 43% payment  Discher  per MCHCD prilory as synoid increases  Gair convenits as sound increases etc.  Gair convenits as sound increases, etc.  Visus 5 in year foliated below:	161,629 8,064 8,064 1/6. 8,064	133,446 28,659 	21,000 285,074 35,024 35,024 13,007 13,007 22,017 22,017 2,017 2,017 2,017	158,980 8,084 6,064	134,204 27,487	21,000 295,164 35,952 13,007 22,645 22,845 22,845	13,020 162,510 8,064 8,064	143,162 143,162 18,003 4,043 1,043 1,043 23,060	21,000 305,602 36,067 13,007 23,060 277 23,060
Color Research Estate 2 (Diosc) Regular Research paperts, Commercial Sub-feeld Research Circum Lease Base Rentition TOTAL OPERATING REPRESSED AND RESEARCH RESEARCH ASSETT AND RESEARCH	RENTIBOND  All Fees)  Bervice	.0% .0% AOHCI	D) Yes Yes 50% /50% 67% /33% Fee Ant (I) Dist. Soft	ISCD 43% payment  DS CPC  By MOHOD pilly in sword increase  By MOHOD pilly in sword increase  District connents in sound increase etc.  District connents in sound increase, etc.  Year's is year indicated below:  2011  204 Residual Receipts Spit Begins:  We find data entire bore. Do not into;  jillye Deferred Developer Fee Earned	161,629 8,064 8,064 1/6. 8,064	133,446 28,659 	13,007 13,007 13,007 125,074 22,017 22,017 22,017 2,017 2,017	158,980 8,084 6,064	134,204 27,487	21,600 235,164 33,632 13,007 13,007 22,645 2,73 22,545 2,73	13,020 162,510 8,064 8,064	143,162 143,162 18,003 4,043 1,043 1,043 23,060	21,050 305,662 36,067 13,007 
Color Research Estate 2 (Diosc) Regular Research paperts, Commercial Sub-feeld Research Circum Lease Base Rentition TOTAL OPERATING REPRESSED AND RESEARCH RESEARCH ASSETT AND RESEARCH	RENTIBOND  All Fees)  Bervice	.0% .0% AOHCI	D) Yes Yes 67% / 33% Fee Anti () Dait Soft Count 22.10%	ISED 45% payment  DSSOP  Int MOREO palloy as avoid increase  See HOREO palloy as avoid increase  Out comments as actual increase, etc.  Date comments as actual increase, etc.  Total to pay indicated below;  DOT Interest payment of the payment of	161,029 8,064 8,064 8,064 8,064	133,446 28,659 	13,007 13,007 13,007 125,074 22,017 22,017 22,017 2,017 2,017	158,980 8,084 6,064	134,204 27,487	21,600 235,164 33,632 13,007 13,007 22,645 2,73 22,545 2,73	13,020 162,510 8,064 8,064	143,162 143,162 18,003 4,043 1,043 1,043 23,060	21,050 305,662 36,067 13,007 
Contention of Section 2 (Doys)  Regulard Reserve Deports, Commercial  Sub-fail Reserves/Grant Lease Base Rentition  TOTAL OPERATING REFERENCE of RESERVESCH, BASE  PUPA (W Reserves/GL Base Rentition)  NET OPERATION (ROOM) (ROOM BINNING HINNES OP EXPENSE)  BEBT SERVICE (Part deel* Parmottized Island)  NET OPERATION (Lander  TOTAL HARD DEEF SECOND (Part of Section 1)  TOTAL HARD DEEF SECOND (Part of Section 1)  Commercial Index (Pube HIDE Program 0 43% part of the Second Lander (Pube HIDE Program or other safe)  Commercial Index (Pube HIDE Program 0 43% part of the Second Lander (Pube HIDE Program or other safe)  Commercial Index (Pube HIDE Program 0 43% part of the Second Lander (Pube HIDE Program or other safe)  ANAILABLE CASH (Fube WIDE DEET SERVICE) IN WARLABLE CASH FLOW (This trow also showes De USES OF CASH FLOW BELOW (This trow also showes De USES THAT PRESEDE MOHOD DEET SERVICE) IN WARLABLE CASH FLOW SECOND (Pube SERVICE) IN WARLABLE CASH FLOW INCOMERCIAL (PUBE SERVICE) IN WARLABLE CASH FLOW INCOM	RENTIBOND  All Fees)  Bervice	.0% .0% AOHCI	D) Yee Yee Sol, 560% 50% 50% 50% 50% 50% 50% 50% 50% 50% 5	IND 42% pageness.  IND 42% pageness.  Discording to the MOHEO Annual Increase of Child comments as some increase of Child comments as some increase, etc.  Year S is year indicated below: 2022 2022 2022 2022 2023 2029 2036 2046 2056 2057 2057 2057 2057 2058 2058 2058 2058 2058 2058 2058 2058	161,029 8,064 8,064 8,064 8,064	133,446 28,659 	21,000 28,074 35,024 15,007 15,007 22,017 22,017 22,017 22,017 24,07 24,	158,980 8,084 6,064	134,204 27,487	21,600 235,164 33,632 13,007 13,007 22,645 2,73 22,545 2,73	13,020 162,510 8,064 8,064	143,162 143,162 18,003 4,043 1,043 1,043 23,060	21,050 305,662 36,067 13,007 
Commental Ones of Control Cont	RENTIGOND MAT FROM THE MATTER THE THE MATTER THE MATTER THE MATTER THE MATTER THE MATTER THE MATTER	.0% .0% AOHCI	D) Yes 50% 55% 67% (33% 67% 13% 67% 13% 67% 13% 67% 13% 67% 15% 67% 15% 67% 15% 67% 67% 67% 67% 67% 67% 67% 67% 67% 67	ISED 45% payment  DSSOP  Int MOREO palloy as avoid increase  See HOREO palloy as avoid increase  Out comments as actual increase, etc.  Date comments as actual increase, etc.  Total to pay indicated below;  DOT Interest payment of the payment of	161,029 8,064 8,064 8,064 8,064	133,446 28,659 	21,000 28,074 35,024 15,007 15,007 22,017 22,017 22,017 22,017 24,07 24,	158,980 8,084 6,064	134,204 27,487	21,600 235,164 33,632 13,007 13,007 22,645 2,73 22,545 2,73	13,020 162,510 8,064 8,064	143,162 143,162 18,003 4,043 1,043 1,043 23,060	21,000 303,652 35,067 13,007 13,007 23,060 277 23,060
CORN TRANSPORT ENGAN 2 (DOSA)  REQUEST SERVICE OF DEPOTAL COMMENCIAL  SID-Head Reservas (Transi Lease Base Rentition  TOTAL OPERATING DES ERRISES OF RESERVESCIAL BASE  PUPA (M. Reservas (T. B.	RENTIGOND MAT FROM THE MATTER THE THE MATTER THE MATTER THE MATTER THE MATTER THE MATTER THE MATTER	.0% .0% AOHCI	D) Yee Yee Sol, 560% 50% 50% 50% 50% 50% 50% 50% 50% 50% 5	ISED 45% payment  DSSOP  Int MOREO palloy as avoid increase  See HOREO palloy as avoid increase  Out comments as actual increase, etc.  Date comments as actual increase, etc.  Total to pay indicated below;  DOT Interest payment of the payment of	161,029 8,064 8,064 8,064 8,064	133,446 28,659 	21,500 21,500 25,074 35,024 35,024 13,007 22,017 22,017 2,00	158,980 8,084 6,064	134,204 27,487	21,000 21,000 205,164 33,832 22,44 41,607 22,44 27,73 22,44 41,407 41,40	13,020 162,510 8,064 8,064	143,162 143,162 18,003 4,043 	21,000 303,652 35,067 13,007 13,007 23,060 277 23,060
Order Received Section 2 (Depos)  ARRIVATE CONTROL OF C	RENTIGOND MAT FROM THE MATTER THE THE MATTER THE MATTER THE MATTER THE MATTER THE MATTER THE MATTER	.0% .0% AOHCI	D) Yee Yee Sol, 560% 50% 50% 50% 50% 50% 50% 50% 50% 50% 5	ISED 45% payment  DSSOP  Int MOREO palloy as avoid increase  See HOREO palloy as avoid increase  Out comments as actual increase, etc.  Date comments as actual increase, etc.  Total to pay indicated below;  DOT Interest payment of the payment of	161,029 8,064 8,064 8,064 8,064	133,446 28,659 	21,500 25,004 25,004 25,004 22,017 22,017 2,60 22,017 2,60 22,017 2,60 2,60 2,60 2,60 2,60 2,60 2,60 2,60	158,980 8,084 6,064	134,204 27,487	21,000 21,000 205,164 33,832 22,44 41,607 22,44 27,73 22,44 41,407 41,40	13,020 162,510 8,064 8,064	143,162 143,162 18,003 4,043 	21,000 35,602 35,007 23,000 23,000 22,000 27,77 23,000 4,474 4,474 4,474 10,600
Commendation of Section 2 (Deposit Response) Control Response (Section 2)	RENTIGOND MAT FROM THE MATTER THE THE MATTER THE MATTER THE MATTER THE MATTER THE MATTER THE MATTER	.0% .0% AOHCI	D) Yee Yee Sol, 560% 50% 50% 50% 50% 50% 50% 50% 50% 50% 5	ISED 45% payment  DSSOP  Int MOREO palloy as avoid increase  See HOREO palloy as avoid increase  Out comments as actual increase, etc.  Date comments as actual increase, etc.  Total to pay indicated below;  DOT Interest payment of the payment of	161,029 8,064 8,064 8,064 8,064	133,446 28,659 	22,017 23,000 25,004 25,004 22,017 22	158,980 8,084 6,064	134,204 27,487	21,000 205,164 35,012 225,164 35,012 22,445 27,72 22,445 4,374 4,3	13,020 162,510 8,064 8,064	143,162 143,162 18,003 4,043 	21,000 35,602 35,007 23,000 23,000 22,000 27,77 23,000 4,474 4,474 4,474 10,600
Commendation of Section 1 (1994)  Sink-leaf Neary-as Trouted (1994)  TOTAL OPERATING REPRESENTED AND SERVICE (1994)  TOTAL OPERATING REPRESENTED AND SERVICE (1994)  NICT OPERATION (1994)  TOTAL HARD DEEP 11 (1994)  TOTAL HARD DEEP 12 (1994)  AND SERVICE (1994)  AND	RENTIGOND MAT FROM THE MATTER THE THE MATTER THE MATTER THE MATTER THE MATTER THE MATTER THE MATTER	.0% .0% AOHCI	D) Yee Yee Sol, 560% 50% 50% 50% 50% 50% 50% 50% 50% 50% 5	ISED 45% payment  DSSOP  Int MOREO palloy as avoid increase  See HOREO palloy as avoid increase  Out comments as actual increase, etc.  Date comments as actual increase, etc.  Total to pay indicated below;  DOT Interest payment of the payment of	161,029 8,064 8,064 8,064 8,064	133,446 28,659 	22,017 23,000 25,004 25,004 22,017 22	158,980 8,084 6,064	134,204 27,487	21,000 205,164 35,012 225,164 35,012 22,445 27,72 22,445 4,374 4,3	13,020 162,510 8,064 8,064	143,162 143,162 18,003 4,043 	21,000 305,692 36,067 13,007 22,060 22,060 4,035 4,074 4,074 4,074 10,000 10,00
Order Research States V (1994) Order Research States V (1994) Order Research States V (1994) Order States V (1	RENTIGOND MAT FROM THE MATTER THE THE MATTER THE MATTER THE MATTER THE MATTER THE MATTER THE MATTER	.0% .0% AOHCI	D) Yee Yee Sol, 560% 50% 50% 50% 50% 50% 50% 50% 50% 50% 5	ISED 45% payment  DSSOP  Int MOREO palloy as avoid increase  See HOREO palloy as avoid increase  Out comments as actual increase, etc.  Date comments as actual increase, etc.  Total to pay indicated below;  DOT Interest payment of the payment of	161,029 8,064 8,064 8,064 8,064	133,446 28,659 	22,617 22,607 23,004 23,004 22,617 22,617 22,617 24,007 24,007 24,007 24,007 25,007 25,007 26,007 27,233 27	158,980 8,084 6,064	134,204 27,487	22,545 13,607 22,545 13,607 22,45 22,45 22,45 4,277 10,657	13,020 162,510 8,064 8,064	143,162 143,162 18,003 4,043 	21,060 36,067 31,007 31,007 10,007 10,007 22,060 2,77 23,060 4,47 4,47 4,47 10,500 10,
Commendation of Section 1 (1994)  Sub-felial Reservas Tomoria (Lease Base Revision Total, Orean Intelligence Section 1) (1994)  Sub-felial Reservas Tomoria (Lease Base Revision Total, Orean Intelligence Section 1) (1994)  Sub-felial Reservas Tomoria (Lease Base Revision Into Orean Intelligence Purple (or Reservas Section 1) (1994)  NOTAL OPERATION (BOKOM REVISION INTO SECTION INTO PERATION INTO LEASE PURPLE (INTO PERATION INTO SECTION INTO SEC	RENTIBOND MET FROM THE PROPERTY OF THE PROPERT	.0% .0% AOHCI	D) Yee Yee Sol, 560% 50% 50% 50% 50% 50% 50% 50% 50% 50% 5	ISED 45% payment  DSSOP  Int MOREO palloy as avoid increase  See HOREO palloy as avoid increase  Out comments as actual increase, etc.  Date comments as actual increase, etc.  Total to pay indicated below;  DOT Interest payment of the payment of	161,029 8,064 8,064 8,064 8,064	133,446 28,659 	22,017 2,000 35,024 35,024 35,027 22,017 22,017 2,017	158,980 8,084 6,064	134,204 27,487	22,445 10,000 22,445 22,445 273 22,445 277 22,445 277 27,457 27,4	13,020 162,510 8,064 8,064	143,162 143,162 18,003 4,043 	21,000 20 20,000 20,000 20 20,000 20 20,000 20 20,000 20 20,000 20 20,000 20 20,00
Oder Research Restory 2 (Depos) Regulard Research papers, Commercial Sub-claid Research (Control Research (Control Research Resea	RENTIBOND MET FOR THE PROPERTY OF THE PROPERTY	.0% .0% AOHCI	D) Yee Yee Sol, 560% 50% 50% 50% 50% 50% 50% 50% 50% 50% 5	ISED 45% payment  DSSOP  Int MOREO palloy as avoid increase  See HOREO palloy as avoid increase  Out comments as actual increase, etc.  Date comments as actual increase, etc.  Total to pay indicated below;  DOT Interest payment of the payment of	161,029 8,064 8,064 8,064 8,064	133,446 28,659 	22,617 22,607 23,004 23,004 22,617 22,617 22,617 24,007 24,007 24,007 24,007 25,007 25,007 26,007 27,233 27	158,980 8,084 6,064	134,204 27,487	22,545 13,607 22,545 13,607 22,45 22,45 22,45 4,277 10,657	13,020 162,510 8,064 8,064	143,162 143,162 18,003 4,043 	2,000 0 13,007 1
CONTRIBUTION STATES AND CONTRIBUTION OF THE CO	RENTIBOND MET FOR THE PROPERTY OF THE PROPERTY	.0% .0% AOHCI	D) Yee Yee Sol, 560% 50% 50% 50% 50% 50% 50% 50% 50% 50% 5	ISED 45% payment  DSSOP  Int MOREO palloy as avoid increase  See HOREO palloy as avoid increase  Out comments as actual increase, etc.  Date comments as actual increase, etc.  Total to pay indicated below;  DOT Interest payment of the payment of	161,029 8,064 8,064 8,064 8,064	133,446 28,659 	22,017 2,000 35,024 35,024 35,027 22,017 22,017 2,017	158,980 8,084 6,064	134,204 27,487	22,445 10,000 22,445 22,445 273 22,445 277 22,445 277 27,457 27,4	13,020 162,510 8,064 8,064	143,162 143,162 18,003 4,043 	2,000 0 13,007 1
Control Research   Disposed   Regulard Research   Rese	RENTIBOND MET FOR THE PROPERTY OF THE PROPERTY	.0% .0% AOHCI	D) Yee Yee Sol, 560% 50% 50% 50% 50% 50% 50% 50% 50% 50% 5	ISED 45% payment  DSSOP  Int MOREO palloy as avoid increase  See HOREO palloy as avoid increase  Out comments as actual increase, etc.  Date comments as actual increase, etc.  Total to pay indicated below;  DOT Interest payment of the payment of	161,029 8,064 8,064 8,064 8,064	133,446 28,659 	22,017 2,000 35,024 35,024 35,027 22,017 22,017 2,007 2,017	158,980 8,084 6,064	134,204 27,487	22,444 22,445 22,445 22,445 27,73 22,445 27,73 22,445 27,73 20,445 27,73 20,445 27,73 20,445 27,73 20,445 27,73 20,445 20	13,020 162,510 8,064 8,064	143,162 143,162 18,003 4,043 	21,000 20 34,007 13,007 22,000
Control Research   Disposed   Regulard Research   Rese	RENTIBOND AND AND AND AND AND AND AND AND AND A	.0% .0% AOHCI	D) Yee Yee Sol, 560% 50% 50% 50% 50% 50% 50% 50% 50% 50% 5	ISED 45% payment  DSSOP  Int MOREO palloy as second increase.  Solid connemis as solved increase etc.  Solid connemis as solved increase, etc.  Total Connemis as solved increase etc.  Total Connemi	161,029 8,064 8,064 8,064 8,064	133,446 28,659 4,659 4,651 22,017 22,017 22,017 22,017	23,000 28,000 13,000 13,000 13,000 12,001 22,011 22,011 24,001 24	154,960 8,064 	138,204 37,407 	22,444 22,445 22,445 22,445 22,445 22,445 27,73 22,445 27,73 22,445 27,73 22,445 27,73 20,85 20,	13:00 149,510 8,004 	7,989 143,162 28,003 28,003 23,000 23,000 23,000 23,000	21,000 36,007 36,007 13,007 23,000 21,007 22,000 4,023 4,474 4,477 7,697 7,697 7,697 115,070 1
CONTRIBUTED SERVICE DESCRIPTION OF THE PROPERTY OF THE PROPERY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY	RENTIBOND AND AND AND AND AND AND AND AND AND A	.0% .0% AOHCI	D) Yee Yee Sol, 560% 50% 50% 50% 50% 50% 50% 50% 50% 50% 5	ISED 45% payment  DSSOP  Int MOREO palloy as second increase.  Solid connemis as solved increase etc.  Solid connemis as solved increase, etc.  Total Connemis as solved increase etc.  Total Connemi	161,029 8,064 8,064 8,064 8,064	133,446 28,659 4,659 4,651 22,017 22,017 22,017 22,017	21,000 25,004 25,004 25,004 22,017 22,017 22,017 22,017 24,077 24,077 27,000 27	154,960 8,064 	138,204 37,407 	23,500 235,544 35,032 225,144 35,032 22,445 22,72 22,445 22,73 22,73	13:00 149,510 8,004 	7,989 143,162 28,003 28,003 23,000 23,000 23,000 23,000	21,000 36,007 36,007 13,007 23,000 21,007 22,000 4,023 4,474 4,477 7,697 7,697 7,697 115,070 1
CONTRIBUTION TESTING  CONTRIBUTION  CONTRIBU	RENTIBOND AND AND AND AND AND AND AND AND AND A	.0% .0% AOHCI	D) Yee Yee Sol, 560% 50% 50% 50% 50% 50% 50% 50% 50% 50% 5	ISED 45% payment  DSSOP  Int MOREO palloy as second increase.  Solid connemis as solved increase etc.  Solid connemis as solved increase, etc.  Total Connemis as solved increase etc.  Total Connemi	161,029 8,064 8,064 8,064 8,064	133,446 28,659 4,659 4,651 22,017 22,017 22,017 22,017	23,000 28,000 13,000 13,000 13,000 12,001 22,011 22,011 24,001 24	154,960 8,064 	138,204 37,407 	22,444 22,445 22,45 22,45 22,45 22,45 22,45 22,45 2	13:00 149,510 8,004 	7,989 143,162 28,003 28,003 23,000 23,000 23,000 23,000	21,000 305,602 36,067 13,007 12,006 22,006 22,006 2,77 23,006 4,474 4,474 4,474 15,800 7,497 7,497 7,497 13,000 115,572 124,622 115,572 124,622 115,572 124,62
Commenda Testers 2 (Decoding Regulary Services S	RENTIBOND MA FREE PROPERTY OF THE PROPERTY OF	.0% .0% AOHCI	D) Yee Yee Sol, 560% 50% 50% 50% 50% 50% 50% 50% 50% 50% 5	ISED 45% payment  DSSOP  Int MOREO palloy as second increase.  Solid connemis as solved increase etc.  Solid connemis as solved increase, etc.  Total Connemis as solved increase etc.  Total Connemi	161,029 8,064 8,064 8,064 8,064	133,446 28,659 4,659 4,651 22,017 22,017 22,017 22,017	23,000 28,000 13,000 13,000 13,000 12,001 22,011 22,011 24,001 24	154,960 8,064 	138,204 37,407 	22,444 22,445 22,45 22,45 22,45 22,45 22,45 22,45 2	13:00 149,510 8,004 	7,989 143,162 28,003 28,003 23,000 23,000 23,000 23,000	21,000 305,602 36,067 13,007 12,006 22,006 22,006 2,77 23,006 4,474 4,474 4,474 15,800 7,497 7,497 7,497 13,000 115,572 124,622 115,572 124,622 115,572 124,62
Control Reserve 1 (1994)  Sub-claid Reserves (1994)  Reserves (1994)  NOTAL OPERATING REPRINSES WESTERNESCHAL BASE PURPA (W. Reserves (1994)  NOTAL OPERATING REPRINSES WESTERNESCHAL BASE PURPA (W. Reserves (1994)  NOTAL OPERATING (1994)  NOTAL OPERATING (1994)  NOTAL HARD DEST (1994)  Lead Cold-1-Second Lender (1994)  Lead Cold-1-Second Lender (1994)  Commercial Operation (1994)  Associated Hard (19	RENTIBOND MA FREE PROPERTY OF THE PROPERTY OF	.0% .0% AOHCI	D) Yee Yee Sol, 560% 50% 50% 50% 50% 50% 50% 50% 50% 50% 5	ISED 45% payment  DSSOP  Int MOREO palloy as second increase.  Solid connemis as solved increase etc.  Solid connemis as solved increase, etc.  Total Connemis as solved increase etc.  Total Connemi	161,029 8,064 8,064 8,064 8,064	133,446 28,659 4,659 4,651 22,017 22,017 22,017 22,017	23,000 28,000 13,000 13,000 13,000 12,001 22,011 22,011 24,001 24	154,960 8,064 	138,204 37,407 	22,444 22,445 22,45 22,45 22,45 22,45 22,45 22,45 2	13:00 149,510 8,004 	7,989 143,162 28,003 28,003 23,000 23,000 23,000 23,000	23,090 36,692 36,697 13,007 13,007 13,007 22,77 23,090 2,77 23,090 4,474 4,474 4,474 15,900 7,497 7,497 16,900 11,500 11,
Carlo Response Ration 2 (Depos) Regrented Reserve Deposits, Commercial Sub-field Reserves (Fraum Lease Base Revision TOTAL OPERATING REVENSES of RESERVESIOL BASE PUPA (of Reserves PGL Base Revision TOTAL OPERATING REVENSES OF RESERVESIOL BASE REVISION REVENSES OF REVENSES OF REVISION INTO OPERATING REVENSES OF REVENSES OF REVENSES DEBT SERVICE (*) hard deaf Pramortized fearns) REVENSES OF REVENSES OF REVENSES OF REVENSES DEBT SERVICE (*) hard deaf Pramortized fearns) Revenses of Revenses of Revenses of Revenses DEBT SERVICE (*) hard deaf Pramortized fearns) Revenses of Revenses of Revenses of Revenses DEBT SERVICE (*) hard deaf Pramortized fearns) Revenses of Revenses of Revenses of Revenses DEBT SERVICE (*) hard deaf Pramortized fearns Revenses of Revenses of Revenses of Revenses ANALAGUE CASH FLOW	RENTIBOND MA FREE PROPERTY OF THE PROPERTY OF	.0% .0% AOHCI	D) Yee Yee Sol, 560% 50% 50% 50% 50% 50% 50% 50% 50% 50% 5	ISED 45% payment  DSSOP  Int MOREO palloy as second increase.  Solid connemis as solved increase etc.  Solid connemis as solved increase, etc.  Total Connemis as solved increase etc.  Total Connemi	161,029 8,064 8,064 8,064 8,064	133,446 28,659 4,659 4,651 22,017 22,017 22,017 22,017	23,000 28,000 13,000 13,000 13,000 12,001 22,011 22,011 24,001 24	154,960 8,064 	138,204 37,407 	22,444 22,445 22,45 22,45 22,45 22,45 22,45 22,45 2	13:00 149,510 8,004 	7,989 143,162 28,003 28,003 23,000 23,000 23,000 23,000	21,500 305,692 36,067 13,007 13,007 13,007 13,007 13,007 22,560 22,77 23,060 4,474 4,474 15,007 10,000 10,0
Control Region Control	RENTIBOND MA FREE PROPERTY OF THE PROPERTY OF	.0% .0% AOHCI	D) Yee Yee Sol, 560% 50% 50% 50% 50% 50% 50% 50% 50% 50% 5	ISED 45% payment  DSSOP  Int MOREO palloy as second increase.  Solid connemis as solved increase etc.  Solid connemis as solved increase, etc.  Total Connemis as solved increase etc.  Total Connemi	161,029 8,064 8,064 8,064 8,064	133,446 28,659 4,659 4,651 22,017 22,017 22,017 22,017	23,000 28,000 13,000 13,000 13,000 12,001 22,011 22,011 24,001 24	154,960 8,064 	138,204 37,407 	22,444 22,445 22,45 22,45 22,45 22,45 22,45 22,45 2	13:00 149,510 8,004 	7,989 143,162 28,003 28,003 23,000 23,000 23,000 23,000	23,090 36,692 36,697 13,007 13,007 13,007 22,77 23,090 2,77 23,090 4,474 4,474 4,474 15,900 7,497 7,497 16,900 11,500 11,

Mosaica Senior Apartments	LOSP	non-LOSP										
<i>T</i> o	Units	Units 13			Year 16			Yı,			Year 18	
	46,00% % annual	54,00% % annual	Comments		2032			200-			2034	
INCOME	inc LOSP	Increase	(related to annual inc assumptions) SSVSSA income escalators have been very	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total	LOSP	nan-LOSP	Total
Residential - Tenant Rents	10%	35%	low historically. We consider tenant income escalations in acting aroual increase VASH is FART driven. Past 10 yr history of	64,380	148,949	213,320	65.024	154,162	219,188	65,674	159,557	225,232
Residential - Tenani Assistance Payments (Non-LOSP). Residential - LOSP Tenant Assistance Payments	n/a n/a	2 5% r/a	FMR escalation is 2.5% (1 unit is Vash)	111.509	33,091	33,091 111,699	117.221	33 P18	33,918 117,221	122,782	34,765	34,765 122,782
Commercial Space Residential Parking	n/a 0.0%	n/a 0.0%		essetted:	SECTION SECTION	-	enter de la company					
Miscelaneous Rent Income Supportive Services Income	0.0%	25%	•	455	517	1,014	478	581	1,039	490	575	1,065
Interest income - Project Operations Laundry and Vending Tenant Charges	0.0% 2.5% 2.5%	25% 25%		2,265 560	2.659 557	4,924 1,217	2.322 574	2,726 673	5,047 1,247	2.380	2,794	5,174
Miscellaneous Residential Income Other Commercial Income	0,0% n/a	0.0%			MOST NO	- :		SSZEPESEKSK			MARINE SERVICE	
Wilhdrawal from Capitalized Reserve (deposit to operating account)  Gross Potential Income	n/a	r/a	Unix from Reserve Section below, 85 applicable	179,571	185,903	365,474	185,618	192,040	377,558	191,914	198,382	390,797
Vacancy Loss - Residential - Tenant Rents Vacancy Loss - Residential - Tenant Assistance Payments	n/a	n/a n/a	Enter formulas manually per relevant MOH policy; annual incrementing usually not	(3 219)	(1.447)	(1,655)	(3.251)	(7,708)	(10.959) (1.696)	(3.284)	(7,978) (1,738)	
Vacancy Loss - Commercial EFFECTIVE GROSS INCOME	n/a n/a	IVa	appropriate	176,352	176,401	353,153	182,367	182,638	365,003	188,630	189,666	377,297
OPERATING EXPENSES Management					•							
Management Fee Asset Management Fee	3.5%	3 5% 3 5%	schedule. per MOHCD policy	19,148 15,581	11.734 9,549	30,880 25,130	19,816 16,125	12,145 9,884	31,961 26,010	20,509 16,690	12.570 10.230	33,079 26,920
Sub-total Management Expenses Salaries/Benefits				34,728	21,284	56,010	35,942	22,029	67,971	37,200	22,800	60,000
Office Salanes Manage/a Salary	3.5%	35%		1,511 5,655	987 3,466	2.598 9,121	1,667 5,853	1,022 3,587	2,689 9,440	1,726 8,058	1,056 3,713	2,784 9,770
Health Insurance and Other Benefits  Diher Salanes/Benefits  Administrative Rent-Free Unit	7.0% 3.5% 3.5%	7 0 % 3 5 % 3 5 %	Historically high sollation	12.445 8.239	7,627 5,050	13,289	13,315 8,527	8,161 5,227	21,477 13,754	14.248 8,826	8,733 5,409	22.980 14,235
Sub-total Salarias/Benefits Administration	0.07			27,950	17,130	45,080	29,363	17,997	47,360	30,857	18,912	49,770
Anvertising and Marketing Office Expenses	3.5%	3 5 % 3 5 %		8,581	10,073	18,653	8,881	10,425	19,306	9,192	10,790	19,982
Office Rent Legal Expense - Property	3,5%	3 5%		1,387	1,628	3,016	1,436	1,685	3,121	1,485	1,744	3,230
Audit Expense Bookkeeping/Accounting Services Bad Debts	3.5% 3.5% 1.0%	35% 35% 10%	Consistent with rent inflation	9,922 3,440 801	4,039	21,570 7,479 1,741	10.270 3,561 809	12.056 4.180 950	22,325 7,741 1,759	10,629 3,685 817	12.477 4,325 959	23,108 8,011 1,778
Miscellaneous Sub-total Administration Expenses	3.5%	35%		108	127 28,455	235	112 25,068	131	243 54,495	115 25,925	136 36,433	251 56,358
Utilities Electricity	3.5%	35%		2.702	3,172	5,874	2,797	3.283	6,079	2.894	3,398	6,292
Gas Gas	3.5%	3 5%	Historically high Infation	16.975 3,230	19,927	36,902 7,021	17.739 3.343	20,824 3,924	38,563 7,267	18,537 3,460	21,761 4,062	40,298
Sewer Sub-total Utilities Taxes and Licenses	3.5%	35%	1	22,907	26,890	49,797	23,878	28,031	61,503	24,891	29,220	54,111
Taxes and Licenses Real Estate Taxes Payrol Taxes	1.2%	1.2% 3.5%		194 2,720	119	313 4,388	196	120	317 4,541	190	1,786	321 4,700
Miscellaneous Texes, Licenses and Permits Sub-total Taxes and Licenses	3.5%	3 5%		594 3,608		1,508 6,209	718 3,730	843 2,689	1,581 6,418	743	2,780	
Property and Liabity Insurance	3.5%	3 5%		3.071	4,310	7,981	3,800	4.451	8.261	3 933	4,617	8,550
Fidelky Bond Insurance Worker's Compensation Director's & Officers' Liability Insurance	0,0% 3,5% 0,0%	3 5%		1,914		3,088	1,981	1.214	3,196	2.051	1,257	3,308
Maintenance & Repair				5,586			6,781	6,876	11,456		5,874	11,857
Payrol Supples -	3.5%	35% 35% 35%		12.824 3.453	4,053	7,506	13.273 3.573 7.532	15.581 4,195	28.854 7,765 12.148	13,737 3,698	4,342	8.040
Contracts Garbage and Trash Removal	3.5%	35%		7.277 6,292	4,460 7,387	11,737 13,879	7,532 6,513	4.616 7.645	12,148 14,158	7,796 6,741	4,778 7,913	12,573 14 654
Security Payrol/Contract HVAC Repairs and Maintenance Vehicle and Maintenance Equipment Operation and Repairs	3.5% 3.5% 3.5%	35% 35% 35%		694 92	814	1,508	718	843 112	1,581 208	743	872 116	1,615 215
Windle and Maintenance Equipment Operation and Repairs Miscellaneous Operating and Maintenance Expenses Sub-total Maintenance & Repair Expenses	3.5%	35%		4,747 36,378	5,573	10,320	4,913	5.768	10,681			11,055
Supportive Services	3,5%	35%	1	872			203	1,050	1,983			
Commercial Expenses TOTAL OPERATING EXPENSES W/o RESERVES/GL BASE REN	1	Carpon Age.		155,267	140,317	295,584	181,283	145,668	306,951	187,648	***********	i .
PUPA (Wo Reserves/GL Base Rent/Bond Fees Reserves/Ground Lease Base Rent/Bond Fees	)			100,207	140,211	250,004	101,203	140,000	304,331	107,040	101,234	210,700
Ground Lease Base Rent Bond Monitoring Fee	3			H :	- :		$\equiv$		:	H :		-
Replacement Reserve Deposit Operating Reserve Deposit	8		ORI CASH DAILANCE IS SZIPIK, WILLI ABOYO 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 Deposit Other Required Reserve 2 Deposit	4				Ħ		= :		=	Ħ		<u> </u>
Required Reserve Deposits, Commercial Sub-total Reserves/Ground Lasse Base Rent/Bond Fee.	]			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/ PUPA (W Reserves/GL Base Rent/Bond Fees	BOND FEE	s		168,287	148,207	316,584	174,303	153,649	327,951	180,666	159,214	339,780
NET OPERATING INCOME (INCOME minus OP EXPENSES)  DEBT SERVICE ("hard debt" famortized loans)				8,064	28,504	36,568	8,064	28,988	37,052	8,064	29,452	37,517
	Lender)		HCD 42% payment	8.064	4.943	13,007	8.084	4.943	13,007	8,064	4,943	13,007
Hard Debt Second Lender (HCD Program 6.42% pyret or oliver 2nd Hard Debt Third Lender (Other HCD Program, or other 3rd Lender) Hard Debt Fourth Lender				:	-	-	==	-	:	-		
Commercial Hard Debt Service TOTAL HARD DEBT SERVICE	ļ			8,064		13,007	8,064		13,007	8,064		13,007
CASH FLOW (NO! minus DEBT SERVICE)  Commercial Only Cash Flow					9 23,661	23,561		24,045	24,045	·	24,510	24,510
Alocation of Commercial Surplus to LOPS from LOSP (residual in AVAILABLE CASH FLOW	ome)				23,661	23,561	<u> </u>	24,045	24,045	-	24,510	24,510
USES OF CASH FLOW BELOW (This row also shows DSCR.)		.,	DSCA	tr.	,	2,81			2,85	5		2.63
"Below-the-firs" Asset Mgf fee (uncommon in new projects, see poto Partnership Management Fee (see policy for limits) Investor Service Fee (ake "LP Asset Mgf Fee") (see policy for limits)	0.0%			<u> </u>	<u> </u>			<u> </u>		=	1	
Investor Service Fee (sks "LP Asset Mgt Fee") (see policy for limits) Other Payments: Non-amortizing Loan Pmnt - Lender 1	6	NOTE:	per MOHCD policy no ennual increase  Enter convents re annual increase, etc.	<b> </b>	丰	-	⊨≑	=		==	<b> </b>	<del> </del>
Non-amorizing Coan Print - Lender 2 Deferred Developer Fee (Enter em: <= Max Fee from row 131)			Enter comments to anythink marenae, etc		Ŀ		E	ΕĖ			E	
TOTAL PAYMENTS PRECEDING MOHC				·								
RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEI Does Project have a MOHCD Residual Receipt Obligation?	нио моно	Yes	Year 5 to year indicated below;	7 "	1) 23,561	23,561	•	24,045	24,045		24,510	24,510
Will Project Defer Developer Fee? 1st Residual Receipts Split - Lender/Deferred Developer Fee		Yes 50% / 50%	2021 2nd Residual Receipts Split Begins:	1								
2nd Residual Receipts Spit - Lender/Owner	ed Develop	67% /33% er Fee Ant ()	2022 Jae for data entry above, Do not ank.	Ę								
MOHCD RESIDUAL RECEIPTS DEBT SERVICE	٦.	Oabt Loan		_			1			3		
MOHCD Residual Receipts Amount Due Proposed MOHCD Residual Receipts Amount to Loan Repayment Proposed MOHCD Residual Receipts Amount to Residual Ground	1	29,10%	lours, and MOHCO residual receipts policy	1		4,571	1		4,685			4,755 4,755
Lease	J	1	Proposed Yolal MOHCO And Due less Load Repayment			L	]			J		<u> </u>
NON-MOHOD RESIDUAL RECEIPTS DEBT SERVICE	7	70,903	Affocation per provide share of all soft debt	7		31,130	1		11,365	4		11,585
Lender 4 Residual Receipts Due Lender 5 Residual Receipts Due Total Non-MOHCD Residual Receipts Debt Servic	1	0,005	l:	1		11.136	}		<u> </u>	ļ		11.585
REMAINDER (Should be zero unless there are distributions	•					11,136			11,365	•		11,585
Delow) Owner Distributions/locentive Management Fee	]			3		7,654 7,854	1		8,015 8,015			8,170 8,170
Other Distributions/Uses Final Balance (should be zero)				_		<del>-</del>	_		<u> </u>	1		-
REPLACEMENT RESERVE - RUNNING BALANCE Replacement Reserve Starting Balance	7			]		[45,312	i		(29,211			(13,109
Replacement Reserve Deposits Replacement Reserve Withdrawals (ideally tied to CNA)	‡			‡		21,000 4,859	1		21,000 4,859			21,000 207,948
Replacement Reserve Interest  RR Running Balance	-1			_		(23,211	1		(13,109	9		(200,057)
OPERATING RESERVE - RUNNING BALANCE Operating Reserve Starting Balance	7	•		7		254,023	1		294,023	4		294,023
Operating Reserve Deposits Operating Reserve Withdrawals	=			4			1			1		
Operating Reserve Interest OR Running Balance	-			-		294,023 92,575	<b>-</b> 5		294,023	ī.		294,023 86,539
OTHER REQUIRED RESERVE 1 - RUNNING BALANCE [Other Reserve 1 Starting Balance	٦.			٦		SPECIFICATION .	1			7		are (30523)
Other Reserve 1 Deposits Other Reserve 1 Withdrawals	3			3			]			3		
Other Reserve 1 Interest Other Required Reserve 1 Running Baland	•			_		<u> </u>	1			) ·		<u> </u>
OTHER DESERVE 9 - DUNNING BALANCE	<b>-</b>						]			]		
Other Reserve 2 Starting Balance Other Reserve 2 Deposts Other Reserve 2 Withdrawals	1			Ⅎ			1	•	-	1		
Other Reserve 2 Interest Other Required Reserve 2 Running Balance				_		<u> </u>			-	_		<del>-</del>
•												

Mosaica Senior Apartments									
•	LOSP	non-LOSP							
To:	Units 11	Units f3			Year 19			Year 2L	
	46.00% % annual	54,00% % annual	Comments		2035 non-			2036 non-	
NCOME	incLOSP	Increase	(related to annual lnc assumptions) 55455A income escalators have been very	LOSP	LOSP	Total	LOSP	LOSP	Total
Residential - Tenant Rents	1,0%	3.5%	iow historiety. We consider lensel income escalators in setting anywal increase. WASH is PAR driven. Plast 10 yr tursory of	65,331	165,142	231,473	55,991	170,922	237,918
Residential - Tenant Assistance Payments (Non-LOSP)	n/a n/a	2.5% n/a	VASH is PAIR driven. Past 10 yr turiory of FMR exceletion is 2.5% (1 unit is Vash)	. sois tor	35,635	35,635	134.670	36.526	38,520
Residental - LOSP Tenant Assistance Payments Commercial Space Residential Parking	n/a 0.0%	0.0%		128.595	A BOOK AND	125,595	134,670	STORY STORY	134,670
Kesitenyai Paiking Miscelaneous Rent Income Supporthu Services Income	2.5%	2.5%		502	500	1,092	515	604	1,110
nterest Income - Project Operations aundry and Vending	0.0%	25%		2.439	2,864	5,303	2.500	2.935	5,436
enant Charges Miscelaneous Residential income	2.5% 2.5% 0.0%	2.5%		603	707	1,310	618	725	1,34
Other Commercial Income	r/a	0.0%	Link from Reserve Section below, as	\$1000 at \$10	20000000		2/2/200	Section 1	
Withdrawal from Capitalized Reserve (deposit to operating secount)  Gross Potential Income	I IVa	r/a	applicable	198,470	204,938	403,408	205,298	211,712	417,01
Vacancy Loss - Residential - Tenant Rents Vacancy Loss - Residential - Tenant Assistance Payments Vacancy Loss - Commercial	r/a r/a r/8	r/a r/a n/a	Enter formulate manually per relevant MOH policy, arousi incrementing usually not appropriate	(3.317)	(8.257) (1,782)	(11,574) (1,787)	(3.350)	(8,516) (1,826)	(11.89) (1.82)
EFFECTIVE GROSS INCOME	1_,10	1 /20	1-10-4	195,154	194,899	390,052	201,948	201,340	403,28
OPERATING EXPENSES									
Management Fee Asset Management Fee	3.5%	3.5%	schedule per MOHCD potcy	21,227 17,275	13,010	34.237 27,862	21,970 17,879	13,466 10,958	35,43 28,83
Sub-lotal Management Expenses Salaries/Benefits		-		38,502	23,598	62,100	39,849	24,424	64,27
Mico Salaries uanager's Salary	3,5%	3.5% 3.5% 7.0%		1,786 6,270	1.095 3,843	2,88 <u>1</u> 10,112	1,849 5,489	1,133 3,977	2,98 10,46
leath Insurance and Other Bonefes Ditter Salanes/Benefes	7.0%	35%	Historically high in Easton	15.245 9.135	. 9,344 5,599	24,589 14,734	16.312 9.455	8,998 5,785	25,31 15,24
dministrative Rent-Free Unit Sub-total Salaries/Benefits	3,5%	35%		32,436	19,880	52,316	34,105	20,903	55,00
Administration Advertising and Marketing	3.5%	35%		-			-	-	
Mice Expenses Mice Rent	3.5%	3.5%		0,513	11,158	20,681	9,846	11,559	21,40
egal Expense - Property Audit Expense	3,5%	3.5% 3.5% 3.5%		1,538 11,001	1,805 12,914	3,343 23,915	1,592 11,385	1,850 13,355	3,40 24.75
Gookkeeping/Accounting Services and Debts	3.5%	10%	Consistent with rent initiation	3,814	4,478	8,202 1,784	3,948 834 124	4,634 979	8,58 1,61
discelaneous Sub-total Administration Expenses Hillities	3,5%	3.5%		120 26,812	31,474	59,286	27,729	145 32,552	60,28
putres   ecticity Vater	3,5% 4.5%	35% 45%	Historically Nigh Indiabon	2.006 19,371	3,517 22,740	8,51 <u>2</u> 42,111	3,101 20,243	3,640 23,763	8,7- 44,0
Gas Sewer	3.5%	3.5%		3.581	4,204	7,785	3,708	4351	8,0
Sub-total Utilities		1		26,949	30,461	56,408	27,050	31,764	58,6
Taxes and Licenses Real Estale Taxes Payroll Taxes	1.2%	1.2% 3.5%		201 3,016	123	324 4,665	203 3,122	125 1,913	3; 5,0;
Miscellaneous Taxes, Licenses and Permits Sub-total Taxes and Licenses	3.5%	3.5%		769 3,986	903	1,672 6,861	795 4,121	934 2,972	1,7:
hisurance Property and Liabäty Insurance Fidelty Bond Insurance	3,5%	3.5%	L	4.071	4,778	8,84P	4,213	4,946	9,15
Worker's Compensation	3.5%	35%		2,122	1,301	3,423	2,197	1,346	3,54
Director's & Officers' Liability Insurance Sub-total Insurance	0.0%	L	l	5,193	6,079	12,272	8,410	6,292	12,70
Maintenance & Repair Payrol	3.5%	35% 35%		14,218	16,591	30,909	14,716	17,275	31,91
Supplies Contracts	3.5%	3.5%		3,828 8,068	4,494	8,322 13,014	3,962 8,351	4,651 5,118	6,81 13,46
Garbage and Trash Removal Security Payrel/Contract	3.5% 3.5% 3.5%	3.5% 3.5% 3.5%		6.977	8,190	15,166	7,221	8.477	15,88
HVAC Repairs and Maintenance Vehicle and Maintenance Equipment Operation and Repairs	3.5%	3.5%		769 103	120	1,672 223	796 106	934 125	1,7,
Miscelaneous Operating and Maintenance Expenses Sub-total Maintenance & Repair Expenses	3.5%	33%	I	5,253 39,226	6.179 41,521	11,442 80,747	5,445 40,699	42,974	11,84 83,57
Supportive Services Commercial Expenses	3.5%	35%		967	1,135	2,103	1,001	1,175	2,17
Bond Montoring Fee Replacement Reserve Deposit - Operating Reserve Deposit Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit Other Required Reserve 3 Deposit Other Required Reserve 3 Deposit			OR CRAY DRIANCE IS \$2903, HET above 25%. of exp	13,020	7,980	21.000	13,020	7,980	21,00
Sub-total Reserves/Ground Lease Base Rent/Bond Fees	J.		L	13,020	7,980	21,000	13,020	7,980	-21,00
TOTAL OPERATING EXPENSES W RESERVESIGL BASE RENTIE PUPA (w/ Reserves/GL-Base Rent/Band Fees)		S		187,089	165,003	352,093	193,884	171,027	364,9
NET OPERATING INCOME (INCOME minus OP EXPENSES) DEBT SERVICE ("hard debt"/amortized foans)				8,064	29,895	37,960	8,064	30,313	38,37
Hard Debt - First Lender Hard Debt - Second Lender (HCO Program 0.42% over continer 2nd	] Lender)		HCO 42% payment	8.064	4,043	13,007	8,064	4.943	13,00
Hard Debt - Third Lender (Other HCD Program, or other 3rd Lender) Hard Debt - Fourth Lander	1				-	:-		:	:
Commercial Hard Debt Service TOTAL HARD DEBT SERVICE	]		L	1,005 (0 Table 8,061	4,943	13,007	8,064	4,943	13,0
CASH FLOW (NOI minus DEBT SERVICE) Commercial Only Cash Flow				0	24,963	24,953	(0)	25,371	25,37
Afocation of Commercial Surplus to LOPS/hop-LOSP (residual hop AVAILABLE CASH FLOW	ime)				24,953	24,953	-	25,371	25,31
USES OF CASH FLOW BELOW (This row also shows DSCR.)  USES THAT PRECEDE MOHCD DEBT SERVICE IN WATERFALL  "Below-the-line" Asset Mg1 (ee (uncommon in new projects, see poly)			DSCR:		-,,	2.92			
"Britow-the-line" Asset Mgt fee (uncommon in new projects, see policy)	0.0%	Γ		·					2.
Partnership Management Fee (see potcy for firmts) Investor Service Fee (aks "LP Asset Mgt Fee") (see pokcy for imits) Other Payments	3.0%	المن وشيشين	per MOHCD policy no annual increase.	÷			-		2
Non-amortizing Loan Pmnt - Lender 1 Non-amortizing Loan Pmnt - Lender 2	1		Enter comments re, annual increase, etc. Enter comments re, annual increase, etc.	Ė	<del></del>				2.
Deferred Developer Fee (Enter and <= Max Fee from row 131)	1		CONTRACTOR OF THE CONTRACTOR O						2
TOTAL PAYMENTS PRECEDING MOHCD RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDI				· -			÷	-	2
	NG MOHO	D)			24,953	24,553		25,371	
Does Project have a MOHCD Residual Receipt Obligation?	NG MOHO	Yes	Year'S is year indicated below:		24,953	24,553	- (0)	25,371	
Will Project Defer Developer Fee? 1st Residual Receipts Spit - Lender/Deferred Developer Fee	NG MOHO	Yes Yes 50%/50%	2021 2nd Residual Receipts Splt Begins:		24,953	24,553	(0)	25,371	
Will Project Defer Developer Fee? 1st Residual Receipts Spit - Lender/Deferred Developer Fee	•	Yes Yes 50%/50% 67%/33% Fee Ant (L	2021  2nd Residual Receipts Spit Begins: 2022  se for data entry above. Do not inik.):		24,953	24,553	(0)	25,371	
WB Project Defer Developer Fee? Its Residual Receipts SpR - Lender/Deferred Developer Fee 2nd Residual Receipts SpR - Lender/Owner  Max Deferre  MOHOD RESIDUAL RECEIPTS DEBT SERVICE	•	Yes Yes 50%/50% 67%/33% Fee Ant (L Dist, Suit Debt Loans	2021  2nd Residual Receipts Splk Begins: 2022  2022  See for data entry above. Do no! knk.);  tive Deferred Developer Fee Earned		24,953	24,553	(0)	25,371	
WB Project Defer Developer Fee? It Residual Receipts SpR - Lender/Deferred Developer Fee 2nd Residual Receipts SpR - Lender/Deferred Developer Fee MAX Deferre  MOHCD RESIDUAL RECEIPTS DEBT SERVICE MOHCD Residual Receipts Amount Due	•	Yes Yes 50%/50% 67%/33% Fee Ant (L Dist, Suit Debt Loans	2021 2021 Self-dual Receipts Spit Begins: 2022 2022 Self-dual Receipts Spit Begins: 2022 2026 For data entry above. Do not Intk.): 2024 2024 Deferred Developer Fee Samed Coans, and MOHCD residual receipts policy		24,953	4,841	(0)	25,371	25,3
WB Project Defer Developer Fee? It Residual Receipts Spit - Lender/Deferred Developer Fee 2nd Residual Receipts Spit - Lender/Deferred Developer Fee MAX Deferre  MOHED RESIDUAL RECEIPTS DEBT SERVICE WOHED Residual Receipts Amount Due	•	Yes Yes 50%/50% 67%/33% Fee Ant (L Dist, Suit Debt Loans	2021  2nd Residual Receipts Splk Begins: 2022  2022  See for data entry above. Do no! knk.);  tive Deferred Developer Fee Earned		24,953		(0)	25,371	25,3
WB Project Dafer Developer Fee At Residual Recipits Spit - Lender/Deferred Developer Fee And Residual Recipits Spit - Lender/Developer Max Deferre MOHCD RESIDUAL RECIPITS DEBT SERVICE MOHCD RESIDUAL RECIPITS DEBT SERVICE MOHCD Residual Recipits Amount Due Proposed MOHCD Residual Recipits Amount To Lean Repayment Proposed MOHCD Residual Recipits Amount To Residual Ground Lessee	•	Yes: Yes 50% / 50% 67% / 33% I Fee Art (L Dist, Suft Debt Loans 29,10%	2021 2021 2021 Residual Receipts Spit Beginc: 2022 2022 2022 2022 2022 2022 2022 20		24,953	4,841	(0)	25,371	25,3
WB Project Dafer Developer Fee  18 Reducial Receipts Spit. Lender/Orderred Developer Fee  2nd Residual Receipts Spit. Lender/Orderred  Max Definite  MAX Def	•	Yes Yes 50%/50% 67%/33% 67%/33% 1 Fee Amt (L Dist, Suft Debt Loans 29,10% 70,90% 0,00%	2021 2021 2021 Residual Receipts Spit Begins: 2022 2022 2020 2020 2020 2020 2020 20		24,953	4,841	(0)	25,371	25,3
Will Project Dafer Developer Fee  It Redical Recolpts Spit. Lender/Orderred Developer Fee  It Redical Recolpts Spit. Lender/Orderred  Max Defente  M	d Develope	Yes Yes 50%/50% 67%/33% Fee Am (I Dist, San Debt Loans 29.10%	2021 2021 2021 Residual Receipts Spit Beginc: 2022 2022 2022 2022 2022 2022 2022 20		24,953	4,841	(0)	25,371	25,3 25,3 4,9 4,9
IVII Project Dafer Developer Fee  Ix Redual Receipts Spit Lender/Deferred Developer Fee  Ix Redual Receipts Spit Lender/Deferred Developer Fee  Max Deferre	d Develope	Yes Yes 50%/50% 67%/33% 67%/33% 1 Fee Amt (L Dist, Suft Debt Loans 29,10% 70,90% 0,00%	2021 2021 2021 Residual Receipts Spit Beginc: 2022 2022 2022 2022 2022 2022 2022 20	-	24,953	4,841 4,841 - 11,794 - - 11,784 8,318		28,371	25,3 4,9 4,9 11,9
IVII Project Dafer Developer Fee?  Ix Reducial Receipts Spit. L. ander/Dollared Developer Fee and Residual Receipts Spit. L. ander/Downer Max Definer Max Definer Max Definer Monto Residual Receipts Amount Developer Spit. MONTO Residual Receipts Amount To Loan Repayment Proposed MONTO Residual Receipts Amount To Loan Repayment Proposed MONTO Residual Receipts Amount To Residual Ground Lesse MON-MONTO RESIDUAL RECEIPTS DEBT SERVICE CLO RESIDUAL RECEIPTS DEBT SERVICE CLO RESIDUAL RECEIPTS DEBT SERVICE MONTO RESIDUAL RECEIPTS DEBT SERVICE SERVICE STATEMENT SERVICE TOTAL NOT-MONTO RESIDUAL RECEIPTS DEBT SERVICE SERVICES SERVICES SERVICES TOTAL NOT-MONTO RESIDUAL RECEIPTS DEBT SERVICE SERVICES	d Develope	Yes Yes 50%/50% 67%/33% 67%/33% 1 Fee Amt (L Dist, Suft Debt Loans 29,10% 70,90% 0,00%	2021 2021 2021 Residual Receipts Spit Beginc: 2022 2022 2022 2022 2022 2022 2022 20		24,953	4,841		25,371	25,3 4,9 4,9 11,9
WIR Project Dafer Developer Fee  Are Residual Receipts Spit. Lender/Orderted Developer Fee  and Residual Receipts Spit. Lender/Orderted  Max Defere  MAX Defere  MAX Defere  MAX Defere  MAX Defere  MAX DEFERENCE  MOHED RESIDUAL RECEIPTS DEBT SERVICE  Lender A Residual Receipt Survey Debt Service  REMAINDER (SINDER NORM) THE SERVICE  TOTAL NORMADINGS DESIDUAL RECEIPTS DEBT SERVICE  REMAINDER (SINDER NORMADING)  TOTAL NORMADINGS DESIDUAL RECEIPTS DEBT SERVICE  REMAINDER (SINDER NORMADING)  TOTAL NORMADINGS DESIDUAL RECEIPTS DEBT SERVICE  REMAINDER (SINDER NORMADING)  TOTAL NORMADINGS DESIDUAL RECEIPTS DEBT SERVICE  REMAINDER (SINDER NORMADING)  TOTAL NORMADINGS DEBT SERVICE  REMAINDER (SINDER NORMADINGS THE RESIDUAL RECEIPTS DEBT SERVICE  REMAINDER SERVICE SERVICE RESIDUAL RECEIPTS DEBT SERVICE  REMAINDER SERVICE RESIDUAL RESIDUAL RECEIPTS DEBT SERVICE  REMAINDER SERVICE RESIDUAL RE	d Develope	Yes Yes 50%/50% 67%/33% 67%/33% 1 Fee Amt (L Dist, Suft Debt Loans 29,10% 70,90% 0,00%	2021 2021 2021 Residual Receipts Spit Beginc: 2022 2022 2022 2022 2022 2022 2022 20		24,953	4,841 4,841 - 11,794 - - 11,784 8,318	(0)	23,371	25,3 4,5; 4,5; 11,9; 11,9;
Will Project Dafer Developer Fee?  Are Redisal Receipts Spit. Lender/Developer Fee and Residual Receipts Spit. Lender/Developer Fee and Residual Receipts Spit. Lender/Developer MAKE Definer  MAKE DEFINE MET DEST SERVICE  MOHEO RESIDUAL RECEIPTS DEST SERVICE  MOHEO RESIDUAL RECEIPTS DEST SERVICE  Lender A Residual Receipt Amount to Lean Repayment  Lender Lender MOHEO Residual Receipt DEBT SERVICE  Lender A Residual Receipt Due  Total Non-MOHEO Residual Receipt DeBT Service  REMANDER (Scholler RESIDUAL RECEIPTS DEBT SERVICE  Lender A Residual Receipt Due  Total Non-MOHEO Residual Receipt DeBT Service  REMANDER (Scholler Receipt Due  Lender S Residual Receipt Due  Total Non-MOHEO Residual Receipt DeBT Service  REMANDER (Scholler  REMANDER	d Develope	Yes Yes 50%/50% 67%/33% 67%/33% 1 Fee Amt (L Dist, Suft Debt Loans 29,10% 70,90% 0,00%	2021 2021 2021 Residual Receipts Spit Beginc: 2022 2022 2022 2022 2022 2022 2022 20		24,953	4,841 4,841 11,794 - 11,794 8,318 8,318	(0)	23,371	26.33 4.55° 4.55° 4.55° 11,69° 6.45°
Will Project Dafer Developer Fee  The Redical Recolpts SpA L. Lender/Deferred Developer Fee  The Redical Recolpts SpA L. Lender/Developer Fee  Max Deferre  MAX D	d Develope	Yes Yes 50%/50% 67%/33% 67%/33% 1 Fee Amt (L Dist, Suft Debt Loans 29,10% 70,90% 0,00%	2021 2021 2021 Residual Receipts Spit Beginc: 2022 2022 2022 2022 2022 2022 2022 20		24,953	4,841 4,841 	(0)	28,371	25,3 25,3 4,57 11,9; 11,
WIR Project Dafer Developer Fee  Are Residual Recolpts Spit. Lender/Owner  Max Defore  Mental Recolpts Spit. Lender/Owner  Max Defore  Months Spit. Lender/Owner  Months Recolpts Spit. Lender/Owner  Months Recolpts Spit. Lender/Owner  Months Recolpts Amount Day  Months Recolpts Recolpts Day  Months Recolpts Recolpts Day  Months Recolpts Recolpts Recolpts Day  Months Recolpts	d Develope	Yes Yes 50%/50% 67%/33% 67%/33% 1 Fee Amt (L Dist, Suft Debt Loans 29,10% 70,90% 0,00%	2021 2021 2021 Residual Receipts Spit Beginc: 2022 2022 2022 2022 2022 2022 2022 20	0	24,953	4,841 4,841 11,784 11,784 8,318 8,318 (200,057) 21,000	(0)	28,371	25,3 25,3 4,52 4,52 11,8 11,8 11,8 11,8 11,8 11,8 11,8 11,
WR Project Dafer Developer Fee?  It Residual Receipts Synt. Lendor/Cherred Developer Fee That Residual Receipts Synt. Lendor/Cherred Max Defere MAX Defere  MAX De	d Develope	Yes Yes 50%/50% 67%/33% 67%/33% 1 Fee Amt (L Dist, Suft Debt Loans 29,10% 70,90% 0,00%	2021 2021 2021 Residual Receipts Spit Beginc: 2022 2022 2022 2022 2022 2022 2022 20		24,953	4,841 4,841 11,784 11,784 8,318 5,318 (200,037) 21,000 4,839	(0)	25,371	25,3 4,5; 4,5; 11,9;
WR Project Dafer Developer Fee?  AR Residual Receipts Spit Lender/Orderted Developer Fee The Residual Receipts Spit Lender/Orderted Developer Fee The Residual Receipts Spit Lender/Orderted MAN Definer  MAN DEFINE SPIT SPIT SPIT SPIT SPIT SPIT SPIT SPIT	d Develope	Yes Yes 50%/50% 67%/33% 67%/33% 1 Fee Amt (L Dist, Suft Debt Loans 29,10% 70,90% 0,00%	2021  John Reidius Receipts Spit Beginc 2022  John Reidius Receipts Spit Beginc 2022  John Reidius Receipts De not Irik.)  ster of data entity above. De not Irik.)  ster Deferred Developer Fee Earned  John, and MOHCD residual receipts policy  Proposed Total MOHCD And Due less Lonn Represent	0	24,953	4,641 4,841 11,784 1,784 8,318 8,316 (200,057) 21,000 4,839 (183,955)	(0)	28,371	25,3 4,5; 4,5; 11,9;
WR Project Dafer Developer Fee?  AR Residual Receipts Spit Lender/Orderted Developer Fee The Residual Receipts Spit Lender/Orderted Developer Fee The Residual Receipts Spit Lender/Orderted MAN Definer  MAN DEFINE SPIT SPIT SPIT SPIT SPIT SPIT SPIT SPIT	d Develope	Yes Yes 50%/50% 67%/33% 67%/33% 1 Fee Amt (L Dist, Suft Debt Loans 29,10% 70,90% 0,00%	2021  John Reidius Receipts Spit Beginc 2022  John Reidius Receipts Spit Beginc 2022  John Reidius Receipts De not Irik.)  ster of data entity above. De not Irik.)  ster Deferred Developer Fee Earned  John, and MOHCD residual receipts policy  Proposed Total MOHCD And Due less Lonn Represent			4,841 4,841 11,784 11,784 8,318 8,318 1200,057) 21,000 4,379 (183,355) 224,023			26,33 4,57 11,81 1
WE Project Dafer Developer Fee?  THE ROGICAL RECORD SAP. Lendon/Cherred Developer Fee 2nd Revidual Records Sapt. Lundar/Cherred Max Definite MAX Def	d Develope	Yes Yes 50%/50% 67%/33% 67%/33% 1 Fee Amt (L Dist, Suft Debt Loans 29,10% 70,90% 0,00%	2021  John Reidius Receipts Spit Beginc 2022  John Reidius Receipts Spit Beginc 2022  John Reidius Receipts De not Irik.)  ster of data entity above. De not Irik.)  ster Deferred Developer Fee Earned  John, and MOHCD residual receipts policy  Proposed Total MOHCD And Due less Lonn Represent	0		4,841 4,841 51,784 8,318 8,318 (200,057) 21,000 4,329 (183,935)			25,31 4,57 4,57 4,57 11,31 11,
WR Project Dafer Developer Fee?  It Redical Recolds SAP. Lendor/Charter Developer Fee It Redical Recolds SAP. Lendor/Charter It Redical Recolds SAP. Lendor/Charter MAX Defore   d Develope	Yes Yes 50%/50% 67%/33% 67%/33% 1 Fee Amt (L Dist, Suft Debt Loans 29,10% 70,90% 0,00%	2021  John Reidius Receipts Spit Beginc 2022  John Reidius Receipts Spit Beginc 2022  John Reidius Receipts De not Irik.)  ster of data entity above. De not Irik.)  ster Deferred Developer Fee Earned  John, and MOHCD residual receipts policy  Proposed Total MOHCD And Due less Lonn Represent	0		4,841 4,841 11,784 11,784 8,318 8,318 1200,057) 21,000 4,379 (183,355) 224,023			25,31 4,57 4,57 4,57 11,31 11,	
WR Project Dafer Developer Fee?  It Residual Receipts Spit Landschower  Max Defere  MR Residual Receipts Spit Landschower  MAX Defere  MOHOD RESIDUAL RECEIPTS DEBT SERVICE  RESIDUAL RECEIPTS D	d Develope	Yes Yes 50%/50% 67%/33% 67%/33% 1 Fee Amt (L Dist, Suft Debt Loans 29,10% 70,90% 0,00%	2021  John Reidius Receipts Spit Beginc 2022  John Reidius Receipts Spit Beginc 2022  John Reidius Receipts De not Irik.)  ster of data entity above. De not Irik.)  ster Deferred Developer Fee Earned  John, and MOHCD residual receipts policy  Proposed Total MOHCD And Due less Lonn Represent	0		4,841 4,841 11,784 11,784 8,318 8,318 (200,057) 21,000 4,379 (183,955) 224,023			25,31 4,57 4,57 4,57 11,31 11,
WB Project Defer Developer Fee?  THE Reducial Receipts Spit—Lander/Underred Developer Fee 2nd Reviside Receipts Spit—Lander/Underred Developer Fee 2nd Reviside Receipts Spit—Lander/Underred Developer Fee 2nd Reviside Receipts Spit—Lander/Underred Developer 3nd Reviside Receipts Spit—Lander/Underred Developer 3nd Reviside Receipts Amount Developer 3nd Reviside Receipts Amount Developer 3nd Receipts Amount Developer 3nd Receipts Spit—Amount Developer 3nd Receipts Developer 3nd Re	d Develope	Yes Yes 50%/50% 67%/33% 67%/33% 67%/33% Feet Ant (L Dist, Suft Debt Loans 29,10% 70,90% 0,00%	2021  John Reidius Receipts Spit Beginc 2022  John Reidius Receipts Spit Beginc 2022  John Reidius Receipts De not Irik.)  ster of data entity above. De not Irik.)  ster Deferred Developer Fee Earned  John, and MOHCD residual receipts policy  Proposed Total MOHCD And Due less Lonn Represent			4,841 4,841 11,784 11,784 8,318 8,318 (200,057) 21,000 4,379 (183,955) 224,023			25,37 4,92 4,92 11,95 11,56 6,45 (167,85 4,23 (167,85 224,02 224,02
MOHICO RESIDUAL RECEIPTS DEBT SERVICE  MOHICO RESIDUAL RECEIPTS DEBT SERVICE  MOHICO PRANCIAL RECEIPTS DEBT SERVICE  PRODESSER MONEY DE RESIDUAL RECEIPTS DEBT SERVICE  LEGGE  MONACHO RESIDUAL RECEIPTS DEBT SERVICE  LEGGE MONEY DEBTOAL RECEIPTS DEBT SERVICE  LEGGE TREATMENT RECEIPTS DEBT SERVICE  LEGGE TREATMENT RECEIPTS DEBT SERVICE  LEGGE TREATMENT RECEIPTS DEBT SERVICE  LEGGET SERVICE RECEIPTS DEBT SERVICE  REMAINDER (SHOULE DE SERVICE PER SERVICE  REMAINDER (SHOULE DE SERVICE PER SERVICE  REMAINDER (SHOULE DE SERVICE  REMAINDER SERVICE - RUNNING BALANCE  REPLACEMENT RESERVE - RUNNING BALANCE  REPLACEMENT RESERVE - RUNNING BALANCE  DESEMBLE RESERVE - RUNNING BALANCE  OFFERNING RESERVE - RUNNING BALANCE  COPIETTS RESERVE - RUNNING BA	d Develope	Yes Yes 50%/50% 67%/33% 67%/33% 67%/33% Feet Ant (L Dist, Suft Debt Loans 29,10% 70,90% 0,00%	2021  John Reidius Receipts Spit Beginc 2022  John Reidius Receipts Spit Beginc 2022  John Reidius Receipts De not Irik.)  ster of data entity above. De not Irik.)  ster Deferred Developer Fee Earned  John, and MOHCD residual receipts policy  Proposed Total MOHCD And Due less Lonn Represent			4,841 4,841 11,784 11,784 8,318 8,318 (200,057) 21,000 4,379 (183,955) 224,023			2.5 2 28.27
WR Project Dafer Developer Fee?  THE Reducial Recolpts Spit Lander/Charlet MAN Definite MAN DEFINITION OF THE RECOLUTION OF THE RESERVED MONITOR RESIDUAL RECEIPTS DEBT SERVICE MONITOR RESIDUAL RECEIPTS DEBT SERVICE RECOLUTION OF RESIDUAL RECEIPTS DEBT SERVICE REMAINDER (SOUTH DES DEBT DEBT SERVICE REMAINDER SERVICE DEBT SERVICE REMAINDER SERVICE OFFICE RESIDENCE SERVICE OFF	dd Developee	Yes Yes 50%/50% 67%/33% 67%/33% 67%/33% Feet Ant (L Dist, Suft Debt Loans 29,10% 70,90% 0,00%	2021  John Reidius Receipts Spit Beginc 2022  John Reidius Receipts Spit Beginc 2022  John Reidius Receipts De not Irik.)  ster of data entity above. De not Irik.)  ster Deferred Developer Fee Earned  John, and MOHCD residual receipts policy  Proposed Total MOHCD And Due less Lonn Represent			4,841 4,841 11,784 11,784 8,318 8,318 (200,057) 21,000 4,379 (183,955) 224,023			29,37 4,92 4,92 4,92 4,92 11,89 8,45 6,45 6,45 6,45 6,45 6,45 6,45 6,45 6
WR Project Dafer Developer Fee?  THE Redical Recolds SAP. Lendon/Charter Developer Fee The Recidal Recolds SAP. Lendon/Charter The Recidal Recolds SAP. Lendon/Charter MAX Defore  MAX Def	dd Developee	Yes Yes 50%/50% 67%/33% 67%/33% 67%/33% Feet Ant (L Dist, Suft Debt Loans 29,10% 70,90% 0,00%	2021  John Reidius Receipts Spit Beginc 2022  John Reidius Receipts Spit Beginc 2022  John Reidius Receipts De not Irik.)  ster of data entity above. De not Irik.)  ster Deferred Developer Fee Earned  John, and MOHCD residual receipts policy  Proposed Total MOHCD And Due less Lonn Represent			4,841 4,841 11,784 11,784 8,318 8,318 (200,057) 21,000 4,379 (183,955) 224,023			25,31 4,57 4,57 4,57 11,31 11,

# 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

# Mayor's Office of Housing and Community Development

City and County of San Francisco



Edwin M. Lee

Olson Lee
Director

# 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.

New Waiting List Submittal Requirement: 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 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.
- <u>Worksheet 3C</u> 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, 5<sup>th</sup> 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

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- · 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 <a href="mailto:moh.amr@sfgov.org">moh.amr@sfgov.org</a>.

Project Name:	
Project Street Address:	·
Reporting Period – Start Date: End Date:	
Owner Compliance Certification	
The undersigned owner, having received housing developmer program funding agreement/s entered into with the City and C purpose of purchasing, constructing and/or improving low-inco	ounty of San Francisco ("CCSF") for the
Initial all statements below, and supply data to make the statem underlined blanks; e.g.:). For any statements that are not on the Annual Monitoring Report Narrative Worksheet. The failu statements below will render incomplete the entire Annual Monitoring the project, which may result in a default condition under the funding scoring penalties in future efforts to obtain funding from MOHCL	true, you must supply a detailed explanation re to provide a conforming response to all toring Report ("AMR") submission for this g agreement/s, and also subject the owner to

reserves.			
	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

	True	False	
8			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	False	
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: <a href="mailto:moh.amr@sfgov.org">moh.amr@sfgov.org</a>.

Property Insurance	the state of the s	
	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:	\$ 5	
	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 02/16/2017

# 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

#### 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.

5140 Commercial Unit Rents. 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

5220 Rent Income - Residential Units Vacancy Loss. 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.

<u>5400 Interest Income - Project Operations.</u> 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 <u>not</u> include charges for bookkeeping or accounting services paid directly by the project to either the management agent or another third party.

#### Salarios/Ronofits

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

<u>6453 Sewer</u>

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.

<u>6546 HVAC Repairs and Maintenance.</u> 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

Ω

- 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 Vietnam
- · 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 Annual	Monitoring Report - Property & Residents - Reporting Year 2016 -
# IDENTIFYING INFO	Mayor's Office of Housing & Community Development
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")
CONTACT INFO	
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

	PROPERTY/MARKETING INFO			7. 14. 15. 2. 14. 14. 14. 14. 14. 14. 14. 14. 14. 14							
25		Is the project any of the following: Transitional Housing, Residential Treatment Program, Shelter or Transitional Group Home? (select "yes" or "no" from the drop-down menu to the left.) If you answer "yes", skip questions 26 through 39 below, and continue with question 40. Also, you must complete worksheet "1B.TransitionalProg."									
	What is the Unit Mix for the Property? Please in										
	Unit Types	Number Of 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										
27	Studio Units	*	. 1	100							
28	One-Bedroom (1BR) Units	***	7	and the second							
29	Two-Bedroom (2BR) Units										
30	. Three-Bedroom (3BR) Units										
31	Four-Bedroom (4BR) Units		area e grande								
32	Five- or More (5+BR) Bedroom Units		1980								
33	TOTAL # Units>	0			•						
34		during the re report here	- How many vaca eporting period? ( is not less than th I on worksheet 3.	Be sure that the number of value.	e number you						
35	0	reporting ye calculated fi You must of transitional	How many eviction ar? (This data in the data that complete workshe housing, a resident transitional group	this field is aut is entered on v et 1C, unless t ntial treatment	omatically vorksheet 1C. he project is						
36		Vacant Unit Rent-Up Time - (in DAYS) State the average vacant unit rent-up time. This is the period from the time a household moves out to when the unit is rented again. If this period exceeds 30 days, you must answer Question # 4 on the Narrative worksheet. (Click on # 4 at left to jump to Narrative worksheet.)									
37		Waiting Lis waiting list?	i <b>t</b> - How many ap <sub>l</sub>	olicants are cu	rrently on the						
38		When was t	he waiting list las	t updated? (m/	уууу)						
39	#	the project of marketing d Question #5	Marketing - Did during the reporting the reporting on the Narrative to Narrative work.	ng period? If yog g period, you n worksheet. (C	ou conducted nust 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	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 <b>Health, Building or Housing Code Violations</b> 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?

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"

51	no	After School Program/s (y/n)
52	no	ഉട്ട Licensed Day Care Service (participant fees are allowable for g day care ONLY) (y/n)
53	no	ຼີ Youth Program/s (y/n)
54	no	ຼິຂຸ Educational Classes (e.g. basic skills, computer training, ຣິ≥ ESL) (y/n)
55	no	୍ଦି କ୍ଷ୍ମ Health and Wellness Services/Programs (y/n)
56	no	င္ဗိ န္တိ Employment Services (y/n)
57	no	င်း နိုင် Case Management, Information and Referrals (y/n)
58	no	ഉള്ള Benefits Assistance and Advocacy; Money Management; ട് Financial Literacy and Counseling (y/n)
59		ഉള്ള Support Groups, Social Events, Organized Tenant Activities (y/n)
60	, .	୍ଦି କ୍ଷ୍ମ 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	Ö	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!

	Annu	al Monitoring Report - Eviction Data - Reporting Year 2016 - Mayor's Office of Housing & Community Development
Project	t Address:	
This sect	ion of the AMR m	ust be completed for all projects, except for transitional housing or residential treatment services.
		no lived in the project during the reporting period:
1		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.
Numb	er of househ	olds in the project who received Notices of Eviction during the reporting period for each of the following reasons: ason applies to a household, report only the primary reason.) You MUST answer every question (i.e., enter zero it applicable).
2	1	Breach of Lease Agreement
3		Capital Improvement
4		Condo Conversion
5		Demolition
6 7		Denial of Access to Unit Development Agreement
8		December 1 September 1 September 2 Septemb
9		Failure to Sign Lease Renewal
10		Good Samaritan Tenancy Ends
11		Habitual Late Payment of Rent
12		llegal Use of Unit
13 14		Lead Remediation  Non-payment of Rent
15	-	Nulsance
16		Other
17		Owner Move In
18		Roommate Living in Same Unit
19		Substantial Rehabilitation Unapproved Subtenant
20 21 ·	0	Unapproved Souteraint Total number of households who received Notices of Eviction
	1	Total Territory of Todas Front State
Number	er of unlawfu e than one rea	I detainer actions filed in court by the owner against tenants in the project during the reporting period for each of the following reasons: ason applies to a household, report only the primary reason.) You MUST answer every question (i.e., enter zero if applicable).
22		Breach of Lease Agreement
23		Capital Improvement
24		Condo Conversion
25 26		Denial of Access to Unit
27		Denial of ACCess to Onit Development Agreement
28		Ellis Act Withdrawal
29		Failure to Sign Lease Renewal
30		Good Samaritan Tenancy Ends
31		Habitual Late Payment of Rent
32 33		Illegal Use of Unit Lead Remediation
34		Leed remediation Non-payment of Rent
35		Nuisance .
36		Other
37		Owner Move In
38		Roommate Living in Same Unit
39 40	· ·	Substantial Rehabilitation . Unapproved Subtenant
41	0	Onepproved Guteriani Total number of unlawful detainer actions filed
Numbe	er of househo	olds evicted from the project during the reporting period for the each of the following reasons:
	e than one rea	ison applies to a household, report only the primary reason.) You MUST answer every question (i.e., enter zero if applicable).
42		Breach of Lease Agreement
43		Capital Improvement  Condo Conversion
44 45		Cond Conversion Demolition Demolition
46		Denial of Access to Unit
47		Development Agreement
48		Ellis Act Withdrawal
49		Fallure to Sign Lease Renewal
50		Good Samaritan Tenancy Ends Habitual Late Payment of Rent
51 52		Habital Late Payment of Rent Illegal Use of Unit
53		illegal use or onit.
54		Non-payment of Rent
55		Nulsance
56		Öther
57		Owner Move In Roommate Living in Same Unit
58 59		Roommate Living in Same Unit Substantial Rehabilitation
60		Unapproved Subtenant
61		1013 number of households evirted (total also used to answer question #25 on Modroback (A)

	8	D )	F	Н.		L	N.	P R
15	Annual Monitoring Report - Fiscal Activity - Reporting Year 2016	- Mayor's Office	of Housing & Co	mmunity Develop	nent	DESCRIPTION OF THE PROPERTY.	teran transportation (Facility Comments)	2a. Het LOSP Revenue for this reporting period. MUST be amount shown on MOHCD LOSP
16	NCOME & EXPENSES					LOSP	REPORTING	disbursement form, enler in cell ISS.
17 18	12 Month Report Fedod	Start Date:	1/0/1800	End Date:	1/6/1900	#LOSP Units	# non-LOSP Units	ccc Must match LOSP Diplomental Form I  Zb. If the project receives other source/s of Rental Assistance Payments, enter the total
18	Number of Units>	Account			16	Resident	iai Breakdown	amount in cell J12, and the sourcels in cell J19.
20	Description of Income Accounts	Number	Residential	Non-Residential	Total	LOSP	non-LOSP	Rental Assistance Pmts - OTHER - Amount
21						SVALUEI	0%	Rental Assistance Pmis - OTHER - Source/s
ı	Rental (ncome			un initian una	giparus <del>, i</del> sa ia K	Autoria de la companya del companya del companya de la companya de		2c. If the project has been pre-authorized in use an Talternative LOSP spill" in allocate the Rental Assistance Payment, enter the LOSP percentage in cell 124.
П	Housing Units - Gross Potential Tenant Rents Rental Assistance Payments (Mentify ALL sources in row below if applicable, including	5120		5			\$0,00	Pre-authorized akemative LOSP split for OTHER source's of Rantal Assistance Payments.
24	LOSP funding)	5121	i e sate			#VALUE!	#VALUE!	T T
25	Source/s->							USP noo-LOSP
26	Commercial Unit Rents	5140	\$0,00	\$0.00	\$0,00	#VALUEI	#VALUE	20.00% 2000 001
28	sub-total Gross Rental Income; Vacancy Loss - enter amounts as negative numbers!		30.00		Vocahcy Jala	Management of the Control	WALLES OF	1000
П				Mustellek & explain;fl: Residential Vac				•
29	Housing Units	5220		Radician Dal Vac Rate to 2 15%			\$0.00	,
	Commercial	5240			8,08%			
31 32	. zub-lotal Vacancies:		\$0.00	\$0,00	\$0,00	\$0.00	\$0.00	
33	NET RENTAL INCOME:		\$0.00	\$0,00	\$0.00	#VALUE!	#VALUE!	
	Other Income Garage and Parking Spaces	5170	modernia.	a dinala dina	San San San	HVALUEI		
37	Miscellaneous Rent Income	5150				#VALUE!		
1 (	Supportive Services Income - Do not enter supportive services Income if it is tracked in a separate budget and not appropriate per MOHCO toan terms to be included in Residual							
38 39	Receipts calculation.  Supportive Services Income Source/s- identify program source(s) if applicable>	5300	W. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.		12	#VALUE	#VALUE!	
	Interest Income - Project Operations (From Operating Account Only)	5400	<b>.</b>			#VALUE!	#VALUE!	LOSP spht calculation LOSP non-LOSP
	Laundry and Vending Tenant Charges	5910 5920	<del> </del>	<del>                                     </del>		#VALUE!	#VALUE!	LOSP non-LOSP
43	Other Revenue	5990	<u> </u>			#VALUE!	#VALUE!	
44	sub-total Other Income Received:		\$0.00	\$0.00	\$0.00	#VALUE	#VALUE	-
46 47	TOTAL INGOME RECEIVED:		\$0,00	\$0.00	\$0,00	#VALUE	#VALUE	7
47 45 49	NCOME & EXPENSES	Account		1		. Rackland	lial Breakdown	,
50	Description of Expense Accounts Management	Number	Residential	Ron-Residential	. Total	LOSP	non-LOSP 0%	Pre-authorized alternative LOSP spile
52	Management Fee "Above the Line" Asset Management Fee (amount allowable may be limited, see Asset Mgt.	6320				#VALUE!	#VALUE!	0.00%
53 54	Above the Lone: Asset management ree (amount asoveone may be inneed, see Asset Mgt. Fee Policy)  sub-total Management Expense:		\$0.00	\$0.00	\$0,00	#VALUE! #VALUE	#VALUE!	0.00%
55	Salaries/Benefits		\$0.00		10.00			LOSP REVISED AND AND AND AND AND AND AND AND AND AN
	Office Salaries Manager's Salary	6310 6330			क्षा - कि.सुक्त - क्ष	#VALUE!	#VALUE! #VALUE!	0.00%
	Managers Salary  Employee Benefits: Heakh Insurance & Disability Insurance	6723	<del></del>			#VALUE!	BVALUE	- 000%
	Employee Benefits: Retirement & Other Salary/Banefit Expenses					#VALUE	#VALUE!	0.00%
60 51	Administrative Rent Free Unit sub-total Salary/Benefit Expense:	- 6331	\$0.00	\$0,00	50,00	NVALUEI.	#VALUE!	70 BOX
	Administration Advertising and Marketing	6210		T		#VALUE!		
54	Office Expenses	6311				#VALUE!	\$0,00	
65 66	Office Rent Legal Expense - Property	6312 6340	<u> </u>			#VALUE!	\$0,00 #VALUE!	COSP MON-LOSP
67	Audit Expense Bookkeeping/Accounting Services	5350 6351			1 4 7 6	#VALUE!		
69	Bad Debts	6370	<u> </u>		1 1	BVALUEI	#VALUE!	
70 71	Mercepagea, Administration Sciences (must click & explain (f >519k) sub-datal Administrative Expense: UMides	6390	\$0,00	0 \$0.65	00,02	#VALUE	\$0.00 WALUE	
72 73	Utilides Electricity	6450	Τ	T		#VALUE!	1 #VALUE!	
74	Water	6451			்க்க நி.ந் ந	#VALUE	\$0.00	
75 76	Gas Sewer	6452 6453	<del> </del>			#VALUE!		
77	Yaxes and Licenses		\$0,00	0 \$0,00	\$0.00	MVALUE	1 #VALUE	Pre-authorized alternative LOSP split
	Real Estate Taxes	6710				#VALUE	*A	D LOSP non-LOSP
	Payroll taxes Microflaneous Taxes 1 icenses and Permits	6711	<del> </del>	1		#VALUE!	#VALUE! \$0.00	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
82	Miscellaneous Taxes, Licenses, and Permits sub-total Taxes and License Expense:	1 .0118	\$0.00	0 \$8,00	\$0.00			
B4	Insurance Properly and Liability Insurance	6720		F	10.	#VALUE		
66	FideRy Bond Insurance Workers' Compensation	6721 6722		<u></u>	- 7	#VALUE!		D LOSP nen-LOSP
87 88	Directors & Officers Lisbidies Insurance sub-total Insurance Expenses Maintenance and Repairs	6724	\$0.00	0 \$0.00	00,02	#VALUE	\$0.00	0
85	Mulnienance and Rapairs	9020202020						
90	uron fair Noise de Andatúl na gcalaigae and noise Afraluaint naise ghibair ea head formala se dhinn 1790 da fallulath da dhi mae barr dh'ann a sao da saond tha ampunia in s	PENSEBELIGIBLE P Ava 103 (mot eaplis)	ON PAYMENT BY REP   BR 4 2 10 2 15 below to	DACEMENT RESERVE ( APRAI)	populi) a midula	LOSP	AbniLOSP	LOSP split calculation
91	Payroll	6510		The second secon		#VALUE		0 LOSP non-LOSP
92	Supplies Contracts	6515 6520	+	1		WALUE	#VALUE!	
	Contracts Garbage and Trash Removal	6520 6525	<u> </u>		(a 1	#VALUE! #VALUE		0.809 Pre-Ministral alternative (OSP spik forcontracts)
95	Security Payrol/Contract	6530			1	#VALUE!	#VALUE!	0,000
	HVAC Repairs and Maintenance Vehicle and Maintenance Equipment Operation and Repairs	6548 6570	+	-	10211-001	#VALUE #VALUE		
98	Miscontinuous Contratos; and Magazanas en Escenties (must click & explain if a \$10k)	6590	1		18/18/2005	#VALUE	\$0.00	0
59	sub-total Maintenance Repair Expense: Supportive Services: do not enter supportive services expenses if tracked in separate but and not eligible to be considered analyst project licence for pasticular project.	1	\$0.0	0 \$0.00	50.00	#VALUE	#VALUE	Pre-authorized afternative LOSP spfs
100	budget and not eligible to be counted against project income for residual receipts calculation.	6900	1	-	14 3	WVALUE	#VALUE!	0,00
101	SUB-TOTAL OPERATING EXPENSES:		\$6,0	ia \$0.00	80.00	0 #VALUE	= #VALUE	EILOSP non-LOSP :
101	Capital Maintenance Repairs/improvements eligible for payment by Replacement		50,0	30.00	30.00	WALUE	- WANTOE	- India Cor
	Reserve. If capital costs were entered in amounts for Maintenance & Repairs section above and are eligible for payment by the Replacement Reserve, please enter details in				1.2			
102	Replacement Reserve-Eighble Expenditures below, beginning from row 207. Amounts provided in F210:215 will be linked to cell F102 and netted out from operating expenses.		\$0.0	10	7.5	#VALUE	\$0.00	0
٢	Ron-Capital Maintenance Repair Expenses eligible for payment by Replacement	90.5	1		100		1	1
l	Reserve. Only anter amounts here if they were included in amounts entered for Maintenance & Repairs section above and will be reimbursed by Replacement Reserve.		1					
1	Amount will be netted out from operating expenses. Enter as positive number,	V.	4	Programme and the second	100-000	#VALUE	\$0.00	
103								
104	YOTAL OPERATING EXPENSES:		\$0.0			#VALUEI	#VALUE	
104 105 106				Non-Rasidantial	Total 50.00	D MVALUE	#VALUE	- T

8	, D	l <u>F</u>	1 н		r	N	! P	I R
Annual Monitoring Report - Fiscal Activity - Reporting Year 2016 -		of Housing & C	ommunity Develop	ment	- Leskien Resident	Jal Breakdown	Pre-authorized all	emalive LOSP epit
11 4. Oround Lease Baze Rent & Dabt Service (Principal and Interest)	ame of Lessor or ander / Describe Other Amt Paid	Residential	Hon-Residential	Total	LOSF	non-LOSP	LOSP	non-LOSP
12 Ground Leaxe - Base Rent (provide Lessor name to the right) 13 Bond Monitoring Fee   14 English   15 Engli					#VALUE! #VALUE!	#VÅLUE! #VALUE! #VALUE!		0,0 0,0 0,0
14 Lender1 - Principal Paid (provide lender name to the right) 15 Interest Paid 16 Other Amount (describe to the right)					#VALUE #VALUE	#VALUE! #VALUE!		0.0
17 Lender 2 - Principal Paid (provide lender name to the right) 18 Interest Paid 5					#VALUE!	#VALUE!		0.0
19 Other Amount (describe to the right) 20 Londer3 - Principal Paid (provide lender name to the right) 21 Interest Paid					#VALUEI #VALUEI	#VALUE! #VALUE!		0.0
22 Other Amount (describe to the right) 23 Lender4 - Principal Paki (provide jender name to the right)					#VALUE!	#VALUE!		0.0
24 (plerest Paid 25 Other Amount (describe to the right) 26 Total Ground Lease Base Rent + Debt Service Payments	5.0.0400366	\$0,0	• • • • • • • • • • • • • • • • • • • •	\$0.00	#VALUE!	#VALUE!		01
76 Total Ground Lease Base Rent + Debt Service Payments 77 78 5. Reserve Account Activity Impacting Operating Account Replacement Reserve Required Annual Deposit (Source is Operating Account.) Enter as		\$0.01	50,00	30,00	LOSP	#VALUE	Pre-authorized alt	non-LOSP
29 positive number,  30 Operating Reserve Deposits (Source is Operating Account.) Enter as positive number,	1320			\$0.00	C-12-20-20-20-20-20-20-20-20-20-20-20-20-20	#VALUE!		0)
Operating Reserve Account Withdrawels (For deposits to Operating Account.) Enter as 31 positive number,	1300			\$0.00	#VALUE!	#VALUE!		0.0
Other Required Reserve Account Deposits (Source is Operating Account, Enter as positive 32 humber, Identify reserve account in next coi) (1330) Other Required Reserve Account Withdrawals (For deposit to Operating account, Enter as				\$0.00			LOSP split	calculation
33 postive number. Identify account in next co!> 34 Net Reserve Activity: 35		\$0.0	\$0,00	\$0,00	#VALUEI	#VALUE!	LOSP, MYSTA IN TRACE	non-LOSP
36 Surplus Cash, Detail (NOI minus Debt Service and Reserve Activity)		\$0.0	50.00	\$0.00	Cell's below allocate	#VALUE any non-residential surplus om e 133	Pre-authorized alternative LC	DSP spik for Non-Res Surphus
If amount for Surplus Cash above is negative; -you must provide a detailed explanation to question #\$ on the Narrative worksheet		Goto	void Narrative questi	ion #8			LUGA	non-cust
-you must NOT supply data for any of the fields for Uses of Surplus Cash below  Surplus Cash, Total		1250560000000000000000000000000000000000	Harana ay ay ay	\$0.00		#VALUE!		0.0
Distribution of Surplus Cash/Residual Receipts - (Response Required.) In the space distributions of Surplus Cash that accurately reflects the requirements under all MOHCD agreements that govern. Please Include the calclustion methodology, applicable annual in 143-164, select the distribution priority for each of the uses of cash flow/suprius cash in co.	e below, please p agreements as W Icreases, alo. Fol olume M. If dietr	rovice a detailed in all as the requirem proposed distribut thirdien of surmine	errative summary of all ents of other funders a tion amounts entered it a costs to not ellowed.	nd any other n column J, raws				
40 agreements or other funder agreements, enter N/A in the box below.								
						35		
41 USES OF SURPLUS CASH THAT ARE AUTHORIZED TO BE PAID PRIOR TO CALCULATE PAYMENTS (IF APPLICABLE)	ON OF RESIDUA	L RECEIPTS	Distribution Priority (select below)		Residen	tel Breakdown		
Operating Reserve Replenishments (Deposits made out of surplus cash to satisfy     Invinional balance requirements)		i terior	(48.66)		LOSP	non-LOSP	Pre-authorized afternative Li	OSP apit for Non-Res Surplus
7. "Below-the-line" Asset Mgt Tee (prior written authorization from Cky/SPRA may be 44 required, see Asset Mgt. Fee Pokey).  Ba. Partnership Management fee due from this reporting period, if any (tax credit						\$0.00	LOSP	non-LOSP
45 projects only, not allowed if project is beyond 15-year compliance period;  8b. Partnership Management fee accrued but unpaid from PRIOR reporting periods,  If any (lax credit projects only; per CRy policy, not allowed if project is beyond 15-year  46 conclines period).		1.557.7			WALUE	#VALUE!		
Sa. Investor Services Fee (aka L.P. Asset Management Fee) due from this reporting period. If any (tax credit projects unit); per City policy, not allowed if project is beyond 15-dd year compliance period).  185. Investor Services Fee (aka L.P. Asset Management Fee) accrued but unpaid from	direction of the second	1	Ŋ		#VALUEI	HVALUE		
PRIOR reporting periods, if any (tax credit projects only; per City policy, not allowed if 48 project is beyond 15-year compliance period).						\$0.00	Pre-authorized alternative LG	SSP spik for Non-Res Surplus
49 10. Deferred Developer fee, if any  11. Other payments: use question #1 on the Narrative (worksheet #4) to provide details about any fees or other payments, including ground lease residual rent payments for a non-	Ga to ws-l				#VALUE	#VALUE		0.6
MCHCD/OCII ground lease, Faiure to provide details will result in disallowance of this expense. You may only include payments that were approved by MCHCD at time of funding 50)that are also explicitly authorized by a Partnership Agreement or similar project document.	<u>BI</u>				BVALUEI	#VALUE		1243 2022 San Dag
53 12b), Debt Pmt to other fender2; Principal Paid (note lender name to right) ef	d Postal				#VALUE! #VALUE! #VALUE!	HVALUE! #VALUE!		0.6
56 (12b). Debt Pmt to other lender2: Interest Paid 55 Total Payments preceding Residual Receipts Calculation: 66	erio Persona	1000		\$0.00	#VALUE! #VALUE!	#VALUE #VALUE A LES AND EDAYS		0.0
57 13. RESIDUAL RECEPTS			Distribution Priority	\$0.00	#VALUE!	\$VALUE!		
159 159 MOHCD Residual Receipts Due for Loan Repayment 150 135 MOHCD Residual Receipts Due for Coan Repayment 150 135 MOHCD Residual Receipts Due for Ground Lease Residual Rent Payment	uraniant	Page and the Page of the Con-	(select below)		\$0.00 \$0.00	#07-LOSP \$0.00 \$0.00	Pre-authorized alternative LC 0.009	
15) 13c Sublolal Reskfuel Receipts Payments to MOHCD				\$0.00	\$0,00		,	
62 13d, Residuai Receipts Debt Pmt to other lender3 (note lender name to right)  163 13e, Residuai Receipts Debt Pmt to other lender4 (note lender name to right)					#VALUE!	#VALUE!		00
64 13 f. Residuel Receipts Debt Pret to other lender5 (note lender name to right) 65 Total Residual Recipts Payments: 66 DO NOT SUBMIT YOUR PROPOSED RESIDUAL RECEIPT PAYMENT TO MORCO W	ATU TUJE AU-	MONCO MAL	WEW YOUR PROPERTY	\$0.00		#VALUE #VALUE ini Breakdown		0.
AND GENERATE AN INVOICE IF THE CALCULATION CAN BE VERIFIED AS APPROI	PRIATE; IF THE J.	CALCULATION C	ANNOT BE VERIFIED	SED PAYMENT D, MOHCD WILL SO.00	LOSP #VALUE!	non-LOSP #VALUE		•
66 Remaining Balance	And and an	Control of the Control		\$0.00	If 1.168 is >D enter	#VALUE!		
Proposed Owner Distributions (provide description in column D and enter amount in			•		that number in J170 8 L171 below. The amount wiff be treated as the LOSP			
70 column J. If an amount is entered, a description is required.)			<del></del>		CY stirplus.	If N168 is >0, You may		
Proposed Other Distributions/Uses (provide description in column D and enter amount in column J. If an amount is entered, a description is required. If you had a Calendar Year 731 COS purpose clean approaches the fact of the color of the column of the color of the						enter that emount in J171 & N170 above if your LOSP budget allows an		
7.7 I COPF surplus, please acknowledge that and note muct arrount.) 7.7 COPF surplus, please acknowledge that and note muct arrount. 7.7 COPF surplus, please acknowledge that and note muct arrount. 7.7 I COPF surplus, please acknowledge that and note muct arrount. 7.7 I COPF surplus, please acknowledge that and note muct arrount. 7.7 I COPF surplus, please acknowledge that and note muct arrount. 7.8 COPF surplus, please acknowledge that and note muct arrount. 7.8 COPF surplus, please acknowledge that and note muct arrount. 7.8 COPF surplus, please acknowledge that and note muct arrount. 7.8 COPF surplus, please acknowledge that and note muct arrount. 7.8 COPF surplus, please acknowledge that and note muct arrount. 7.8 COPF surplus s	ministration and	naturania Tali		SECURIORIST CONTRACTORIST	#VALUE	owner distribution	1	

B	D	F	Н		L I	N .		
Annual Monitoring Report - Fiscal Activity - Reporting Year 2016	- Mayor's Office	e of Housing & C	ommunity Develop	ment				
RESERVE ACCOUNT DETAILS	and the second	(20 No andrea	e and space	Park Strick Co	4			
OPERATING RESERVE (Do not leave blanks for only questions sixting for a number, follow to Minimum Regulared Balance;	ro itulead.) 🖂 👀				1		•	
<u> </u>		1		100				
Actual Annual Deposit (don't edit - taken from page 1 account number 1365):	\$0.00							
Interest Earned: Annual Withdrawal Amount (enter as negative number)		1						
2 3 Ending Balance (don't edit cell calculated):	\$0.00							
Required Annual Deposit:								
5 Total Operating Expenses plus debt service (don't edit cell - calculated) If the calculated percentage shown to the right (Op Reserva Account Ending Balance divided by Total Op Expenses) is less than 23.5%, you must describe how the project will remedy the shortfall in the adjacent cell.	\$0.00							
If the calculated percentage shown to the right is greater than 26.5%, you must explain why the Op Reserve balance exceeds MOHCO's requirement in the adjacent cell.	0,000%				-			
REPLACEMENT RESERVE (Do not have branks for any questions asking for a number, enter Minimum Required Balance; Deginning Balance;	er zero instoad)							
Actual Annual Deposit:								
Interest Earned: Annual Withdrawal Amount (enter as negative number):		100000		Otto Co.	The state of the s			
3 4 Ending Balance (don't edit cell – calculated);	\$0.00	3 1000						
Required Annual Daposit (do not edit - taken from page 1 account number 1320):	\$0.00				1			
Describe how the amount of annual deposit and the minimum required balance is determined.								
7  S CHANGES TO REAL ESTATE ASSETS   SCHOOL OF THE CALEGORIES BY ASSETS   SCHOOL OF THE CALEGORIES BY ASSETS   STATE ASSETS	er de la verte de la companya de la	2.65 Sept. 200	35-50-50-50-V-60-6	क्ष्याल्यास्य स्टब्स्ट	₫			
enter regining and Ending passines in each of the categories issted below. Changes it assessed allowable.  Building & Improvements	vicywith mil	Balanca, 1/06/1900	Changes	Balance, 1/00/1500	4			
Official Improvements			. so.oo		-			
Side Improvements			\$0.00	ļ	4			
Z Land Improvements		<del> </del>	\$0.00		4			
3 Funkure, Fixtures & Equipment		<del> </del>	\$0.00	<u> </u>	4			
4			\$0.00					
Other 5			\$0 CC					
Replacement Reserve-Eligible Expenditures: Provide details below about the Capital	and non-Capital E	Expenditures that are	Replacement Reser	re-eligible.				
Capibal Repairs and Improvements: Enter capital repairs and improvement costs associate positive change, an entry a request on each corresponding category in rows 20-02.51 (filted positive change, as the corresponding category in rows 20-02.51 (filted positive changes can be considered in the control of t	ene" if the operation out "Use the second Rep	ng acount is used to I tion below to supply a airs and improvem	und the repair and was a description of the cap into Funded By:	not reimbursed by tail repairs and				
9 Capital Repairs and Improvements - Categories	Reserva	Operating Account	Other Source	Total Amount				
0 Building & Improvements			<del>                                     </del>	\$0.0	7			
1 Offsite Improvements	L	1	<del>                                     </del>	\$0.00	1			•
2 Sile Improvements		<del></del>	<del> </del>	50.01	1			
3 Land Improvements		<del>                                     </del>		\$0.00	1			
4 Furniture, Fintures & Equipment				\$0.00	٩			
5 Other			<u></u>	\$0.00				
G Total Toestration of Capital Resoluti and Improvements 2019-25-25-25-25-25-25-25-25-25-25-25-25-25-	\$0.0	0 \$0.00	oj \$0.0 50.000	0  \$9,0  2020 1415 1435	2			
5 Non-Capital Replacement Reserve Eligible Expenditures (i.e., labor costs): Enter the ad g section below to supply explanations	mounts used to funi	d non-captal replacer	nent reserve eligible es	penditures. Use	1			
O SOUTE		athary suga		Amount	4			
Paid out of Operating Budget, to be reimbursed by RR (shows the amount entered in row 10' Paid Directly from Replacement Reserve	1 above}		<u> </u>	30.00	4 .			
Other Source				<u> </u>	4			
13								
14 Explanation of Non-Capital Replacement Reserve Eligible Expenditures		ya da a	Total	\$0.0	0			
					1			
S TOTAL REPLACEMENT RESERVE ELIGIBLE EXPENDITURES: No Resturned Source			I a series	ı .	4			
TOTAL REPLACEMENT RESERVE ELIGIBLE EXPENDITURES: n.e. Revisement bravier with the time revers proof shadowind screed to A final Revisible Speeddome You rest proof and date above or an application below if the RM whiteher amount accred to the RM whiteher amount accred to the RM RM great Speeddome.	RR Withdrawa Amount	al \$0.00	Total RR-Eligibi Expenditures	\$0.0	-			

<del></del>	Annual Monitoring Report - Fiscal Activity - Reporting Year 2016 - Mayor's Office of Housing & Community Development				ı
23	IN FEDERAL PROGRAM INCOME REPORT A STATE OF THE STATE OF			*	
23	st 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 menual navigation:				
23	as http://www.st-muh.org/Austiness/SoverCov.urenit.osp//.cv.mmentid=5/14(	* .			
27	Overview of Federal (HOME and COBG) Program Income				
27					
23	ECDBG PROGRAM INCOME				1
22	Proposed amounts to be used to fund stiglifie CDBS activities as described in the Federal CDBS Program Regulations at 24 CFR 57(201-008 and consistent with the 27 CMA 2015-2019 Consolicated Plan 2016-17 Acids Plans as follows:  AMOUNT DESCRIPTION				
F	Amount to be used for CDBG eligible activity#1 (provide amount in cell to the right,				
27	and activity description and regulation citation in column furthest to the right):				
_	Amount to be used for CDBG eligible activity#2 (provide amount in cell to the right, and activity description and regulation distallon in column furthest to the right);				
120	Amount to be used for CDBG eligible activity#3 (provide amount in cell to the right,				
24	and activity description and regulation citation in column furthest to the right):				
<u> </u>	Amount to be deposited for use on future eligible CDBG activities that will be				
l.,	undertaken by June 30, 2015 (provide amount in cell to the right, and activity  11 description and regulation citation in column furtheat to the right):				
144	Other (provide amount in cell to the right, plus activity description and regulation		,		
24	42 citation in column furthest to the right):				
L.	Total CDBG Program Income Calculation(see instructions for guidance on how to 43 calculate)				
124	scatuate) 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				1
24	and Community Development for the use of CDBG program income received during the 2015 reporting period as depicted above.				1

																				(4)
			er en er er		Annual	Monitori	ng Report - 0					Year 2016 - Mayor's O								
roject A	dress; ,							Data su	pplied on th	ils workshe	et must be from	n the rent roll of the last month	of the reporting period that was	entered on w	orksheet 1A.	1/0/	1900	# Units:	0	<u></u>
a secondario	examenta.													ENDANGED AND				TESTS NATIONAL		Construction of
		Provide t     Identify r	the data reque: nanager's unit	sted for the ten with the unit nu	ant populati Imber, follov	on that was r by - Mgr. I	esiding in the pro For example, if th	ject <u>at the er</u> e manager o	of the Recupies Un	porting Per	<u>iod</u> . lumn D, enter	*501 - Mgr." For vacant units a	and manager's			t.				
		units, pro	vide data in co	olumns D, E, P,	R and T on	lv.						ame as the data entered in col				and the			100 1312.0	15
		(within re	porting period)	), respectively.								ize) for the first unit that the ter								
		the proje	ct. i.e. when th	ev first moved i	in to the buil	ding.						p-down-menus to ensure that !					1.00			
¥.,		pasting o	conforms with t	he choices of th	he drop-dow	n menu. Thi	s will help preven	t you from s	ubmitting fo	rms with inv	alid data, Any	forms with invalid data will be	returned with							
						Sections and	I SECULIA SECUL	February Colonia	I describe a	r see akstaa	ESSENCE CONTRACTOR	1		Inches de la constant				1900 No. 200 No. 20		
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		Unit Type	Date of SECTION		Hazsahald Size	Oute Of Most Recent Income Recent Cation WITHIN REPORTING	Household Annual Income as of Most	Nousehold Size (number) as of Most Recent Recentication	Min Occupancy	Mex	Is the Household	Overhoused / Overcrowded — Namstive. (Explanation required for each row where indicator is displayed in Column N and Col O			Amount of	Amount Tenent	Utility Allowance	Date Of Most Recent	Amount of Most	Name of Book
Row Num	Unit No.	Unit Type (Bed / SRO / Studio / 16R / 2BR / 3BR /	Date of INITIAL OCCUPANCY (m/G/yyyy)	Household Armusi Income AT INITIAL OCCUPANCY	AT INITIAL OCCUPANCY (number)	WITHE	WITHIN REPORTING	Recentification WITHIN REPORTING	Min Occupancy for Unit Type (per data entered on worksheet (A)	Occupancy for Unit Type (per data entered on worksheet 1A)	Overhoused or Overcrowded?	esteroring dicumstances that justify the Overhoused/Divergranded status:	Rental Assistance Type (select "none" if none)	Amount of Rental Assistance	Maximum Gross Rent Altored for Unit (enter 50 ff o/a)	Paid Rent for Unit	(Enter \$0 H atl utilities, are included.)	Date Of Most Recent Rent Increase WITHIN THE REPORTING	Amount of Most Recent Rent Incresse WITHIN THE REPORTING PERIOD	Nage of Rent Increase (calculated, do not enter)
		48R / 5+BR)			(	PERIOD (m/d/yyy)	PERIOD	PERIOD	workweet IA)	worksheet (A)		summarize efforts made to transfer HH to smit of appropriate size.)			(same, 20 il tAw)		included.)	PERIOO (mAU)))))	PENDO	
-									15000											160 miles (170 miles (
2											30.1 S.	2.5							i,	
3									Activities to	8842	PETROL	100						1000	especial series	100
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6									63/3/66	16000	*1000	5 (4 Text) - 14 (5 Cent)		<b>_</b>				36,000	Description.	
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41			<del>                                     </del>	<b>†</b>	-				120.50	1980000	\$100 miles			<del> </del>		<b>-</b>	<del>                                     </del>	120	3 S S S S S S S S S S S S S S S S S S S	199
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					ing Report - Demographic Information - Reportings of the Reporting of the Reporting of the Report of		2016 -					
Project A	ddress:	Data supplied on this worksheet must be from the rent roll of the last month 0 # Units:										
		<ul> <li>Select one</li> <li>Select one</li> <li>For legacy</li> </ul>	Ethnicity category Race category for race and ethnicit	ry for the head of household or the head of household. If ty 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" tethnicity as a single field, an additional category of "Not Reported" should be used vould be listed as Latino/Hispanic and his/her race would be listed as "Not Reported"		e a head of hou	sehold's race if it is	ilisted as			
tis estrict	Billing Harpey	alionoitava.	Traisvest sales	breiouiscolosistatutuiliikkii stoi 9 Sept.		Selvinorezonale	Repositoralis	SVL au Suit operation	Disastes Austroatians with measured			
G. Row Num	Unit Type Household Size (Bed / SRO) (number) as of / Studio / Most Recent 1BR / 2BR / 3BR / 4BR / 5+BR) PERIOD Ethnicity (select from drop down menu)			Ethnicity (select from drop down	'H 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			<u> </u>									
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	Annual Monitoring Re		ousehold Demographics - Rep Community Development	orting Year 2	2016 -	,
Pr	oject Address:	. •	Last Day of Reporting Period	1/0/1900	# Units:	0

Ho	isah	hio	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 Residents	0	

<sup>\*</sup>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	
Black/African American and White	0	
Other/Multiracial	0	
Not Reported	0	
Total Head of Households	0	

## Other Household Demographics

	# Reported
Female Headed Households	0
Elderly Households	0
Households with Children Under 18	0
Number of Children Under 18	0
Households with Tenant with Physical Disability	0
Households with Tenant with Visual Disability	0
Households with Tenant with Hearing Disability	0
Households with Tenant with No Disability	0

Target and Actual Population Served

Targ	get Population	Ad	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 Physically 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.

Use this space to record notes about any peculiarities in the data entry process. For example, if you

## 1. Explanations & Comments

worksheet	that was o	stead of a sir done, and de s entered for	scribe the	e formula	& underly	ing numb	ers. Also ι	se this fie		
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## 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:

Date Issued	Issued By	Description	Cleared? (y/n)
	Date Issued	Date Issued Issued By	Date Issued Issued By Description

(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. \*\*

lajor Repairs	ir or replacement needs that	t have been identified a	s haing raquired wi	thin the
	ated plans to pay for whatev		s being required wi	um ue
				•
acant Unit Rent-Up		0		
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					•	
	rmative Marketing	0		•		
ma	you conduct any marker rketing that was conductions the marketing that	ted, including				
•	<ul> <li>a. when the marketing w</li> <li>to apply for the projec</li> <li>b. any advertising, direc</li> </ul>	zt;		•	ast likely	
	c. how many household after the marketing w	s were on the waiting li	• =		were on it	
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If the Exp	e project had a VACANG ense section of the work a. A description of the w the identified causes b. A description of the w viable remedies that c. A description of the p	resheet "2 Fiscal," you nown work done to analyze the are; and work done to identify me have been identified; and lan to implement any re	nust supply the follow e cause/s of the vac eans of reducing the nd emedies, including s	wing: ancy rate, and what vacancy rate, and a pecific timelines for		
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## 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."

Misc. Admin Expenses			
msc. Admir Expenses		HUD	
Expense Description	Amount	Acct #	Notes
			·
Total:	0.00	,	1
Diff. from Fiscal Activity WS:	0.00	:	•
2			
	,		
Misc. Operating & Maintenance Ex	penses	L	
		HUD	
Expense Description	Amount	Acct #	Notes
Total:	. 0.00		
Diff. from Fiscal Activity WS:			
8. Negative Cash Flow			
if the project had NEGATIVE CAS worksheet "2.Fiscal," you must su		own above from	the Income Expense section of
<ul> <li>a. A description of the work do identified causes are; and</li> </ul>	one to analyze the cause	e/s of the shortfa	il, and what the
<ul> <li>b. A description of the work do remedies that have been id</li> </ul>		for the shortfall,	and all viable
<ul> <li>c. A description of the plan to the implementation work.</li> </ul>	implement any remedies	s, including spec	ific timelines for
d. If the project has a Project- please also supply the date project will submit the next whether the project has be	e of the last increase to t HAP contract rent incre	the HAP contractase, and any rel	t, the date when the ated comments about

ANTION		Contract of										a state of the state of	
Ann	ual Mon	torina	Report	<ul> <li>Project</li> </ul>	Financin	a - Reporting	ı Year 201	6 - Mayors	Office of I	-lousina & (	Community	Developmen	nt 3

Provide information 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.

Project Address: Current Project Financing

Llen Order	Lender (and Loan Program if applicable)	Loan Amount	Interest Rate	Maturity Date	Repayment Terms	Monthly Debt Service Payment		Accrued Interest As Of End of Prior Reporting Period
1								
2								
3							1	
4								
5								
6								
7							1	
8				ľ"				
9								Τ.
10		1						

		•	•			
	Annual Monitoring Report -	Services Funding - Reporting Year 2016 - Mayor	's Office of Housing & Community Dave	lopment		
Completion of this page is required based on your answe same grant, please repeat the data for each service prov	ers to questions 51 thru 61 on workshi	eet 1A.Prop&Residents, Supply one row of data for	each service that is being provided, (If mor	e than one service is being	provided by the same	Provider under the
	ided.)					
Project Address: Current Services Funding			7			
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
				_ t		
					•	
			•			

.

## 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
Total Rent Reven	ue: \$0
	4
Vacancies	
5220 Apartments	\$0
5240 Stores & Commercial	0
Total Vacanci	es: \$0
Net Rental Income: (Rent Revenue Less Vacanc	ies) \$0
·	
Other Revenue	
5170 Rent Revenue - Garage & Parking	\$0
5190 Misc. Rent Revenue	0
5300 Supportive Services Income	0
5400 Interest Revenue - Project Operations (From Operating Acct Only)	0
5400 Interest Revenue - Project Operations (From All Other Accts)	
5910 Laundry & Vending Revenue	0
5920 Tenant Charges	. 0
5990 Misc. Revenue	. 0
Total Other Rever	nue: \$0
Total Operating Rever	nue: \$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
Calarina /Danafita	
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	<b>#</b> 0
6210 Advertising and Marketing 6311 Office Expenses	\$0 0
6312 Office Rent	0
6340 Legal Expense - Property	0
6350 Audit Expense	. 0
6351 Bookkeeping/Accounting Services	0
6370 Bad Debts	0
6390 Miscellaneous Administrative Expenses	0
Total Administrative Expenses:	\$0
Utilities	
6450 Electricity	\$0
6451 Water	0
6452 Gas	0
6453 Sewer	0
Total Utilities Expenses:	\$0
Tayon and Lineares	
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 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	manation and Danaira'		0
6570 Vehicle and Maintenance Equipment O	•		0
6590 Miscellaneous Operating and Maintena	enance and Repairs Expenses:		\$0
· ·	mance and repairs Expenses.	<del></del> -	ΨΟ
6900 Supportive Services			\$0
Capital and Nan Capital Evpanditures to	a ha	•	
Capital and Non-Capital Expenditures to Reimbursed from Replacement Reserve			\$0
Reimbursed from Replacement Reservi	<b>.</b>		φU
	Total Operating Expenses:		\$0
Financial Francis			
Financial Expenses	anus an aille blank Enter 11011 if annies	. h la	
Enter amounts in yellow highlighted cells. L	• •	ible.	
6820 Interest on Mortgage (or Bonds) Payab 6825 Interest on Other Mortgages	,	1	
6830 Interest on Notes Payable (Long Term)	•		
6840 Interest on Notes Payable (Short Term)			
6850 Mortgage Insurance Premium/Service (			
6890 Miscellaneous Financial Expenses			
	Total Financial Expenses:		\$0
	•		
6000 Total Cost of Op	erations before Depreciation:		\$0
5060	Operating Profit (Loss):		\$0_
Depreciation & Amortization Expens			
Enter amounts in yellow highlighted cells. L	eave no cells blank. Enter "0" it applica	able.	
6600 Depreciation Expense			
6610 Amortization Expense  Operating Profit (Loss) after D	Conreciention & Amerization:		\$0
Operating Front (Loss) after L	reprecieation & Amortization.		ψU
Net Entity Expenses			
the right.			
7190		-	
7190			
7190			
7190			
7190			
7190			
7190			
7190			
7190			
7190			<u> </u>
	Total Net Entity Expenses:		\$0_
3250 Change in Total Net Assets from Ope	erations (Net Loss)		\$0
Amount computed in cell E139 should i	natch audited financial statement.		•

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

. •	•	Total
Operating Revenue		\$0
Interest earned on restricted accounts	•	0
	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		0
	Total Other Activity:	\$0
Allertin of New Decidential Complex (LOOD early)	ACCORD	
Allocation of Non-Residential Surplus (LOSP only)		ENGLESCON A
Operati	ing Cash Flow/Surplus Cash:	\$0
		Total
		•
	•	
Total Cash Available for Re	sidual Receipts Distribution:	\$0
Distribution of Residual Receipts		
Select the Distribution Priority number from Worksheet 2. Fis	scal Activity for payments to be paid	•
with remaining residual receipts.		
		Total
Total Residual Re	ceipts Distributions to Lenders:	\$0
Proposed Owner Distribution		<b>#</b> ^
Proposed Owner Distribution		\$0
Proposed Other Distribution/Uses		0
Total Residual Receipts Distributi	tono to Londono cui Cumum	\$0

# 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:

1/0/00

Project Address:

Reporting End Date:

1/0/00

#### 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.

Norksheet 1A. P		COMPLETE
	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
Vorksheet 1B. T	ransitional Programs To E	le Determined
***************************************	Questions 1 thru 11	To Be Determined
	Questions 12 thru 18	To Be Determined
	Questions 19 thru 39	To Be Determined
Worksheet 1C. E	Viction Data To E	e Determined
IONOMA-WINGAROMA 12 CZ ZZ .	. 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
Worksheet 2. Fis	scal Activity	COMPLETE
errore errore de la compansa de la co	Rental Income - Housing Unit	
	Vacancy Loss - Housing	
	Operating Exp	enses incomplete
	Surplus Cash/Residual Receipts (Rows 140	- 171) incomplete
	Operating Reserve (Rows 177	- 186) incomplete
	Replacement Reserve (Rows 188	
	Changes to Real Estate Assets (Rows 198	
	Replacement Reserve Eligible Expenditures (Rows 209 Program Income (Rows 230	
	Does number of units entered on Worksheet 3 match tota entered on Worksheet 1A or the total households that of served in Workshee	an be To Be Determine
	For each row with a Unit Number, was data entered in ce Subsidy Type and Utility Allow	
	Narrative Provided for All rows indicating Overhou Overcoo	
Worksheet 3B. C		e Determined
	is Ethnicity and Race selected for each house	chold? To Be Determine
Worksheet 4. Na	irrative To E	e Determined
		2 To Be Determine
		3 To Be Determine
		4 To Be Determine
		5 To Be Determine
		6 To Be Determine
		7 To Be Determine
		8 To Be Determine
Worksheet 5. Pr	oject Financing	COMPLETE
		•
Worksheet 6. Se	rvices Funding To E	Be Determined
11.0		complete. If using AMR to
	pplementary information generate Scho	dules required for Auditied
Worksheet 7. Su Required by MO	pplementary Information generate Sche HCD Financial State	

## 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.

INAME OF	GRANTEE	2]:		
BY:				
NAME:				
TITLE:				
DATE:		<del></del>	 	

# EXHIBIT G – ANNUAL MONITORING REPORT

# Mayor's Office of Housing and Community Development

City and County of San Francisco



Edwin M. Lee

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.

New Waiting List Submittal Requirement: 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 one email message per project to moh.amr@sfgov.org, 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, 5<sup>th</sup> 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 <a href="mailto:ricky.lam@sfgov.org">ricky.lam@sfgov.org</a> 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:	<del></del>	
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

	True	False	
8		:::	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	False	
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: <a href="mailto:moh.amr@sfgov.org">moh.amr@sfgov.org</a>.

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 02/16/2017

# 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

#### 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.

5140 Commercial Unit Rents. 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

5220 Rent Income - Residential Units Vacancy Loss. 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.

6300 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.

6330 Manager's Salary. 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.

<u>6724 Directors and Officers Liabilities Insurance.</u> 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.
- 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 provided to the tenant (low-income units only). 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.

Overhoused or Overcrowded - Narrative A household is "Overhoused" if there are fewer people residing in the unit than

"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.

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- 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 Vietnam.
- 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

		rt - Property & Residents - Reporting Year 2016 - of Housing & Community Development
#	IDENTIFYING INFO	
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")
	CONTACT INFO	
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

Is the project any of the following: Transitional Housing, Residential Treatment Program, Shelter or Transitional Group Home? (select "yes" skip questions 26 through 39 bolow, and continue with question 40. Also, you must complete worksheet "18. TransitionalProg."  What is the Unit Mix for the Property? Please include any manager's units in this tally.  Occupancy Standard: Minimum Hill Staz for this Unit Types  Single Room Occupancy (SRC) Units To Studio Units To Studio Units To Table Housing (SRC) Units To Three-Bedroom (SRR) Units Tree-Bedroom (SRR) Units To Table Housing H		PROPERTY/MARKETING INFO					
Unit Types    Number Of Units   Standard: Minimum HH Size for this Halls for this Unit Type   Cocupancy Standard: Maximum HH Size for this Halls for this Unit Type   Standard: If and the Unit Type   Standard: Unit Type	25		Treatment or "no" from skip ques	t Program, Shelter on the drop-down m stions 26 through :	or Transitional nenu to the left. 39 below, and	Group Home? (select "yes"  .) If you answer "yes", I continue with question	
Number Of Units    Number Of Units   Standard: Maximum His Zize for this Unit Type*   Standard: Maximum His Zize for this Unit Type*   Standard: Maximum His Zize for this Unit Type*   Standard: S		What is the Unit Mix for the Property? Pleas	se include any ma	anager's units in this to	ally.		
27 Studio Units 1. 28 One-Bedroom (1BR) Units 1. 29 Two-Bedroom (2BR) Units 1. 30 Three-Bedroom (3BR) Units 5. 31 Four-Bedroom (4BR) Units 5. 32 Five- or More (5+BR) Bedroom Units 5. 33 TOTAL # Units> 0   Vacancies - How many vacancies occurred at the project during the reporting period? (Be sure that the number you report here is not less than the number of vacant units that are included on worksheet 3.)  Evictions - How many evictions occurred during the reporting year? (This data in this field is automatically calculated from the data that is entered on worksheet 1C. You must complete worksheet 1C, unless the project is transitional housing, a residential treatment program, a shelter or a transitional group home.)  Vacant Unit Rent-Up Time - (in DAYS) State the average vacant unit rent-up time. This is the period from the time a household moves out to when the unit is rented again. If this period exceeds 30 days, you must answer Question # 4 on the Narrative worksheet. (Click on # 4 at left to jump to Narrative worksheet.)  Waiting List - How many applicants are currently on the waiting list?  When was the waiting list last updated? (m/yyyy)  Affirmative Marketing - Did you conduct any marketing of the project during the reporting period, you must answer Question # 3 on the Narrative worksheet.)		Unit Types	li .	Of Standard: Minimum HH Size for this	Standard: Maximum HH Size for	described in project's Approved Tenant Selection and Marketing Plan. If not defined there, supply the	
28 One-Bedroom (1BR) Units 29 Two-Bedroom (2BR) Units 30 Three-Bedroom (3BR) Units 31 Four-Bedroom (4BR) Units 32 Five- or More (5+BR) Bedroom Units 33 TOTAL # Units> 0  Vacancies - How many vacancies occurred at the project during the reporting period? (Be sure that the number you report here is not less than the number of vacant units that are included on worksheet 3.)  Evictions - How many evictions occurred during the reporting year? (This data in this field is automatically calculated from the data that is entered on worksheet 1C. You must complete worksheet 1C, unjoent of the project is transitional housing, a residential treatment program, a shelter or a transitional group home.)  Vacant Unit Rent-Up Time - (in DAYS) State the average vacant unit rent-up time. This is the period from the time a household moves out to when the unit is rented again. If this period exceeds 30 days, you must answer Question # 4 on the Narrative worksheet. (Click on # 4 at left to jump to Narrative worksheet.)  Waiting List - How many applicants are currently on the waiting list?  When was the waiting list last updated? (m/yyyy)  Affirmative Marketing - Did you conduct any marketing of the project during the reporting period? If you conducted marketing during the reporting period, you must answer	26	Single Room Occupancy (SRO) Units		1			
Two-Bedroom (2BR) Units  Three-Bedroom (3BR) Units  Four-Bedroom (4BR) Units  Trive- or More (5+BR) Bedroom Units  Vacancies - How many vacancies occurred at the project during the reporting period? (Be sure that the number you report here is not less than the number of vacant units that are included on worksheet 3.)  Evictions - How many evictions occurred during the reporting year? (This data in this field is automatically calculated from the data that is entered on worksheet 1C. You must complete worksheet 1C. Includes the project is transitional housing, a residential treatment program, a shelter or a transitional group home.)  Vacant Unit Rent-Up Time - (in DAYS) Stale the average vacant unit rent-up time. This is the period from the time a household moves out to when the unit is rented again. If this period exceeds 30 days, you must answer Question # 4 on the Narrative worksheet. (Click on # 4 at left to jump to Narrative worksheet.)  Waiting List - How many applicants are currently on the waiting list?  When was the waiting list last updated? (mlyyyy)  Affirmative Marketing - Did you conduct any marketing of the project during the reporting period? If you conducted marketing during the reporting period? Vou must answer Question # 3 of the Narrative worksheet. (Click on # 3 af	27	Studio Units		1,			
Three-Bedroom (3BR) Units    1	28	One-Bedroom (1BR) Units	and a second	. 1		·	
Silvation   Four-Bedroom (4BR) Units   Silvation   Five- or More (5+BR) Bedroom Units   Silvation   Five- or More (5+BR) Bedroom Units   Silvation	29	Two-Bedroom (2BR) Units		The second secon		Constitution of the second	
Five- or More (5+BR) Bedroom Units  TOTAL # Units> 0  Vacancies - How many vacancies occurred at the project during the reporting period? (Be sure that the number you report here is not less than the number of vacant units that are included on worksheet 3.)  Evictions - How many evictions occurred during the reporting year? (This data in this field is automatically calculated from the data that is entered on worksheet 1C. You must complete worksheet 1C, unless the project is transitional housing, a residential treatment program, a shelter or a transitional group home.)  Vacant Unit Rent-Up Time - (in DAYS) State the average vacant unit rent-up time. This is the period from the time a household moves out to when the unit is rented again. If this period exceeds 30 days, you must answer Question # 4 on the Narrative worksheet. (Click on # 4 at left to jump to Narrative worksheet.)  Waiting List - How many applicants are currently on the waiting list?  When was the waiting list last updated? (m/yyyy)  Affirmative Marketing - Did you conduct any marketing of the project during the reporting period? If you conducted marketing during the reporting period, you must answer Question #5 on the Narrative worksheet. (Click on #5 at	30		:	7		Constant of the constant of th	
TOTAL # Units—> 0  Vacancies - How many vacancies occurred at the project during the reporting period? (Be sure that the number you report here is not less than the number of vacant units that are included on worksheet 3.)  Evictions - How many evictions occurred during the reporting year? (This data in this field is automatically calculated from the data that is entered on worksheet 1C. You must complete worksheet 1C, unless the project is transitional housing, a residential treatment program, a shelter or a transitional group home.)  Vacant Unit Rent-Up Time - (in DAYS) State the average vacant unit rent-up time. This is the period from the time a household moves out to when the unit is rented again. If this period exceeds 30 days, you must answer Question # 4 on the Narrative worksheet. (Click on # 4 at left to jump to Narrative worksheet.)  Waiting List - How many applicants are currently on the waiting list?  When was the waiting list last updated? (m/yyyy)  Affirmative Marketing - Did you conduct any marketing of the project during the reporting period? If you conducted marketing during the reporting period?, you must answer Question #5 on the Narrative worksheet. (Click on #5 at						· Acceptage III	
Vacancies - How many vacancies occurred at the project during the reporting period? (Be sure that the number you report here is not less than the number of vacant units that are included on worksheet 3.)  Evictions - How many evictions occurred during the reporting year? (This data in this field is automatically calculated from the data that is entered on worksheet 1C. You must complete worksheet 1C, unless the project is transitional housing, a residential treatment program, a shelter or a transitional group home.)  Vacant Unit Rent-Up Time - (in DAYS) State the average vacant unit rent-up time. This is the period from the time a household moves out to when the unit is rented again. If this period exceeds 30 days, you must answer Question # 4 on the Narrative worksheet. (Click on # 4 at left to jump to Narrative worksheet.)  Waiting List - How many applicants are currently on the waiting list?  When was the waiting list last updated? (m/yyyy)  Affirmative Marketing - Did you conduct any marketing of the project during the reporting period? If you conducted marketing during the reporting period, you must answer Question #5 on the Narrative worksheet. (Click on #5 at	<u> </u>					Second	•
during the reporting period? (Be sure that the number you report here is not less than the number of vacant units that are included on worksheet 3.)  Evictions - How many evictions occurred during the reporting year? (This data in this field is automatically calculated from the data that is entered on worksheet 1C. You must complete worksheet 1C, unless the project is transitional housing, a residential treatment program, a shelter or a transitional group home.)  Vacant Unit Rent-Up Time - (in DAYS) State the average vacant unit rent-up time. This is the period from the time a household moves out to when the unit is rented again. If this period exceeds 30 days, you must answer Question # 4 on the Narrative worksheet. (Click on # 4 at left to jump to Narrative worksheet.)  Waiting List - How many applicants are currently on the waiting list?  When was the waiting list last updated? (m/yyyy)  Affirmative Marketing - Did you conduct any marketing of the project during the reporting period, If you conducted marketing during the reporting period, If you conducted marketing during the reporting period, you must answer Question #5 on the Narrative worksheet. (Click on #5 at	33	TOTAL # Units		THE STREET OF TH	Malbrert Brown and allow a part the second little 1991 allow	II SANGARA BIRI TIMBUR BARKAN JURAH BURUN SERVIN ORTHUR MANUSAH BURUN BURUN SERVIN SERVIN SERVIN SERVIN SERVIN	
reporting year? (This data in this field is automatically calculated from the data that is entered on worksheet 1C. You must complete worksheet 1C, unless the project is transitional housing, a residential treatment program, a shelter or a transitional group home.)  Vacant Unit Rent-Up Time - (in DAYS) State the average vacant unit rent-up time. This is the period from the time a household moves out to when the unit is rented again. If this period exceeds 30 days, you must answer Question # 4 on the Narrative worksheet. (Click on # 4 at left to jump to Narrative worksheet.)  Waiting List - How many applicants are currently on the waiting list?  When was the waiting list last updated? (m/yyyy)  Affirmative Marketing - Did you conduct any marketing of the project during the reporting period? If you conducted marketing during the reporting period, you must answer Question #5 on the Narrative worksheet. (Click on #5 at	34		during the report here	e reporting period? ( re is not less than th	(Be sure that the number of value)	he number you	
vacant unit rent-up time. This is the period from the time a household moves out to when the unit is rented again. If this period exceeds 30 days, you must answer Question # 4 on the Narrative worksheet. (Click on # 4 at left to jump to Narrative worksheet.)  Waiting List - How many applicants are currently on the waiting list?  When was the waiting list last updated? (m/yyyy)  Affirmative Marketing - Did you conduct any marketing of the project during the reporting period? If you conducted marketing during the reporting period, you must answer Question #5 on the Narrative worksheet. (Click on #5 at	35		reporting y calculated You must transitiona	year? (This data in d from the data that complete workshe al housing, a reside	n this field is au t is entered on v eet 1C, unless t ential treatment	itomatically worksheet 1C. the project is	
waiting list?  When was the waiting list last updated? (m/yyyy)  Affirmative Marketing - Did you conduct any marketing of the project during the reporting period? If you conducted marketing during the reporting period, you must answer Question #5 on the Narrative worksheet. (Click on #5 at	36		vacant un household this period on the Na	nit rent-up time. This d moves out to whe d exceeds 30 days, arrative worksheet. (	s is the period f en the unit is re , you must ansv	from the time a ented again. If wer Question # 4	
Affirmative Marketing - Did you conduct any marketing of the project during the reporting period? If you conducted marketing during the reporting period, you must answer Question #5 on the Narrative worksheet. (Click on #5 at					plicants are cu	irrently on the	•
the project during the reporting period? If you conducted marketing during the reporting period, you must answer Question #5 on the Narrative worksheet. (Click on #5 at	37	<u></u>	When wa	s the waiting list las	st updated? (m	·/yyyy)	
				vo Marketing Did		you conducted	
	38		the project marketing Question	ct during the reporting during the reporting #5 on the Narrative	ng period, you r e worksheet. ((		<b>1</b> -

	, <b>4</b> 0			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		#2	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?	ettens
	45		#3	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.)	nones
	46		#3	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?	Atlatter
	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?	ANIATIBA
× *	,				T.

	available to the residents free of charge	REQUIRED FOR questions 51-61. Indicate below any services that were e, on site or at another designated location within 1/4 mile of the project. You about each of the marked services below on Worksheet "6.Services"
51	no	୍ଦି କ୍ଷ୍ମ After School Program/s (y/n)
52	no	ဥ ဖ္တ Licensed Day Care Service (participant fees are allowable for g day care ONLY) (y/n)
53	no	్డ్రిక్లో Youth Program/s (y/n)
54	no	മുള്ള Educational Classes (e.g. basic skills, computer training, ട് <sup>S</sup> ESL) (y/n)
55	no	୍ଟ୍ରିଞ୍ଚ Health and Wellness Services/Programs (y/n)
56	no	្វី Employment Services (y/n)
57	no	్ల్ క్లో Case Management, Information and Referrals (y/n)
58	no	ഉ Benefits Assistance and Advocacy; Money Management;
59		ဥ မ္တ Support Groups, Social Events, Organized Tenant Activities ဗိ ခို (y/n)
60		្វី Other Service #1 - Please specifiy in column G.
61		୍ଦି କ୍ଷ୍ମ 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	processors of the control of the con	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 services lumber 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 Denial of Access to Unit 6 Development Agreement 8 Ellis Act Withdrawal 9 Failure to Sign Lease Renewal Good Samaritan Tenancy Ends Habitual Late Payment of Rent 10 11 Illegal Use of Unit 12 13 Lead Remediation 14 15 Non-payment of Rent Nuisance 16 Other Owner Move In 17 Roommate Living in Same Unit 18 19 Substantial Rehabilitation Jnapproved Subtenant 20 · 21 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 Demolition 24 26 Denial of Access to Unit 27 Development Agreement Ellis Act Withdrawal 28 29 Fallure to Sign Lease Renewal Good Samaritan Tenancy Ends Habitual Late Payment of Rent 30 31 32 Illegal Use of Unit Lead Remediation 33 34 Non-payment of Rent 35 Nuisance 36 Other Owner Move In Roommate Living in Same Unit 38 Substantial Rehabilitation 39 Unapproved Subtenant 40 Total number of unlawful detainer actions filed 41 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 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

53

54

55

56

57

58 59

60

Illegal Use of Unit

Lead Remediation

Owner Move In

Other

Non-payment of Rent Nuisance

Roommate Living in Same Unit Substantial Rehabilitation

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

Annual Monitoring Report - Fiscal Activity - Reporting Year 2016		F	н	J	L I	N	. Р В
L"	- Mayor's Office	of Housing & Co	nimunity Develop	ment			
18 INCOME & EXPENSES			1277		LOSP	LEPORTING .	Za, Net LOSP Revenue for this reporting period - MUST be amount shown on MOHCD LOSP disbursement form, enter in cell 115.
17 12 Menth Report Parlad	Start Date:	1/0/1900	End Date:	1/0/1900	#LOSP Units	# non-LOSP Units	
18 Number of Units->	۰					0 at Breakdown	2b, if the project receives other source/s of Rental Assistance Payments, enter the total amount in cell J18, and the source/s in cell J19.
19	Account			7, 102	LOSP	Remarks the second	
20 Description of Income Accounts 21	Humber	Residential	Nop-Residential	Total	A 10	non-LOSP	Rental Assistance Pmts - OTHER - Amount
22 Rental Income		1000			#VALUE	0%	Rental Assistance Pmts - OTHER - Source/s  2c. If the project has been pre-authorized to use an "alternative LOSP upil" to allocate the
23 Housing Units - Gross Potential Tenent Rents	5120		1	ngalamenteria (n.) 1908 - Gentler	in the second se	\$0.00	Rental Assistance Payment, enter the LOSP percentage in cell 124.
Rental Assistance Payments (Identify ALL sources in row below if applicable, including						#VALUEI	Pre-authorized attemptive LOSP split for OTHER source/s of Rental Assistance Payments:
24 LOSP funding)	5121			40	#VALUE!		and the street of the street o
25 Source/s->				1.5	1000000	A Section 1	LOSP non-LOSP
25 Commercial Unit Rents	5140				National Pub		0.00% \$0.00
27 sub-total Gross Rental Income: 28 Vacancy Loss - enter amounts as negative numbers!		\$0.00	\$0,00	\$0,00 1 Weighey 1966	#VALUE!	#VALUE!	\$0.00 PERSONAL PROPERTY AND ADMINISTRATION OF THE P
			Musi citck &				
· I			axplain it. Residential Vac				
29 Housing Units	5220	Her breaklist	Rate is > 18%		1.12.60	\$0.00	
30 Commercial sub-total Vacancies;	5240	\$0.00	\$0.00	0.00%	\$0,00	\$0.00	
32							
33 NET RENYAL INCOME: 35 Other Income		\$0,00	\$0.00	\$0.00	#VALUE:	#VALUE!	
	****			Bank San Singe			
36 Garage and Parking Spaces 37 Miscellaneous Rent Income	5170 5190			(a-la-ci	#VALUE!	#VALUE!	
Supportive Services income - Do not enter supportive services income if it is tracked in a separate budget and not appropriate per MOHCD loan terms to be included in Residual				Eyrjer.			1 .
38 Receipts calculation.  39 Supportive Services Income Source/s-identity program source(s) if applicable ->	5300		1585 P. 1855	100	#VALUE!	NVALUE!	
40 Interest Income - Project Operations (From Operating Account Only)	5400	atancide de la company		and a	#VALUE!	#VALUE!	LOSP split calculation
41 Laundry and Vending	5910				#VALUE!		LOSP ren-LOSP
42 Tenant Charges	5920				#VALUE	#VALUE!	
43 Other Revenue  44 sub-total Other Income Received:	5990	\$0.00	\$0,00	\$0.00	#VALUE/	#VALUE!	,
25	<del>_</del>						
46 TOTAL INCOME RECEIVED:	L	\$0,00	\$0.00	\$0.00	#VALUE	#VALUE!	
48 INCOME & EXPENSES 49	Account	Estimate and a	12 (4 5 - 5 6 7 5 6 10 7 E (4 6 5 1 5 1 5 6 7 6 7 6 7 6 7 6 7 6 7 6 7 6 7 6 7 6	e la companie	s sessiolog Resident	lai Breakdown	
50 Bescription of Expanse Accounts 51 Management	Numbet	Residential	Non-Residential	Tobi	LOSP #VALUE!	non-LOSP 0%	Pre-authorzed alternative LOSP split
52 Management Fee	6320			discount trace	#VALUE!	#VALUEI	0.008
"Above the Line" Asset Management Fee (amount atowable may be limited, see Asset Mgt. 53 Fee Policy)	_				#VALUE!	#VALUE!	0.00
54 sub-total Management Expense: 55 Salaries/Benefits		\$0.00	\$0.00	\$0.00	#VALUE	#VALUE!	LOSP ADVICTOR DE PROPERTIES   non-LOSP
S6 Office Salaries	6310				AVALUE	#VALUE!	0.00%
57 Manager's Salary	6330				#VALUE!	#VALUE!	9 box
58 Employee Benefits Health Insurance & Disability Insurance	6723				#VALUE!	#VALUE!	0.00%
59 Employee Benefits Retirement & Other Salary/Benefit Expenses				Actor de France	#VALUE!	#VALUE! #VALUE!	Construction of the Constr
60 Administrative Rent Free Unit sub-total Salary/Benefit Expense:	6331	\$0.00	\$0.00	\$0.00	#VALUE!	#VALUE!	0.00%
62 Administration 63 Advertising and Marketing	6210			CALLES AND	#VALUE!		1
64 Office Expenses	8311			2014-02-1-A	#VALUE!	\$0,00	LOSP split calculation
65 Office Rent 66 Legal Expense - Property	6312 6340		<del></del>		#VALUE!	\$0.00 #VALUE!	LOSP non-LOSP
67 Audit Expense	6350			ne byyan.	#VALUE!	\$0.00	
68 Bookkeeping/Accounting Services	5351 5370			24 point lister	#VALUE!	\$0.00 #VALUE!	
69 Bad Debts  70 Modellicopus Administration Eur≥nsiss (must click & explain (F≥510k)	6390				WVALUE	\$0.00	
71 sub-total Administrative Expense: 72 Utilities		\$0.00	\$0,00	\$0,00	#VALUE	#VALUE	
73 Electricity	6450				#VALUE	#VALUE!	
74 Water - 75 Gas	6451 6452				#VALUE!	\$0.00	1
75 Sewer	6453	,		Market S. Yazi es	#VALUE!	\$0.00	
77 sub-total Utilities Expense: 78 Taxes and Cleenses		\$0.00	\$0,00	\$0,00	#VALUE	#VALUE	Pre-authorized atternative LOSP split
79 Real Estato Taxes	6710			55 (C. 195)	#VALUE!	, \$0.∞	COSP non-LOSP
80 Payroll taxes	6711			ree il como	#VALUE!	#VALUE!	0.00%
81 Miscellaneous Yaxes, Licenses, and Permits 82 sub-total Yaxes and License Expense:	6719	\$0.00	\$0.00	\$0.00	#VALUE!	\$0.00 #VALUE	
83   Insurance 84 Property and Lisbäry Insurance	6720				#VALUE!		
85 Fidelity Bond Insurance	6721			100 SS 100 R	#VALUE!		LOSP non-LOSP
86 Workers' Compensation 87 Directors & Officers Labifiles Insurance	6722 6724			200 200 200 E	#VALUEF #VALUEI	#VALUE! \$0.00	8004
88 Suh-total Insurance Expense: 69 Waintenance and Regains		\$0.00	\$0.00	\$0.00	#VALUE	#VALUE	
	Penses eligible Po	R PAYRENT BY REPI	ACEMENT RESERVE: II	marble, arduda	LOSP	non-LOSF	
I those from this section if you the institute these sections from the most to section the		and 210215 below (co	ptell	reservation and the second			LOSP spin calculation
UFORTANY HOTERS: TREATMENT OF CANTAL AND HOTE APTAL MANTENANCE REPAIR OF SOME STATE OF CANTAL AND HOTER STATE OF CANTAL AN		L			#VALUE!		LOSP non-LOSP
SI Payroli	6510	I			#VALUE!	#VALUE!	**************************************
91 Payroli 92 Supplies	6515				WALTER:	BVALUEI	0 note
91 Payroli					#VALUEI #VALUEI	#VALUE! \$0.00	Pre-authorized allemative LOSP spik for contracts
91 Payrold 92 Supples 94 Contracts 94 Surlay and Trush Removal 95 Security Payrol/Contract	6515 8520 6525 6530			1	#VALUE!	\$0.00 #VALUE!	Pre-authorized allemative LOSP spik for contracts 0,000%
1   Payrel	6515 6520 6525 6530 6546				#VALUE! #VALUE! #VALUE!	\$0.00 #VALUE! \$0.00	Pre-authorized allemative LOSP spit for contracts 0 00%
11 Payrel 22 Supplies 23 Contracts 24 Gatage and Track Removal 25 Security Physiol Contract 26 HACA Repairs and Michigeness Contract 27 Valides and Michigeness Equipment Operation and Repairs.	6515 6520 6525 6530 6546 6570				#VALUE! #VALUE! #VALUE! #VALUE!	\$0.00 #VALUE! \$0.00	Pre-authorized allumative LOSP gold for contracts 0 000%
Payrel	6515 6520 6525 6530 6546	\$0,00	\$0.00		#VALUE! #VALUE! #VALUE!	\$0.00 #VALUE! \$0.00 \$0.00	Pre-sithered altmake LOSF job for colored  9 00%  Pre-sithered altmake LOSF job for colored  Pre-sithered altmake LOSF job for colored
11 Payrel 25 Supplies 26 Central Cent	6515 8520 6525 6525 6530 6546 6570 6590	\$0.00	\$0.00		#VALUE!  #VALUE!  #VALUE!  #VALUE!  #VALUE!  #VALUE!	#VALUE! \$0.00 \$0.00 \$0.00 \$0.00	Pje-sithoraed alterative LOSP gold for corbania  0 0000  Pre-sithoraed alterative LOSP split  Pre-sithoraed alternative LOSP split
Payrel	6515 6520 6525 6530 6546 6570	10,00	\$0.00	\$0.00	#VALUE! #VALUE! #VALUE! #VALUE! #VALUE!	\$0.00 #VALUE! \$0.00 \$0.00	Pre-sithered alterative IOSF gold for contracts  0 000  Pre-sithering of alternative IOSF gold  Pre-sithering of alternative IOSF gold  0.000
18   Payrel	6515 8520 6525 6525 6530 6546 6570 6590	10.00	\$0.00	\$0.00	#VALUE!  #VALUE!  #VALUE!  #VALUE!  #VALUE!  #VALUE!	#VALUE! \$0.00 \$0.00 \$0.00 \$0.00	Pe-sithered alignative LOSP gold for contests  0 000  Presidence of alignative LOSP gold  Presidence of alignative LOSP gold  0 000
Payrel	6515 8520 6525 6525 6530 6546 6570 6590			50.00	#VALUE! #VALUE! #VALUE! #VALUE! #VALUE!	#VALUE!  #VALUE!  #VALUE!  #VALUE!	Pe-sithered alignative LOSP gold for contests  0 000  Presidence of alignative LOSP gold  Presidence of alignative LOSP gold  0 000
11 Payrel 22 Supplies 30 Contracts 41 Guntage and Timin Removal 53 Contracts 42 Guntage and Timin Removal 54 Guntage and Timin Removal 55 Executive Physiological Section Physiological Physiological Section Physiological Physiologic	6515 8520 6525 6525 6530 6546 6570 6590			\$0.00	#VALUE! #VALUE! #VALUE! #VALUE! #VALUE!	#VALUE!  #VALUE!  #VALUE!  #VALUE!	Pe-sithered alignative LOSP gold for contests  0 000  Presidence of alignative LOSP gold  Presidence of alignative LOSP gold  0 000
11 Payred 25 Supplies 36 Controls 36 Controls 37 Controls 38 Controls 39 Controls 30 Controls 30 Controls 30 Controls 31 Controls 32 Controls 32 Controls 33 Controls 34 Controls 35 Controls 36 Controls 36 Controls 36 Controls 36 Controls 37 Valida and Mahatanane Engineers Operation and Repairs 37 Valida and Mahatanane Engineers Operation and Repairs 38 Controls 3	6515 8520 6525 6525 6530 6546 6570 6590			\$0.00	#VALUE! #VALUE! #VALUE! #VALUE! #VALUE!	#VALUE!  #VALUE!  #VALUE!  #VALUE!	Pre-sitherined allenative LOSP year for contents  0 000  Pre-sitherined allenative LOSP spit*  COSP  April COSP  April COSP
11 Payrel 22 Supplies 33 Controls 34 Controls 35 Controls 36 Controls 36 Controls 36 Controls 37 Valida and Maintenance Equipment Operation and Repairs 38 Payrell Controls 39 May Endows on Controls 30 May Endows on Controls 30 Supplies Services do not exter supporter 30 White Industry Controls 30 Supplies Services do not exter supporter 30 White Industry Controls 30 Supplies	6515 8520 6525 6525 6530 6546 6570 6590	\$0.00		\$0.00	#VALUE!  #VALUE  #VALUE  #VALUE  #VALUE  #VALUE  #VALUE	#WALUE!  #WALUE!  #WALUE!	Pre-sithering of alematics (DSF year for resharks   0.000    Pre-sithering of alematics (DSF year   0.000    Pre-sithering of alematics (DSF year   0.000    COSP   COSP   COSP   0.000    COSP   COSP   0.000   0.000    COSP   COSP   0.000   0.000    COSP   0.000   0.000
18 Payrel 29 Supplies 30 Controls 40 Guttage and Timb Removal 50 Controls 51 Controls 52 Controls 53 Controls 54 Controls 55 Controls 56 Controls 56 Controls 56 Controls 57 Variables and Maintenance Supplies 58 Controls 58 Use scheeped specially and Maintenance Supplies 59 Controls 50 Control	6515 8520 6525 6525 6530 6546 6570 6590	\$0.00		\$0.40	#VALUE!  #VALUE  #VALUE  #VALUE  #VALUE  #VALUE  #VALUE  #VALUE  #VALUE  #VALUE	SO CO  BYALUE!  \$0.00  \$0.00  \$ALUE!  BYALUE!  BYALUE!	Pre-atthorage alternative LOSP year for resharks  0.000  Pre-atthorage alternative LOSP year  Pre-atthorage alternative LOSP year  COSP  Revi-LOSP  Revi-LOSP
18 Payrel 29 Supplies 30 Contracts 40 Guttage and Trach Removal 50 Contracts 51 Contracts 52 Contracts 53 Contracts 54 Contracts 55 PANC Repairs and Maintenance 56 PANC Repairs and Maintenance 57 Vehicles and Maintenance Engineers Departure Inspect Click & evolution in 5 1501) 58 Supplies And Contracts 58 PANC Repairs and Maintenance Engineers Departure Inspect Click & evolution in 5 1501) 59 Supplies And Contract Contracts 50 PANC Repairs and Maintenance Repair Engineers survives arguments fundable in capture by departure by departure fundable in contract fundable in	6515 8220 6525 6330 6546 6570 6590	\$0.00	\$0,8	PART	#VALUE	SO CO  BYALUE!  \$0.00  \$0.00  \$ANALUE!  BYALUE!  BYALUE!  \$0.00	Pre-sithering d alematic LOSP split for exhants  0.000  Pre-sithering d alematic LOSP split  OSD  Ref-LOSP
18   Payred	6515 8020 6025 6035 6546 6546 6540 6590	\$0.00 \$0.00	10,10	\$0.00	#VALUE!  #VALUE  #VALUE  #VALUE  #VALUE  #VALUE  #VALUE  #VALUE  #VALUE  #VALUE	SO CO  BYALUE!  \$0.00  \$0.00  \$ALUE!  BYALUE!  BYALUE!	Pre-sithering of allemative LOSP spill for exclusive S 0 000000000000000000000000000000000
18   Payrel	6515 8220 6525 6330 6546 6570 6590	\$0.00 \$0.00	\$0.00	\$9.00	#VALUE	\$0.00  #VALUE!  \$0.00  \$0.00  \$4.00  \$VALUE!  #VALUE!  #VALUE  \$0.00  \$4.00  \$4.00	Pre-subharged abresslaw LOSP staff  Pre-subharged abresslaw LOSP staff  ACOM  COSP  Inter-LOSP
19 Payrel 29 Supplies 30 Contracts 40 Garbage and Timis Removal 50 Energy Payrel 50 Energy 50 En	6515 8020 6025 6035 6546 6546 6540 6590	\$0.00 \$0.00	\$0.00 \$0.00 2100H Rail (cm)21 <sup>28</sup> 10.00	\$9.00	FYALUEI  FYA	\$0.00  #VALUE!  \$0.00  \$0.00  \$4.00  \$VALUE!  #VALUE!  #VALUE  \$0.00  \$4.00  \$4.00	Pre-sithering of alternative LOSP sight for exclusive S

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В .	D	F	Н .	J	L	N	P	R
Annual Monitoring Report - Fiscal Activity - Reporting Year 2010	- Mayor's Office	of Housing & Co	mmunity Develop	ment				
	Name of Lessor or	-		property and the	Resident	al Breakdown	Pre-authorized at a	ma(Ne LOSP split
Ground Lease Baxe Rent & Debt Service (Principal and Interest)	Lander / Describe Other Amt Paid	Residêntişi	Non-Residential	Total	LOSP	non-LOSP	LOSP	non LOSP
round Lease - Base Rent (provide Lessor name to the right)					#VALUE!	#VALUE!		
ond Monitoring Fee					#VALUE!	#VALUE!		
ender1 - Principal Paid (provide lender name to the right) Interest Paid					#VALUE	#VALUE!		
Other Amount (describe to the right) ender2 - Principal Paid (provide lender name to the right)					NVALUE	#VALUE!		
ender2 - Principal Pard (provide lender name to the right) Interest Paid					#VALUE!	#VALUE!		1.5
Other Amount (describe to the right)					#VALUE/	#VALUE!		
ender3 - Principal Paid (provide lender name to the right) Interest Paid					#VALUE!	#VALUE!		
Other Amount (describe to the right)					#VALUE!	#VALUE!		
ander4 - Principal Paid (provide lender name to the right) Interest Paid					#VALUE!	#VALUE!		
Other Amount (describe to the right)	alex disserts to				NVALUE	#VALUE!		
Total Ground Lease Base Rent + Debt Service Payments		\$0.00	\$0.00	\$0.00	#VALUE	#VALUE!	Pye-authorizad aka	mallow I OSP and
Reserve Account Activity Impacting Operating Account eplacement Reserve Required Annual Deposit (Source is Operating Account.) Enter as					LOSP	non-LOSP	LOSP	non-LOSP
episterium resulte redused Annual Deposit (doutes is Operating Account.) Enter as	1320			\$0.00	#VALUE!	#VALUE!	·····	
perating Reserve Deposits (Source is Operating Account.) Enter as positive number.	1365			\$0,00	BVALUE	#VALUE!		
perating Reserve Account Withdrawais (For deposits to Operating Account.) Enter as ositive number.				\$0.00	#VALUE!	#VALUE!		
ther Required Reserve Account Deposits (Source is Operating Account, Enter as positive								
umber, Identify reserve account in next coll (1330) ther Required Reserve Account Withdrawals (For deposit to Operating account. Enter as				\$0.00	#VALUE!	#VALUE!	LOSP split	calculation
stive number, identity account in next col		\$0,00	\$0.00	\$0,00	#VALUEI #VALUEI	#VALUE!	LOSP J. Section 15 15 15 15 15 15 15 15 15 15 15 15 15	non-LOSP #4 - ST 4 122.
,				ı — — — — — — — — — — — — — — — — — — —				
Surplus Cash, Detail (NO) minus Debt Service and Reserve Activity		\$0.00	\$0,00	90,00	#VALUE Cells below allocate a	any non-reaxiential surplus	Pre-authorize dia ilemative LC	SP spit for Non-Res Surplus
a <u>a a a a a a a a a a a a a a a a a a </u>					fro	m e133	LOSP	non-LOSP
amount for Surplus Cash above is negative; you must-provide a detailed explanation to question \$3 on the Harrative worksheet		Golos	ve4 Navrative questi	5% no				
you must NOT supply dats for any of the fields for Uses of Susplus Cash below					#VALUE!	BVALUEI		
Surplus Cash, Tetal  stribution of Surplus Cash/Residual Receipts - (Response Required.) in the sp			rrative summary of al		#VALUE	#VALUEI		
stributions of Surplus Cash that accurately reflects the requirements under all MOHC recements that govern. Please include the calciuation methodology, applicable annua	D agreements as w	ell as the requireme	nts of other funders a	nd any other				
13-164, select the distribution priority for each of the uses of cash flow/suprius cash it	column H. If distr	bution of surplus	cash is not allowed	under MOHCD				
greements or other funder agreements, enter N/A in the box below.				-		1		
						3.7		
ISES OF SURPLUS CASH THAT ARE AUTHORIZED TO BE PAID PRIOR TO CALCUL	ATION OF RESIDUA	LRECEPTE	Distribution Priority	10.00	Resident	tal Breakdown		
AYMENTS (IF APPLICABLE)			(Med peps)		LOSP	non-LOSP		
Operating Reserve Replenishments (Deposits made out of surplus cash to satisfy inframments).	1							
"Below-the-line" Asset Mgt fee [prior written authorization from City/SFRA may be	ne mie bein	一四种的动业和一一				\$0.00	Pre-authorized alternative LC	non-LOSP
equired, see Asset Mgt. Fee Policy). 5. Partnership Management fee due from this reporting period. If any (tax credit	e .					\$0.00	LOSP	non-LOSP
rojects only; not allowed if project is beyond 15-year compliance period). b. Partnership Management fee accrued but unpaid from PRIOR reporting periods,					#VALUE!	#VALUE!		· .
f any (tax credit projects only; per City policy, not allowed if project is beyond 15-year compliance period).	automos - rum	<b>н</b> ы шилл			A ross See as a	\$0.00		
a, Investor Services Fee (aks 1.P Asset Management Fee) due from this reporting erlod. If any (tax credit projects only; per City policy, not allowed if project is beyond 15-					·		,	
ear compliance period). b. Investor Services Fee (aka ), P Asset Management Fee) accrued but unpaid from	9	1			AVALUE	#VALUE		
RIOR reporting periods, if any (tax creds projects only; per City policy, not allowed if roject is beyond 15-year compliance period).	no third transm	engi ya. ma				\$0.00	Pre-authorized alternative LC	OSP split for Non-Res Surplus
0. Deferred Developer fee, if any		Carlos Control			#VALUE!	#VALUE		100
<ol> <li>Other payments: use question #1 on the Narrative (worksheet #4) to provide details bout any fees or other payments, including ground lesse residual rent payments for a non- IOHCIDYOCII ground lesse. Failure to provide details will result in disafowance of this</li> </ol>	Gatows4	,						
opense. You may only include payments that were approved by MOHCD at time of funding	Harratve meatur	4.						
at are also explicitly authorized by a Partnership Agreement or similar project document.  2al. Debt Port to other lander!: Principal Pald (note lender name to right)	bert			<u> </u>	#VALUE!	#VALUE		A CONTRACTOR
Zall. Debt Print to other lander't; Interest Pald 2bi. Debt Print to other lander2: Principal Pald (note lender name to right)	elo	na ta una			#VALUE!	#VALUE		M252 82 20 20 20 20 20 20 20 20 20 20 20 20 20
tbil, Debt Prot to other lander2: Interest Pald			According which the According	\$0.00	NVALUEL	#VALUE		
Total Payments preceding Residual Receipts Calculation:				50.00 55.20(157.50A)	#VALUE!			
I, RESIQUAL RECEIPTS		1900		\$0.00	#VALUE!	#VALUE		
in the state of th	4.		Distribution Priority					
a. MOHCD Residual Receipts Due for Loan Repayment	• เสรามากการ	11.1 h	Parachamanana anta	I CAN ALTHOUGH THE COMM	LOSP \$0,00	non-LOSP \$000	Pre-gulhanzed alternative LG	OSP spill for Non-Res Surplus
b. MOHCD Residual Receipts Due for Ground Lease Residual Rent Payment	1 8 7	pumuosob	A TOTAL TOTAL CONTRACTOR		50.00		0,009	100242 N. 3
ic, Sublotal Residual Receipts Payments to MOHCD		ju norvatelo 157	ALBERT LANGE	\$0.00	\$0,00	\$0.00		To a second
ld. Residual Receipts Debt Pmt to other lender3 (note lender name to right)	ļ				#VALUE!	#VALUE		
is, Residual Receipts Debt Pmt to other lender4 (note lender name to right)					NVALUE	#VALUE		
f. Residual Receipts Debt Prnt to other lender5 (note lender name to right) Total Residual Recipts Payments:		1		\$0.00				Exercise Section 1
DO NOT SUBMIT YOUR PROPOSED RESIDUAL RECEIPT PAYMENT TO MORC		MOHCD WILL BE	IEW YOUR PROPO	200		tis) Breskdown	1	
AND GENERATE AN INVOICE IF THE CALCULATION CAN BE VERIFIED AS APP CONTACT	ROPRIATE: IF THE	CALCULATION C	ANNOT BE VERIFIEL	, MOHED WILL	LOSP			
emaining Balance			and the second	\$0.0		non-LOSP #VALUE		
	**************************************	1 8. (.5.	lrak : is	September 20	If L168 is >0, enter	THE PROPERTY OF STREET		
					that number in 3170 & L171 below. The	1	1 .	
roposed Owner Distributions (provide description in column D and enter amount in					amount will be ; treated as the LOSP			
olumn J. If an amount is entered, a description is required.)	<del> </del>				CY surplus		<del> </del>	
	)			}	ļ	If N168 is >0, you may enter that amount in J171		
Proposed Other DistributionalUses (provide description in column D and enter amount in column J. If an amount is entered, a description is required. If you had a Calendar Year				1		enter that amount in J171 & N170 above If your LOSP budget allows an		
OSP surplus, please acknowledge that and note exact amount)	AND STREET OF THE		Sala en Sala	**************************************	र अस्ति । इस्ति के सम्बद्धाः	owner distribution		
in Glai Final Balance: should be ZERO except when Surplus Cash (cell F135) is negative	r in the second		Y Comment	\$0,0	#VALUE	#VALUE	1	
The state of the s	e-construction of the			1 00,00	- WALUE	- WALUE		,
• ,								
						-		
•								

15	B F Annual Monitoring Report - Fiscal Activity - Reporting Year 2016 - Mayor's Office of Housing & G	Community Develop	ment	l L l N P			1
176	RESERVE ACCOUNT DETAILS (1995) COME TO SENT HONORY TO A SENTENCE OF THE SENTEN	COMEN MORTE	ar interes		. 7		
178	GREATING.REFERVE for and event describe for great park that is a managed printer or the inferred billioner. Minimum Required Balance:  Beginning Balance:					l	
180	Actual Annual Deposit (don't edit - laken from page 1 account number 1365): \$0.00 Interest Earned:				,		
182 183	Annual Withdrawal Amount (enter as negative number):  Ending Balance (don't edit cell calcutated): \$0.00						
184	Required Annual Deposit:	4.1					
1,00	Total Operating Egenses plus debt service (sion't edit cell - calculated) 50,00  150 objects plus plus plus plus plus plus plus plu						
	project will remady me shorms in the a squeent cell.  Who calcutated percentage shown to the right is greater than 26.5%, you must explain why the Cp. Reserve belance exceeds MOHCD's requirement in the adjacent.						
186 187	Seil. 0.000% [						
189	REPLACEMENT: RESERVE Do not lived tranks for my questions acting for an imples, emission instead 1444 Minimum Required Salance:  Designate Albanes*						
191	Beginning Balanca: Actual Annual Deposit:	100					
193	Interest Earned: Annual Withdrawal Amount (enter as regalive number):						
194	Required Annual Deposit (do not edit - taken from page 1 account number 1320):  50,00		1960 J				
	Describe how the amount of annual deposit and the minimum required balance is determined.						
196 197 198	Enter Beginning and Ending Bhinnes in each of the categories libed below. Changes in asset categories will Balance,						
199	Enter Beginning and Ending Balances in each of the categories listed below. Changes is asset categories Will auto categories will auto categories. 410041990 Bulleting & Uniconvenients	Changes	1/00/1900	1			1
200	Offsite Improvements	\$0.00 \$0.00					
202	Site (Improvements  Land Improvements	\$0.00					
203		\$0.00		<u>.</u>		:	
204	Other .	\$0.00 \$0.00	-				
- 1 - 1	positive chaps, an entry is required in each corresponding calegory in new 200256 if the operating seconds is used inhibit to find implement a reserve dumple the profiting year, show the page cost under "Replacement Reserve", if the operating account is used the replacement reserve during the reporting year, show the repeir cost under "Operating Received." Use the section below to supply improvement made.  Capital Register and Improvement	fund the repair and was a description of the cap	not reimbursed by			•	
1 1	Capital Repris and Importments - Calegories Reserve Conciling Account	Other Source	1			•	
1 1	Building & Improvements  Official Improvements		\$0.0				
	Site Improvements		\$0.0	1 '		!	
213	Land Improvements :		\$0,0	<u>a</u>			
215	Furniture, Flatures & Equipment Other		\$0.0				
216 217	Total \$0.00 \$0.1 Description of Capital Repairs and Improvements 11 to 20 and 2	10 <b>\$0</b> .00	10.0 1111-1111-1111				
218	Non-Capital Replexement Reserve Eligible Expenditures (i.e., labor costs): Enter the amounts used to fund non-capital replace jection below to supply applications.	ment reserve eligibbe ex	penditures. Use	1			
220	Section below to supply experiences.  Source  Paki out of Operating Budget, to be reimbursed by RR (shows the amount entered in row 101 above)	120100	Amount \$0,0				
222	Pad Directly from Replacement Reserve Other Source Other Source						
223		aproximate province					
224	Expension of No-Copial Registrated Research Pythic Expenditure	Total	\$0.0				
225							
	TOTAL REPLACEMENT RESERVE ELIGIBLE EXPENDITURES: the Replacement Reserve Whiteferen's for the reporting period about one exceed the Total RR-depile Expenditures for the reporting period and the reporting period and server than most provide most details above at the periodistent below of the period record and that RR-depile Expenditures accessed the Total RR-depile Expenditures and the RR-depile Expenditures are server to the RR-depile Expenditures and the RR-depile Expenditures are server to the RR-depile Expenditures and the RR-depile Expenditures are server to the RR-depile Expenditures and the RR-depile Expenditures are server to the RR-depile Expenditures and the RR-depile Expenditures are server to the RR-deplication and the RR-deplication are server to the RR-deplication and the RR-deplication are server to the RR-deplication	Total RR-Eligible					
228	Bigdie Expenditures Amount \$0.0	6 Expenditures	\$0.0				
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	1			'		Į.	l .

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15	Annual Monitoring Report - Fiscal Activity - Reporting Year 201	6 - Mayor's Offic	e of Hou	using & Com	munity Devel	opment		 	2	<u> </u>	 •
730	FEDERAL PROGRAM INCOME REPORT AND	32 LA 7 - 6 24	10.10	Meister Name	Andrew State	CSAUCK S	F14444	 			 
231	This section must be completed if the project received any CDBG funding, even if the For more information, use the following link or copy this web address for manual na			*				= ×			
233	http://www.ni-main.com/Actour-1500-05-cs unextiluep/eisrucs-inteles/141 Overview of Federal (NOMS and CDBG) Program Income										
235	S CDBG PROGRAM INCOME										
237		AMOUNT	DESCR	IPTION	5-37		4 (§).				
235	Amount to be used for CDBG eligible activity#1 (provide amount in cell to the right, and activity description and regulation citation in column (urthest to the right);								-		
235			<u> </u>								
240											
24											
243	Other (provide amount in cell to the right, plus activity description and regulation clatton in column furthest to the right):		L								
243	Yotal CDBG Program Income Calculation(see instructions for guidance on how to calculate)										
ريد	To ensure the eligible use of CDBG Program income, the recipient of federal G and Community Development for the use of CDBG program income received d					Office of I	Housing				

		Identify units, properties for tena (within return the project)	manager's unit ovide data in co ants who mover eporting period ants who have l ect, i.e, when th	t with the unit no columns D, E, P and in during the a d), respectively. transferred unit they first moved	number, follon	w by "- Mgr". I nly. riod, the data project, repor ilding.	entered in colum	ne manager o nns F, G & H vancy data (o	ccupies Ur (at initial oc ccupancy c	ilt 501, in o ccupancy) s late, incom	olumn D, enter hould be the s e, household s	"501 - Mgr." For vacant units at ame as the data entered in colu ize) for the first unit that the ten	umns I, J & K ant occupied in							
		pasting	using the "paste conforms with t ons to fix and r	the choices of I	inter data in the drop-dov	columns E an vn menu. Thi	,d P (Orange High is will help preven	hlighting in C at you from s	olumn Hea ubmitting fo	der), pleas orms with in	s check the dro valid data, Any	p-down-menus to ensure that I forms with invalid data will be	he data you are returned with							
C Row Num	D. Unit Na.	Lint Type (Bed / SRO / Shudo / 19R / 28R / 38R / 48R / 5+BR)	Date of INITIAL GCCUPANCY (m/d/yyy)	Household Annual Income AT INITIAL OCCUPANCY	Household Size AT INITIAL OCCUPANCY (number)	Dide Of Most Recent Income Recentscation WITHEN REPORTING FERIOD (mid/yyy)	Household Ayrund Income so of Most Recent Recentlessury WITHIN REPORTING PERIOD	Household Size (number) as of Most Recent RecentScation WITHEN REPORTING PERIOD	Min Occupancy for Unit Type (per dyte entered on worksheet 1A)	Max Occupancy for Unit Type (per data entered or worksheet (A)	Is the Household Overhoused or Overcrowded?	Overhoused / Overcroeded — Netrative. (Explanation required for each row where indicator is displayed in Column N and Coll Occid shows an PolityArting, Described any section water grantscars and the poly section water grantscars and polytochromoded status; summarize efforts made for forunder in Iri to until of deproprietal size.)	Rental Assistance Type (**iest "none" if nane)	Amazal of Resta Assistance	Amount of Madimum Gross Reni Allowed for Unit (enter 50 if n/e)	Amount Tenant Paid Rent for Unit	Ubity Allowance (Enter 10 if all utilities, are included.)	Date Of Most Recen Rest Increase WITHIN THE PERIOD (midlyyyy)	Amount of Most Recent Rest Increase WITHIN THE REPORTING PERIOD	Maga e Increase (c de not
1 2				<del> </del>																
3 4 5					$\equiv$				estat eta	3 (S. 2)									560 (550 6600 (550	
6 7									19.55	detelle recom									247-70 1525-25	1794A 1894
9 10				<del>                                     </del>	$\vdash$				101-011 101-011 111-011	25.0	And the second							i-tempuka Kanadaka	200 200 200 200 200 200	
11									105 7.63 98 349	10,400	Section of Section (sec								20 <u>2</u> 3 10	
13 14 15					+														Anna San	研究 一致经 出版
16									. 1 (1) 1 (1)	10 a 10 4 Ve 3 a	ini Nasia Seringila	100						en e	33.50365 54.6434	
18 19 20					1	<u> </u>		-		50,000 50,000 00,000 00,000									19.00 (S).	2000 2010 2010 2010
21									Editor.									\$16 pr 480	100 (00) 100 (00) 100 (00)	196
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	,			Annual Monitor	ing Report - Demographic Information - Reporti	ig Year	2016 -		
		5.058	and the second second	May	or's Office of Housing & Community Developme	ent		and the particle of	The American Services
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.		0	# Units:	0
		<ul> <li>Select one</li> <li>Select one</li> <li>For legacy</li> </ul>	Ethnicity category Race category for race and ethnicit	ry for the head of household or the head of household, If ly data that reports race and	at was residing in the project <u>at the end of the Reporting Period,</u> If unknown, manager's or vacant unit, select "Not Reported".  unknown, manager's or vacant unit, select "Not Reported".  ethnicity as a single field, an additional category of "Not Reported" should be used  yould be listed as Latino/Hispanic and his/her race would be listed as "Not Reported".	to categoriz ".	e a head of hous	sehold's race if it is l	isted as
¹ c	D.	,E	· F	G ,	H H	313	J	К	L.
Row Num	Unit No.	Unit Type (Bed / SRO / Studio / 1BR / 2BR / 3BR / 4BR / 5+BR)	Most Recent	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									
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Annual Monitoring Report - Summary of Reported H Mayor's Office of Housing &		r 2016 -
Project Address:	Last Day of Reporting Period 1/0/190	0 # Units; 0

	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 Residents	0	

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

Head of Household Race/Ethnicity

	# Reported	1
	Head of HH	% of Tota
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	
Black/African American and White	0	
Other/Multiracial	0	
Not Reported	0	
Total Head of Households	0	

# Other Household Demographics

	# Reported
Female Headed Households	
Elderly Households	O O
Households with Children Under 18	0
Number of Children Under 18	0
Households with Tenant with Physical Disability	0
Households with Tenant with Visual Disability	. 0
Households with Tenant with Hearing Disability	0
Households with Tenant with No Disability	0

Target and Actual Population Served

Tai	get Population	A	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 Physically Disabled
0	0 Senior Housing		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 recentered a formula instruction worksheet that was din detail any amounts	tead of a single one, and descri	number for a field, mbe the formula & und	nake a note here re: lerlying numbers. Al	for which question on so use this field to des	which
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			N. Committee of the Com		

# 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 T		0			
			4.		
If the project had an avera worksheet "1A.Prop&Res				an 30 days for qi	Jestion 36 or
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a. A description of the		ze the cause/s	of the high tu	ırnaround time, a	and
what the identified c	auses are, ariu		duaina tha tur	naround time a	
what the identified c	work done to identi	fy means of re			nd
what the identified comb. A description of the all viable remedies t			uuding the tui	naiouna time, a	nd
b. A description of the all viable remedies to	hat have been iden	ntified; and	•		
b. A description of the	hat have been iden plan to implement a	ntified; and	•		
<ul><li>b. A description of the all viable remedies to</li><li>c. A description of the</li></ul>	hat have been iden plan to implement a	ntified; and	•		
<ul><li>b. A description of the all viable remedies to</li><li>c. A description of the</li></ul>	hat have been iden plan to implement a	ntified; and	•		
<ul><li>b. A description of the all viable remedies to</li><li>c. A description of the</li></ul>	hat have been iden plan to implement a	ntified; and	•		
<ul><li>b. A description of the all viable remedies to</li><li>c. A description of the</li></ul>	hat have been iden plan to implement a	ntified; and	•		
<ul> <li>b. A description of the all viable remedies to</li> <li>c. A description of the</li> </ul>	hat have been iden plan to implement a	ntified; and	•		
<ul><li>b. A description of the all viable remedies to</li><li>c. A description of the</li></ul>	hat have been iden plan to implement a	ntified; and	•		
<ul><li>b. A description of the all viable remedies to</li><li>c. A description of the</li></ul>	hat have been iden plan to implement a	ntified; and	•		

5. Affirmative N	<i>l</i> larketing	0			•		
marketing that	uct any marketing t was conducted e marketing was	, including					
b. any adve	for the project; ertising, direct many ny households w	-	•	_		were on it	
after the	marketing was o	completed.	····				_
		·				.,	-
Expense section a. A descripe the identification	ad a VACANCY on of the workshoption of the work	eet "2.Fiscal," yo done to analyz ; and	ou must supply e the cause/s o	the following: f the vacancy	rate, and wha	t	- · ·
If the project hat Expense section a. A descript the identification b. A descript viable rec. A descript c. A descript c. A descript rec.	ad a VACANCY on of the workshoption of the work	eet "2.Fiscal," yo done to analyz ; and done to identifie e been identifie to implement ar	ou must supply e the cause/s o y means of redu d; and	the following: f the vacancy scing the vaca	rate, and wha	t	
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If the project hat Expense section a. A descript the identification b. A descript viable rec. A descript c. A descript c. A descript rec.	ad a VACANCY on of the workshoption of the work tified causes are ption of the work medies that have to one of the plan	eet "2.Fiscal," yo done to analyz ; and done to identifie e been identifie to implement ar	ou must supply e the cause/s o y means of redu d; and	the following: f the vacancy scing the vaca	rate, and wha	t	
If the project hat Expense section a. A descript the identification b. A descript viable rec. A descript c. A descript c. A descript rec.	ad a VACANCY on of the workshoption of the work tified causes are ption of the work medies that have to one of the plan	eet "2.Fiscal," yo done to analyz ; and done to identifie e been identifie to implement ar	ou must supply e the cause/s o y means of redu d; and	the following: f the vacancy scing the vaca	rate, and wha	t	
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If the project hat Expense section a. A descript the identification b. A descript viable rec. A descript c. A descript c. A descript rec.	ad a VACANCY on of the workshound of the work tified causes are ption of the work the medies that have to the plan	eet "2.Fiscal," yo done to analyz ; and done to identifie e been identifie to implement ar	ou must supply e the cause/s o y means of redu d; and	the following: f the vacancy scing the vaca	rate, and wha	t	

# 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."

		•			
Misc. Admin Expenses					
Expense Description	Amount	HUD Acct #	Notes		
Total:	0.00	,			
Diff. from Fiscal Activity WS:					
Misc. Operating & Maintenance Ex	penses				
		HUD			
Expense Description	Amount	Acct#	Notes		
. `					
and the second s					
			· · · · · · · · · · · · · · · · · · ·		
			·		
Total:	0.00				
Diff. from Fiscal Activity WS:					
8. Negative Cash Flow		1			
_		j			
If the project had NEGATIVE CAS		1	fore and the contract of the same and the same at the		

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

	•	

	•						e.	
1	Annual	Monitoring Report - Pro	ject Financing - Repo	rting Year 20	16 - Mayor's Office of Hous	ing & Community D	evelopment	
acous news state	and the second s					3.00		and the second s
Provide int	formation about all current financing of	the project, Lenders shoul	d be listed in lien order,	i.e., with the	most-senior lender in the firs	lien position, the mo:	st-junior lender in last lien posi	tion.
				•		·		-
Project Ada	dean:							
	Project Financing							
Current	Froject Financing				······································			
						Monthly Debt ·	Outstanding Principal Balance As Of End of Prior Reporting	Accrued Interes
len Order	Lender (and Loan Program if applicable)	I nan Amount	Interest Rate	Maturity Date	Renayment Terms			
len Order	Lender (and Loan Program if applicable)	Loan Amount	Interest Rate	Maturity Date	Repayment Terms	Service Payment	Period Prior Reporting	End of Prior Re Period
Lien Order	Lender (and Loan Program if applicable)	Loan Amount	Interest Rate	Maturity Date	Repayment Terms			End of Prior Rep Period
11	Lender (and Loan Program if applicable)	Loan Amount	Interest Rate	Maturity Date	Repayment Terms			
1 2	Lender (and Loan Program if applicable)	Loan Amount	Interest Rate	Maturity Date	Repayment Terms			
1 2 3	Lender (and Loan Program if applicable)	Loan Amount	Interest Rate	Maturity Date	Repayment Terms			
1 2 3 4 5 6	Lender (and Loan Program if applicable)	Loan Amount	Interest Rate	Maturity Date	Repayment Terms			
1 2 3 4 5	Lender (and Loan Program if applicable)	Loan Amount	Interest Rate	Maturity Date	Repayment Terms			
1 2 3 4 5 6	Lender (and Loan Program if applicable)	Loan Amount	Interest Rate	Maturity Date	Repayment Terrus			

L many land land	Annual Monitoring Report	Services Funding - Reporting Year 2016 - May	or's Office of Housing & Community D	evelopment	ar Name in . co. o	1 11:
Completion of this page is required based on your answ	ers to questions 51 thru 61 on worksh	eet 1A Prop&Residents. Supply one row of data for	or each service that is being provided (if	more than one service is b	eing provided by the sa	me Provider under the
same grant, please repeat the data for each service prov						
Project Address;					101 000000	
Current Services Funding						
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
					-	
		··				<del></del>
			<del></del>			<del></del>
						<del></del>

# 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
Total Rent Revenue:	\$0
Wassasias	
Vacancies	
5220 Apartments	\$0
5240 Stores & Commercial	0
Total Vacancies: _	\$0
Net Rental Income: (Rent Revenue Less Vacancies)	\$0
Other Revenue	
5170 Rent Revenue - Garage & Parking	\$0
5190 Misc. Rent Revenue	0
5300 Supportive Services Income	0
5400 Interest Revenue - Project Operations (From Operating Acct Only)	0
5400 Interest Revenue - Project Operations (From All Other Accts)	
5910 Laundry & Vending Revenue	0
5920 Tenant Charges	0
5990 Misc. Revenue	0
Total Other Revenue:	\$0
Total Operating Revenue:	\$0

# Project Street Address:

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

ľ	Management .	Total	
6320 N	Management Fee		\$0
11	'Above the Line" Asset Management Fee		0_
•	Total Management Expenses:		\$0
5	Salaries/Benefits	•	
6310 (	Office Salaries		\$0
6330 1	Manager's Salary		0
	Employee Benefits: Health Insurance & Disability Insurance		0
	Employee Benefits: Retirement & Other Salary/Benefit Expenses		0
6331 A	Administrative Rent Free Unit		0
	Total Salary/Benefit Expenses:		\$0
	Administration	a.	
	Advertising and Marketing		\$0 -
	Office Expenses		0
	Office Rent		Ö
	Legal Expense - Property		0
	Audit Expense		0
6351 I	Bookkeeping/Accounting Services		0
6370 I	Bad Debts		0
6390 t	Miscellaneous Administrative Expenses		0
	Total Administrative Expenses:		\$0
	Utilities		
	Electricity		\$0
6451 N	Water		0
6452	Gas		0
6453	Sewer		0
	Total Utilities Expenses:		\$0
	Taxes and Licenses		
	Real Estate Taxes		\$0
6711	Payroll taxes		Ō
6790	Miscellaneous Taxes, Licenses, and Permits		0
	Total Taxes and Licenses Expenses:		\$0
1	Insurance		
6720	Property and Liability Insurance		\$0
6721	Fidelity Bond Insurance		0
	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 Operation and Repairs	0
6590 Miscellaneous Operating and Maintenance Expenses	0
Total Maintenance and Repairs Expe	enses: \$0
6900 Supportive Services	\$0
Capital and Non-Capital Expenditures to be	•
Reimbursed from Replacement Reserve	. \$0
Neimbursed nom Neplacement Neserve	φυ
Total Operating Expe	nses: \$0
Financial Expenses	
Enter amounts in yellow highlighted cells. Leave no cells blank. Enter	'O" if annlicable
6820 Interest on Mortgage (or Bonds) Payable	о паррисавто.
6825 Interest on Other Mortgages	
6830 Interest on Notes Payable (Long Term)	•
6840 Interest on Notes Payable (Short Term)	
6850 Mortgage Insurance Premium/Service Charge	
6890 Miscellaneous Financial Expenses	
Total Financial Expe	enses: \$0
7-(10-(-101-101-1-11-1	
6000 Total Cost of Operations before Deprec	
5060 Operating Profit (	Loss): 50
Depreciation & Amortization Expenses	
Enter amounts in yellow highlighted cells. Leave no cells blank. Enter	"0" if applicable.
6600 Depreciation Expense	
6610 Amortization Expense	
Operating Profit (Loss) after Deprecieation & Amortiz	ration: \$0
Net Entity Expenses	
the right. 7190	
7190	
7190	
7190	* ·
7190	
7190	
7190	•
7190	
7190	
7190	
Total Net Entity Expe	nses: \$0
2050 Change in Total Not Appets from Operations (Not 1)	. 60
3250 Change in Total Net Assets from Operations (Net Loss)  Amount computed in cell E139 should match audited financial st	\$0
Amount computed in ceil E 139 should materi addited imancial st	al <del>o</del> nioni.

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

	1	otai
Operating Revenue		\$0
Interest earned on restricted accounts		0
	Adjusted Operating Revenue	\$0
Operating Expenses		\$0
Net Operating Income		\$0
•		
Other Activity		••
Ground Lease Base Rent		\$0
Bond Monitoring Fee Mandaton Daht Santing Principal		0
Mandatory Debt Service - Principal 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 Agreem	nent .	Ö
Withdrawals from Operating Reserve Account		0
Withdrawals from Other Required Reserve Account		0
•	Total Other Activity:	\$0
Allocation of Non-Residential Surplus (LOSP only)	ng Cash Flow/Surplus Cash:	\$0
Distribution of Surplus Cash Ahead of Residual Rece	eipts Payments	
Select the Distribution Priority number from Worksheet 2. Fisc	cal Activity for payments to be paid	
ahead of residual receipts payments.		
·	7	Γotal
•		
:		
Total Cook Available for De-	ideal Bassints Distributions	<u> </u>
Total Cash Available for Res	idual Receipts Distribution:	\$0_
Distribution of Residual Receipts		
Select the Distribution Priority number from Worksheet 2. Fisc	cal Activity for navments to be paid	
with remaining residual receipts.	al Activity for payments to be paid	
with remaining residual receipts.	7	Total
		· Otui
Total Residual Rece	eipts Distributions to Lenders:	\$0
•	<del></del>	
Proposed Owner Distribution		\$0
Proposed Other Distribution/Uses		0
Total Residual Receipts Distribution	ons to Lenders and Owners:	\$0

# Project Street Address:

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

	Replacement	Operating
	Reserve	Reserve
Balance, December 31, 1899	\$0	<b>\$0</b>
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.

Vorksheet 1A.	Property & Residents INCOME	LETE
	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 1B.	Transitional Programs To Be Det	ermined
EXAMPLE OF THE PARTY OF THE PAR	Questions 1 thru 11	To Be Determined
	Questions 12 thru 18	To Be Determined
	Questions 19 thru 39	To Be Determined
Worksheet 1C.	Eviction Data To Be Det	ermined
	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
Worksheet 2. F	iscal Activity INCOM	PLETE
described a second and a second	Rental Income - Housing Unit GPTR	incomplete
	Vacancy Loss - Housing Units	incomplete
	Operating Expenses	incomplete
	Surplus Cash/Residual Receipts (Rows 140 - 171)	incomplete
	Operating Reserve (Rows 177 - 186)	incomplete
	Replacement Reserve (Rows 188 - 196)	incomplete
	Changes to Real Estate Assets (Rows 198 - 205)	incomplete
	Replacement Reserve Eligible Expenditures (Rows 209 - 228)	incomplete
	Program Income (Rows 230 - 243)	OK.

Worksheet 3A, Oc	cupancy & Rent Info INCOMPLETE
	Does number of units entered on Worksheet 3 match total units entered on Worksheet 1A or the total households that can be reserved in Worksheet 1B?
	For each row with a Unit Number, was data entered in cells for Subsidy Type and Utility Allowance?
	Narrative Provided for All rows indicating Overhoused or To Be Determined

Worksheet 3B, Der	mographic information	To Be Determined	
	Is Ethnicity and Race selected	for each household? To Be Dete	rmined

01.00-1.00-1.00-1.00-1.00-1.00-1.00-1.0	Is Ethnicity and Race selected for each household?	
Worksheet 4. Narrative		To Be Determined
		<ol><li>To Be Determined</li></ol>
		3 To Be Determined
	•	4 To Be Determined
		5 To Be Determined
		6 To Be Determined
		7 To Be Determined
•		8 To Be Determined

Worksheet 5. Project Financing	INCOMPLETE
Worksheet 6. Services Funding	To Be Determined
Worksheet 7. Supplementary Information Required by MOHCD	Worksheet incomplete. If using AMR to generate Schedules required for Auditied Financial Statement, please complete the required 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.

<sup>&</sup>lt;sup>1</sup>See 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 record<sup>2</sup> 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;<sup>3</sup>
  - 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:

<sup>&</sup>lt;sup>2</sup> 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.

<sup>&</sup>lt;sup>3</sup> 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.

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# 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 Family Apartments

Project Address: 680 Florida Street 94110 (@19<sup>th</sup> Street)

Number of Units: 93 units including 24 units set aside for homeless

families, (20 LOSP and 4 S+C)

**PROPOSED FUNDING:** Up to \$168,685 Year One budget

Up to \$3,616,321 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 \$3,616,321 in General Funds from the Local Operating Subsidy Program ("LOSP") to subsidize continuing operations for 20 units set aside for formerly homeless people at Mosaica Family 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 Family Apartments, completed in October 2010, consists of 93 units of family housing with 20 units of supportive housing targeted to homeless families. 20 of the 92 affordable units are restricted to families at incomes of 30% of City AMI or below, with the remaining 72 units serves families at incomes of 60% of City AMI or below.

4 units in the project are supported by a subsidy from the HUD Shelter Plus Care program. These households and the households in the 20 LOSP supported units pay 30% of their income on 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>
1BR	3	3
· 2BR	. 13	30
3BR	2	37
4BR	2	2
TOTAL	20	72

TNDC partners with Lutheran Social Services and the Department of Homelessness and Supportive Housing ("DHSH") 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 \$2,115,296.

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 March, 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.

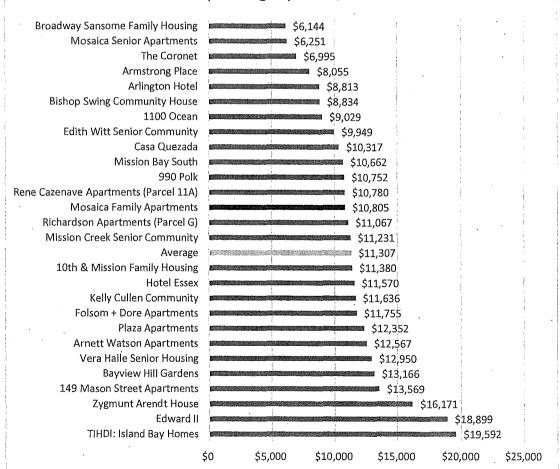
During 2015, MOHCD's portfolio had 91 supportive housing projects. Average total operating expenses (before replacement reserve deposits and hard debt service), averaged \$9.7k per unit per year. PUPA operating expenses varied by project size, with Per Unit Per Annum ("PUPA") operating expenses higher 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 \$10.8k, was below the average and ranks as the thirteenth lowest.

# 2015 PUPA Operating Expenses, LOSP Portfolio



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Within the LOSP portfolio, some projects have just 20% LOSP units, while others are 100% LOSP. 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 20 units at the Project designated as LOSP units represent 22% of the unit share; the Project's 2015 PUPA operating expenses of \$10.8k is below the average of \$11k for projects with a similar percentage of LOSP units.

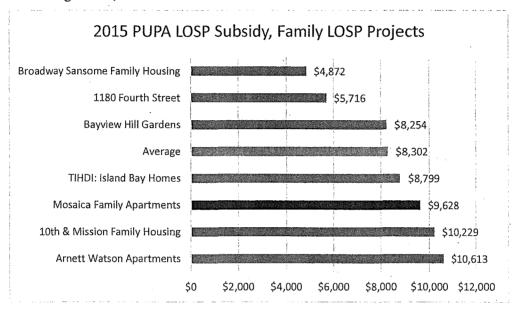
Drilling down to the general expense categories, the Project's 2015 expenditures are around average for management, insurance and maintenance and repairs; and below average for salaries, administration and taxes/licenses; utilities for the Project are considerably higher than the average. TNDC acknowledge that the cost of utilities is high, particularly water, and is analyzing to understand the causes, see below for additional details.

Operating Expenses by Expense Categories, 2015

2015 PUPA Expenses	Mgmt	Salaries/ Benefits	Admin	Utilities	Taxes/ Licenses	Insurance	Maintenance/ Repairs
Mosaica Family Apartments	\$965	\$1,695	\$753	\$2,621	\$261	\$936	\$3,489
LOSP Portfolio Average	\$927	\$2,369	\$1,297	\$1,568	\$365	\$964	\$3,412

#### 2.2, 2015 LOSP Subsidy

The per unit 2015 LOSP subsidy of \$9,628 is higher than the average per unit LOSP subsidy of \$8,858 across all LOSP projects. Compared with other LOSP projects that serve families, the per unit 2015 LOSP subsidy for the Project was also somewhat higher than the average of \$8,302.



#### 3. PROJECT OPERATIONS

#### 3.1. Annual Operating Income Evaluation

<u>Tenant Rent</u>: Tenant paid rents are projected to generate \$947,626 in 2017, the first year of budget data supplied in the operating budget workbook attached. Tenant rents are comprised of rents collected from the 68 non-subsidized units, targeted to family households up to 60% Unadjusted AMI, the 20 LOSP households and the 4 S+C households who pay 30% of their income on rent.

2015 gross rent from the 68 non-subsidized 1-bedroom units average \$1,005 per month, or about 44% AMI; initial incomes average at 37% AMI and current income of 41%.

LOSP and S+C-subsidized units are deeply affordable; average AMI in 2015 households was about 12% AMI for the S+C units, and 21.65% for the LOSP units; the average tenant-paid rent in the S+C units is approximately \$173 and \$335 for the LOSP units.

MOHCD noticed in late 2016 that the rents reported by TNDC for some LOSP units appeared to exceed 30% 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 12 LOSP units were overcharged; the overcharges date back to March 2009 for

some of the units, and the total amount overcharged is \$27k. It is anticipated that the project will have adequate surplus from CY2016 to cover this additional cost.

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HUD Rental Subsidy: All of the revenue for the Shelter Plus Care units is earmarked as non-LOSP revenue. 2015 contract rent for the 4 Shelter Plus Care subsidized units is 3BR(2): \$3,927; 2BR: \$3,320; 1BR: \$2,562. The projected 2017 rental subsidy amount, at \$191,424, or \$15,952 per month, reflects an increase of 135% since 2015; the project will benefit significantly from the impact of the increased FMRs in 2017.

LOSP Subsidy: The LOSP subsidy is designed to fill any operating deficit existing for the LOSP units. The first year LOSP subsidy requested for the 20 LOSP units is \$168,685 (\$8,434/PUPA and \$703/PUPM) and is shown in the attached operating budget. This is a significant reduction of 25% in the amount of the LOSP subsidy requested for 2017 under the existing contract (\$224,834). 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 \$35k 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 assumes a 1% vacancy on the LOSP and non-LOSP units, based on project history; the average vacancy over the past 4 years is .88%.

#### 3.2. Annual Operating Expenses Evaluation

The annual operating expenses projected for 2017 of the operating budget, before debt service and reserves, are projected at \$1,045,586 or \$11,243 PUPA. This reflects a 4.05% increase above 2015 operating expenses, which is a bit less than the average rate of increase of 5.5% for the past 4 years.

#### 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.

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The pro-rata allocation for the Project is 22% LOSP units and 78% non-LOSP units.

At the time when the current LOSP contract was approved, MOHCD approved the project sponsor's request to use an alternative split of 31% LOSP units and 69% non-LOSP units that was applied to all line items.

Under the new contract for the Project, the pro-rata allocation is 22% LOSP units and 78% non-LOSP units. TNDC has not proposed to use any alternative splits.

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 5.8 FTE.

<b>Position</b>	FTE	Notes
General Manager II	.9	1FTE shared by Mosaica Family (.9) & Senior (.1)
Assistant Manager	.9	1FTE shared by Mosaica Family (.9) & Senior (.1)
Custodian	1.8	.72 @ \$18/hour, .72 @ \$15/hr, .4 @ 16/hr; Shared with Mosaica Senior
Maintenance Supervisor	1.8	2 FTE shared with Mosaica Senior; .9 @ \$18/hr, .9 @ \$29/hr
Night Manager	.4	Resides in Mgr Unit, paid via rent credit
TOTAL	5.8	= 1 staff per 16 households, 1 staff per 56 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.

Salaries and Benefits: Salaries and benefits are budgeted at \$163,595 or \$1,759 per unit per year, and covers the salary and benefits of the Resident Manager and Assistant Manager.

Administration: Administration line items are budgeted at \$86,963, or \$935 per unit per year, and cover typical functions such as legal, office supplies and equipment, bookkeeping and accounting, computers and telephones. The only notable increase is the bookkeeping fee, which is up by over \$3k or 24% from 2015. TNDC is raising this fee based on an analysis that the prior bookkeeping fees were not adequately covering accounting team expenses.

<u>Utilities</u>: Utilities (gas, water/sewer, common electric) are budgeted at \$255,514, or \$2,747 per unit per year. The building is not individually metered for water; the costs for Mosaica Family, Mosaica Senior and Mosaica Commercial is based on covenant with assumed percentages. As noted above, the PUPA for Utilities for Mosaica Family appears to be

high. TNDC is using software that analyzes consumption and has found that on a perresident basis, consumption is within norms. TNDC also reported that one of the commercial tenants was a high user of Water, but that has been stopped. TNDC has agreed to analyze further to determine if the per-project allocation should be revised, and will also assess the cost/benefit of adding metering for Water for the commercial spaces.

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Taxes: Taxes are budgeted at \$26,017, or \$280 per unit per year.

<u>Insurance</u>: Insurance is budgeted at \$91,356, or \$982 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 \$329,058, or \$3,538 per unit per year. This line item includes payroll for 1.8 FTE custodial staff and 1.8 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 \$6,659, or \$72 per unit per year, in Year One. The salary of a one TNDC services staff is allocated across 12 properties. (HSH provides an annual supportive services contract of approximately \$267k which is separate from this operating budget.)

Replacement Reserve Deposits: Replacement reserve deposits are shown at \$600 per unit per year, as required by MOHCD. The next CNA is due to be performed in 2018. Based on the projections from the 2013 CNA, the RR balance will be at or above \$400k until year 18, 2034, when the balance drops under \$100k; the ending balance after year 20 is just under \$200k.

Operating Reserve Deposits: The project has an operating reserve account with a 2017 beginning balance of \$255,798, which meets MOHCD's required balance of 25% of the prior year's operating expenses. Contributions from the operating budget of about \$10k are projected to be needed over time to maintain the 25% minimum balance.

<u>Debt Service</u>: The project has annual debt service payments of \$42,000 to HCD which is the .42% administrative fee for its loan.

<u>Partnership Management and Investor Services Fees</u>: The project pays \$12,000 for an annual partnership management fee and another \$3,000 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 2.5% per year based on MOHCD guidelines, while LOSP tenant rents trend at 0% per year. TNDC has indicated that LOSP tenant rents are difficult to predict and may decrease from year to year. Laundry income, tenant charges, and miscellaneous income trend at 2.5%, per underwriting guidelines.

- 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 20%.
  - 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 total of just under \$500k in repayments to MOHCD over years 1-15 (2031) of the new LOSP contract; the non-LOSP units are projected to begin running a deficit in year 16, increasing from -\$3k to -\$86k in year 20.

Year 15 of the tax credit compliance period 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 to address the anticipated operating deficits on the non-LOSP units.

#### 4. SUPPORT SERVICES EVALUATION

Through a separate contract with HSH, Lutheran Social Services provides supportive services to 20 formerly homeless families. The current contract term is 7/1/14-6/30/18 in the amount of \$267,862, which is tracked in a services budget that is managed separately from the operating budget attached to this evaluation. A total of 3 FTE are funded under the contract, which equates with ratios of 1 staff per 7 LOSP households, or 1 staff per 20 LOSP residents.

The goals of services is to empower tenants to become more self-sufficient, retain their housing or move to other appropriate housing, promote community building and tenant participation, and maintain a safe, supportive and stable environment that fosters independence. Support services include but are not limited to tenant outreach, intake and assessment, case management, benefits advocacy and assistance, offsite service referrals, mediation with property management, conflict resolution, support groups, social events and organized tenant activities, monthly community meetings, and clinical consultation.

HSH is pleased with the quality of services provided at the Project as well as coordination between services and property management, which has resulted in a very low turnover percentage; there was one eviction in 2015. The program is meeting service and outcome objectives.

#### 5. CONCLUSION

The Mosaica Family project appears to be operating stably. The amount of funding in the new LOSP contract is considerably less than what was authorized under the prior LOSP contract and more accurately reflects the actual costs of serving the Project's LOSP households.

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If the proposed new 15-year LOSP contract is approved, the remaining LOSP subsidy requested for 2017, \$82,689, 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 \$168,685 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

To ensure that the Project remains sustainable, TNDC will continue to monitor expenses closely, with extra attention paid to how the Utilities costs are split across Mosaica Senior, Mosaica Family and the Mosaica Commercial. TNDC will also explore the cost/benefit of adding meters to more precisely track actual Water and Gas usage by project.

#### 7. LOAN COMMITTEE MODIFICATIONS

Attachments:

### LOAN COMMITTEE RECOMMENDATION

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

	Approyal indicates approval with modifications	, when so determ	ined by the Committee.
	[A APPROVE. [ ] DISAPPROV	VE. [ ]	TAKE NO ACTION.
	Olson Lee, Director Mayor's Office of Housing	nama nama nama nama nama nama nama nama	Date: 2/2/17
	[ APPROVE. [ ] DISAPPRO	VE. [ ]	TAKE NO ACTION.
	Kerry Abboit, Deputy Director for Programs Department of Homelessness and Supportive H	ousing	Date: 3-3-17
	APPROVE. [ ] DISAPPRO	VE. [ ]	TAKE NO ACTION.
	Nadia Sesay, Interim Director		Date: 3/3/17-
V	Office of Community Investment and Infrastruc	cture	

#### **Attachment A: LOSP Program Description**

Loan Committee Date: March 3, 2017

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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 Family 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, 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 \$168,685 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

### Company of the Co							
Company   Comp		Total # Units: 93			Project Name:	Apartments 680 Florida Street	
The content of the		Year 1 is a full year, i.e. 12 months of operations): 2017 INCOME	LOSP 229	non-LDSP	Total	Development Corporation Comments	
The control of the	,	Residential - Tonani Assistance Payments (Non-LOSP) Residential - LOSP Tenani Assistance Payments Commercial Space	165,377	191,424	191,424 Links from Existing Proj 165,377 D Links from Commercial	- Rent Info' Worksheet  Dp. Budget' Worksheet	Restantal Tenant 0.00% (100.20%)
Column   C		Miscellaneous Rent Income Supportive Services Income Interest Income - Project Operations	0	0	3,000 2/16; as ked TNDO to ye	er Income of Income	(noofma Constant)
Column   C		Tenant Charges Miscellaneous Residential Income Other Commercial Income	304	1,076	1,380 Links from Utilities & Ot 0 Links from Utilities & Ot	ter Income' Worksheet her Income' Worksheet	
Control of Section   Control		Gross Potential Income Vacancy Loss - Residential - Tenant Rents Vacancy Loss - Residential - Tenant Assistance Payments	(2,085	1,075,706	1,338,807 (9,476) Vacancy loss is 1% of T (1,914) Vacancy loss is 1% of T	mant Rents.	With drawal from Captai keel Reserve (4
Property		EFFECTIVE GROSS INCOME OPERATING EXPENSES	260,696	1,066,821	1,327,417 Po	Op. Budget Worksheet  JPA: 14,273	J
Column   C		Management Fee  Asset Management Fee  Sub-total Management Expenses				han MOH policy; non-escalating	Management Fee : Asset Management Fee
Part		Office Salaries  Manager's Selary  Health Insurance and Other Benefits	10,778	38,214	48,992		Office Salaries  Atanoper's Salary
The second content of the content		Administrative Rent-Free Unit Sub-total Salaries/Benefits	11,982 1,584 35,991	42,482 5,616 127,604		JPA: 1,759	Some Charles (1974-1974)
Column		Advertising and Marketing Office Expenses Office Rent	10,860	38,505	49,365 0		Projected LOSP Spl.OSP   Inon-LOSP   (COL)
The color of the		Audit Expense  Bookkeeping/Accounting Services	2,899 3,805	10,277	13,176		Legal Expense - Prof. 22.00% 78.00% acceptable Projected LOSP SplosP non-LOSP (lonly to the long to th
Column		Miscellaneous Sub-total Administration Expenses Utilities	19,132	253 67,831	324 86,953 P	JPA; 935	Projected LOSP SPLOSP   non-LOSP   fonty
March   Marc		Water Gas Sewor	40,037 8,972	141,948	Higher than projections, Wide for infrastructure in predict without operating 181,985 have no operating exper 40,782	resiments. 2) inherently hard to experience. For properties which ence we project based on comps in	
March   Marc		Taxes and Licenses Real Estate Taxes	603	1,784	2,287	IPA: 2,747	Real Estate Taxes
Part		Miscellaneous Taxes, Licenses and Permits Sub-total Taxes and Licenses Insurance	5,724	1,170	1,500 P		7
Management   Man		Fidelity Bond Insurance Worker's Compensation Director's & Officers' Limbility Insurance	6,014	21,324	27,338 Higher than original und	erviriling. 9011 class rate increases.	Alternative LOSP SLOSP SLOSP (non-LOSP) (Agraved Worker's Compensation
Total		Maintenance & Repair Payroll	32,727	116,032	148,759 Higher than original pro	sction. Comparable to other family	acceptab
Minimum Control and March   1-10		Contracts Garbage and Trash Removal			45,584 56,435 Expecting 6% Increases	*****	5. Albimative LOSP S LOSP   non-LOSP   Approved
Execution Services		HVAC Repairs and Maintenance Vehicle and Maintenance Equipment Operation and Repairs Miscellaneous Operating and Maintenance Expenses	7,656	374	8,000 480 34,800		Becomb Payre/Contract [770-2000   700-200]
Management   Section   S		Supportive Services		5,194	6.659		
### Control Service Amends   15		Reserves/Ground Lease Base Rent/Bond Fees	230,029	815,557	1,045,586 P		2015: 10,805 4,05%
The content of the		Band Monitoring Fee Replacement Reserve Deposit Operating Reserve Deposit Other Resulted Reserve 1 Deposit	12,276	43,524	55,800		Replacement Reserve Deposit  Operating Reserve Deposit
NET CORPATION DECOME PROCESS   1,444   187,841   198,9		Required Reserve Deposit/s, Commercial Sub-total Reserves/Ground Lease Base Rent/Bond Fees			81,840 PUPA: 881	Min DSCR: Available for DS in Yr 1: #DIV/01	<del>-</del>
The Control of the Co	•	NET OPERATING INCOME (INCOME minus OP EXPENSES)	12,540		199,891 PUPA: 2,149	Term (Years): le 1st Mortgage Proc. #D6V/01	T (Abritativa LOSD N) OSP head OSP head OSP
Commercial field factors 1974, AND DRIFT SERVICE STORM CONTROL OF		Hard Debt - First Lender Hard Debt - Second Lander (HCD Program 0.42% pynd, or other 2nd L Hard Debt - Third Lender (Other HCD Program, or other 3rd Lender) Hard Debt - Fourth Lender	9,240		0	Provide additional comments	
Riscation of Commonwells Signific (Commonwell Signific Si		TOTAL HARD DEBT SERVICE  CASH FLOW (NOI minus DEBT SERVICE)  Commercial Only Cash Flow	3,300	32,760	42,000 P 167,891	Op. Budgel' Worksheet	
Pattership Management For total policy for think. 2.460 B.357 B.3505 T.2000 3] (Commission For the Commission For the Commissio		Allocation of Commercial Surplus to LOPS/non-LOSP (residual Income AVAILABLE CASH FLOW USES OF CASH FLOW BELOW (This row also shows DSCR.) USES THAT PRECEDE MONCO DEBT SERVICE IN WATERFALL		154,591	157,891		Aboution of Connectoni Surplus to LO (2000)
Panamorithing Lamb Poul - Lender 2 (Justine Harden in Common Harden   O   O   O		Partnership Management Fee (see policy for limits) Investor Service Fee (aka "LP Asset Mgt Fee") (see policy for limits) Other Payments	2,640	9,360 2,340 0 2,340	12,000	2 HCD maximum 1	Other Payments
RESIDUAL RECEIPTS (CASH-IF) (W) minus PAYMENTS PRECEDING MICHO!  Residual Receipts Calculation  Does Project has a MICHOT Residual Receipt Calculation  We project has a MICHOT Residual Receipt Calculation  We project has a MICHOT Residual Receipt Calculation  We project has a MICHOT Residual Receipt on the Residual Receipt in 1971  We project has a MICHOT Residual Receipt Calculation  Soft Delt Landers with Residual Receipt Calculation  Soft Delt Landers with Residual Receipt Calculation  MICHOTODI - Soft Delt Landers  MI		Non-amortizing Loan Print - Lender 2 (select lender in comments field) Deformed Developer Fee (Enter ant). See Max Fee from cell (130)	,,		15 000 P		
Will Project Defer Developer Fee?  Max Deterred Developer Fee?  Max Deterred Developer Fee?  Max Deterred Developer Fee?  More Developer fee?  Soft Deterred Developer fee?  Soft		RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHCD)  Residual, Receipts Calculation			142,891		
Soft Debt Lenders with Readjust Receipts Obligations  MOHEDOCII - Count Leave Valve MOHEDOCII -		Wil Project Defer Developer Fee? Max Deferred Developer Fee/Borrower % of Residual Receipts in Yr	1:		No 33%	und lease? no	Sum of DD F from LC Rabo of Sum of DDF
HCD Loan Still Detail Leader - Lander 4   HCD Loan Still Sti		MOHCD/OCII + Soft Debt Loses	I STATE		All MOHCD/OCII Loans payable from res. rects	Total Principal Am .   Dat	ne .
MOHEO Residual Receipts Amount Due Princeade MOHEO Residual Receipts Amount to Loan Repayment Princeade MOHEO Residual Receipts Amount to Loan Repayment Princeade MOHEO Residual Receipts Amount to Residual Ground Leads  REMANNING BLANCE AFFER MOHEO RESIDUAL RECEIPTS DEST SERVICE  MOH-MOHEO RESIDUAL RECEIPTS DEST SERVICE  HOD Residual Receipts Amount Due Lender 4 Residual Receipts Amount Due Lender 4 Residual Receipts Due Total Mon-MOHEO Residual Receipts Due Total Mon-MOHEO Residual Receipts Dest Service  10 Total Mon-MOHEO Residual Receipts Dest Service 4,588  REMANIDER (Should be zero unless there are distributions below) Ones Distributions/Incombive Management Fee Other Distributions/Uses  Other Distributions/Uses  Other Distributions/Uses		MOHCD/OCII - Ground Lease Value HCD (soff debt loan) - Lander 3 Other Soft Debt Lender - Lender 4			Ground Lease	0.00	%I
REMAINVO BALANCE AFTER MONCO RESIDUAL RECEIPTS DEBT SERVICE  NON-MONCO RESIDUAL RECEIPTS DEBT SERVICE  HCD Residual Receipts Amount Dus Lender's Residual Receipts Dus Lender's Residual Receipts Dus Total Non-MONCO Residual Receipts Debt Service  43,589  REMAINDER (Should be zeto unless there are distributions below) Ones Distributions/incontive Management Fee  (Ones Distributions/incontive Management Fee  (Ones Distributions/Uses)		MOHCD Residual Receipts Amount Due Proposed MOHCD Residual Receipts Amount to Loan Repayment		51,671 51,671	51,571	multiplied by 54,24% - MOHCO's	· · · · · · · · · · · · · · · · · · ·
Lender F Reaches Receptor Dus Lender S Reaches Receptor Dus Lender S Reaches Receptor Dus Total Receptor Dus Total Receptor Dus Total Receptor Dus A4,589  REMAINDER (Should be zero unless there are distributions below) Ones Distributions (Installed Management Fee Other Distributions Uses Other Distributions Uses Distributions Uses 27,163 [O MOH— no Business reduced as General State 182.3m		REMAINING BALANCE AFTER MOHCD RESIDUAL RECEIPTS DEBT SERVICE					<u>.</u>
REMAINDER (Should be zero unless there are distributions below)  Owner Distributions Wanagement Fee 23,467 (43% of Borrover share of 33% of residual receipts  Other Distributions Uses 27,163 (o MOH – no Borrover residual receipt allowed wall \$2.3m		Lender 4 Residual Receipts Due Lender 5 Residual Receipts Due			43,589 67% of residual receipts	muliplied by 45,76%, HCD Loan's	per rotin shave of all soft debt.
		REMAINDER (Should be zero unless there are			47,630 20,467 (43% of Borrower share)	of 33% of residual receipts	
1#2		Other Distributions/Uses			27,163 to MOH no Borrower s	esidual recelpt <u>silowed until \$2.3m</u>	<del>-</del>
							102
		•			•		•

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

# Attachment C: 20-year Operating Proforma

Mosaica Family Apartments												
Tot	LOSP	non-LOSP Units										
	. 20 22.00%	73 76.00%			Year 1 2017		I	Y⊾ . 2018	-		Year 3 2019	
NCOME .	% annual	% annual	Comments (related to annual inc assumptions)	LOSP	non-LOSP	Total	LOSP	non- LOSP	Total	LOSP	non- LOSP	Tota
Residential-Tenant Rents	0.0%	25%	COURSE MAIN CARS NOT VARIET AND MOVED BY	90,161	857,465	847,626	90,161	876,902	969,063	90,161	900,875	991
Residential - Tenant Assistance Payments (Non-LOSP)	n/a	2.5%	HUD Fair Market Rents. Past 10 yr history of FMR escalation is 2.5%		191,424	191,424		195.210	196,210		201,115	201,
lesidental - LOSP Tenant Assistance Payments Commercial Space	r/a r/a	r/a 0.0%		185.377		165,377	168,685	e stante	166,685	177,585	45 7403 35 66-5	177,
sidential Parking iscetaneous Rent Income	0.0%	2.5%	/	- 650	2,340	3,000	677	2 399		593	2.458	3,
upportive Services incurse lerest income - Project Operations	0.0%	23%			2.540	- 3,000		2399	3,075	-	2430	
sundry and Vending	2.5%	2.5%		8,600	23,400	30,000	6,765	21985	30,750	6,934	24,584	31,
enant Charges Iscellaneous Residential Income	2,5% 0.0%			301	1,076	1,380	311	1,103	1,415	319	1,131	1
ther Commercial Income	rva	0.0%	Link from Reserve Section below, as	and the second	Service Services		1020 CO	***		1000 CE		
findrawal from Capitalizad Reserve (depost to operating eccount) Gross Potential Income	·} r√s	n/a	apptomble	263,102	1,075,708	1,338,807	266,599	1,102,598	1,359,197	275,672	1,130,163	1,405
acancy Loss - Residential - Tenant Rents acancy Loss - Residential - Tenant Assistance Payments acancy Loss - Commercial	r/a r/a r/a	n/a n/a	Enter formulas manually per relevant MOH policy, annual incrementing usually not	(2.085) (421)	(7.301) (1.493)	(9,476) (1,914)	(902)	(8.789) (1.962)	(9,591) (9,810)	(902)	(9,009) (10,056)	(9. (10.
acancy Loss - Commercial EFFECTIVE GROSS INCOME	T tva	n/a h/a	appropriate	280,598	1,086,821	1,327,417	285,697	1,091,847	1,349,696	274,770	1,111,099	1,385
PERATING EXPENSES												
anagement anagement Fee	3.5%	3 5%	schedule	15.713	55.711	71,424	15,263	57,051	73,924	15,832	59,579	76
set Management Fee Sub-total Management Expenses	0.0%		No escuration allowed by HCD	19,013	11,700	15,000 86 424		11,700 69,361	15,000	3,300	11,700 71,379	15
aries/Benefits tos Salanes	3.5%	3.5%		1,322	4.657	6,009	1,368	4 851	6,219	1.415	5021	6.
nager's Salary	3.5%	3.5% 3.5% 7.0%		10,778	38,214	48,992	11,155	39,551	50,707	11,545	40,936	52
ath insurance and Other Benefits her Saturies/Benefits	7,0%	35%	Historically high indiation	10,325	36,505 42,482	48,930 54,484	11,047 12,401	39,168 43,969	50,215 58,370	11,521 12,835	41,910 45,508	58.
njirdstretive Rent-Free Unit Sub-total Salarie#Benefits	3.5%	3 5%	1	1,584 35,991	5,516 127,604	7,200 163,595	1,639 37,612	5,813 133,361	7,452 170,963	1,697 39,316	139,390	178
ministration vertising and Marketing	3.5%	3 5%	1						· · ·			
ce Expenses	3,5%	3.5%		10,850	38,505	49,365	11,240	39,852	51,093	11.634	41,247	52,
ce Rent al Expense - Property	3.5%	35%		1,100	3,000	5,000	1.130	4037	5,175	1,178	4,178	5
di Expense okkeeping/Accounting Services	3.5%	3.5%		2.899 3,806	10,277	13,176 17,298	3,000	10,637 13,955	13,837 17,803	3,105 4,077	11,009	14 18
I Debts cellaneous	3.5%	2.5% 3.5%	Consistent with rent interior	395 71	1.404 253	1,800	406 74	1,439 262	1,845 335	415 76	1,475	
Sub-total Administration Expenses	,			19,132	67,831	86,963	19,798	70,191	89,985	20,488	72,633	93
stricity	3.5%	3.5%	Maria Maria	7,204	25.543	32,747	7,456	25,437	33,893	7,717	27,362	3
ter .	4,5% 3,5%	45% 35%	Historically Nigh in Barton	40.037 8,972	141,948 31,810	181,985 40,782	41,838 9,288	148 336 32 923	190,174 42,209	43,721 9,511	155,011 34,076	198
rerSub-total UWitles	0,0%			56,213	199,301	255,514	68,681	207,698	266,277	61,050	215,449	277
es and Licenses   Estate Taxos	1.2%	1.2%	1	503	1,784	2,287	509	1,805	2,314	515	1,627	
roll Taxes relianeous Taxes, Licenses and Permis	3.5%	3.5% 3.5%		4,891	17,339 1,170	22,230 1,500	5,062 342	17,946	23,008 1,553	5,239 354	18.574 1,253	2
cesaneous raxes, Licenses and Fermas Sub-lotal Taxes and Licenses urance		, 227		6,724	20,293	25,017	5,912	20,962	26,875	8,108	21,854	27
perty and Liabity insurance	3.5%	3 5%	r	14,084	49,934	64,018	14,577	51.682	66,259	15,087	53,401	6
kty Bond Insurance rker's Compensation	3.5%	3.5%		6.014	21,324	27,338	6,225	22,070	28,295	6.443	22,842	2
ector's & Officers' Liability Insurance Sub-total Insurance	3.5%	3.5%		20,099	71,268	\$1,356	20,802	73,762	94,553	21,630	78,333	97
Intenance & Repair		1 000										
yroll pples	3.5%	35% 35% 35%		32.727 7,700	115,032 27,300	148,759 35,000	33,872 7,970	120,093 28,256 36,800	153,868 38,225	35.058 8,248	124.298 28.244	156
niracts ribage and Trash Removal	3.5%	35%		10,028 12,418	35,556 44,019	45,564 58,435	10,379	35,800 45,560	47,179 58,410	10,743	38,088 47,155	46 60
curity Payroll/Contract /AC Repairs and Maintenance	2.5%			1,760	6,240	8,000	1,822	6.458	8.280	1,885	5.684	٠,
bicle and Maintenance Environment Operation and Renairs	3.5% 3.5% 3.5%	3.5% 3.5%		106 7,658	374	480 34,800	109	388	497	113	401	
cesaneous Operating and Maintenance Expenses Sub-total Maintenance & Repair Expenses	1 3.5%	1 3.371		72,393	27,144 258,665	329,058	7,924	28.094 265,649	36,018 340,575	8,201 77,549	29.077 274,948	37 352
pportiye Services	3.5%	3.5%		1.465	5,194	8,659	1.516	5,376	6,892	1,560	5,584	7
mmercial Expenses	]	متاكسيتها		<b>Exercises No.</b>	定的各种特征	-	ESTABLISH !	2年 6年 6年	<u></u>	<b>公共2011年</b>	专用的种	
PTAL OPERATING EXPENSES w/o RESERVES/GL BASE RENT PUPA (w/o Reserves/GL Base Rent/Bond Fees) serves/Ground Lease Base Rent/Bond Fees	'/BOND FE. }	ES		230,029	815,667	1,045,588	238,711	846,338	1,085,048	247,739	878,348	1,126
serves/Ground Lease Base Rent/Bond Fees ound Lease Base Rent	٦.								Note: Hidden o	columns are in b	eiween total co	iumaz, To
nd Montoring Fee					-		<u> </u>				- :	
placement Reserve Deposit erating Reserve Deposit	<u> </u>			12.275 5.751	43,524 20,389	55,800 28,140	12,276 2,170	43.524 7.695	55,600 9,865	12.276 2.215	43.524 7.854	55 10
er Required Reserve 1 Depost ier Required Reserve 2 Depost	1					-		- :	- :	- :	- :	-
quired Reserve Deposits, Commercial Sub-folal Reserves/Ground Lesse Base Rent/Bond Fees	]		L	18,027	63,913	. 81,940	14,448	51,219	65.666	14,491	51,378	65
TAL OPERATING EXPENSES W/RESERVES/GL BASE RENT/E		8		248,056	279,470	1,127,526	253,157	897,557	1,150,714	262,230	929,726	1,191
PUPA (w/ Reserves/QL Base Ren/Band Fees) T OPERATING INCOME (INCOME minus OP EXPENSES)	,		•	12,540	187,361	12,124	12,540	194,290	198,982	12,540	181,373	193
BT SERVICE ("hard debt"/amortized loans)			i i	14017	,0,,00,	100,001	12,010	, ,	Note: Hidden o		-	
	] Condect			0,240	32,760	42,000	9,240	32,760	42,000	9.240	32.760	4:
d Debl - Second Lander (HCD Program 3 42% pym), or other 2nd rd Debl - Third Lender (Other HCD Program, or other 3rd Lender)	]			2,210	32,700	42,000	5,240	32,700	42,000	¥.240	32/00	
mmercial Hard Debt Service	4			HOUSE HOUSE	A PRINT PERSON	<del>:</del>	83±3±8¢	(BASIKESIAN)	<u> </u>			
TOTAL HARD DEBT SERVICE	<i>-</i>				32,760	42,000	9,240	32,760		PROPERTY.	4.9%200.2%	
				9,240					42,000	9,240	32,760	
Commercial Only Cash Flow				3,300	154,591	157,891	3,300	161,530	42,000 156,982		32,760 148,613	-
Commercial Only Cash Flow Alexadorn of Commercial Surplus to LOPS/non-LOSP (residual inco	ūme)			3,300				181,530	156,982	9,240 3,300	148,613	15
Commercial Only Cash Flow Ascasilari of Commercial Surplus to LOPS/non-LOSP (responsing) AVAILABLE CASH FLOW BS OF CASH BLOW BELOW (This provide shows BSCR.)			DSCR:		154,591 - 154,591	157,891 - 157,891 4.76	3,390			9,240		15
Commercial Only Cash Flow Aktosilen of Colymercial Surplus to LOPS/non-LOSP (responding) AVAILABLE CASH FLOW ES DE CASH FLOW DELICON (This provides shows DECR.)		1	DSCR:	3,300		157,891	3,390	181,530	156,982	9,240 3,300	148,613	15
Commercial Only Cash Flow Absolution of Committed Study is 6. DOPS/first LOSP/(responsive) AVAILABLE CASH FLOW BE OF CASH FLOW BELOW (This row also shows DECR.) ES OF CASH FLOW BELOW (This row also shows DECR.) ES THAT PRECEDE MONEO DEST SERVICE IN WATERFALL who the Airs' Asset Wat fee (uncommon in new projects, see poley) theretch Wanagement Fee (see poley) familia)				3,300 - 3,300 - 2,540	154,591 9,360	157,891 4.76	3,300	161,530 161,530 9,360	156,982 156,982 4.74 Note: Hidden o	8,240 3,300 	148,613 148,613 etween total co-	15 15 iumns, F
Commercial Only Cash Flow Abscales of Commercial Stuples to LOPS/hen-LOSP (resignal ung AVALABLE CASH FLOW BE OF CASH FLOW BELOW (This row also shows DSCR.) ES THAT PRECEDE MOVICED DEBT SERVICE BY MATERFALL ES THAT PRECEDE MOVICED DEBT SERVICE BY MATERFALL WATERFALL WITH THE COMMERCIAL SERVICE BY MATERFALL EST THAT PRECEDE MOVICED DEBT SERVICE BY MATERFALL EST SERVICE BY MET SERVICE BY MATERFALL EST SERVICE SERVICE BY MET SERVICE BY MATERFALL EST SERVICE SERVICE BY MET SERVICE BY MET SERVICE BY MET.  HER SERVICE SERVICE SERVICE BY MET.  HE SERVICE BY MET.  HER SE	)1 0.0%		per MOHCO policy no avenual increase	3,300	154,591	157,891 4.76	3,350	161,530	156,982 156,982 4.74 Note: Hidden o	9,240 3,300 	148,613 	151 151 iumna, Fr
Commercial Only Cash Flow Abiasien of Commercial Stuples to LOPS/mm1OSP (mission) trop AVALABLE CASH FLOW BS OF CASH FLOW BELOW (This row site shows DSCR.) 85 OF CASH FLOW BELOW (This row site shows DSCR.) 85 THAT PRECEDE MOVICO DEBT SERVICE MY MATERFALL 85 THAT SHOW THE SERVICE MY SERVICE MY SERVICE 85 THAT SHOW THE SERVIC	0.0%			3,300 - 3,300 - 2,540	154,591 - - - - - - - - - - - - - - - - - - -	157,891 4.76	3,300	161,530 161,530 9,360	156,982 156,982 4.74 Note: Hidden o	8,240 3,300 	148,613 148,613 setween total co 9,350 2,340	151 151 iumna, Fr
Commercial Only Cash Flow Abstacles of Commercial Stuples to LOPS/nen-LOSP (religiogal ling) AVALABLE CASH FLOW AVALABLE CASH FLOW BE OF CASH FLOW BE OF CASH FLOW THE OF CASH F	0.0%	La Linux	per MOHCO policy no avnual increase Enter comments re annual increase, etc.	2,300 - 3,300 - 2,540 660 	9,360 2,340	157,891 4.76 12,000 3,000	3,300 - 2,540 - - -	181,530 181,530 9,360 2,340	156,982 156,982 4.74 Note: Hidden of 12,000 3,000	8,240 3,300 3,300 columns are in th - 2,540 600 - -	148,613  148,613  148,613  etween total co  9,360  2,340  -	15 ts
Commercial Only Csah Flaw Abacaien of Commercial Stuples to LOPS/hen-LOSP (religibilities) AVALABLE CASH FLOW BE OF CASH FLOW BE OF CASH FLOW BELOW (This row also shows DSCR.) ES THAT PRECEDE MOVICE DEBT SERVICE IN WATERFALL ES THAT PRECEDE MOVICE DEBT SERVICE IN WATERFALL ES THAT PRECEDE MOVICE DEBT SERVICE IN WATERFALL EST THAT THE CASH MET LE COMMERCIAL TO THE PRECEDE HEST SENDE FEE (SEE THE ASSET MET FEET) (see pickly for limit) in EST Pamertial BERT SENDE LESS THAT LESS THE PRECEDING MOVICE ENTER THAT LESS THAT LESS THAT THE PRECEDING MOVICE ENTER THAT THE THAT THE THAT THE PRECEDING MOVICE TOTAL PAYMENTS PRECEDING MOVICE TOTAL PAYMENTS PRECEDING MOVICE  TOTAL PAYMENTS PROCEDING	0.0%	) 	per MOHCO policy no avnual increase Enter comments re annual increase, etc.	3,300 - 3,300 - 2,540	154,591 	157,891 4.76 12,000 3,000	3,300	181,530 181,530 9,360 2,340 	156,982 4.74 Note: Hidden of 12,000 3,000	8,240 3,300 	148,613 148,613 148,613 etimeen total co- 9,360 2,340	15
Commencial Only Cash Flow Abacalien of Commencial Stuplos to LOPShight-LOSP (religibilities) AVALABLE CASH FLOW AVALABLE CASH FLOW BE OF CASH FLOW BELOW (This row also shows DSCR.) SS THAT PRECEDE MONED DEAT SERVICE IN MATERFALL WAS the "Inst "Sask but the (Incomment horse policies, see policy) Into Sanche Fee (ask 1," P. Asset Mid Fart') (see policy for limits) and the property of the property of the policy for limits) and property of the property of the policy for limits) and property of the property of the property of the policy for limits) and Death of the property of the propert	0.0%	D)	per MOHCO policy no avnual increase Enter comments re annual increase, etc.	2,300 - 3,300 - 2,540 660 	9,360 2,340	157,891 4.76 12,000 3,000	3,300 - 2,540 - - -	181,530 181,530 9,360 2,340	156,982 156,982 4.74 Note: Hidden of 12,000 3,000	8,240 3,300 3,300 columns are in th - 2,540 600 - -	148,613  148,613  148,613  etween total co  9,360  2,340  -	15
Commercial only Cash Flow Abstacling of Commercial Stuplos to LOPShips-LOSP (religibilities) AVALABLE CASH FLOW AVALABLE CASH FLOW BE OF CASH FLOW BILLOW (This row also shows OSCR). SE YMAT PRECIDED MOVED Data SERVICE BY WATERPOAL SE YMAT PRECIDED MOVED Data SERVICE BY WATERPOAL SE YMAT PRECIDED MOVED Data SERVICE BY WATERPOAL SET SERVICE FLOW SERVICE BY WATERPOAL SET SERVICE FLOW SERVICE BY WATERPOAL SET SERVICE FLOW SERVICE SERVICE BY WATERPOAL SET SERVICE FLOW SERVICE SERVICE SERVICE SERVICE SET SERVICE SERVICE SERVICE SERVICE SERVICE SET SERVICE SERVICE SERVICE SERVICE SERVICE SET SERVICE SERVICE SERVICE SERVICE TOTAL PAYMENTS PRECEDENCE MOHIOUS SET SERVICE SERVICE SERVICE SERVICE SERVICE SET SERVICE SERVICE SET SERVICE SERVICE SERVICE SERVICE SET SERVICE SERVICE SERVICE SET SERVICE SERVICE SERVICE SET SERVICE SERVICE SERVICE SERVICE SET SERVICE SERVICE SERVICE SERVICE SET SERVICE SERVICE SERVICE SET SERVICE SERVICE SERVICE SET SERVICE SERVICE SET SERVICE SERVICE SERVICE SET SET SERVICE SET SERVICE SET SERVICE SET SERVICE SET SET SERVICE SET SET SERVICE SET SET SERVICE SET	0.0%	Yes No	per MOHCO policy no avnual increase Enter comments re annual increase, etc.	2,300 - 3,300 - 2,540 660 	154,591 	157,891 4.76 12,000 3,000	3,300 - 2,540 - - -	181,530 181,530 9,360 2,340 	156,982 4.74 Note: Hidden of 12,000 3,000	8,240 3,300 3,300 columns are in th - 2,540 600 - -	148,613 148,613 148,613 etimeen total co- 9,360 2,340	15
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Commercial Only Cash Flow Absolated of Commercial Stipplas to LOPS/hein-LOSP (resignal ling) AVAILABLE CASH FLOW AVAILABLE CASH FLOW BE OF CASH FLOW BELOW (This row wise shows DSCR.) 25 THAT PRICEDE MOVICE DEST SERVICE IN MATERFALL SET THAT PRICEDE MOVICE DEST SERVICE IN MATERFALL Word-Brief Asset by the feet (commons in row projects, see policy) service free false 12 Asset Migl Feet ) (see picky for kinds) set Service Feet (see 12 Asset Migl Feet ) (see picky for kinds) set Service Feet (see 12 Asset Migl Feet ) (see picky for kinds) set Service free (see 12 Asset Migl Feet ) (see picky for kinds) set Service Feet (see 12 Asset Migl Feet ) (see picky for kinds) set Service Feet (see 12 Asset Migl Feet ) (see picky for kinds) set Service Feet (see 13 ASSET ) set Service Feet (see 14 ASSET ) set Service Feet (see 1	0.0%	Yes No 67% / 33% Dist. Soft	per MOHOD pulsey no avoid increase.  Grief comments as avoid increase, etc.  Grief comments as avoid increase, etc.	2,300 - 3,300 - 2,540 660 	154,591  9,360 2,340	157,891 4.76 12,000 3,000	3,300 - 2,540 - - -	181,530 181,530 9,360 2,340 	156,982 4.74 Note: Hidden of 12,000 3,000	8,240 3,300 3,300 columns are in th - 2,540 600 - -	148,613  148,613  148,613  etimeen total co-  9,360  2,340  -  -  -  11,700	15
Commercial Only Cash Flow Makasian of Commercial Starphas to LOPShen-LOSP (resignating VALLABLE CASH FLOW VALLABLE CASH VALLABLE VALLA	0.0%	Yes No 67% / 33% Dist. Soft Debt Loans	ar MOHED policy no would increase Enter comments as would increase etc Enter comments as would increase, etc.	3,300 - 3,300 - 2,640 - 660	154,591  9,360 2,340	157,091 4.76 12,000 3,000  15,000 142,891	3,300 - 2,540 - - -	181,530 181,530 9,360 2,340 	156,982 4.74 Note Hidden 12,000 3,000 15,000 141,982	8,240 3,300 3,300 columns are in th - 2,540 600 - -	148,613  148,613  148,613  etimeen total co-  9,360  2,340  -  -  -  11,700	15 15 15 15 15 15 15 15 15 15 15 15 15 1
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Commencial Only Cash Flux  Abacalien of Commencial Stipulos to LOPShight-LOSP (religibilities)  AVALABLE CASH FLOW  AVALABLE CASH FLOW  BE OF CASH FLOW BELOW (This row also shows DSCR.)  ES THAT PRECEDE MONICO DEST SERVICE WAS TEXTABLE  SET THAT PRECEDE MONICO DEST SERVICE WAS TEXTABLE  TO BE THE SERVICE WAS THE CONTINUED TO THE PRECEDE SER DISTORMENT OF THE PRIMERIES  TO BE THE SERVICE SERVICE WAS TO SERVIC	0.0%	Yes No 67% / 33% Dist. Soft Debt Loans	ar MOHED policy no would increase Enter comments as would increase etc Enter comments as would increase, etc.	3,300 - 3,300 - 2,640 - 660	154,591  9,360 2,340	157,891 4.76 12,000 3,000 15,000 142,891	3,300 - 2,540 - - -	181,530 181,530 9,360 2,340 	156,982 156,982 4.74 Note: Hidden 1 12,000 3,000 141,982	8,240 3,300 3,300 columns are in th - 2,540 600 - -	148,613  148,613  148,613  etimeen total co-  9,360  2,340  -  -  -  11,700	15 15 15 15 15 15 15 15 15 15 15 15 15 1
Commercial Only Cash Flow Abacisin of Commercial Stipulos to LOPS/hen-LOSP (religibilating ANALABLE CASH FLOW ANALABLE CASH FLOW BE OF CASH FLOW BELOW (This row also shows DSCR.) ES THAT PRECEDE MOVICED DEBT SERVICE MY ATTERFALL ES THAT PRECEDE MOVICED DEBT SERVICE MY ATTERFALL WAS THE STATE OF THE CONTROL OF THE PRECEDE SERVICE MY ATTERFALL BEST SERVICE (SERVICE MY ATTERFALL OF THE PRICED SERVICE MY ATTERFALL BEST SERVICE SERVICE (SERVICE MY ATTERFALL SERVICE SERVICE MY ATTERFALL SERVICE SERVICE MY ATTERFALL SERVICE MY AND ATTERFALL SERVICE MY	0.0%	Yes No 67% / 33% Dist. Soft Debt Loans 54.24%	per MOHOD pilotyne would increase e. Enter comments ne simula increase, etc. Enter comments ne simula increase, etc. Enter comments ne simula increase, etc.  January and MOHOD heldown receipts piloty. Pray seed Total MOHOD And Dovi less Lown Repreparent	3,300 - 3,300 - 2,640 - 660	154,591  9,360 2,340	157,891 4.76 12,000 3,000 15,000 142,891	3,300 - 2,540 - - -	181,530 181,530 9,360 2,340 	156,982 156,982 4.74 Note: Hidden 1 12,000 3,000 141,982	8,240 3,300 3,300 columns are in th - 2,540 600 - -	148,613  148,613  148,613  etimeen total co-  9,360  2,340  -  -  -  11,700	15 15 15 15 15 15 15 15 15 15 15 15 15 1
Commencial only Cash Flow Abstacling of Commencial Stupbus to LOPShips LOSP (religibilities) AVALABLE CASH FLOW AVALABLE CASH FLOW BE OF CASH FLOW BELOW (This row also shows DSCR.) ES THAT PRECEDIE MOVICED DEST SERVICE BY MATERVALE EST SERVICE FEE (SER 11 PL ASEL MIG FEET) (see publy for limit) EST SERVICE FEE (SER 11 PL ASEL MIG FEET) (see publy for limit) EST SERVICE FEET (SERVICE AND FEET) EST SERVICE FEET (SERVICE FEET) EST SERVICE  MOHED RESIDUAL RECEIPTS DEST SERVICE HICLD RESIDUAL RECEIPTS DEST SERVICE  NON-MOHED RESIDUAL RECEIPTS DEST SERVICE  DESTIMATE DESTRUCE SERVICE	0.0%	Yes No 67% / 33% Dist. Soft Debt Loans 54.24%	per MOHOD pillog no avous finances on Goter comments no avous finances, etc. Crisi comments no avous finances of Crisi comments no avous finances	3,300 - 3,300 - 2,640 - 660	154,591  9,360 2,340	157,891 4.76 - - 12,000 3,000 - - - - 15,000 142,891	3,300 - 2,540 - - -	181,530 181,530 9,360 2,340 	156,882 156,882 4.74 Noice Midden s 12,000 3,000 15,000 141,892	8,240 3,300 3,300 columns are in th - 2,540 600 - -	148,613  148,613  148,613  etimeen total co-  9,360  2,340  -  -  -  11,700	155 155 155 155 155 155 155 155 155 155
Commencial Only Cash Flow Absolute of Commencial Stupbus to LOPShips LOSP (resignal lings AVALABLE CASH FLOW AVALABLE CASH FLOW BOY ON BELOW (This row wise shows DBCR.) ES THAT PRECEDE MOVICE DBST SERVICE MY METERFALL ES THAT PRECEDE MOVICE DBST SERVICE MY METERFALL EST THAT PRECEDE MOVICE DBST SERVICE MY METERFALL EST SHAVE SERVICE MY SERVICE SERVICE MY SERVICE SERVICE SERVICE SERVICE MY SERVICE SERV	0.0%	Yes No 67% / 33% Dist. Soft Debt Loans 54.24%	per MOHOD pilotyne would increase e. Enter comments ne simula increase, etc. Enter comments ne simula increase, etc. Enter comments ne simula increase, etc.  January and MOHOD heldown receipts piloty. Pray seed Total MOHOD And Dovi less Lown Repreparent	3,300 - 3,300 - 2,640 - 660	154,591  9,360 2,340	157,891 4.76 12,000 3,000 15,000 142,891	3,300 - 2,540 - - -	181,530 181,530 9,360 2,340 	155,882 155,382 4.74 Noice Hidden 1 12,000 3,000 15,000 141,892	8,240 3,300 3,300 columns are in th - 2,540 600 - -	148,613  148,613  148,613  etimeen total co-  9,360  2,340  -  -  -  11,700	155 155 155 157 170 170 170 170 170 170 170 170 170 17
Commencial Only Cash Flow Abacalien of Commencial Stuplass to LOPShight-LOSP (religibal lorg AVALABLE CASH FLOW AVALABLE CASH FLOW BOY GRAND THE CONTROL OF THE CONTROL OF THE CONTROL BOY GRAND BO	0.0%	Yes No 67% / 33%  Dist. Soft Debt Loans 54.24%  0.00% 45.76%	per MOHOD pillog no avous finances on Goter comments no avous finances, etc. Crisi comments no avous finances of Crisi comments no avous finances	3,300 - 3,300 - 2,640 - 660	154,591  9,360 2,340	157,891 4.76 - - 12,000 3,000 - - - - 15,000 142,891	3,300 - 2,540 - - -	181,530 181,530 9,360 2,340 	156,882 156,882 4.74 Noice Midden s 12,000 3,000 15,000 141,892	8,240 3,300 3,300 columns are in th - 2,540 600 - -	148,613  148,613  148,613  etimeen total co-  9,360  2,340  -  -  -  11,700	15
Commencial only Cash Flow ANALABLE CASH FLOW BE OF CASH FLOW BE OF CASH FLOW BE OF CASH FLOW ANALABLE CASH F	0.0%	Yes No 67% / 33%  Dist. Soft Debt Loans 54.24%  0.00% 45.76%	per MOHOD pillog no avous finances on Goter comments no avous finances, etc. Crisi comments no avous finances of Crisi comments no avous finances	3,300 - 3,300 - 2,640 - 660	154,591  9,360 2,340	157,851 4.76 12,000 3,000 	3,399 2,540 2,540 	181,530 181,530 9,360 2,340 	155,882 155,382 4.74 Noice Hidden 1 12,000 3,000 15,000 141,892	8,240 3,300 3,300 columns are in th - 2,540 600 - -	148,613  148,613  148,613  etimeen total co-  9,360  2,340  -  -  -  11,700	155 155 155 155 155 155 155 155 155 155
Commencial Only Cash Flow Adabasien of Commencial Stipulos to LOPShipn LOSP (resignal lings AVALABLE CASH FLOW AVALABLE CASH FLOW BOY DEATH FLOW BOY ON BELOW (This row sits shows DSCR.) SO FIGAT PRECEDE MOVICE DEAT SERVICE MY ATRIFACT. SO FIGATOR STATES AND STATES	0.0%	Yes No 67% / 33%  Dist. Soft Debt Loans 54.24%  0.00% 45.76%	per MOHOD pillog no avous finances on Goter comments no avous finances, etc. Crisi comments no avous finances of Crisi comments no avous finances	3,300 - 3,300 - 2,640 - 660	154,591  9,360 2,340	157,891 4.76 12,000 3,000 15,000 142,891 51,671 51,671 43,550 43,569	3,300 2,540 50 50 	181,530 181,530 9,360 2,340 	156,882 4.74 Note Hoden of 12,000 3,000 141,892 51,343 51,343 43,312	8,240 3,300 3,300 columns are in th - 2,540 600 - -	148,613  148,613  148,613  etimeen total co-  9,360  2,340  -  -  -  11,700	15 15 15 15 15 15 15 15 15 15 15 15 15 1
Commercial Only Cash Flow Abacising of Commercial Stiglishs to LOPShiph-LOSP (resignal lings ANALALLE CASH FLOW ANALALLE CASH FLOW ANALALLE CASH FLOW BOY ON BELOW (This row sits a shows DSCR.) ES THAT PRECEDE MOVICED DEST SERVICE MY ATRIFACT. ES THAT PRECEDE MOVICED DEST SERVICE MY ATRIFACT. ES THAT PRECEDE MOVICED DEST SERVICE MY ATRIFACT. ESTABLISHED STANDARD FOR SERVICE MY ATRIFACT. ESTABLISHED STANDARD FOR SERVICE MY ATRIFACT. ENTRY THAT SERVICE STANDARD SERVICE MY ATRIFACT. ENTRY THAT SERVICE STANDARD SERVICE MY ATRIFACT. ESTABLISHED SERVICE STANDARD SERVICE MY ATRIFACT SERVICE ESTABLISHED SERVICE MY ATRIFACT SERVICE HOND SERVICE SERVICE MY ATRIFACT SERVICE HOND SERVICE SERVICE SERVICE SERVICE HOND SERVICE SERVI	0.0%	Yes No 67% / 33%  Dist. Soft Debt Loans 54.24%  0.00% 45.76%	per MOHOD pillog no avous finances on Goter comments no avous finances, etc. Crisi comments no avous finances of Crisi comments no avous finances	3,300 - 3,300 - 2,640 - 660	154,591  9,360 2,340	157,851 4.76 12,000 3,000 	3,300 2,540 50 50 	181,530 181,530 9,360 2,340 	156,982 474 Note Hoden of 12,000 3,000 141,982 51,343 51,343 43,312 43,312	8,240 3,300 3,300 columns are in th - 2,540 600 - -	148,613  148,613  148,613  etimeen total co-  9,360  2,340  -  -  -  11,700	15 15 15 15 15 15 15 15 15 15 15 15 15 1
Commercial Only Cash Flow Admission of Commercial Stupbus to LOPShipsh_OSP (religibilities) AVALABLE CASH FLOW AVALABLE CASH FLOW AVALABLE CASH FLOW ES OF CASH FLOW BELOW (This row also showe OSCR.) 25 THAT PRICEIDED AVOIDED BET SERVICE BY WATERFALL 25 THAT PRICEIDED AVOIDED BET SERVICE BY THE PRICEIDED BY THAT SERVICE BY THE S	0.0%	Yes No 67% / 33%  Dist. Soft Debt Loans 54.24%  0.00% 45.76%	per MOHOD pillog no avous finances on Goter comments no avous finances, etc. Crisi comments no avous finances of Crisi comments no avous finances	3,300 - 3,300 - 2,640 - 660	154,591  9,360 2,340	157,851 157,851 12,000 3,000 15,000 142,851 51,671 51,671 43,569 47,630 20,467 27,163	3,300 2,540 50 50 	181,530 181,530 9,360 2,340 	159,982 159,982 159,982 120,000 150,000 141,982 61,943 61,943 61,943 43,312 43,312 47,327 47,327	8,240 3,300 3,300 columns are in th - 2,540 600 - -	148,613  148,613  148,613  etimeen total co-  9,360  2,340  -  -  -  11,700	15 ts
Commencial only Cash Flow Abacalen of Commencial Only Cash Flow AVALABLE CASH FLOW AVALABLE CASH FLOW AVALABLE CASH FLOW BE OF CASH FLOW BELOW (This row wiso shows DSCR.) 25 THAT PRECEDE MOVICE Data's SERVICE MY ATTERFALL 25 THAT SERVICE FIRE SERVICE FOR SERVICE MY ATTERFALL 25 THAT SERVICE FIRE SERVICE FOR SERVICE MY ATTERFALL 25 THAT SERVICE FOR SERVICE FOR SERVICE 25 THAT SERVICE FOR SERVICE MY ATTERFALL 25 THAT SERVICE FOR SERVICE MY ATTERFALL 25 THAT SERVICE MY ATTERFALL FOR SERVICE MY ATTERFALL FOR SERVICE 25 THAT SERVICE MY ATTERFALL FOR SERVICE SERVICE SERVICE MY ATTERFALL FOR SERVICE MY ATTERFALL FOR SERVICE SERVICE ATTERFALL FOR SERVICE SERVICE SERVICE SERVICE MY ATTERFALL FOR SERVICE	0.0%	Yes No 67% / 33%  Dist. Soft Debt Loans 54.24%  0.00% 45.76%	per MOHOD pillog no avous finances on Goter comments no avous finances, etc. Crisi comments no avous finances of Crisi comments no avous finances	3,300 - 3,300 - 2,640 - 660	154,591  9,360 2,340	197,891 4.76 12,000 3,000 15,000 142,891 43,500 43,500 43,500 43,500 47,600 43,500 43,	3,300 2,540 50 50 	181,530 181,530 9,360 2,340 	155,982 155,98	8,240 3,300 3,300 columns are in th - 2,540 600 - -	148,613  148,613  148,613  etimeen total co-  9,360  2,340  -  -  11,700	15 15 15 15 15 15 15 15 15 15 15 15 15 1
Commencial only Cash Flow ANALABLE ON COMMENCIAL STATES ANALABLE ON SHE PLOW ANALABLE ON SHE PLOW ANALABLE ON SHE PLOW ANALABLE ON SHE PLOW BE OF CASH FLOW BE OF CASH FLOW BE OF CASH FLOW BE OF CASH FLOW ANALABLE ON SHE PLOW BE OF CASH FLOW ANALABLE ON SHE PLOW BE OF CASH FLOW BE OF CA	0.0%	Yes No 67% / 33%  Dist. Soft Debt Loans 54.24%  0.00% 45.76%	per MOHOD pillog no avous finances on Goter comments no avous finances, etc. Crisi comments no avous finances of Crisi comments no avous finances	3,300 - 3,300 - 2,640 - 660	154,591  9,360 2,340	197,891 4.76 12,000 3,000 15,000 15,000 142,891 42,891 43,500 43,	3,300 2,540 50 50 	181,530 181,530 9,360 2,340 	155,982 454 474 475 475 475 475 475 475 475 475	8,240 3,300 3,300 columns are in th - 2,540 600 - -	148,613  148,613  148,613  etimeen total co-  9,360  2,340  -  -  11,700	15 15 15 15 15 15 15 15 15 15 15 15 15 1
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Commercial Only Cash Flow Abacising of Commercial Stipplas to LOPShippl_CSF*(resignal lings ANALALE CASH FLOW ANALALE CASH FLOW ANALALE CASH FLOW BOY ON BELOW (This row sits a shows DSCR.) ES THAT PRECEDE MOYED DEST SERVICE MY METERFALL ES THAT PRECEDE MOYED DEST SERVICE MY METERFALL ES THAT PRECEDE MOYED DEST SERVICE MY METERFALL EST THAT PRECEDE MOYED DEST SERVICE MY METERFALL EST SERVICE MY METERFALL EST SERVICE SERVICE MY METERFALL EST SERVICE HOLD BEST SE	3) 00% 0.0%	Yes No 67% / 33%  Dist. Soft Debt Loans 54.24%  0.00% 45.76%	per MOHOD pillog no avous finances on Goter comments no avous finances, etc. Crisi comments no avous finances of avous finances of avous finances of avous finances of avoid finances of a finances of avoid finances of a finances of avoid	3,300 - 3,300 - 2,640 - 660	154,591  9,360 2,340	157,891 172,000 152,000 152,000 155,000 142,891 143,500 143,50	3,300 2,540 50 50 	181,530 181,530 9,360 2,340 	185,982 155,982 155,982 12,000 12,000 15,000	8,240 3,300 3,300 columns are in th - 2,540 600 - -	148,613  148,613  148,613  etimeen total co-  9,360  2,340  -  -  11,700	15 15 15 15 15 15 15 15 15 15 15 15 15 1
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Commercial Only Cash Flow Abbasien of Commercial Only Cash Flow AVALABLE CASH FLOW BE SO F CASH FLOW BELOW (This row sits a showe DSCR.) BE OF CASH FLOW BELOW (This row sits a showe DSCR.) BE OF CASH FLOW BELOW (This row sits a showe DSCR.) BE OF CASH FLOW BELOW (This processor of the Cash Flow State of the Cash Flow	O O O O O O O O O O O O O O O O O O O	Yes No 67% / 33%  Dist. Soft Debt Loans 54.24%  0.00% 45.76%	per MOHOD pillog no avous finances on Goter comments no avous finances, etc. Crisi comments no avous finances of avous finances of avous finances of avous finances of avoid finances of a finances of avoid finances of a finances of avoid	3,300 - 3,300 - 2,640 - 660	154,591  9,360 2,340	157,861 4,76 1,200 1,200 1,000	3,300 2,440 500 100 100 100 100 100 100 100 100 10	181,530 181,530 9,360 2,340 	156,982 (158	\$2,40 3,300 2,300 2,300 2,400 2,400 2,400 3,300	148,613  148,613  148,613  etimeen total co-  9,360  2,340  -  -  11,700	15 15 15 15 15 15 15 15 15 15 15 15 15 1
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Commercial Only Cash Flow Abasalen of Commercial Griphas to LOP8/hem-LOSP (resignal lings AVAILABLE CASH FLOW AVAILABLE CASH FLOW AVAILABLE CASH FLOW AVAILABLE CASH FLOW BE OF CASH FLOW BELOW (This row also shows DSCR.) 185 OF CASH FLOW BELOW (This row also shows DSCR.) 185 OF CASH FLOW BELOW (This row also shows DSCR.) 185 OF CASH FLOW IN THE SECOND OF CASH 185 OF CASH FLOW IN THE SECOND OF CASH 185 OF CASH FLOW IN THE SECOND OF CASH 185 OF CASH FLOW IN THE SECOND OF CASH 185 OF CASH FLOW IN THE SECOND OF CASH 185 OF CASH FLOW IN THE SECOND OF CASH 185 OF CASH FLOW IN THE SECOND OF CASH 185 OF CASH FLOW IN THE SECOND OF CASH 185 OF CASH FLOW IN THE SECOND OF CASH 185 OF CASH FLOW IN THE SECOND OF CASH 185 OF CASH FLOW IN THE SECOND OF CASH 185 OF CASH FLOW 185 OF CASH 185	0.0%_0.0%_0.0%_0.0%_0.0%_0.0%_0.0%_0.0%	Yes No 67% / 33%  Dist. Soft Debt Loans 54.24%  0.00% 45.76%	per MOHOD pillog no avous finances on Goter comments no avous finances, etc. Crisi comments no avous finances of avous finances of avous finances of avous finances of avoid finances of a finances of avoid finances of a finances of avoid	3,300 - 3,300 - 2,640 - 660	154,591  9,360 2,340	157,861 4,76 1,200 1,200 1,000	3,300 2,440 500 100 100 100 100 100 100 100 100 10	181,530 181,530 9,360 2,340 	156,982 (158	\$2,40 3,300 2,300 2,300 2,400 2,400 2,400 3,300	148,613  148,613  148,613  etimeen total co-  9,360  2,340  -  -  11,700	15 15 15 15 15 15 15 15 15 15 15 15 15 1
Commencial Only Cash Flow Anabasian of Commencial Stipplas to LOPS/hem-LOSP* (resignal sing) ANABASIA Association of Commencial Stipplas to LOPS/hem-LOSP* (resignal sing) ANABASIA CASH FLOW ANABASIA CASH FLOW ANABASIA CASH FLOW ANABASIA CASH FLOW SES OF CASH FLOW BELCOVIC THIS row also shower USDR.  SES OF CASH FLOW BELCOVIC THIS row also shower USDR. Letter the Commencial Cash Flow	0.0%_0.0%_0.0%_0.0%_0.0%_0.0%_0.0%_0.0%	Yes No 67% / 33%  Dist. Soft Debt Loans 54.24%  0.00% 45.76%	per MOHOD pillog no avous finances on Goter comments no avous finances, etc. Crisi comments no avous finances of avous finances of avous finances of avous finances of avoid finances of a finances of avoid finances of a finances of avoid	3,300 - 3,300 - 2,640 - 660	154,591  9,360 2,340	157,861 4,76 1,200 1,200 1,000	3,300 2,440 500 100 100 100 100 100 100 100 100 10	181,530 181,530 9,360 2,340 	156,982 (158	\$2,40 3,300 2,300 2,300 2,400 2,400 2,400 3,300	148,613  148,613  148,613  etimeen total co-  9,360  2,340  -  -  -  11,700	151 151 151 151 151 151 151 151 151 151
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Adoialen of Commissed Stipplas is LOPSépin-LOSS (Imago) ling AVAILABLE CASH FLOW SIGN OF CASH FLOW BLOW (This now also shown DSCR.) AVAILABLE CASH FLOW BLOW (This now also shown DSCR.) SIGN OF CASH FLOW BLOW (This now also shown DSCR.) SIGN OF CASH FLOW BLOW (This now also shown DSCR.) SIGN OF CASH FLOW C	0.0% 0.0%	Yes No 67% / 33%  Dist. Soft Debt Loans 54.24%  0.00% 45.76%	per MOHOD pillog no avous finances on Goter comments no avous finances, etc. Crisi comments no avous finances of avous finances of avous finances of avous finances of avoid finances of a finances of avoid finances of a finances of avoid	3,300 - 3,300 - 2,640 - 660	154,591  9,360 2,340	157,861 4,76 1,200 1,200 1,000	3,300 2,440 500 100 100 100 100 100 100 100 100 10	181,530 181,530 9,360 2,340 	156,982 (158	\$2,40 3,300 2,300 2,300 2,400 2,400 2,400 3,300	148,613  148,613  148,613  etimeen total co-  9,360  2,340  -  -  -  11,700	422 151 151 151 151 151 151 151 151 151 1

Mosaica Family Ar

Mosalca Family Apartments	LOSP	non-LOSP										
. Tot کس	Units 20	Units 73		r	Year 4			$\neg$			Year 6	
	22.00%		Comments	ļ	2020			2021			2022	
NCOME Postformal Tours Code	inc LOSI		(related to annual (no assumptions)	LOSP 90,161	non-LOSP	Total 1.013.557	LOSP 90,181	non-LOSP 945,481	Total 1,036,642	LOSP 90,181	non-LOSP	Total 1,080,304
Reskiental - Tenant Rents	00%	1	SHOULD FOR MAKES ROUSE PAST 10 or National St.	10,107	923,396		10,101	545,481	1,030,642	10,161	970,143	
Residental - Ténani Assistance Payments (Non-LOSP) Residental - LOSP Tenant Assistance Payments	n/a t/a	2.5% n/a	of FIAR escalation is 2.5%	186 835	205.143	206,143 166,835	196 482	211,298	211,296 196,482	203 220	216.579	218,579 203,220
Commercial Space Residential Parking	n/a 0.0%	0.0%		SALES COMPANY	ENGREEN SE	- :	6870 ESERCE	e secondo		The second	LEEN SERVICE OF THE PARTY OF TH	- :
Miscetaneous Rent Income Supportive Services Income	2.5% 0.0%	25%		711	2,520	3,231	729	2.583	3,311	747	2.647	3,364
interest income - Project Operations Laundry and Vending	0.0% 2.5%	25%		7,107	25,199	32,308	7,285	25.829	33,114	7,467	26.475	33,942
Tenant Charges Miscetaneous Residential Income	2.5% 0.0%	25%		327	1,150	1,458	335	1,188	1,523	343	1.218	1,551
Other Commercial Income	rv'a	0.0%	List You Reserve Section below, as	经济经济的	and the second		SEC SUCCES	SCHOOL STATE				-
Windrava) from Capitalized Reserve (deposit to operating account)  Gross Potential Income	n/a	n/a	app'i cable	285,142	1,153,417	1,443,559	294,992	1,187,378	1,482,369	301,938	1,217,062	1,519,000
Vacancy Loss - Residential - Tenant Rents	r/a r/a	n/a n/a	Enter formulas manually per relevant MOH pokey, annual incrementing usually not	(902	(9,234) (10,307)	(10, 136) (10, 307)	(902)	(9.465) (10.565)	(10.366) (10.565)	(902)	(9,701) (10,829)	(10,603) (10,629)
Vacancy Loss - Reskiential - Tenant Assistance Psyments Vacancy Loss - Commercial EFFECTIVE GROSS INCOME	r/a	rva	approprieta	284,240	1,138,876	1,423,116	294,090	1,167,348	1,461,438	301,037	1,198,572	1,497,568
OPERATING EXPENSES												
Management Management Fee	3.5%	35%	schedule	17,422	61,767	79,189	18.031	53,929	81,961	15,662	05,107	84,829
Assel Management Fee Sub-total Management Expenses	0.0%		No escalation allowed by HCD	3,300		15,000 34,189	3,300	11,700 75,629		3,300	11.700 77,867	15,000
Salaries/Benefits Office Salaries	3.5%	3 5%		1,460		8.682	1.517				5.567	
Manager's Salary	3,5%	35%		11,950	42.358	54,318	12,355	5,378 41,851	8,895 58,219	1,570 12,801	45.386	7,137 58,187
Health Insurance and Other Benefits Other Setales/Benefits	7.0% 3.5%	7.0% 3.5%	Historically high infation	12.648	44,843 47,100	57,491 60,385	13,533 13,750	47,982 48,749	61,516 62,499	14,481 14,231	51,341 50,455	65,822 84,686 8,551
Administrative Rent-Free Unit Sub-total Salaries/Benefits	3.5%	3 5%		1,756	145,735	7,983 186,840	1,818	152,405	8,262 195,391	1,881	159,419	204,383
Administration Advertising and Marketing	3,5%	35%					_ ·				· ·	
Office Expenses Office Rent	3.5%	35%		12.041	42,691	54,732	12,462	44,185	56,647	12,899	45.732	58,630
Legal Expense - Property Audit Expense	3.5% 3.5%	35% 35%		1,220		5,544 14,608	1,262	4,475 11,793	5,738 15,120	1,308	4 632 12 206	5,938 15,649
Bookkeeping/Accounting Services Bad Delxs	3.5%	35%	Consistent with sent indicates	4,216		19,179	4,357	15.483 1.550	19,850 1,967.	4,520 448		20,545 2,037
Miscellaneous Sub-total Administration Expenses	3.5%	35%	CALLES HILL HILL COLOR TO THE CALLES HILL COLO	75		359	82	290	372	85	300	385
Utilities	Y 8	7	,	21,191			21,937	77,776	99,713	22,700	80,483	
Electricity Water	4.5%	3 5% 4 5%	Historically high inflation	7,988 45,659	161,987	38.307 207,875	8.267 47.745	29,311 169,276	37,578 217,020	8,556 49,893	30.337 176.893	38,893 226,758
Gas Sewer	3,6%	35%		9,947	35,268	45,218	10,296	36,503	45,798	10,656	37,780	48,438
Sub-total Utilities Taxes and Licenses				63,624		283,198	66,307	235,089	301,397	69,105	245,010	314,116
Real Exhite Taxes Payori Taxes	1.2%	12%		5.422	1,848	2,370 24,647	528 5,612		2,398 25.509	534 5,808	1,893 20,594	2,425 26,402
Miscellaneous Taxes, Licenses and Permits  Sub-total Taxes and Licenses	3.5%	35%		366	1,297	1,683	379		25,509 1,721 29,629	392	1,390	1,782
hsurance	1 25						-,			4		
Property and Liability Insurance Fidelity Bond Insurance	3.5% 3.5% 3.5%	35%		15.615	55,363	70,978	16,152		73,462	15,727	59,305	78,033
Worker's Compensation Director's & Officers' Lability Insurance	3.5%	35%		6,685	-	30,310	6.902	24,469	31,371	7,143	25,326	37,469
Sub-total Insurance				22,283	79,005	101,288	23,003	81,770	104,833	23,870	84,632	108,502
Payroll Supples	3.5% 3.5%	35% 35%		36.285 8.537			37.555 8.836	133.149 31,327	170,704 40,163	38,869 9,145	137,810 32,424	176,679 41,569
Contracts Garbage and Trash Removal	3.5%	35%		11,119	39,421	50,540	11,508	40,801	52,309 84,781	11,911	42.229 52.281	54,139 67,027
Security PhyronContract HVAC Repairs and Maintenance	3.5%	35%					-	-				
Vehicle and Maintenance Equipment Operation and Repairs Miscellaneous Operating and Maintenance Expenses	3.5%	35%		1,951	415	8,870 532	2.020		9,160 551	2.090	7,411 445	9,501 570
Sub-totel Maintenance Expenses Sub-totel Maintenance & Repair Expenses	3.5%	35%		80,261		38,583 364,833	8,785	31,148 294,529	39,934 377,502	8.093 85,980	32.230 304,838	41,331 350,618
Supportive Services	3.5%	35%		1,624		7,383	1,681	5,950	7,641	1,740	6,169	7,909
Commercial Expenses	Γ	37-95-31	I	0.53.30			- Rin ton	Section 14		35,485,070	345	L
TOTAL OPERATING EXPENSES w/o RESERVES/GL BASE RENT PUPA (w/o Reserves/GL Base Rent/Bond Fees)	/BOND FE	ES .		257,129		1,168,770	266,897	945,270	1,213,167	277,057	982,294	1,259,351
Reserves/Ground Lease Base Rent/Bond Fees Ground Lease Base Rent	1			is blokele yakre:	in yellow cells, m	Holpulate each o	ed rather than o	regging across m	officia cells.		-	
Bond Montoring Fee Replacement Reserve Deposit	1			12.276	43,524	55,600	12,276	43,524	55,800	12,276	43,524	55,600
Operating Reserve Deposit Other/Required Reserve 1 Deposit	1.			2,29		10,430	2,377	8.429	10,808	2.454	8.734	11,198
Other Required Reserve 2 Depost Required Reserve Depost/s, Commercial	1			-		-		- i		-		
Sub-total Reserves/Ground Lesse Base Rent/Bond Fees	1			14,571	51,658	66,230	14,853	51,953	66,606	14,740	82,258	66,998
TOTAL OPERATING EXPENSES WI RESERVES/GL BASE RENT/E PUPA (w/ Reserves/GL Base Rent/Bond Fees)	OND FE	S		271,700	963,300	1,235,000	281,550	\$90,223	1,279,773	291,797	1,034,552	1,326,349
NET OPERATING INCOME (INCOME minus OP EXPENSES)				12,540	175,576	188,116	12,640	169,125	101,665	9,240	161,980	171,220
DEBT SERVICE ("hard debt"/amortized loans)	1			lettelets valve	in yellow cells, m	renipulate each	on rather than a	bagging across m	ultiple cells.		T .	
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)	Lender)			9,240	32,760	42,000	9,240	32.760	42,000	9,240	32.760	42.006
					Appendiction	-	100 C 10 C	i	- :	i	<u> </u>	<u> </u>
Commercial Hard Debt Service TOTAL HARD DEBT SERVICE	,		<u> </u>	9,24		42,000	9,240	32,760	42,000	9,240	32,760	42,000
CASH FLOW (NOI minus DEBT SERVICE)  Commercial Only Cash Flow				3,300	142,818	\$46,116	3,300	136,365	139,665	4o	129,220	129,220
Allocation of Commercial Surplus to LOPS/non-LOSP (residual inc	(emi			-	T :	1		١.	]		· ·	]
AVAILABLE CASH FLOW  USES OF CASH FLOW BELOW (This row also shows DSCR.)			psca	3,300	142,816	146,116	3,300	135,365	139,665 4,33	, fc	128,220	129,220
USES THAT PRECEDE MOHOD DEBT SERVICE IN WATERFALL. "Below-the-line" Asset Mgt fee (uncomman in new projects, see policy)	0.0%	1	1	Juddolete valve	s is yet ow cells, n	nentpotele each	cell rather than o	inaging across a	sultiple cells.			T
Partnership Management Fee (see policy friest)  Partnership Management Fee (see policy friest)  investor Service Fee (ska "LP Asset Mgt Fee") (see policy for limits)	0.0%	1/5/Julio	per MCHCD palicy no arreval increase	2,649			2.640		12,000	1		
Other Payments	1	Lord No.		1 000	2340	3,000	- 660	2,340	3,000	<u> </u>	<del>  :</del>	
Non-amortizing Loan Print - Lender 1 Non-amortizing Loan Print - Lender 2	1		Enter comments in annual increase etc Enter comments in annual increase, etc	<u> </u>	1	<b> </b>	==	-		<del>- :</del>	<del></del>	
Deterred Developer Fee (Enter am 4= Max Fee from row 131)  TOTAL PAYMENTS PRECEDING MORCO	3			3,300	11,700	15,000	3,300	11,700	15,000	<del>- :</del>		—-
RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECED		CD)			131,118	131,116					129,220	129,220
Does Project have a MOHCD Residual Receipt Obligation? Will Project Defet Developer Fee?		Yes No		7								
Wit Project Defer Developer Fee? Residual Receipts spit for all years Lender/Owner		67% /33%		1								
				_								
MOHCD RESIDUAL RECEIPTS DEBT SERVICE	_	Dist, Soft Debt Loan	5	_		:	_			_		
MOHCD Residual Receipts Amount Due	4		loans, and MOHCO residual receipts policy	4		47,413 47,413	4		45,081	1		48,728
Proposed MOHCD Residual Receipts Amount to Loan Repayment Proposed MOHCD Residual Receipts Amount to Residual Ground	1	1	Proposed York MOHCD Amt Due less Low	7		47,413	1		45,081	1		46,728
NON-MOHCD RESIDUAL RECEIPTS DEBT SERVICE	1		Repayment	_		<u> </u>	١.		<u> </u>	_		
HCD Resdust Receipts Amount Due	7	0.00%	No HCD Financing Allocation p or pro rate at one of all soft debt	7			3			4		
Lender 4 Residual Receipts Due Lender 5 Residual Receipts Due	1	45.769 0.009	icans, and MOHCD residual receipts policy			39,997	1		38,029	4		39,418
Total Non-MOHCD Residual Receipts Debt Service	1		<b>4</b>	_		39,997	-		38,029			39,419
REMAINDER (Should be zero unless there are distributions below)						43,705	i		41,555			43,073
Owner Distributions/incentive Management Fee Other Distributions/Uses	7			7		43,705	7		41,555	4		43,073
Final Balance (should be zero)	-			<b>-</b> 4		-	_		·			
REPLACEMENT RESERVE - RUNNING BALANCE Replacement Reserve Starting Balance	1			٦		442,657	1		492,440	1		435,273
Replacement Reserve Deposits	1			7		55,600 6,017			55,800	1		55,800
Replacement Reserve Withdrawals (ideally fied to CNA) Replacement Reserve Interest	t		·	1			1		112,957	1		6,017
RR Running Balance OPERATING RESERVE - RUNNING BALANCE	,					492,440			435,273			485,055
Operating Reserve Starting Balance	7			7		301,872			312,302	9		323,108
Operating Reserve Deposits Operating Reserve Wahdrawals	1			_		10,430	Ï		10,806	1		11,198
Operating Reserve Interest OR Running Balance	,		L	_		312,302			323,108			334,306
OTHER REQUIRED RESERVE 1 - RUNNING BALANCE						(15)10	ğ		75.25	Ě		5.00
Other Reserve 1 Starting Balance Other Reserve 1 Deposits	7			7		-	7			7		<u> </u>
Other Reserve 1 Withdrawals	1			1		<u>.</u>	1			1		<u> </u>
Other Reserve 1 Interest Other Required Reserve 1 Running Balance	ļ			_		<del></del>	_		<del></del>	_		
OTHER RESERVE 2 - RUNNING BALANCE Other Reserve 2 Starting Balance	7			7		·	7			٦		
Other Reserve 2 Deposits	1			#		=	1		===	1		⊨÷
Other Reserve 2 Wishdrawals Other Reserve 2 Interest	1			4			j			1		<u></u>
Other Required Reserve 2 Running Balance	9								-			

Mosaica Family Apartments													
		LOSP	non-LOSP										
	Tot.	Units	Units	,	r-	Year 7			Yea,	<del></del>		Year 9	
	•	22.00%	78,00%			2023			2024			2025	
NCOME		inc LOSP	Increase	Comments (related to annual inc assumptions)	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total
Residential - Tenant Rents	. 70	0.0%	25%	STIERER PRUS CARE AND VASH, Are driven by HU/D Fair Market Rents. Past 10 or history	90,161	994,397	1.084,558	90,161	1,019,257	1,109,418	90,181	1,044,738	1,134,899
Residential - Tenant Assistance Payments (N Residential - LOSP Tenant Assistance Payme	on-LOSP) ente	n/a n/a	2.5% n/a	of FMR escalation is 2.5%	213,665	221,993	221,993 213,668	224.538	227,543	227,543 224,538	235,855	233 232	233,232 235,855
Commercial Space Residential Parking		n/a 0.0%	n/a 0,0%		N.57-243	******		DESPESSOR OF THE PERSON OF THE	200000000		gent stations	3306.4347	
Miscelaneous Rent Income	Construction on the Walter	2.5%	2.5%		765	2,714	3,479	785	2.782	3,568	804	2,851	3,655
Supportive Services Income Interest Income - Project Operations	and the second s	0.0%	360		145			7.00		25.000		28.540	10.00
Laundry and Vending Tenant Charges Miscellaneous Residential Income		2.5%	25% 25%		7,654 352	27,137 1,245	34,790 1,600	7,845 361	27,815 1,280	35,860 1,640	8,041 370	28.510 1,311	38,552 1,681
Miscellaneous Residential Income Other Commercial Income		0.0% n/a	0.0%		Manager (1921)	AND PERSONS	:		and a	÷	SAMOO!	14.200mm	
Withdrawal from Capitalized Reserve (deposit	L to operating account)	n/a	n/a	applicable	312,698	1,247,489	1,560,007	323,660	1,278,676	4.000.100	235 224	1,319,643	1,645,874
Vacancy Loss - Residential - Tenant Rents	Gross Potential Income	r/a	n/a	Enter formulas manually per relevant MOH	(902)	(9,944)	(10,840)	(902)	(10,193)	1,602,369 (11.094)	336,231 (902)	(10.447)	(11.349)
Vacancy Loss - Residential - Tenant Assistant Vacancy Loss - Commercial	CTIVE GROSS INCOME	r/a r/a	r/a r/e	policy, wanual (novementing ususity not appropriate	GERNARE.	(11,100) 1,218,445	1,538,142	MATERIAL PROPERTY.	(11,377)	(11,377)	334,329	(11,56Z) 1,288,634	(11,862)
	CTIVE GROSS INCOME				311,697	1,220,445	1,538,142	322,748	1,267,108	1,579,694	334,329	1,288,834	1,622,863
OPERATING EXPENSES Management													
		3.5% 0.0%		schedule. No escalation allowed by HCD	19,315	58,483 11,700	87,798 15,000	19,992 3,300	70,880 11,700	90,671 15,000	20,691	73.350	94,052 15,000
Sub-total : Salattes/Benefits	Management Expenses				22,615	80,183	102,758	23,292	82,680	105,871	23,991	85,050	109,052
Office Salaries Manager's Salary		3.5% 3.5%	3.5%		1,625	5,762 46,974	7,387 60,224	1,682	£953 48,519	7,645 62,332	1,741 14.193	6,172 50,320	7,913 84,513
Health Insurance and Other Benefits	A COMMUNICACIÓN ACTUAL CON	7.0%	70%	Historically high inflation	15,494	54,935 52,221	70,429	15,570	58,780	75,359	17,740	52,895 55,941	80,634
Other Salaries/Benefits Administrative Rent-Free Unit	- 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	3.5%	3.5%		1.947	5.903	8,851	15,245 2,015	54,049 7,145 174,558	89,293 9,150	15,778 2,085	7,395	71,719 9,461
Administration	b-totai Salaries/Benefits				47,045	166,795	213,840	49,234	174,556	223,760	61,637	182,723	234,260
Advertising and Marketing Office Expenses		3.5% 3.5%	3 5 % 3 5 %		13,350	47,332	60,682	13,817	48,989	62,808	14,301	50,703	65,004
Office Rent		3.5%	35%		1,352	4,794	8,148	1.400	4,952	6.361	1,448	5136	6,584
Legal Expense - Property Audit Expense		3,5%	35%		3,563	12 633	18,197	3,688	13.075	16.784	3,617	13,533	17,350
Bookkeeping/Accounting Services Bad Debts		3.5% 2.5%	3.5% 2.5%	Consistent with rent inflation	4,678 459	16,586 1,628	21,264 2,087	4,842	17,106	22,008 2,140	5,011	17,767	22.778 2.193
Miscellaneous	dministration Expenses	3.5%	3 5%		23,490	311 83,284	398 106,776	24,308	322 86,143	412 110,491	25,154	333 89,182	114,337
Utilities													
Electricity Water		3.5% 4.5%	3 5% 4 5%	Historically high installers	5,858 52,138	31,398 184,854	40.254 236,992	9,186 54,481	32,497 193,172	41,663 247,858	£ 487 56,936	201,865	43,122 258,601
Gas Sewer		0.0%	3 5%		11,029	39,103	50,131	11,415	40,471	51,888	11,814	41,585	53,702
	Sub-total Utilities				72,023	265,365	327,378	75,005	260,141	341,206	76,237	277,387	355,625
Taxes and Licenses Real Estate Taxes	Talkalana paranggaya	1.2%	1.2%		540	1,015	2,455	547	1.938	2,484	553	1,961	2,514
Payol Taxes Miscellaneous Taxes, Licenses and Permis	A P. Mary Company of Street, Sept.	3.5%	3.5%		6,012 405	21,315 1,438	27,326 1,844	6,222 420	22,051 1,459	28,283 1,808	5,440 435	22.633 1.541	29,273 1,975 33,762
Sub-to	otal Taxes and Licenses			•	6,958	24,868	31,825	7,189	25,487	32,676	7,428	26,334	33,762
Property and Lieblity Insurance	·	3.5%	3 5%		17,313	61,382	78,694	17,019	63,530	81,449	18,545	65.754	64,299
Fidelity Bond Insurance Worker's Companyation Director's & Officers' Liability Insurance	nessyntala media.	3.5%	35%		7,393	26.212	33,506	7.652	27,130	34,782	7,920	28.079	35,999
Orector's & Officers' Liability Insurance	Sub-total insurance	3.5%	3 5%		24,708	87,594	112,300	25,671	90,650	116,230	26,466	93,833	120,298
Maintenance & Repair		3.5%	35%	,	40.230	142.633	182.863	41,638	147,825	189,263	43.095	152.792	195,687
Supples		3.5%	35%		9,465	33,559	43,024	9,797	34,733	44,530	10,139	35,949	46,088
Contracts Garbage and Trash Removal	inieringikuszoganikogy.	3.5%	3.5%		12,328	43,707 54,111	56,034 69,373	12.759 15,796	45,237 50,005	57,996 71,801	13,206 16,349		60,025 74,314
Security Payrol/Contract HVAC Repairs and Maintenance		3.5%	35%		2 163	7.671	9 834	2 2 3 9	7,939	10.178	2318		10,534
Websile and Maintenance Equipment Operati	on and Repairs	3.5%	3.5%		130	460	590	134	476	615	139	493	632
Miscellaneous Operating and Maintenance E Sub-total Maintena	xpenses ince & Repair Expanses	3.5%	3.5%	L	9.411 88,989	33,367 315,507	42,778 404,496	9,741 92,104	34,535 325,550	44,275 418,654	10,081	35,743 337,979	45,825 433,307
_	e destilation (USA) est		3.5%		1,801	6,385	8.188	1,854	6,508	8,472	1,929	6,840	8,789
Commercial Expenses		1	godina.		NUMBER OF	in harry in	-	SHEET ME	28.00 ZEA		CHINERUS	PERMITTE H	
TOTAL OPERATING EXPENSES W/o RES	ERVES/GL BASE RENT	/BOND FE	ES		287,528	1,019,771	1,307,398	298,626	1,058,764	1,357,390	310,070	1,099,339	1,409,409
PUPA (w/o Reserves/GL Reserves/Ground Lease Base Rent/Bond	. Dase Kenvoond Fees; Fees	_											
Ground Lease Base Rent Band Monitoring Fee		1			-	-		<del>:</del>		<u>:</u>		- :	
Replacement Reserve Deposit Operating Reserve Deposit		4			12,276 2,553	43,524 9,052	55,800 11,806	12,276 2,645	43.524 9,383	55,800 12,030	12.276 2.744	41,524 8,727	55,500 12,471
Other Required Reserve 1 Deposit	Carrier Section 19	1				-	11,800				:		12,7/
Other Required Reserve 2 Deposit. Required Reserve Deposit/s, Commercial		1			<del> </del>	-			-				<u>:</u>
Sub-total Reserves/Ground Leas				• 7	14,829	52,576	67,406	14,922	62,907	67,830	15,020	63,251	68,271
TOTAL OPERATING EXPENSES W/ RESE PUPA (W/ Reserves/GL	. Base Rent/Bond Fees	BOND FEE	s		302,457	1,072,347	1,374,804	313,548	1,111,671	1,425,219	325,089	1,152,590	1,477,679
NET OPERATING INCOME (INCOME minu	IS OP EXPENSES)				9,240	154,098	163,339	9,240	145,435	154,576	9,240	135,944	145,184
DEBT SERVICE ("hard debt"/amortized to Hard Debt - First Lender		7			T		·						
Hard Debt - Second Lender (HCD Program D Hard Debt - Third Lender (Other HCD Program	D.42% pyrmt or other 2nd um or other 3rd Lender)	tiender)			9.240	32,750	42.000	9,240	32.760	42,000	0,240	32.760	42,000
Hard Debt - Fourth Lender	Language suit de man de								- :	È	THE PARTY OF THE P		_==
Commercial Hard Debt Service TOTAL	L HARD DEBT SERVICE	,			9,240	32,780	42,000	9,240	32,760	42,000	9,240	32,760	42,000
CASH FLOW (NOI minus DEBT SERVICE)	١,				-	121,338	121,338		112,676	112,576	0	103,184	103,184
Commercial Only Cash Flow Allocation of Commercial Surplus to LOPS AVAILABLE CASH FLOW	Short LOSP (residual inc	číme)			<del></del>	<del></del>	, .	r					
		4,			•	121,338	121,338	•	112,675	112,675	0	103,184	103,184
USES OF CASH FLOW BELOW (This row USES THAT PRECEDE MONCO DEBT SE	RVICE IN WATERFALL			DSCR:			3,59			3.68			3.46
"Selow-the-line" Asset Mgt Fee (uncommon in Partnership Management Fee (see policy for Investor Service Fee (aka "LP Asset Mgt Fee	new projects, see policy	0.0%				- :		-	-		<u>:</u>		
Investor Service Fee (aka 'LP Asset Mgt Fee	') (see policy for limits)	U.U78	- A-120/A-1	per MOHCD policy no annual increase	1 ÷			<u> </u>	<u>:</u>				
Other Payments Non-amoritzing Loan Print - Lender 1 Non-amoritzing Loan Print - Lender 2	Called Call Co.	H		1									
Non-amortizing Loan Print - Lender 2				Enler comments re: annual increase, etc.	-	Ţ		-				- 1	
Deferred Geveloper Fee (Enter amt <= Max F	es from row 1311	1		Enter comments re: annual increase, etc. Enter comments re: annual increase, etc.		- :		= :	=			- :	
Deferred Develope: Fee [Enler amt	es from row 131) TS PRECEDING MOHCO							= :			_ ÷		
TOTAL PAYMENT RESIDUAL RECEIPTS (CASH FLOW minu	TS PRECEDING MONCE 25 PAYMENTS PRECED		D)			121,338	121,338		112,675	112,575		103,184	103,184
TOTAL PAYMENT RESIDUAL RECEIPTS (CASH FLOW minu Does Project have a MOHCD Residual Rece	TS PRECEDING MONCE 25 PAYMENTS PRECED		Yes			121,338	121,338		112,675	112,675		103,184	103,164
TOTAL PAYMENT RESIDUAL RECEIPTS (CASH FLOW minu	TS PRECEDING MOHOD 25 PAYMENTS PRECED 101 Obligation?					121,338	121,338	- : - :	112,675	112,675		103,184	103,164
TOTAL PAYMENT RESIDUAL RECEIPTS (CASH FLOW minu Does Project have a MOHCD Residual Rece Will Project Defer Developer Fee?	TS PRECEDING MOHOD 25 PAYMENTS PRECED 101 Obligation?		Yes No 67%/33%	Enter comments re-secural increase, efc.		121,338	121,338		112,675	112,675	0	103,184	103,184
TOTAL PAYMENT RESIDUAL RECEIPTS (CASH FLOW minu Does Project have a MOHCD Residual Rece W# Project Defer Developer Fee? Residual Receipts spit for all years Lender/	TS PRECEDING MONCO  15 PAYMENTS PRECED  10 Obligation?  10 Owner		Yes No 67% / 33% Dist. Soft	Enter comments re-secural increase, efc.		121,338	121,338		112,675	112,575	0	103,184	103,184
TOTAL PAYMENT TOTAL PAYMENT TOTAL PAYMENT TOTAL	TS PRECEDING MONCO  SPAYMENTS PRECED  INTO Obligation?  Owner  DEBT SERVICE	ING MOHO	Yes No 67% / 33% Dist. Soft Debi Loans	Enter comments re-secural increase, efc.		121,338	121,338		112,675	112,676	0	103,184	103,184
TOTAL PAYMENT TOTAL PAYMENT TOTAL PAYMENT Does Project have a MOHOD Residual Roce Will Project Defer Developer Fee? Residual Receipts spit for at years Lender/	TS PRECEDING MONCO  SPAYMENTS PRECED  INTO Obligation?  Owner  DEBT SERVICE	ING MOHO	Yes No 67% / 33% Dist. Soft Debi Loans	Enter comments no avoice in process, etc.		121,338			112,675		0	103,184	37,313
RESIDUAL RECEIPTS (CASH FLOW minus Does Frigient have a MOH-DO Residual Roce WR Physical Deff Developer Fear Residual Receipts split for all years Lender/ MOH-DO RESIDUAL RECEIPTS ( MOH-DO Residual Receipts Amount Due Propozed MOH-DO Residual Receipts Amo Propozed MOH-DO Residual Receipts Amo Lisse	ITS PRECEDING MONCO.  IS PAYMENT'S PRECED  INDICATE:  OWNER  DEBT SERVICE  OUT to Loan Repayment  Unit to Residual Ground	ING MOHO	Yes No 67% / 33% Dist. Soft Debi Loans	Enter comments re-avoual increase, etc.		121,338	43,877		112,675	40,745	0	103,184	37,313
TOTAL PAYMENT  RESIDUAL RECEIPTS (CASH FLOW minu  Does Project have a MOH-CO Readual Rece Wa Project Defer Developer Fee?  Resitual Receipts spit or at years Lender/  MOH-CO RESIDUAL RECEIPTS C  MOH-CO Readual Receipts Amount Cue  Proposed MOH-CO Readual Receipts Amount Cue  AND RESIDUAL RECEIPTS C  MOH-MOH-CO RESIDUAL RECEIPTS C  NOM-MOH-CO RESIDUAL RECEIPTS C	ITS PRECEDING MONCO.  IS PAYMENT'S PRECED  INDICATE:  OWNER  DEBT SERVICE  OUT to Loan Repayment  Unit to Residual Ground	ING MOHO	Yes No 67% / 33% Dist. Soft Debt Loans 54.24%	Enter comments re- evicual increase, etc.  Touris, and MCHCD residual incellists policy  Proposed Total MCHCD Anti Due less Loen Repriment		121,338	43,877		112,675	40,745	0	103,184	37,313
RESIDUAL RECEIPTS (CASH FLOW minu- lose Frigiet have a MCHCO Residual Rece Will Physiol Defect Developer Fee? Residual Receipts spit for all years - Lender/ MOHCO RESIDUAL RECEIPTS ( MCHCO Residual Receipts Amount Das Proposes MCHCO Residual Receipts Amount Lose Receipts Receipts Receipts Receipts Amount Lose Receipts Receipt	ITS PRECEDING MONCO.  IS PAYMENT'S PRECED  INDICATE:  OWNER  DEBT SERVICE  OUT to Loan Repayment  Unit to Residual Ground	ING MOHO	Yes No 67% / 33% Dist. Soft Debt Loans 54.24%	Color comments or a virtual increase, efc.  Doers, and MGHCD residual receipts policy Proposed Test MOHCD And Due less Loss Resymment LOSS TO SEASON LOSS TO		121,338	43,877 43,877		112,075	40,745 40,745	0	103,184	37,313 37,313
REBIDUAL RECEIPTS (CARH FLOW minu- Boss Frigiech have a MCHCO Recidual Roce Will Physiola Defe Developer Face Recidual Receipts spit for all years - Lender/ Recidual Receipts spit for all years - Lender/ MOMEO RESIDUAL RECEIPTS C MCHCO Readous Receipts Amount Das Proposed MCHCO Residual Receipts Amo Lasse MOMEO RESIDUAL RECEIPT FLOW RECEIPT RECEIPT SUCCESSION RECEIPTS SUCCESSION R	ITS PRECEDING MOHECL IS PAYMENTS PRECED INDICATE THE PRECED INDICATE THE PRECED INDICATE THE PRECED INDICATE THE PRECEDING THE P	ING MOHC	Yes No 67% / 33% Dist. Soft Debt Loans 54.24%	Enter comments re- evicual increase, etc.  Touris, and MCHCD residual incellists policy  Proposed Total MCHCD Anti Due less Loen Repriment		121,338	43.877 43.877		112,075	40,745 40,745 	0	103,184	37,313 37,313
TOTAL PAYMENT  TOTAL PAYMENT  TOTAL PAYMENT  Does Project have a MCH-CO Readual Roce Will Project Defer Developer Fee?  Resture Riccepts split or signers. Lender/  MCHCD Residual Receipts Amount Clee  Proposed MCHCD Residual Receipts Amount Clee Proposed MCHCD Residual Receipts Amount Clee Proposed MCHCD Residual Receipts Amount Clee  NON-MCHCD RESIDUAL RECEIPT  FICU Receipts Receipts Clee  NON-MCHCD RESIDUAL RECEIPT  FICU Receipts Receipts Clee  Lender 4 Residual Receipts Clee  Lender 4 Residual Receipts Clee  Lender 5 Re	IS PRECEDING MONCOL  PAYMENTS PRECED  INDUSTRICT  INDU	ING MOHC	Yes No 67% / 33% Dist. Soft Debt Loans 54.24% 0.00% 45.76%	Color comments or a virtual increase, efc.  Doers, and MGHCD residual receipts policy Proposed Test MOHCD And Due less Loss Resymment LOSS TO SEASON LOSS TO		121,336	43,877 43,877		112,075	40,745 40,745	0	103,184	37,313 37,313
TOTAL PAYMENT  RESIDUAL RECEIPTS (CASH FLOW minu  Does Project have a MOH-CO Residual Roce Will Project Defer Developer Fee?  Residual Receipts of the signars Lender/  MOHCO RESIDUAL RECEIPTS L  MOHACO RESIDUAL RECEIPT FLOW REGIDENTS AMERICAN  Laste  NON-MOHCO RESIDUAL RECEIPT HOUSE RECEIPTS AMERICAN RECEIPTS AMER	IS PRECEDING MONICO SE PAYMENTS PRECED (pt Obligation?) Owner  DEBT SERVICE DON'T to Loan Repayment IN Loan Repayment SERVICE SERVICE UNIT to Loan Repayment UNIT TO LOAN REPAYMENT SERVICE UNIT TO LOAN REPAYMENT SERVICE UNIT TO LOAN REPAYMENT SERVICE UNIT TO LOAN REPAYMENT UN	ING MOHC	Yes No 67% / 33% Dist. Soft Debt Loans 54.24% 0.00% 45.76%	Color comments or a virtual increase, efc.  Doers, and MGHCD residual receipts policy Proposed Test MOHCD And Due less Loss Resymment LOSS TO SEASON LOSS TO		121,336	43,877 43,877 - - - - - - - - - - - - - - - - - -		112,075	40,745 40,745 - 34,372 37,558	0	103,184	37,313 37,313
RESIDUAL RECEIPTS (CASH FLOW minu Does Project have a MCH-CO Readdual Rece WR Physical Office Developer Fee? Residual Receipts split for all years Lender/ MOHCO RESIDUAL RECEIPTS ( MCHCO Residual Receipts Amount Due Proposand MOHCO Residual Receipts Amount Due Developer MCHCO Residual Receipts Due Lender A Residual Receipts Due Total MOHMONICO Residual REMANDER (Reduced be zero unless ther blood) REMANDER (Reduced be zero unless ther blood) Developer MCHCO Residual Receipts Due Devel	IS PRECEDING MONICO SE PAYMENTS PRECED (pt Obligation?) Owner  DEBT SERVICE DON'T to Loan Repayment IN Loan Repayment SERVICE SERVICE UNIT to Loan Repayment UNIT TO LOAN REPAYMENT SERVICE UNIT TO LOAN REPAYMENT SERVICE UNIT TO LOAN REPAYMENT SERVICE UNIT TO LOAN REPAYMENT UN	ING MOHC	Yes No 67% / 33% Dist. Soft Debt Loans 54.24% 0.00% 45.76%	Color comments or a virtual increase, efc.  Doers, and MGHCD residual receipts policy Proposed Test MOHCD And Due less Loss Resymment LOSS TO SEASON LOSS TO		121,336	43,877 43,877 		112,075	40,745 40,745 	0	103,184	37,313 37,313
RESIDUAL RECEIPTS (CAR H. T.W. MINU Coss Frejech have a NO-NCO Preducial Roce Wall Project Detail Consider Fase Residual Receipts aget for all years - Lender/ MOHOD RESIDUAL RECEIPTS ( MOHOD RESIDUAL RECEIPT SE MOHOD Residual Receipts Amount Oxe Priposed MOHOD Residual Receipts Amount Lasse MOHADHOCD RESIDUAL RECEIPT RECURSEMENT RECEIPT SE Lander 4 Residual Receipts Date Lender 4 Residual Receipts Date Lender 5 Residual Receipts and Total MohnOHOD Residual REMANIDER (Should be zero unless than below) Coher Delibutator/Lenetible Management F Oher Delibutator/Le	IS PRECEDING MONCO IS PAYMENTS PRECED INTO THE PROPERTY OF T	ING MOHC	Yes No 67% / 33% Dist. Soft Debt Loans 54.24% 0.00% 45.76%	Color comments or a virtual increase, efc.  Doers, and MGHCD residual receipts policy Proposed Test MOHCD And Due less Loss Resymment LOSS TO SEASON LOSS TO		121,336	43,877 43,877 - - - - - - - - - - - - - - - - - -		112,075	40,745 40,745 - 34,372 37,558	0	103,164	37,313 37,313
RESIDUAL RECEIPTS (CASH FLOW MINE) Does Project have a MOHCO Readual Roce Will Project Defer Developer Fee? Restural Receipts of the size such a control of the Restural Receipts of the size such a control of the Restural Receipts of the size such a control of the Restural Receipts of the Restural Restural Receipts of the Restural Restural Resturation Researcher Resturation Researcher Resturation Researcher	IS PRECEDING MOHOLO IS PAYMENTS PRECED INTO CONTROL INTO	ING MOHC	Yes No 67% / 33% Dist. Soft Debt Loans 54.24% 0.00% 45.76%	Color comments on a virtual increase, efc.  Doess, and MGHCD residual receipts policy Proposed Test MOHCD And Due less Loss Resymment LOSS COLORS AND		121,336	43,877 43,877 37,015 37,015 40,446 40,446		112,075	40,745 40,745 34,372 34,372 37,558	0	103,184	37,313 37,313 31,477 31,477 34,395
RESIDUAL RECEIPTS (CARH FLOW MINE) Does Project have a MOHCO Readual Roce Will Project Defer Developer Fee? Restaus Receipts Age (Cart See Age	IS PRECEDING MOHOLO IS PAYMENTS PRECED INTO CONTROL INTO	ING MOHC	Yes No 67% / 33% Dist. Soft Debt Loans 54.24% 0.00% 45.76%	Color comments on a virtual increase, efc.  Doess, and MGHCD residual receipts policy Proposed Test MOHCD And Due less Loss Resymment LOSS COLORS AND		121,336	43,877 43,877 37,015 		112,075	40,745 40,745 34,372 34,372 37,558 37,558	0	103,184	37,313 37,313 31,477 31,477 34,395 34,395 55,800
RESIDUAL RECEIPTS (CASH FLOW minu- Does Project have a NOI-NO Readdual Roce WR Physical Office Developer Fee? Reshival Receipts split for all years Lender/ MOHCO RESIDUAL RECEIPTS ( MOHCO Residual Receipts Amount Due Proposand MOHOO Residual Receipts Amount Lou- Froposand MOHOO Residual Receipts Amount Lou- Froposand MOHOO Residual Receipts Amount Lou- Froposand MOHOO Residual Receipts Amount Lou- Lanse A Residual Receipts Amount Lou- Lanse A Residual Receipts Com- Froposand MOHOO Residual Receipts Amount Lou- Lanse A Residual Receipts Date Lender S Residual Receipts Date Lender S Residual Receipts Com- Total Mon-MOHOO Residual REMAINDER (Mohoo de servo unless ther- biology Destruction de servo) Residual Residual Receipts Date Lender S Residual Receipts Date From Both Loudence Management E From District Mohoo Mohoo Residual Residual Residual Receipts Date Lender S Residual Receipts Date Lender S Residual Receipts Date Lender S Residual Receipts Date From Both Loudence Management E From Bail Baince (Indud Ba zero)	ITS PRECEDING MONICO  IN PAYMENTS PRECED  IN PAYMENTS PRECED  OWNER  DEBT SERVICE  SOUTH TO LOAN REQUIRED  UNITED THE SERVICE  IN RECOPIS DEBT SERVICE  IN RECOPIS DEBT SERVICE  ALANCE  ed to CNA)	же моне	Yes No 67% / 33% Dist. Soft Debt Loans 54.24% 0.00% 45.76%	Color comments on a virtual increase, efc.  Doess, and MGHCD residual receipts policy Proposed Test MOHCD And Due less Loss Resymment LOSS COLORS AND		121,338	43,877 43,877 37,015 37,015 40,446 45,055 55,800 5,817		112,075	40,745 40,745 40,745 34,372 37,558 37,555 534,838 55,860 168,331	0	103,184	37,313 37,313 31,477 31,477 34,395 34,395 422,308 55,800 5,017
RESIDUAL RECEIPTS (CASH FLOW minus Does Freject have a MON-CO Residual Roce WR Protect Offer Developer Fee? Residual Roceipts spit for all years Lender/ Residual Roceipts spit for all years Lender/ MONCO RESIDUAL RECEIPTS ( MONCO Residual Roceipts Amount Cue Proposed MONCO Residual Receipts Amount Lea Residual Roceipts Amount Cue Freinand Residual Receipts Amount Lea Lender A Residual Receipts Company Proposed MONCO Residual Receipts Amount Lea Lender C Residual Receipts Company Lender C Residual Receipts Company Receipts	IS PRECEDING MOHOCO IS PRECEDING MOHOCO INFO CONTROL OF THE CONTROL INFO CONTROL IN	же моне	Yes No 67% / 33% Dist. Soft Debt Loans 54.24% 0.00% 45.76%	Color comments on a virtual increase, efc.  Doess, and MGHCD residual receipts policy Proposed Test MOHCD And Due less Loss Resymment LOSS COLORS AND		121,338	43,877 43,877 37,015 		112,075	40,745 40,745 34,372 34,372 37,558 37,558	0	103,184	37,313 37,313 31,477 31,477 34,395 34,395 55,800
RESIDUAL RECEIPTS (CASH I- LOW MINU DOS Frigich have a MO-NO Deadus II Roc With Provide Defe Developer Face Residual Receipts spit (or all years - Lender/ Residual Receipts spit (or all years - Lender/ MOMEO RESIDUAL RECEIPTS ( MO-NCO RESIDUAL RECEIPT SC MO-NCO RESIDUAL RECEIPT SC MOM-MONEO RESIDUAL RECEIPT FEOTOMERS (PROVIDED RESIDUAL RECEIPT FEOTOMERS (PROVIDED RESIDUAL RECEIPT FEOTOMERS (PROVIDED RESIDUAL RECEIPT FEOTOMERS (PROVIDED RESIDUAL RECEIPT FOR THE PROVIDED RESIDUAL RECEIPT FOR THE PROVIDED RESIDUAL RECEIPT FOR THE PROVIDED RESIDUAL RECEIPT FOR THE PROVIDE RESIDUAL RECEIPT FOR THE PROVIDED RESIDUAL RESIDUA	IS PRECEDING MOHOCO IS PRECEDING MOHOCO INFO CONTROL OF THE CONTROL INFO CONTROL IN	же моне	Yes No 67% / 33% Dist. Soft Debt Loans 54.24% 0.00% 45.76%	Color comments on a virtual increase, efc.  Doess, and MGHCD residual receipts policy Proposed Test MOHCD And Due less Loss Resymment LOSS COLORS AND		121,336	43,877 43,877 37,015 37,015 40,446 40,446 40,446 555,850 5,800 5,917 534,838		112,075	40,745 40,745 34,372 37,558 37,558 534,838 422,308 422,308	0	103,184	37,313 37,313 31,477 31,477 34,395 34,395 422,308 55,800 5,017 472,030
REBIDUAL RECEIPTS (CARH FLOW MINU- DOS Frigiet have a NO/ACO Praduial Rece Project Der Centager Fass Residual Receipts agit for all years - Lender/ Residual Receipts agit for all years - Lender/ MOHCD Residual Receipts agit for all years - Lender/ MOHCD Residual Receipts Amount One Proposed KONDO Presidual Receipts Amount One Proposed KONDO Presidual Receipts Amount One Proposed KONDO Presidual Receipts Amount One Lanse MOHADOLOR RESIDUAL RECEIPT FLOW RESIDUAL RESIDUAL RECEIPT FLOW RESIDUAL RESIDUAL RECEIPT FLOW RESIDUAL RES	IS PRECEDING MOHOCO IS PRECEDING MOHOCO INFO CONTROL OF THE CONTROL INFO CONTROL IN	же моне	Yes No 67% / 33% Dist. Soft Debt Loans 54.24% 0.00% 45.76%	Color comments on a virtual increase, efc.  Doess, and MGHCD residual receipts policy Proposed Test MOHCD And Due less Loss Resymment LOSS COLORS AND		121,336	43,877 43,877 37,015 37,015 40,446 40,446 45,055 65,800 6,017 534,838		112,075	40,745 40,745 34,372 37,558 37,558 534,838 85,860 18,331	0	103,184	37,313 37,313 31,477 31,477 34,395 34,395 422,308 65,500 6,017
REBIDUAL RECEIPTS (CARH FLOW MINUS COR Figies have a MCN-CO Recidual Roce With Physical Defe Developer Face Recidual Roceipts spit for all years - Lender/ Recidual Roceipts spit for all years - Lender/ MONCO RESIDUAL RECEIPTS ( MCN-CO Residual Receipts Amount Coe Pricipased MONCO RESIDUAL RECEIPT FINEDRES MONTO RECEIPT FOR THE PROPERTY OF THE PROPE	IS PRECEDING MOHOCU IS PRECEDING MOHOCU IQUI Obligation?  OWNER  DEBT SERVICE  UNITED THE NEW OF TH	ма моно	Yes No 67% / 33% Dist. Soft Debt Loans 54.24% 0.00% 45.76%	Color comments on a virtual increase, efc.  Doess, and MGHCD residual receipts policy Proposed Test MOHCD And Due less Loss Resymment LOSS COLORS AND		121,336	43,877 43,877 43,877 37,015 77,015 40,446 40,446 45,935 55,800 5,917 534,838		112,075	40,745 40,745 34,372 37,556 37,556 53,830 148,331 422,06 345,912 12,030	•	103,164	37,313 37,313 31,477 31,477 34,395 34,395 422,308 55,800 5,017 472,030
RESIDUAL RECEIPTS (CASH FLOW minus Does Project have a MCN-CO Residual Roce WR Physical Office Developer Fee? Residual Receipts split for all years Lender/ Residual Receipts split for all years Lender/ MOHCO RESIDUAL RECEIPTS ( MCHCO Residual Receipts Amount Due Proposand MOHCO Residual Receipts Amount Leu Lender A Residual Receipts Date Lender S Residual Receipts Lore Total MOHMOHCO Residual Receipts Amount Leu Total MOHMOHCO Residual Receipts Lore Total MOHMOHCO RESIDUAL RECEIPTS Total MOHMOHCO Residual Receipts Lore Total MOHMOHCO RESIDUAL RECEIPTS Tota	IS PRECEDING MOHOCU  IS PAYMENTS PRECED  IPOLITISEN OF THE PRECED  IPOLITISEN OF THE PRECED  IPOLITISEN OF THE PRECEDING OF THE PROPERTY OF THE PRECEDING OF THE PROPERTY OF T	ма моно	Yes No 67% / 33% Dist. Soft Debt Loans 54.24% 0.00% 45.76%	Color comments on a virtual increase, efc.  Doess, and MGHCD residual receipts policy Proposed Test MOHCD And Due less Loss Resymment LOSS COLORS AND		121,336	43,877 43,877 37,015 37,015 40,446 40,446 40,446 555,850 5,800 5,917 534,838		112,075	40,745 40,745 34,372 37,558 37,558 534,838 422,308 422,308	0	103,184	37,313 37,313 31,477 31,477 34,395 422,308 65,800 6,801 472,090 357,941 12,471
REBIDUAL RECEIPTS (CARH FLOW MINUS  RESIDUAL RECEIPTS (CARH FLOW MINUS  RESIDUAL RECEIPTS (CARH FLOW MINUS  RESIDUAL RECEIPTS (Residual Receipt  Received Receipts spit (or all years - Lender/  MOHOD RESIDUAL RECEIPTS (MOHOD RESIDUAL RECEIPTS (RECEIPTS (RECEIPTS RESIDUAL RECEIPT) (RECEIPTS (RECEIPTS RECEIPTS RECEIPTS (RECEIPTS RECEIPTS (RECEIPTS RECEIPTS RECEIPTS (RECEIPTS RECEIPTS RECEIPTS RECEIPTS (RECEIPTS RECEIPTS RECEIPTS RECEIPTS RECEIPTS (RECEIPTS RECEIPTS RESERVE FUNDAMING BY REPLACEMENT RESERVE FUNDAMING BY REPLACEMENT RESERVE - RUNNING BALACOPETING RES	IS PRECEDING MOHOCU  IS PAYMENTS PRECED  IPOLITISEN OF THE PRECED  IPOLITISEN OF THE PRECED  IPOLITISEN OF THE PRECEDING OF THE PROPERTY OF THE PRECEDING OF THE PROPERTY OF T	ма моно	Yes No 67% / 33% Dist. Soft Debt Loans 54.24% 0.00% 45.76%	Color comments on a virtual increase, efc.  Doess, and MGHCD residual receipts policy Proposed Test MOHCD And Due less Loss Resymment LOSS COLORS AND		121,236	43,877 43,877 37,015 37,015 40,446 40,446 45,955 55,800 5,807 514,838 334,306 11,606		112,075	40,745 40,745 40,745 34,372 37,658 37,658 55,860 55,860 42,310 422,050 367,944	•	103,184	37,313 37,313 31,477 31,477 34,395 422,308 65,800 6,801 472,090 357,941 12,471
RESIDUAL RECEIPTS (CASH FLOW minus Does Project have a UCH-CO Residual Roce W Project Derive bewiper Fee? Residual Receipts spit for all years Lender/ Residual Receipts spit for all years Lender/ MOHED RESIDUAL RECEIPTS ( MOHED RESIDUAL RESIDUAL RECEIPTS ( MOHED RESIDUAL	IS PRECEDING MOHOCU  IS PAYMENTS PRECED  IPOLITISEN OF THE PRECED  IPOLITISEN OF THE PRECED  IPOLITISEN OF THE PRECEDING OF THE PROPERTY OF THE PRECEDING OF THE PROPERTY OF T	ма моно	Yes No 67% / 33% Dist. Soft Debt Loans 54.24% 0.00% 45.76%	Color comments on a virtual increase, efc.  Doess, and MGHCD residual receipts policy Proposed Test MOHCD And Due less Loss Resymment LOSS COLORS AND		121,236	43,877 43,877 37,015 37,015 40,446 40,446 45,955 55,800 5,807 514,838 334,306 11,606		112,075	40,745 40,745 40,745 34,372 37,658 37,658 55,860 55,860 42,310 422,050 367,944	0	103,164	37.313 37.313 31.477 31.477 34.395 34.395 422.308 55.800 E.017 472.090
RESIDUAL RECEIPTS (CASH FLOW minus Does Project have a MCHCO Residual Roce WR Project Offer Developer Fae? Residual Receipts spit for all years Lender/ Residual Receipts spit for all years Lender/ MOHCO RESIDUAL RECEIPTS ( MOHCO Residual Receipts Amount Due Proposand MOHOO Residual Receipts Amount Due Temposand MOHOO Residual Receipts Amount Due Lance A Residual Receipts Due Lancer A Residual Receipts Due Total Monavolution Receipts Due Receipts Residual Receipts Due Replacement Residual Receipts Due Department Residual Due Department Residual Due Department Residual Due Department Residual Receipts Due Department Residual Due Department Residu	IS PRECEDING MOHOCO IS PRECEDING MOHOCO INDICATE	ING MOHO	Yes No 67% / 33% Dist. Soft Debt Loans 54.24% 0.00% 45.76%	Color comments on a virtual increase, efc.  Doess, and MGHCD residual receipts policy Proposed Test MOHCD And Due less Loss Resymment LOSS COLORS AND		121,236	43,877 43,877 37,015 37,015 40,446 40,446 45,955 55,800 5,807 514,838 334,306 11,606		112,075	40,745 40,745 40,745 34,372 37,658 37,658 55,860 55,860 42,310 422,050 367,944	0	103,184	37,313 37,313 31,477 31,477 34,395 422,308 55,800 55,800 472,030 472,030
RESIDUAL RECEIPTS (CASH FLOW minus Does Frighet have a MCH-CO Residual Rece WAS Provided Defect Desectated Rece WAS Provided Defect Desectated Rece WAS Provided Defect Desectated Receipts Age Residual Receipts split for all years Lender/ Residual Receipts split for all years Lender/ RESIDUAL RECEIPTS ( RECHORD Residual Receipts Amount Dus Proposers MCHCO Residual Receipts Amount Dus Lasse  MOM-MOHICO RESIDUAL RECEIPT, PLOY RECEIP	IS PRECEDING MOHOCUS  IS PAYMENTS PRECED  INDICATE  INDICATE  DEBT SERVICE  BOUNT IN LOAN Receipts  IN Receipts Debt Service  IN Receipts Debt Service  IN Receipts Debt Service  IN RECEIPTS DEBT SERVICE  ALANCE  ALANCE  ALANCE  OR Running Balance  INCE  OR Running Balance  INGE  OR RUNNING BALANCE	ING MOHO	Yes No 67% / 33% Dist. Soft Debt Loans 54.24% 0.00% 45.76%	Color comments on a virtual increase, efc.  Doess, and MGHCD residual receipts policy Proposed Test MOHCD And Due less Loss Resymment LOSS COLORS AND		127,230	43,877 43,877 37,015 37,015 40,446 40,446 45,955 55,800 5,807 514,838 334,306 11,606		112,075	40,745 40,745 40,745 34,372 37,658 37,658 55,860 55,860 42,310 422,050 367,944	0	103,184	37,313 37,313 31,477 31,477 34,395 422,308 55,800 55,800 472,030 472,030
RESIDUAL RECEIPTS (CASH FLOW minu) Does Frejech Isses a MCN-CO Residual Roce WR Physical Office Developer Faee' Residual Receipts spit for all years Lender/ Residual Receipts spit for all years Lender/ MOHCO RESIDUAL RECEIPTS ( MOHCO Residual Receipts Amount Due Propassed MOHCO Residual Receipts Amount Lear Propased MOHCO Residual Receipts Amount Lear Lender S Residual Receipts Date REMAINDER (Reboot de servo unless there below) DESIDUAL RECEIPTS (Propased Receipts Date Final Baisance (Hould be zero) REPLACEMENT RESISSUE - RUNNING BA Regidenment Resissue Deposits Regidenment Resissue - RUNNING BALA OPERATING RESISSUE - RUNNING BALA OPER	IS PRECEDING MOHOCUS  IS PAYMENTS PRECED  INDICATE  INDICATE  DEBT SERVICE  BOUNT IN LOAN Receipts  IN Receipts Debt Service  IN Receipts Debt Service  IN Receipts Debt Service  IN RECEIPTS DEBT SERVICE  ALANCE  ALANCE  ALANCE  OR Running Balance  INCE  OR Running Balance  INGE  OR RUNNING BALANCE	ING MOHO	Yes No 67% / 33% Dist. Soft Debt Loans 54.24% 0.00% 45.76%	Color comments or a virtual increase, efc.  Doers, and MGHCD residual receipts policy Proposed Test MOHCD And Due less Loss Resymment LOSS COLORS AND		121,236	43,877 43,877 37,015 37,015 40,446 40,446 45,955 55,800 5,807 514,838 334,306 11,606		112,075	40,745 40,745 40,745 34,372 37,658 37,658 55,860 55,860 42,310 422,050 367,944	0	103,164	37,313 37,313 31,477 31,477 34,395 422,308 55,800 55,800 472,030 472,030
RESIDUAL RECEIPTS (CASH FLOW minus Does Frigient have a MCH-CO Residual Rece WAS Project of Developer Fear Residual Receipts again for all years Lender/ Residual Receipts again for all years Lender/ Residual Receipts again for all years Lender/ MCHCO RESIDUAL RECEIPTS ( MCHCO Residual Receipts Amount Due Propaced MCHCO Residual Receipts Amo Lisse  MOHADONCO RESIDUAL RECEIPT Propaced MCHCO Residual Receipts Amo Lisse  MOHADONCO RESIDUAL RECEIPT FLOW RESIDUAL RESIDUAL RECEIPT FLOW RESIDUAL RESIDUAL RECEIPT FLOW RESIDUAL RESIDUAL RECEIPT FLOW RESIDUAL RESIDUAL RUNNING BALAC GENERAL RESIDUAL RUNNING BALAC FLOW RESIDUAL RESIDUAL RUNNING BALAC FLOW RESIDUAL RUN	IS PRECEDING MOHOCUS  IS PAYMENTS PRECED  INDICATE  INDICATE  DEBT SERVICE  BOUNT IN LOAN Receipts  IN Receipts Debt Service  IN Receipts Debt Service  IN Receipts Debt Service  IN RECEIPTS DEBT SERVICE  ALANCE  ALANCE  ALANCE  OR Running Balance  INCE  OR Running Balance  INGE  OR RUNNING BALANCE	ING MOHO	Yes No 67% / 33% Dist. Soft Debt Loans 54.24% 0.00% 45.76%	Color comments or a virtual increase, efc.  Doers, and MGHCD residual receipts policy Proposed Test MOHCD And Due less Loss Resymment LOSS COLORS AND		121,236	43,877 43,877 37,015 37,015 40,446 40,446 45,955 55,800 5,807 514,838 334,306 11,606		112,076	40,745 40,745 40,745 34,372 37,658 37,658 55,860 55,860 42,310 422,050 367,944	0	103,164	37,313 37,313 31,477 31,477 34,395 422,308 55,800 55,800 472,030 472,030
RESIDUAL RECEIPTS (CASH FLOW minus Does Frighet have a MCH-CO Residual Rece With Professor Providence of the Control of the Control Residual Receipts spit for all years Lender/ RECEIPTS (RESIDUAL RECEIPTS (RECEIPTS (RECEIPTS CONTROL RESIDUAL RECEIPT) Proposed MCHCO Residual Receipts Armound Date Lander A Residual Receipts Date Lander S Residual Receipts Date Lander A Residual Receipts Date Repair Lander A Residual Receipts Date Repair Lander A Residual Receipts Date Repair Lander Receipts Date Control Particular Lander Lander Residual Receipts Date Repair Lander Lander Statistics Lander Residual Receipts Date Repair Lander Lander Statistics Lander Residual Receipts Date Repair Lander	IS PRECEDING MOHOCUS  IS PAYMENTS PRECED  INDICATE  INDICATE  DEBT SERVICE  BOUNT IN LOAN Receipts  IN Receipts Debt Service  IN Receipts Debt Service  IN Receipts Debt Service  IN RECEIPTS DEBT SERVICE  ALANCE  ALANCE  ALANCE  OR Running Balance  INCE  OR Running Balance  INGE  OR RUNNING BALANCE	ING MOHO	Yes No 67% / 33% Dist. Soft Debt Loans 54.24% 0.00% 45.76%	Color comments or a virtual increase, efc.  Doers, and MGHCD residual receipts policy Proposed Test MOHCD And Due less Loss Resymment LOSS COLORS AND		127,230	43,877 43,877 37,015 37,015 40,446 40,446 45,955 55,800 5,807 514,838 334,306 11,606		112,075	40,745 40,745 40,745 34,372 37,658 37,658 55,860 55,860 42,310 422,050 367,944	0	103,184	37,313 37,313 31,477 31,477 34,395 422,308 55,800 55,800 472,030 472,030

Mosaica Family Apartments	LOSP	non-LOSP										
ToL.	Units 20	Units 73	İ		Year 10			Yek			Year 12	
BNGOME	% annua Inc LOSE	% annual	Comments	LOSP	2026	Total	LOSP	2027	Total	LOSP	2028	
Residential - Tenant Rents	0.0%	25¼	[related to annual inc assumptions]	90,161	non-LOSP 1,070.857	1,181,015	90,181	1,097,828	1,187,780	90,161	1,125,089	Total 1,215,230
Residential - Tenant Assistance Payments (Non-LOSP) Residential - LOSP Tenant Assistance Payments	n/a n/a	2.5% n/a	HUD Fair Market Rents Past 10 to history of FMR escalation is 2.5%	247,635	210.062	239,062 247,635	259,899	245.039	245,039 259,890	272 668	251,165	251,165 272,688
Commercial Space Residentel Parking	0,0%	0,0%		NOT SHARE		-	OR RESIDENCE	**************************************	- :	THE PERSON NAMED IN	60000000000004004 60000000000000004004	$\vdash$
Miscelaneous Rent Income Supportive Services Income Interest Income - Project Operations	2.5% 0.0% 0.0%	25%		524	2,922	3,747	845	2095	3,840	866 :	3,070	3,936
Leundry and Vending Tenant Charges	0.0% 2.5% 2.5% 0.0%	2.5% 2.5%		8.242 379	29,223 1,344	37,485 1,723	8,448 389	29.954 1,378	38,402 1,767	8,680 Jøs	30,702 1,412	39,362 1,811
Miscetaneous Residental Income Other Commercial Income	į√a	0,0%	Crist Brown Reserve Section Salous, as	90 <b>9</b> 965	SECTION .		1000000	reto este			40 m m m	
Withdrawal from Capitalized Reserve (deposit to operating account)  Gross Potential Income  Vacancy Loss - Residential - Tenant Rents	r/a r/a	n/a	opplicable Enterformates manually per relevant MOH	347,242	1,343,409	1,650,650	359,742 (902)	1,376,994	1,736,736	372,783 (902)	1,411,419 (11,251)	1,784,172
Vacancy Loss - Residential - Tenant Assistance Payments Vacancy Loss - Commercial  EFFECTIVE GROSS INCOME	r√a r√a	n/a	policy; annual incrementing visually hol appropriate	Netsaugger	(11,953)	(11,053)	CHEST STORY	(12,252)	(12,252) 1,712,606	ACAMERICAN CO	(12.558)	(12,558)
OPERATING EXPENSES				345,340	1,320,747	1,667,067	358,840	1,353,768	1,712,606	371,852	1,387,610	1,759,462
Management Management Fer:	3,5%		schedule	21,415	75,928	97,344	22,165	78,585	100,751	22,941	81,335	104,277
Asset Management Fee Sub-total Management Expenses Salaries/Benefits	0.0%	0.0%	No escalation allowed by HCD	3,300 24,718	87,628	15,000	3,300 25,455	11,700 BO, 285	15,000 115,761	28,241	93,036	15,000
Office Saldres Manager's Salury	3.5% 3.5%	35%		1.802 14.690	6.388 52.081	8,190 86.771	1,865 15,204	6.512 53.904	8,476 59,108	1,930 15,736	6,843 55,791	8,773 71,527
Health (ngurance and Other Benefits Other Salanes/Benefits Administrative Reni-Free Unit	7,0% 3.5% 3.5%	7 0% 3 5% 3 5%	Historically high inflation	16,330 2,159	67,298 57,898 7,654	88,279 74,229 9,813	20,310 16,902	72.008 59.925 7.922	92,318 76,827 10,156	21,732 17,493 2,313	77,049 52,022 8,199	95,781 79,518 10,512
Sub-total Salaries/Benefits				53,852	191,319	245,281	2.234 65,515	200,371	256,886	89,204	209,904	269,108
Advertising and Marketing Office Expenses Office Rent	3.5% 3.5% 3.5%	3.5% 3.5% 3.5%		14,801	52,478	67.279	15,320	54,315	69,634	15,856	56,216	72,071
Legal Expense - Property Audit Expense	3.5%	3 5% 3 5%		1,499 3,951	14,007	17,958	1,552	5.501 14.497	7,053 18,556	1,608 4,232	5,694 15,005	7,300 19.237
Bookkeeping/Accounting Services Bad Debis Miscellaneous	3.5% 2.5%	35% 25% 35%	Consistent with rent in Eaton	5,187 495	18,389	2.248	5,358	19,032	24,401	5.556 520	1,542	25,255 2,382
Sub-total Administration Expenses Utilities	3.5%	•		25,030	92,267	118,316	101 25,936	356 96,499	122,435	104 27,873	98,824	126,697
Electricity Water Gas	3.5% 4.5% 3.5%	35% 45% 35%	Historically high inflation	9.819 59,498	210,949	44,631 270,447 55,582	10.162 62.176	35,030 220,441	46,193 282,617 57,527	10.518 64.974 13.000	37,292 230,361	295,335
Sewer Sub-total Utilities	0.0%	35%		81,545	43,354	55,582 - 370,660	12,658	301,343	57,527 386,337	13,099	45,442 314,094	59,540 402,685
Taxes and Licenses Real Estate Taxes	1.2%	12%		560	1,984	2,544	586	2008	2,574	573	2,032	2,605
Payrol Taxes. Miscelaneous Taxes, Licenses and Permis Sub-total Taxes and Licenses	3.5%	3.5%		6,665 450 7,878		30,297 2,044 34,685	6,899 465 7,930	24,459 1,650 28,117	31,358 2,116 36,048	7,140 482 8,195	25,315 1,708 29,086	32,455 2,190 37,250
Insurance Property and Liabity Insurance	3.5%	35%		19 195			19.857	70,437	90,304	20.562	72.002	
Fidelty Bond Insurance Worker's Compensation Director's & Officers' Liability Insurance	3,5% 3,5% 3,5%	3.5% 3.5% 3.5%		8,197	-	37,259	8,484 •	30,079	38,563	8.781	31,132	39,913
Sub-total Insurance Maintenance & Repair				27,392	97,117	124,509	28,351	100,518	128,867	29,343	104,034	133,377
Payrol Supples Contracts	3.5% 3.5% 3.5%	35% 35% 35%		44,504 10,494 13,669	158,140 37,207 48,459	202,743 47,701 62,126	45.165 10.662 14.146	163,675 38,509 50,155	209,839 49,371 64,301	47,780 11,242 14,641	169.403 39.857 51,910	217,184 51,099 68,551
Garbage and Trash Removal Security Payrol/Contract	3.5%	3.5%		16,921	59,994	76,915	17,514	62.094	79,607	18,127	64,267	82,394
HVAC Reparts and Maintenance Vehicle and Maintenance Equipment Operation and Repairs Miscelaneous Operating and Maintenance Expenses	3,5%	35% 35% 35%		2,399 144 10,434		654	2.483 149	8,802 528 38,289	11,285 877 49,089	2.570 154 11,178	9.110 547	701
Sub-total Maintenance & Repair Expenses	3,579	J 3074		98,684	349,803	448,472	10,800	352,052	464,163	105,691	39,629 374,724	480,415
Supportive Services Commercial Expenses	3,5%	35%		1,997	7,079		2066	7,327 1034274,004	9,393	2.139	7,583	9,722
TOTAL OPERATING EXPENSES w/o RESERVES/GL BASE RENT PUPA (w/o Reserves/GL Base Rent/Bond Fees)		es		321,979	1,141,564	1,463,543	334,275	1,185,510	1,519,885	347,277	1,231,254	1,578,531
Reserves/Ground Lease Base Rent/Bond Fees Ground Lease Base Rent Bond Montoring Fee	Į.				-			-				-
Replacement Reserve Deposit Operating Reserve Deposit				12.276	43,524 10,085	55,800 12,930	12.276 2.950	43,524 fQ.458	55,800 13,407	12.276	41.524 10.846	
Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit Required Reserve Deposit/s, Commercial	1			÷	L:		÷			= :	-	
Sub-total Reserves/Ground Lease Base RenVBond Fees	J ·			15,121	53,609	68,730	15,228	63,982	69,207	15,335	54,370	69,703
TOTAL OPERATING EXPENSES W RESERVES/GL BASE RENT/E  PUPA (w/ Reserves/GL Base Rent/Bond Fees)  NET OPERATING INCOME (INCOME minus OP EXPENSES)	OND FEE	:5		337,100 9,240	1,185,173		349,500 9,240	1,230,492	1,589,092	362,512 9,240	1,285,624	1,648,235
DEBTSERVICE ("hard debt"/amortized joans)	1				1						,	
Hard Debt Second Lender (HCD Program 0 42% pymt or other 2nd Hard Debt Third Lender (Other HCD Program or other 3rd Lender)	Lender)			9,240	32,760	42,000	9,240	32.760	42.000	9.240	32,760	42.000
Hard Debt - Fourth Lender. Commercial Hard Debt Service TOTAL HARD DEBT SERVICE	1			9,240	-505±0 m 3. 32,760		9,240	32,760	42,000	9,240	32,760	
CASH FLOW (NOI minus DEBT SERVICE)  Convinercial Only Cash Flow				0	92,814	82,814		81,514	81,514	*,140	59,226	69,225
Alocation of Commercial Surplus to LOPS/non-LOSP (resqualting)  AVAILABLE CASH FLOW	ime)				92,814	92,814	<u> </u>	81,514	81,514	<u> </u>	69,226	69,226
USES OF CASH FLOW BELOW (This row also shows DSCR.) USES THAT PRECEDE MONGO DEBT SERVICE IN WATERFALL	-		pscr:			3.21			2.94			2.65
"Below-the-line" Asset Mgt (se (uncommon in new projects, see policy) Partnership Management Fee (see policy for links)	0.0%	100 course	per MOHCD policy no enhual increase		E		=	= :		-	Ė	
Investor Service Fee (aka "LP Asset Mgt Fee") (see policy for limits) Other Payments Non-amonizing Loan Printi - Lender 1 Non-amonizing Loan Printi - Lender 2			Enter convenents re: annual increase, etc.	==	H		=÷	- :		=	=	Ħ
Deletted Developer Fee (Enter ank 5= Max Fee from row 131)	1		Exter convinents re, annual increase, etc.	E	-			-				$\pm \equiv$
TOTAL PAYMENTS PRECEDING MOHCD RESIDUAL RECEIPTS (CASH FLOW milnus PAYMENTS PRECED.		CD)			92,814	92,814	<del></del>	81,514	61,514	<del></del>	69,226	69,226
Does Project have a MOHCD Residual Receipt Obligation? Witi Project Defer Developer Fee?		Yes No		]								
Residual Receipts split for all years Lender/Owner		67%/33%		]								
MOHCD RESIDUAL RECEIPTS DEBT SERVICE	_	Dist. Soft Debt Loans	<u> </u>				_			_		
MOHCD Residual Receipts Amount Due Proposed MOHCD Residual Receipts Amount to Loan Repayment Proposed MOHCD Residual Receipts Amount to Residual Ground	}	54.24%	loans, and MOHCO residual receipts policy			33,563 33,563			29,476 29,476	}		25,033 25,033
Lease		1	Proposed Total MOHCO Anti Due less Loan Repayment	]		L .				]		
NON-MOHED RESIDUAL RECEIPTS DEBT SERVICE HCU Residual Receipts Amount Due	7	0.00%	No HCCD Farancing Processors per pro rata share or all soft own."	}		<del></del>	ł			1		
Lender 4 Residual Receipts Due Lender 6 Residual Receipts Due	}	45.76% 0.00%	lount, and MOHCD residual receipts policy.	j		25,313	}		24,886	}		21,118
Total Non-MOHCD Residual Receipts Debt Service REMAINDER (Should be zero unless there are distributions						28,313			24,866			21,118
below) Owner Distributions/Incentive Management Fee Other Distributions/Incentive Management Fee	7			1		30,938 30,938	1		27,171	1		23,075
Other Distributions Alses Final Balance (should be zero) REPLACEMENT RESERVE - RUNNING BALANCE	-			•								
Replacement Reserve Starting Balance Replacement Reserve Deposits	}			}		472,090 55,800	]		521,873 55,800	]		571,656 55,800
Replacement Reserve Withdrawals (ideally fied to CNA) Replacement Reserve Interest	1			ł		6,017	1		6,017	}		6,017
RR Running Balance OPERATING RESERVE - RUNNING BALANCE	,			1		521,873			575,656	,		621,439
Operating Reserve Starting Balance Operating Reserve Deposits Operating Reserve Withdrawats	1			1		370,412 12,530	1		383,342 13,407	1		396,749 13,905
Operating Reserve Interest OR Running Balance	ļ			1		383,342	1		356,749	j		410,654
OTHER REQUIRED RESERVE 1 - RUNNING BALANCE	,			,		6306	!		4.9/X	,		zunie.
Other Reserve 1 Starting Balance Other Reserve 1 Deposits Other Reserve 1 Withdrawals	1	4		1		===	1		=	1		
Other Reserve 1 Interest Other Required Reserve 1 Running Balance	ָן י			]		<u> </u>	1		<u> </u>	1 .		$\Box$
OTHER RESERVE 2 - RUNNING BALANCE Other Reserve 2 Starting Balance Other Reserve 2 Deposits Other Reserve 2 Withdrawals	1			1			1		-	1		
Other Reserve 2 Deposits Other Reserve 2 Withdrawals Other Reserve 2 Interest	1			1			1			1		
Other Required Reserve 2 Running Balance	7			• .		<del></del>	-		-	-		-

Mosaica Family Apartments

Mosaica Family Apartments	LOSP	non-LOSP							,			
Tot.	Units 20 22.00%	Units 73 76,00%			Year 13 2029			Year 1- 2030			Year 15 2031	
NCOME	% annual Inc LOSP	% annual Increase	Comments (related to annual inc assumptions)	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total
Residential - Tenent Rents	0.0%	25%	Share Park Care and VASH are driven by HUD Far Markel Rents. Past 10 ye history	90,161	1,153,198	1,243,367	90,161	1,182.026	1,272,187	90,161	1,211,576	1,301,737
Residental - Tenant Assistance Payments (Non-LOSP) Residental - LOSP Tenant Assistance Payments Commercial Space	n/a n/a n/a	2.5% r/s 0.0%	of FMR escalation is 2.5%	285, P85	257,444	257,444 285,965	200,813	263,880 (344,000,000)	263,880 299,813	314,236	270.477	270,477 314,236
Residental Parking Miscelaneous Rent Income	0.0% 2.5%	2.5%		885	3,147	4,035	910	3,226	4,136	933	3,306	4,239
Supportive Services income Interest income - Project Operations Leundry and Vending	0.0% 0.0% 2.5%	25%		8,876	31,470	40,348	9,098	32.257	41,355	9,326	33,083	42,389
Tenant Charges Miscellaneous Residential Income	2.5% 0.0%	25% 25%		408	1,448	1,858	419	1,484	1,902	429	1,521	1,950
Other Commercial Income  Withdrawal from Capitaized Reserve (deposit to operating account)	n/a n/a	0.0% n/a	Link from Reserve Section below, as applicable	े काम का का का का का का का का का का का का का	- Constant		ACTOR SERVICES	94-38-64			-	
Vacancy Loss - Residential - Tenant Rents	rVa .	n/a	Enter formulas manually per relevant MOH policy, annual incrementing travelly not	385,298	1,446,704 (11,532)	1,833,003 (12.434)	400,400 (902)	1,482,872 (11,820)	1,883,272	415,084 (902	1,519,944 (12.115)	1,935,027
Vacancy Loss - Residential - Tenant Assistance Payments Vacancy Loss - Commercial  EFFECTIVE GROSS INCOME	rVa rVa	n/a iva	appropriate	385,397	1,422,300	1,807,897	399,499	1,467,868	1,857,356	414,182	1,494,304	1,908,486
OPERATING EXPENSES Management												
Management Fee Asset Management Fee	3.5%	35%	schedule. No escalaton allowed by HCD	21,744 3,300	84,183 11,700	107,927 15,000	24,575 3,300	87,129 11,700	111,704 15,000	3,300	90,179	115,614 15,000
Sub-total Management Expenses Salaries/Benefits				27,044	95,883	122,927	27,875	88,820	126,704	28,735	101,879	130,614
Office Salarias Manager's Salary Heath Insurance and Other Benefits	3.5% 3.5% 7.0%	3.5% 3.5% 7.0%	Historically Night inflation	1,998 16,287 23,253	7,082 57,744 82,442	9,080 74,030 105,895	2,068 16,857 24,881	7,330 59,765 88,213	9,398 78,821 113,094	2,140 17,447 26,622	7,587 61,856 94,368	9,727 79,303 121,011
Other Salaries/Benefits Administrative Rent-Free Unit	3.5% 3.5%	3 5%		15,106 2,394	64,193 8,486	52,299 10,880	18,739 2,477	65,440 6,783	85,179 11,250	19,395 2,584	88,765 9,001	88,161 11,655
Sub-total Salaries/Benefits Administration Advertising and Marketing	3.5%	3 5%		62,037	219,948	281,984	65,022	230,531	295,553	68,168	241,687	309,858
Office Expenses	3.5%	35%		16,411	58,183	74,594	16,985	60,220	77,205	17,580	-	79,907
Legal Expense - Property Auds Expense Bookkeeping/Accounting Services	3.5% 3.5% 3.5%	35% 35% 35%		1,662 4,380 5,750	5,893 15,530 20,388	7,566 19,910 26,138	1,720 4,533 5,952	5,099 15,073 21,102	7,620 20,607 27,053	1,781 4,692 6,160	6,313 16,635 21,840	8,093 21,328 28,000
Bad Debts Miscelaneous	2.5% 3.5%	25%	Consistent with rent inflation	533 108	1,888 382	2,421 490	546 111	1,935 395	2,481 507	500 115	1,984	2,543 524
Sub-total Administration Expenses Utilities Electricity	3514		ı	28,844	102,264	131,108	29,848	105,825 30,948	135,673 51,215	30,887	109,809	140,396 53,007
Water Gas	3.5% 4.5% 3.5%	35% 45% 35%	Historically high inflation	10,886 57,897 13,557	38,597 240,727 48,067	49,483 308,825 81,824	70,953 14,032	39,948 251,560 49,749	51,215 322,513 63,781	74,146 14,523	252,880	53,007 337,028 58,014
Sewer Sub-total Utilities	0.0%	1		92,341	327,391	419,732	96,252	341,267	437,509	100,330		456,047
Taxes and Licenses Real Estate Taxes Payrol Taxes	1.2 % 3.5 %	1.2% 3.5%		580 7,390	2,058 28,201	2,838 33,591	587 7,649	2,080	2,867 34,787	594 7,916	28,067	2,899 35,984
Miscelaneous Taxes, Licenses and Permits Sub-total Taxes and Licenses	3.5%	35%		499 8,469	1,768 30,025	2,267 38,453	516 8,752	1,830 31,028	2,348 39,780	534 9,044	1,894 32,068	2,428 41,111
Insurance Properly and Llabilty Insurance (Fidelity Bond Insurance	3.5%	35%		21,282	75,454	86,736	22,027	78.095	100,121	22,798	80,828	103,626
Worker's Compensation Director's & Officers' Liabity Insurance	3.5% 3.5%	3.5% 3.5% 3.5%		9,065	32.221	41,310	P,408			0,735		44,252
Sub-total insurance Maintenance & Repair	3,5%	354		30,370	107,678	138,045	31,433	111,444	142,877	32,533		147,877
Payrol Supples Contracts	3.5%	3.5% 3.5% 3.5%		49,453 11,635 15,154	175,332 41,252 53,727	224,785 52,887 68,881	51,184 12,042 15,684	42 595	54,738	52,975 12,464 15,233	44,190 57,554	58,854 73,787
Garbage and Trash Removal Security Payrol/Contract	3.5% 3.5%	3 5% 3 5%		18,761	55,515	85,277	19,418	58,544	88,252	20,097	71,254	91,351
HVAC Repairs and Maintenance Vehicle and Maintenance Equipment Operation and Repairs Miscellaneous Operation and Maintenance Expenses	3.5% 3.5% 3.5%	35% 35% 35%		2,659 160 11,569	9,429 566 41,018	12,069 725 52,585	2,753 185 11,974	9,759 586 42,452	12,512 751 54,428	2,849 171 12,393	606	12,950 777 56,331
Miscellaneous Operating and Maintenance Expenses Sub-total Maintenance & Repair Expenses				109,390	387,839	497,229	113,219	401,413	514,632	117,182	415,483	532,645
Supportive Services Commercial Expenses	3.5%	35%			7,849 -VAND-LEVE	-	2,291	8,123 1000000000	10,414	A MERCHANIS	203 K-24/3	10,779
TOTAL OPERATING EXPENSES w/o RESERVES/GL BASE RENT/ PUPA (w/o Reserves/GL Base Rent/Bond Fees) Reserves/Ground Lease Base Rent/Bond Fees	BOND FE	ES		360,708	1,278,873	1,639,581	374,691	1,328,451	1,703,142	389,261	1,380,073	1,769,324
Ground Lease Base Rent				<b>-</b> :-	-		:	·	- :	<b>:</b>	-:	- :
Bond Monitoring Fee Replacement Reserve Deposit Operating Reserve Deposit				12.276 3,173	43,524 11,249	55,600 14,422	12.276 3,291	43.524 11,669	55,800 14,961	12,276 3,415		55,800 15,522
Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit Required Reserve Deposit/s, Commercial				:	=	÷	=	-	-			=
Sub-total Reserves/Ground Lasse Base Rent/Bond Fees TOTAL OPERATING EXPENSES w/ RESERVES/GL BASE RENT/B	onn euc	•		15,449 376,167	54,773 1,333,547	70,222 1,709,803	15,567 390,259	55,193 1,383,844	70,761	15,691 404,942		71,322
PUPA (W Reservas/OL Base Rent/Bond Fees) NET OPERATING INCOME (INCOME minus OP EXPENSES)	UND FEE	•		9,240	88,654	97,894	9,240	74,213	83,463	9,240		67,840
DEBT SERVICE ("hard debt"/amortized loans) Hard Debt - First Lender	ı							-				<del></del>
Hard Debt - First Lender. Hard Debt - Second Lender (HCD Program 0.42% pymt, or other 2nd L Hard Debt - Thrid Lender (Other HCD Program, or other 3rd Lender). Hard Debt - Fourth Lender.	ender)			9,240	32.760	42,000	0.240	32,760	42,000	9,240	32,760	42,000
Commercial Hard Debt Service  TOTAL HARD DEBT SERVICE				3,240	32,760	42,000	9,240	32,760	42,000	9,240		42,000
CASH FLOW (NOI minus DEBT SERVICE)  Commercial Only Cash Flow				•	55,894	55,884	•	41,453	41,453	0	25,840	25,840
Altocation of Commercial Surplus to LOPS/non-LOSP (residual rico AVAILABLE CASH FLOW	me)			<u> </u>	55,894	55,694	-	41,453	41,453		25,840	25,840
USES OF CASH FLOW BELOW (This row also shows DSCR.) USES THAT PRECEDE MONCO DEBT SERVICE IN WATERFALL			DSCR		,	. 2.33			1.00			1.62
"Below-the-fine" Asset Mgt fee (uncommon in new projects, see policy) Partnership Management Fee (see policy for limits) Investor Service Fee (aka "LP Asset Mgt Fee") (see policy for limits)	0.0%	a 1+1260	per MOHCD policy no annual increase		-		=	=		-	-	
Other Payments Non-amortizing Loan Pmnt - Lender 1			Enler comments to arousi increase, etc.	-	-		:	:				
Non-amortizing Loan Print - Lender 2 Deferred Developer Fee (Enter amt. co Max Fee from row 131)			Enter comments re: annuel increase, etc.	<del>L :</del>		ļ	-	L	<u> </u>	L		
TOTAL PAYMENTS PRECEDING MONCO RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDI	NG MOHO	D)		<del></del>	55,894	55,894	<del>-</del>	41,453	41,453		25,840	25,840
Does Project have a MOHCD Residual Receipt Obligation? Will Project Defer Developer Fee?		Yes No										
Residual Receipts split for all years Lender/Owner		67% / 33%										
MOHCD RESIDUAL RECEIPTS DEBT SERVICE	_	Dist. Soft Deb! Loan.	]	_			_			_		
MOHCD Residual Receipts Amount Due Proposed MOHCD Residual Receipts Amount to Loan Repayment Proposed MOHCD Residual Receipts Amount to Residual Ground		54.24%	louns, and MOHCD residual receipts policy	}		20,212 20,212	]		14,990 14,990			9,344 9,344
Lease			Proposed Total MOHCD Amil Dueless Loan Repayment	'		<u></u>		,	<u>.</u>	]		<u> </u>
NON-MOHCD RESIDUAL RECEIPTS DEBT SERVICE HCD Residual Receipts Amount Due	l	0.00%	No HCO Financing Alexaton per provide share of all soft dest	1		·	1		·	1		·
Lender 4 Residual Receipts Due Lender 5 Residual Receipts Due		45.76% 0.00%	kans, and MOHCD residual receipts policy.	-		17,051			12,848	-		7,883
Total Non-MOHCD Residual Receipts Debt Service REMAINDER (Should be zero unless there are distributions						17,051			12,646			7,683
below) Owner Distributions/Incentive Management Fee Other Distributions/Incentive Management Fee	1			7		18,631	1		13,818	1		8,613 8,613
Other Distributions/Uses Final Balance (should be zero)	,			_			,		-	•		-
REPLACEMENT RESERVE - RUNNING BALANCE Replacement Reserve Starting Balance Replacement Reserve Deposits				}		621,439 55,800	]		551,953 55,800	]		£01,736 55,800
Replacement Reserve Withdrawals (ideally fied to CNA) Replacement Reserve Interest				3		125,246	}		6,017	1		119,697
RR Running Balance OPERATING RESERVE - RUNNING BALANCE				,		551,953	1		601,736	1		537,839
Operating Reserve Starting Babrice Operating Reserve Deposits Operating Reserve Withdrawals				1		410,654 14,422			425,076 14,961	1		440,036 15,522
Operating Reserve Interest  OR Running Balance	i			1		425,076	1		440,036	1		455,558
OTHER REQUIRED RESERVE 1 - RUNNING BALANCE	1			,			1		Zox	1		SEX
Other Reserve 1 Starting Balance Other Reserve 1 Deposits Other Reserve 1 Withdrawals				1		==			ļ i	1		
Other Reserve 1 Interest Other Required Reserve 1 Running Balance	)			]		<u> </u>	1		<u> </u>	1		Щ.
OTHER RESERVE 2 - RUNNING BALANCE Other Reserve 2 Starting Belance Other Reserve 2 Deposits	l			7			1			1		
Other Reserve 2 Deposits Other Reserve 2 Withdrawals				1						1		
Other Reserve 2 Interest Other Required Reserve 2 Running Balance				_			4			,		

To.	20	Inits 73			Year 16			Y6			Year 18	
ME .	% annual % a inc LOSP inc	18254	Comments (related to annual inc assumptions)	LOSP	2032 non-LOSP	Total	LOSP	2033 non-LOSP	Total		2034 non-LOSP	Total
nbal - Tenant Rents		5%	SAUTO PIUS CARE AND VASA ARE ATTIVER BY HUD Fair Markel Rents Past 10 yr history of FMR escalaton is 2.5%	90,161	1,241,868 277,239	1,332,027 277,239	90,161	1,272.912 284.170	1,363,073	20,151	1,304,735	1,394,898 - 291,274
endals-Tenant Assistance Payments (Non-LOSP) ential - LOSP Tenant Assistance Payments ential Space ential Parking	n/a i	n/a .0%		329 259		329,259	344 910		344,910	361 217		361,217
aneous Rent Income vitve Savx:es Income it income - Project Operations	2.5% 2 0.0% 0.0%	5%		956	3,389	4,345	980	3,474	4,454	1,004	3,561	4,565
rand Vending Charges Incous Residental Income	2.5% 2	5%		9,559 440	33,890 1,559	43,448 1,899	9,798 451	34,737 1,598	44,535 2,049	10,043 462	35.605 1,636	45,848 2,100
Commercial Income rawal from Capitaized Reserve (depost to operating account)	r√a 0	0.0% n/a	Link from Reserve Stotlas Bislaw, as applicable				regress.					·
Gross Potential Income  y Loss - Residential - Tenant Rents  y Loss - Residential - Tenant Assistance Payments  y Loss - Commercial	r/a :	rva	Enter formulas manually per relevant MOH policy, ennual incrementing usually not	430,374 (902)	1,557,942 (12,419) - (13,852)	1,588,317 (13.320) (13.882)	445,299 (902)	1,696,891 (12.729) (14.209)	2,043,180 (13.631) (14.209)	462,887 (902)	1,636,813 (13,047) (14,564)	2,099,700 (13,949) (14,564)
EFFECTIVE GROSS INCOME	IVa	rva	eppropriste	429,473	1,531,662	1,961,135	445,398	1,569,953	2,015,351	481,985	1,609,202	2,071,167
ATING EXPENSES gement gement Fae	3.5% 3	1.5%	schedule	26,325	93.335	119,650	27,247	95,502	123,848	28,200	99,983	128,183
Management Fee Sub-total Management Expenses es/Benefits			No escalation allowed by HCD	29,625	105,035	15,000 134,660	30,547	11,700	15,000 138,848	31,500	11,700	143,183
Salares er's Salary Instirance and Other Benefits	3.5% 3 7.0% 7	15% 15% 10%	Historically high infation	2.215 18,057 28,486	7,852 64,021 100,995	10,067 82,079 129,481	2.292 18,689 30,480 20,777	8,127 66,262 108,065	10,420 84,951 138,545	2,373 19,343 32,814	8,412 68,581 115,630	10,784 87,925 148,243
Salaries/Heneriks strative Rent-Free Unit Sub-lotal Salaries/Henefits		5%		20,074 2 854 71,488	71,172 0,409 283,450	91,246 12,063 324,936	20,777 2,747 74,985	73,663 9,738 285,868	94,440 12,485 340,841	21,504 2,843 78,676	76,241 10,079 278,943	97,745 12,922 357,619
stration ing and Markeling xpenses	3.5% 3	5%		18,195	64,509	82,704	18,832	66,767	85,598	19,491	69,103	88,594
ent opense - Property opense	3.5% 3 3.5% 3	5% 5% 5%		1,643 4,656	6,534 17,218	8.377 22.074	1.907 5,026	6,763 17,821	8,670 22,847	1.974 5,202	5,999 18,444	8,973 23,547
eping/Accounting Services bis neous	2.5% 2	5% 5% 5%	Conjusted with real mileton	6.37d 574 119	22,605 2,033 423 113,322	28.980 2,607 543	6,599 588 124	23,390 2,084 438	29,994 2,672 552	6,830 603 128	24,215 2,136 454	31,044 2,739 581
Sub-lotal Administration Expenses s ity	3.5% 3 4.5% 4	3,5%	`~	31,963	42.793	145,285 54,883	33,076 12,492	117,268 44,291	150,344 56,783	34,227 12,929	121,352 45,841	155,579
		5%	Historically high infation	77,482 15,031	274.710 53,293	352,192 68,324	80,989 15,557	287,072 55,158	368,041 70,715	84.613 16,102	299,990 57,089	384.503 73.190
Sub-total Utilities and Licenses side Taxes	1.2% 1	1.2%		104,683	2 130	475,378 2,731	109,019	386,521 2,158	495,539 2,784	113,644 615	402,920 2,181	
Taxes aneous Taxos, Licenses and Permis Sub-total Taxes and Licenses	35% 3	5% 0.5%		8,193 553 9,347	29.050 . 1,960 33,140	37,243 2,513 42,487	8,480 572 9,660	30,068 2,029 34,251	38,547 2,601 43,911	8,777 -592 9,984	31,119 2,100 35,400	
nce ly and Llabity Insurance Bond Insurance	3,5% 3	35% 35%		21.596	£1.657	107,252	24.421	84.585	111,008	25,276	89,615	114,692
'à Compensation 's & Officers' Labilty Insurance Sub-tofal Insurance	3,5% 3	3 5 % 3 5 %		33,672	35,725 119,381	45,801 153,053	10,429 - 34,850	36,975 123,680	47.404 158,410	10,794 38,070	38,269 127,884	, ,
enance & Repair I les	3.5% 3	3 5% 3 5%		54,829 12,900	45,737	249,223 58,537	56,748 13,352	201,198 47,338	257,948 60,690	58,734 13,619	208.240 48,995	62.614
ots pe and Trash Removal y Payrol/Contract	3,5% 3	3 5% 3 5% 3 5%		16,801 20,801	59,568 73,748	76,359 94,548	17,389 21,529	61,653 76,329	79,042 97,858	17,998 22,282	63,811 79,001	101,283
Repars and Maintenance and Maintenance Equipment Operation and Repairs aneous Operating and Maintenance Expenses Sub-total Maintenance & Repair Expenses	3.5% 3 3.5% 3 3.5% 3	3 5% 3 5% 3 5%		2,949 177 12,825	10.454 527 45.476	13,403 804 56,302	3,052 183 13,275	10,820 649 47,067	13,672 832 60,343	3,159 190 13,740	11,190 572 48,715	14,357 861 82,455
Sub-total Haintenance & Repair Expenses  Nya Sarvices	3.5% 3	5%		121,283	430,004 8,702	551,287 11,156	125,528	445,054 9,005	570,582 11,547	129,922	460,631 9,322	590,553
ercial Expenses . OPERATING EXPENSES w/o RESERVES/GL BASE RENT.	1 5	2000		404,414		1,838,243	420,206	1,489,617	1,910,021	436,663	1,648,133	<u>ا</u>
PUPA (w/o Reserves/GL Base Rent/Bond Fees) res/Ground Lease Base Rent/Bond Fees I Lease Base Reni	]								٠			
lonitoring Fee ement Reserva Deposit ng Reserva Deposit				12.276 3.543	43.524 12.562	55,600 16,106	12,278	43.524 13,037	55,600 16,714	12.276 3,816	43,524 13,531	55,800 17,347
equired Reserve 1 Deposit equired Reserve 2 Deposit d Reserve Deposit/s, Commercial					-		:	- :	:	-	=	
Sub-lotal Reserves/Ground Lease Base Rent/Bond Fees  DPERATING EXPENSES W RESERVES/GL BASE RENT/E  PUPA (W/Reserves/GL Base Rent/Bond Fees)	IOND FEES			15,819 420,233	56,086 1,489,916	71,906 1,910,149	15,953 435,168	56,581 1,546,377	72,514 1,582,535	14,092 462,745	57,056 1,605,188	73,147 2,057,933
PERATING INCOME (INCOME minus OP EXPENSES) SERVICE ("hard debt"/amortized loans)				9,240	41,746	50,586	9,240	23,576	32,816	9,240	4,014	13,254
b) - First Lender b) - Second Lender (HCD Program 0.42% pym) of other 2nd b) - Thyrd Lender (Other HCD Program, or other 3rd Lender)	Lender)			9.240	32,760	42,000	9,240	32,760	42,000	9.240	32,760	12,000
ol-Fourth Lender call Hard Debt Service TOTAL HARD DEBT SERVICE	•			9,240	32,760	42,000	9,240	32,760	42,000	9,240	12 (25) M(2) 32,780	42,000
.OW (NOI minus DEBT SERVICE) nercial Only Cash Flow Son of Commercial Suiphis to LOPSmoot OSP (residual inc	č.				8,988	8,586 -	(0)	(9,184)	(9,184) -		(28,746	(28,746)
NLABLE CASH FLOW DF CASH FLOW BELOW (This row also shows DSCR.) THAT PRECEDE MOHED DEBT SERVICE IN WATERFALL	inna)		DSCR:	:	8,958	8,986 1.21	(0)	(9,184)	(9,184) 1 , 0,72		(28,748	(28,746)
THAT PRECEDE MONCO DEBT SERVICE IN WATERFALL  "The-Fire" Asset Mgf fee (uncommon in new projects, see policy) riship Management Fee (see policy for limits) or Service Fee (aka "LP Asset Mgf Fee") (see policy for limits)	0.0%			-	:		<u> </u>	<u>:</u>			:	
raymens mortizing Loan Pinnt - Lender 1	100	Opera-desi	per MOHCD policy no annual increase  Enter comments re annual increase, etc.	= :	:			<u> </u>				
norlizing Loan Pmnl - Lender 2 d Developer: Fee (Enter am. <= Max Fee from row 131) TOTAL PAYMENTS PRECEDING MOHCD	4		Enter comments pe annual increase, etc	:	<del>- :</del>	<del></del>	<u> </u>	<u>:</u>			<del>-</del>	L .
JAL RECEIPTS (CASH FLOW minus PAYMENTS PRECED roject have a MOHCD Residual Receipt Obligation?		Yes	r	7	8,986	8,986	(0)	(9,184)	(9,184)	-	(28,746	(28,746)
ject Defer Developer Fee? si Recelpts split for all years, - Lender/Owner	675	No 4/33%		1								
MOHCD RESIDUAL RECEIPTS DEBT SERVICE	Dh Oeb	st. Soft of Loans		_								
D Residual Receipts Amount Due osed MOHCD Residual Receipts Amount to Loan Repayment osed MOHCD Residual Recepts Amount to Residual Ground	7 1		loans, and MOHCD residual receipts policy	}		3,249 3,249	}		:	]		<u>:</u>
NON-MOHOD RESIDUAL RECEIPTS DERT SERVICE	- 1		Proposed Total MOHCD Amil Due less Loan Repayment	1			ļ					
r 4 Residual Receipts Due		45.76%	No HCD Financing Allocation per protein share of all soft deal loans, and MOHCD residual receipts policy.	3		2,741	]		==			
5 Residual Receipts Due Total Non-MOHCD Residual Receipts Debt Servics INDER (Should be zero unless there are distributions	1 1	0.00%		J		2,741	J		<u> </u>	J		<u> </u>
Distributions/Incentive Management Fee	1			7		2,995 2,995	1			1		<u> </u>
istributions/Uses alance (should be zero) CEMENT RESERVE - RUNNING BALANCE	_			ı		· ·	ı		٠.			
ment Reserve Starting Balance ment Reserve Deposits ment Reserve Withdrawats (dealy 6ed to CNA)	1			]		537,839 55,800 6,017		•	587,622 55,800 158,502	]		484,920 55,800 448,151
ent Reserve Interest RR Running Balance	1			1		587,622	1		454,920	1		92,568
INO RESERVE - RUNNING BALANCE 3 Reserve Starting Balance 3 Reserve Deposits	3			}		455,558 16,106	3		471,664 16,714			488,377 17,347
ng Reserve Wilhdrawats ng Reserve Interest OR Running Balance	}			1		471,664	}		488,377	}		505,725
R REQUIRED RESERVE 1 - RUNNING BALANCE	1		r	7		2 (00)	ð T		3423	1		26.74
Reserve 1 Starting Balance Reserve 1 Deposits Reserve 1 Wahdrawab	1			1		<u> </u>	1			1		
Reserve 1 Interest Other Required Reserve 1 Running Balance ER RESERVE 2 - RUNNING BALANCE	<del>,</del>					-			<u> </u>			
Reserve 2 Starting Balance	1			7	•	-:	}		=	1		=
Reserve 2 Deposis Reserve 2 Withdrawals Reserve 2 Interest	1			1.			)			]		

			-	MOHCD Proforma - 1	20 Year Cash I	Flow			•	
Mosaica Family Apartments	Tot	LOSP Units	non-LOSP Units							
		20 22.00%	73 78.00%			Year 19 2035			Year 2u 2036	
NCOME		% annual inc LOSP	% annual increase	Comments (related to annual inc assumptions)	LOSP	non- LOSP	Total	LOSP	non- LOSP	Total
Residential - Tenant Rents		0.0%	2.5%	Sheller Prior Care and VASH are directly	DO,181	1,337,353	1,427,514	90,161	1,370,787	1,460,948
Residential - Tenani Assistance Payments (Non-LO	9P)	n/a n/a	2.5% r/a	HUD Fair Market Rents. Past 10 yr history of FMR esculation is 2.5%	378.209	298,556	298,556 378,209	395.918	306 020	306,020 395,916
Reskiental - LOSP Terrant Assistance Payments - Commercial Space - Reskiential Parking		n/a 0.0%	0.0%		ACCESSORAL	74-14E00		9W-0-9/2	6778) 9557-8	
Miscellaneous Rent Income Supportive Services Income	ije dogi Nasa (62)	2.5% 0.0%	2.5%		1,029	3,650	4,579	1,055	3,741	4,796
Interest Income - Project Operations Laundry and Vending		2.5%	25%		10.294	35,495	46,789	10,551	37,408	47,959
Tenant Charges Miscellaneous Residential Income	No. 140 (1825)	2.5% 0.0%	25%		474	1,679	2,152	485	1,721	2,205
Other Commercial Income Withdraws I from Capitalized Reserve (deposit to op	erating account)	n/a n/a	0.0% n/a	Link from Reserve Section below, as applicable	Park Contract	Version and		N. W. C. Cale		
Gross Vacancy i oss - Residential - Tenant Rents	Potential Income	tv/s	n/a	Enter formulas manually per relevant MOH	480,167	1,677,734	2,157,900	498,170	1,719,677	2,217,847 (14,609)
Vacancy Loss - Residential - Tenant Assistance Par	yments GROSS INCOME	rva rva	n/a n/a	policy; annual incrementing usually not appropriate	- 479,265	(14.925) 1,549,432	(14,925) 2,128,697	497,252	(15.301) 1,690,668	(15,301) 2,187,936
OPERATING EXPENSES	GROSS INCOME			•	479,200	7,049,432	2,120,031	401,200	1,000,000	2,107,300
Management Fee	AND THE RESERVE	3.5%	250	schedule	29,187	103,482	132,669	30,209	107,104	137,313
Asset Management Fee	gement Expenses	0.0%	35% 00%	No escalators allowed by HCD	3,300	11,700	15,000	3,300	11,700	15,000 152,313
Salaries/Benefits Office Salaries	element Expenses.	3.5%	35%	,	2,456	8,706	11,162	2,542	8,011	11,552
Manager's Salary Health Insurance and Other Benefits		3.5% 7.0%	3.5% 7.0%	Historically high Inflation	20,020 34,595	70,982 123,724	91,002 158,620	20,721 37,339	73,466 132,384	159,724
Other Salaries/Benefits Administrative Rent-Free Unit		3.5%	3.5% 3.5%		22,257 2,942	78,910 10,432	101,168 13,374	23,036 3,045	81,672 10,797	104,707 13,642
Sub-total Administration Advertising and Marketing	Salaries/Benefits				82,571	292,763	375,324	86,683	307,330	394,012
Office Expenses		3.5% 3.5%	3 5% 3 5%		20,173	71,522	91,695	20,879	74.025	94,904
Legal Expense - Property		3.5%	35% 35%		2.043	7,244	9,287	2.115	7,498	9.613
Audit Expense Bookkeeping/Accounting Services		3,5% 3.5% 2.5%	3 5% 3 5% 2 5%	Consistent with rent inflation	5,384 7,089 818	19,090 25,062 2,190	24,474 32,131 2,807	5,573 7,316 633	19,758 25,939 2,245	25,331 33,255 2,878
Bad Debts Miscelaneous Sub-total Adolol	stration Expenses	3.5%	3.5%	- A SA	132 35,419	2,190 469 125,577	2,807 802 160,897	137 35,663	2245 486 129,961	523 166,604
Utilities Electroity		3,5%	3.5%	· · ·	13,382	47,445	60,827	13,850	40,108	62,956
Water Gas		4.5% 3.5%	45% 35%	Historically high inflation	86,420 16,555	313,490 59,087	401,910 75,752	92,399	327,597 61,155	419,996 76,403
Sewer	Sub-total Utilities	0.0%	L	L	118,468	420,022	638,489	123,498	437,857	561,356
Taxes and Licenses Real Estate Taxes	entre la constitue de	1.2%	1.2%		523	2,207	2,830	630	2 2 3 3	2.863
Payroll Taxes Miscelaneous Taxes, Licenses and Permits	giber (constraint)	3.5 % 3.5 %	3 5% 3 5%		9,084	· 32.208	41,292 2,788	9,402	31335 2240	42,737 2,884
Sub-total Ta Insurance	ixes and Licenses				10,320	36,588	46,008	10,667	37,818	48,484
Property and Liability Insurance Fidelity Bond Insurance		3.5%	35%		26,161	-	118,913 50,760	27,076	95,998 40,995	123,075
Worker's Compensation Director's & Officers' Lability Insurance	ub-totel Insurance	3.5%	3.5%		37,332	132,360	169,693	11,563 - 38,639	138,993	52.557 175,632
Maintenance & Repair	UD-LOURI INSUITANCE	1 2 50	35%		57,332	215,528		82,918	223,072	285,989
Payrol Supples	Market Company	3,5% 3,5% 3,5%	35% 35%	-	14,303		276,318 85,012 84,872	14,803 19,280	52.484 68,356	67,285 67,835
Contracts Garbage and Trash Removal Security Payroll/Contract	Character (during a value	3.5%	3 5% 3 5%		23,062	81,766	104,828	23.669	84,627	108,497
HVAC Repairs and Maintenance Vehicle and Maintenance Equipment Operation and	d Renairs	3.5%	35%		3,269	11,591	14,850	3,384	11,096	15,380 923
Miscellaneous Operating and Maintenance Expens Sub-total Maintenance 8	<b>25</b>	3.5%	3 5%		14,221			14,719	52,184 493,439	88,903 632,615
Supportive Services		3.5%	3.5%	1	2,721	9.648	12,369	2.815		12,502
Commercial Expenses		3	2059501		CASHER			北京和東京		
TOTAL OPERATING EXPENSES w/o RESERVE PUPA (w/o Reserves/GL Base Reserves/Ground Lease Base Rent/Bond Fees	Rent/Bond Fees	IBOND PE	es .		453,788	1,608,884	2,062,671	471,640	1,672,177	2,143,817
Ground Lease Base Rent		1				1==	-	· ·		
Bond Monitoring Fee Replacement Reserve Deposit	0.025	1			12,276	43,524 14,045	55,800 18,007	12,276	43,524 14,581	55,800 18,694
Operating Reserve Deposit Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit					3,962	14,045	-		14,061	10.054
Required Reserve Deposit/s, Commercial  Sub-total Reserves/Ground Lease Bas	a Rent/Bond Fee	1			16,238	57,550	73,807	16,389	\$8,105	74.494
TOTAL OPERATING EXPENSES w/ RESERVES	GL BASE RENT/	OND FEE	s		470,025	•	2,136,478	488,028	1,730,283	2,218,311
PUPA (w/ Reserves/GL Base NET OPERATING INCOME (INCOME minus OP	e Rent/Bond Fees) EXPENSES)				9,240	(17,021)	(7,78)	3,240	(30,615)	(1) (30 ST6)
DEBT SERVICE ("hard debt"/amortized loans) Hard Debt - Fixel Lender	SARONSHIE NAS	1						-	T	
Hard Debt - Second Lender (HCD Program 0.42% Hard Debt - Third Lender (Other HCD Program or	pyml, or other 2nd other 3rd Lender)	Lender)			9,240	32,750	42,000	9,240	32,760	42,000
Commercial Hard Debt Service	Contract of the	4			entreso	- HORNON			SPINISH.	<u> </u>
TOTAL HAR CASH FLOW (NO! minus DEBT SERVICE) .	ID DEBT SERVICE				9,240	32,790 (49,781)	42,000 (49,761	9,240	32,760 (72,375)	42,000 (72,375)
Commercial Only Cash Flow Alocation of Commercial Surplus to LOPSmon	4 OSP (residual inc	ame)		•		т :	, -			
AVAILABLE CASH FLOW USES OF CASH FLOW BELOW (This row also		g.,,,,,		DSCR		(49,781)		-		(72,375)
USES THAT PRECEDE MOHOD DEBT SERVICE "Below-the-line" Asset Mgt fee (uncommon in new	E IN WATERFALL	0.0%		T DSCR			\$1,000 <b>-0.18</b>	:		0.71
Partnership Management Fee (see policy for limits) Investor Service Fee (aka "LP Asset Mgt Fee") (see		0.0%	23.75776	per MOHCO policy no avinual increase		F :		1		
Other Payments Non-amortizing Loan Provit - Lender 1	Action with	1		Enter comments re annual increase, etc.	-	<del>  :</del>			- :	
Non-amortizing Loan Print - Lender 2 Deferred Developer Fee (Enter aint) = Max Fee fro	m row 131)	1		Enter comments is annual increase, etc.	$\equiv$					
TOTAL PAYMENTS PR	ECEDING MOHCE		<b>m</b> )							
RESIDUAL RECEIPTS (CASH FLOW minus PA Does Project have a MOHCD Residual Receipt Ob	lication?	ин МОНС	D} Yes		7 °	(49,751)	(49,781	, 0	(72,375)	(72,375)
Will Project Defer Developer Fee? Residual Receipts split for all years Lender/Owne	N .		No 67%/33%		1					
					j					
MOHCD RESIDUAL RECEIPTS DEBT	SERVICE	_	Dist, Soft Oebt Loan	<u> </u>	_					
MOHCD Residual Receipts Amount Due Proposed MOHCD Residual Receipts Amount to Proposed MOHCD Residual Receipts Amount to	Loan Recayment	4	54,24%	loans, and MOHOD residual receipts policy	-		<u>├</u>	-		$\vdash \exists$
Proposed MOHCD Residual Receipts Amount to Lease	Residual Ground	1		Proposed Total MOHCD And Dueless Loss Repayment						
NON-MOHCD RESIDUAL RECEIPTS DEL	T SERVICE	_	0.000		,			,		
Lender 4 Residual Receipts Due		1	45.76N		j		Ė	]		
Lender 5 Residual Receipts Due Total Non-MOHCD Residual Rec	elpts Debt Service	ļ	0.00%		J		<del>-</del>	J		
REMAINDER (Should be zero unless there are below)										
Owner Distributions/Incentive Management Fee Other Distributions/Uses		7			7		Ė	1		一
Final Balance (should be zero)		-			_			-		•
REPLACEMENT RESERVE - RUNNING BALAN Replacement Reserve Starting Balance	ug	1			7		\$2,568			142,351
Replacement Reserve Deposits Replacement Reserve Withdrawals (ideally fled to to	CNA)	1			1		65,800 6,017			\$5,800 6,017
	Running Balance	-			_		142,351	_		192,134
OPERATING RESERVE - RUNNING BALANCE Operating Reserve Starting Balance		]		·			505,725	1		523,732
Operating Reserve Deposits Operating Reserve Withdrawals		1			1		18,007	1		18,634
Operating Reserve interest OF	Running Balance	1			1		523,732	L		542,426
OTHER REQUIRED RESERVE 1 - RUNNING BA Other Reserve 1 Starting Balance	LANCE	_			-		24511	<b>.</b>		2011
Other Reserve 1 Starting Balance Other Reserve 1 Deposits Other Reserve 1 Withdrawals		1			1			1		
Other Reserve 1 Interest		L			1			1		
Other Reserve :	running Belence				_			_		
Other Reserve 2 Starting Balance Other Reserve 2 Deposits		3			}		=	}		:
Other Reserve 2 Withdrawals Other Reserve 2 Interest		1			1			}		
Other Required Reserve	z Running Balance						•			-

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

# Attachment D: LOSP Funding Schedule A

# LOSP FUNDING SCHEDULE

Project Address: Mosaica Family Apartments

Project Start Date: 1/1/2018

# Exhibit A

				Total	
		lr ·		Disbursement -	Estimated
		Full Year	# Months	for	Disbursement
Calenda	ar Year	Funding Amount	to Fund	Calendar Year	Date
CY-1	2018	\$168,685	12	\$168,685	1/1/2018
CY-2	2019	\$177,565	12	\$177,565	1/1/2019
CY-3	2020	\$186,835	12	\$186,835	1/1/2020
CY-4	2021	\$196,482	12	\$196,482	1/1/2021
CY-5	2022	\$203,220	12	\$203,220	1/1/2022
CY-6	2023	\$213,666	12	\$213,666	1/1/2023
CY-7	2024	\$224,538	12	\$224,538	1/1/2024
CY-8	2025	\$235,855	12	\$235,855	1/1/2025
CY-9	2026	\$247,635	12	\$247,635	1/1/2026
CY-10	2027	\$259,899	12	\$259,899	1/1/2027
CY-11	2028	\$272,668	. 12	\$272,668	1/1/2028
CY-12	2029	\$285,965	12	\$285,965	1/1/2029
CY-13	2030	\$299,813	12	\$299,813	1/1/2030
CY-14	2031	\$314,236	12	\$314,236	1/1/2031
CY-15	2032	\$329,259	12	\$329,259	1/1/2032
		Total Contrac	t Amount:	\$3,616,321	

## OFFICE OF THE MAYOR SAN FRANCISCO



TO:

Angela Calvillo, Clerk of the Board of Supervisors

FROM: Mayor Edwin M. Lea

RE:

Local Operating Subsidy Program Contract - Mosaica Family Apartments,

680 Florida Street - Not to Exceed \$3,616,321

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 Family Apartments, 680 Florida Street, for a fifteen year period, in an amount not to exceed \$3,616,321.

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.

# FORM SFEC-126: NOTIFICATION OF CONTRACT APPROVAL (S.F. Campaign and Governmental Conduct Code § 1.126)

	mental Conduct Code § 1.120)
City Elective Officer Information (Please print clearly.)	(C) 1 (C (C) 1 11
Name of City elective officer(s):	City elective office(s) held:
Members, Board of Supervisors	Members, Board of Supervisors
Contractor Information (Please print clearly.)	0.10. 11. 11. 11. 1. 1.
Name of contractor: Alabama Street Housing Associates, L.P.,	
Please list the names of (1) members of the contractor's board financial officer and chief operating officer; (3) any person wh any subcontractor listed in the bid or contract; and (5) any pol additional pages as necessary.	of directors; (2) the contractor's chief executive officer, chief to has an ownership of 20 percent or more in the contractor; (4) litical committee sponsored or controlled by the contractor. Use
The borrowing entity for the Mosaica Family Apartments is Al partnership. Alabama Street Housing Associates, L.P. has no e Street Inc., which is an affiliate of the Tenderloin Neighborhoo	employees and decisions are made by its general partner Turk
(1) Turk Street Inc., General Partner. Margaret Schrand President; Lisa Blakely Vice President; Sam Legal Officer; Kristy Wang Member at Large; Peter Wilson V	ia Rashed' Treasurer; Chris Gouig Secretary; Dave Kroot Chief //ice President, Real Estate.
Amory Sharpe, Board Member; Amy Tharpe, Board Member; Member; Curtis, Bradford, Board Member; Dianne Spaulding, Mohan, Board Member; Dr. Saul Feldman, Board Member; Freeters, Board Member; Josh Mukhopadhyay, Board Member; Loren Sanborn, Board Member; Nicole Rivera, Board Member Member; Tracey Edwards, Board Member.	, Board Member; Dick McNeil , Board Member; Dr. Erica eddie Martin, Board Member; Geeta Rao, Board Member; Jan, Kathy 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 Edd	v Street San Francisco CA 94102
Date that contract was approved:	-
Date that contract was approved.	Amount of contract: \$3,616,321
Describe the nature of the contract that was approved: Local Operating Subsidy Program (LOSP) Grant Agreement for the cost of operations of 20 units for homeless families at the 9	
Comments:	
This contract was approved by (check applicable):	
This contract was approved by (check applicable).  ☐ the City elective officer(s) identified on this form (May	or Edwin M. Lee)
a board on which the City elective officer(s) serves: San	n Francisco Board of Supervisors Print Name of Board
☐ the board of a state agency (Health Authority, Housing	Authority Commission, Industrial Development Authority
Board, Parking Authority, Redevelopment Agency Comm	uission, Relocation Appeals Board, Treasure Island
Development Authority) on which an appointee of the Cit	y elective officer(s) identified on this form sits

Print	Name	of Bo	ard

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