

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
Controller's Office of Public Finance

730 Stanyan Street

\$52,000,000

Preliminary Gap Loan

**Includes \$8,583,241 of NPLH Funds
and \$1,000,000 bridge loan for AHP**

Evaluation of Request for:	Preliminary Gap Loan
Loan Committee Date:	June 24, 2022
Prepared By:	Mara Blitzer, Director of HD & Omar Masry, Multi-Family Lending Project Manager
MOHCD Asset Manager:	Omar Cortez, Asset Manager
Sources and Amounts of New Funds Recommended:	\$8,583,241 - NPLH \$38,916,759 - 2019 GO Bonds
Sources and Amounts of Previous City Funds Committed:	\$3,500,000 - ERAF \$1,000,000 - AHF Inclusionary
NOFA/PROGRAM/RFP:	2019 730 Stanyan Street RFQ
Applicant/Sponsor(s) Name:	Tenderloin Neighborhood Development Corporation (TNDC) and Chinatown Community Development Center (CCDC)

EXECUTIVE SUMMARY

Sponsor Information:

Project Name:	730 Stanyan St	Sponsor(s):	Tenderloin Neighborhood Development Corporation (TNDC) and Chinatown Community Development Center (CCDC)
Project Address (w/ cross St):	700-730 Stanyan Street, San Francisco, CA 94117 (bet. Haight & Waller Streets)	Ultimate Borrower Entity:	730 Stanyan Associates, L.P.

Project Summary:

730 Stanyan Street (the “Project”) will be a new mixed-use building located in the Haight-Ashbury neighborhood directly across the street from Golden Gate Park. Located on a parcel directly purchased by the City and subject to a ground lease, the Project will feature new affordable housing with 160 residential rental units ranging in income restrictions from 0% to 80% MOHCD AMI for families and Transitional Age Youth (TAY), including those who were formerly homeless. The project will include one manager’s unit and comprise a mix of studios, 1-, 2- and 3-bedroom units. The project will include 40 Local Operating Subsidy Program (LOSP) units (split between TAY and family households) and, in addition to community spaces for residents, there will be five separate commercial spaces on the ground floor to serve the residents and the community.

Each of these five spaces will be operated by various non-profit partners to provide early childhood education (child care center), transitional age youth services/drop-in center, tech training, a senior center, and, potentially, a low-cost restaurant or cafe.

This request is intended to provide a commitment of MOHCD gap loan funding, in connection with applications to California Department of Housing and Community Development (HCD) for loans and grants associated with a Summer 2022 HCD Super NOFA. This request is also in support of August 2022 applications, with CDLAC, for 4% tax credits and tax-exempt bonds (limited partner equity). The Project will return to Loan Committee for its final gap commitment once it has obtained financing commitments from the State.

The Project is aiming for a minimum of LEED Gold and Passive House certifications for green standards. In addition to public art at multiple exterior locations, the project will be the first to meet City Planning’s AB 168 agreement process to pay tribute to Native American land that the Project will be built on. Additionally, the Project is developing an affordable marketing plan to proactively reach out to underserved BIPOC populations, including seniors in District 5.

Project Description:

Construction Type:	Type IA concrete superstructure	Project Type:	New Construction
Number of Stories:	8	Lot Size (acres and sf):	0.868 acres / 37,812 sf
Number of Units:	160	Architect:	YA Studio + OMA
Total Residential Area:	128,289 sf	General Contractor:	Cahill Contractors + Hercules Builders
Total Commercial Area:	11,180 sf	Property Manager:	TNDC
Total Building Area:	193,739 sf	Supervisor and District:	Dean Preston, D5
Land Owner:	City of San Francisco		
Total Development Cost (TDC):	\$150,040,047	Total Acquisition Cost:	N/A*
TDC/unit:	\$937,750	TDC less land cost/unit:	N/A
Loan Amount Requested:	\$52,000,000	Request Amount / unit:	\$325,000
HOME Funds?	No	Parking:	No

*City acquired the site directly for \$15.9 million in 2018.

PRINCIPAL DEVELOPMENT ISSUES

- **Unit count and building height.** The Request for Qualifications (RFQ) for Developers issued by MOHCD described a desired project with 120 units in a six-story building in an effort to ensure that the building could be built at a reasonable cost and within MOHCD's funding constraints. However, about one year after the start of the project, MOHCD has redirected the Developers to maximize the housing allowed under the Zoning, which has led to redesign of the project to an 8-story building with 160 units. See Section 4.2 for further information.
- **LOSP Subsidy.** The proposed resident mix includes 20 LOSP subsidized units for families and 20 LOSP subsidized units (studios and one-bedroom units) for TAY households. In addition, there are 10 additional units intended for TAY households at 50% MOHCD AMI, without a specific subsidy (e.g., LOSP, Continuum of Care, or other programs). The projected rents for these 10 TAY units are \$1,213, for eight studios, and \$1,386 for two one-bedroom units. Pending further discussion with the City's Department of Homelessness and Supportive Housing (HSH), the Sponsor may consider increasing the LOSP subsidy to include these 10 units. See Section 7.7 for further information.
- **Community outreach.** The Haight-Ashbury neighborhood includes a wide array of active community groups with a history of very close involvement with this site. Many of these groups have differing views about the best development plan for the site. There has been a recent focus on feedback from stakeholders who want to add units with preference for seniors. Please see Section 3.1 for further explanation.
- **Cost Containment.** The re-design from 6 stories to 8 stories has extended the overall project timeline. In addition, having three street frontages with neighborhood facing wall treatments, curved wall elements, related street and sidewalk improvements, and Type I construction (concrete), make this Project more expensive than other projects in MOHCD's pipeline. Market and supply chain challenges have also resulted in construction estimates that are ten to fifteen percent higher than initially forecast. Please see Section 4.4 for further explanation and recommended conditions of loan approval.
- **Commercial Space.** The proposed commercial space totals 11,145 sf, and is a substantial portion of the ground floor area. The Project includes the cost of developing these spaces to the City's "warm shell" standards. Four of the five commercial spaces are anticipated to be community serving and are not revenue generating. The cost of further tenant improvements will need to be borne by others besides MOHCD. The COVID-19 pandemic has created a more uncertain climate for leasing of spaces such as cafes. Despite community interest in senior services in this location, no provider has come forward during the pandemic in response to an RFP. The Sponsor may need to re-issue an RFP in 2023, and/or the Sponsor and the City may consider other uses such as, but not limited to, an expanded early childhood education center, assuming interest by a provider such as Felton Institute which has been selected for the designated early child care center space. Please see Section 3.1.

SOURCES AND USES SUMMARY

PREDEVELOPMENT SOURCES	AMOUNT	TERMS	STATUS
MOHCD	\$4,500,000	3 yrs @ 3.00% Res Rec	Previously Committed

PERMANENT SOURCES	AMOUNT	TERMS	STATUS
MOHCD	\$42,416,759	55 yrs @ 3.00% / Res Rec	This Request
MOHCD No Place Like Home (NPLH)	\$8,583,241	55 years @0%	This Request
Accrued Deferred Interest – MOHCD Loan	\$776,377	n/a	n/a
Permanent Loan	\$4,674,000	15 years @ 5.15% interest rate	Not Committed
Limited Partner Equity	\$66,473,569	\$0.93 per credit pricing	Not Committed
HCD MHP	\$20,016,000	55 years @.42% plus 3% Res Rec	Not Committed
HCD Infill Infrastructure Grant	\$5,000,000	Grant	Not Committed
FHLB AHP**	\$1,000,000	55 years @0%	Not Committed
Deferred Developer Fee	\$600,000	n/a	Not Committed
General Partner (GP) Developer Fee	\$500,000	n/a	Not Committed
GP Capital Contribution	\$100	n/a	Not Committed
TOTAL	\$150,040,047		

USES	AMOUNT	Per Unit	Per SF
Acquisition*	\$0	\$0	\$0
Hard Costs	\$124,194,710	\$776,217	\$641
Soft Costs	\$21,290,083	\$133,063	\$110
Developer Fee	\$3,300,000	\$20,625	\$18
Reserves	\$1,255,254	\$20,625	\$17
TOTAL	\$150,040,047	\$937,750	\$775

*City acquired the site in 2018 for a purchase price of \$15.9 million. This cost and holding costs paid by MOHCD are not included in the budget above.

**MOHCD may need to provide a \$1 million bridge loan to cover the Federal Home Loan Bank of San Francisco Affordable Housing General Fund (AHP) loan, so the total MOHCD request is \$52 million instead of \$51 million.

1. BACKGROUND

1.1. Project History Leading to This Request.

Located on Stanyan Street between Haight and Waller Street, 730 Stanyan Street ("Project Site") is the site of a former McDonald's that occupied the site since the 1960s. During the past decade, the McDonald's developed a reputation as a neighborhood nuisance, leading neighbors to complain to the City about problems with crime and drug sales outside of the restaurant. These issues became severe enough for the City Attorney to threaten the fast-food corporation and franchise operators with legal action. Despite the corporation's additional security measures, the site continued to be the source of neighborhood complaints. In 2018, the City entered into a Purchase and Sale Agreement with McDonald's with the plan of constructing 100% affordable housing. As required by the Purchase and Sale Agreement, the City coordinated building demolition. In response to the COVID-19 health crisis, the City's Department of Emergency Management opted to use the site as a safe sleeping village. The Site is now vacant and fenced off. The proposed building operating budget includes 24-hour front desk staffing, two dedicated janitors, and two maintenance staff.

Some community members have requested that the Project include a set aside of senior units. However, the Project will not be able to designate senior units due to federal fair housing laws that make intergenerational housing infeasible at this site.

1.2. Applicable NOFA/RFQ/RFP. (See Attachment E for Threshold Eligibility Requirements and Ranking Criteria)

In September 2019, MOHCD issued a Request for Qualifications (RFQ) seeking a qualified developer for development of new affordable housing on the site. The RFQ required that the selected developer would develop housing for low-income families, including homeless families, and transitional age youth (TAY) ages 18-24. In January 2020, MOHCD selected Chinatown Community Development Center (CCDC) and Tenderloin Neighborhood Development Corporation (TNDC) (together, Sponsor) to jointly develop the building. Since then, CCDC & TNDC have hired an architecture team through a public procurement process and assembled a team of consultants. The Project is in the design development phase and needs a gap funding commitment for its financing applications to the State of California.

1.3. Borrower/Grantee Profile. (See Attachment B for Borrower Org Chart; See Attachment C for Developer Resume and Attachment D for Asset Management Analysis)

730 Stanyan Associates, L.P. will be the ultimate borrower. CCDC and TNDC have entered into a MOU and are serving as 50/50 co-developers.

CCDC has developed over 3,321 units of affordable housing over the course of its 40-year history and has another 500 units in the development pipeline (see Attachment C). This year, CCDC's Property Management and Resident Services teams are serving over 2,000 households in over 30 buildings across the city. Both have been key, along with CCDC's Civic Engagement team, in providing essential support and services to over 400 families.

TNDC was founded in 1981 with the acquisition of a single property and a commitment to creating permanently affordable homes for low-income San Franciscans. Over its 37-year history, TNDC has developed, owned, and managed 3,674 units, with another 263 under construction and 1,129 in predevelopment, totaling 5,066 units. TNDC's in-house Property Management, Tenant Services, Asset Management, Accounting, and Community Organizing teams will handle the Project's transition from development and construction into leasing and stabilized operations.

1.3.1. Joint Venture Partnership.

During predevelopment, the leading roles will be played as follows:

- Schedule – TNDC
- Procurement – TNDC
- Community outreach & interim use – CCDC
- Design & entitlement – CCDC
- Financing – TNDC
- Programmatic determination & services / commercial tenant selection: TNDC and CCDC shared

After construction, TNDC will serve as property manager for the first 10 years. Beginning in year 10 and every 10 years thereafter, the other party will have the right of first refusal to manage the property, subject to MOHCD, tax credit investor and Project lender approval.

1.3.2. Demographics of Board of Directors, Staff and People Served.

Chinatown CDC's Board of Directors consists of 23 individuals with a breadth of experience including affordable housing development, supportive housing, real estate, law, and accounting. The Sponsor's Board of Directors is over 80% people of color with approximately half female representation. Further, the Housing Development Division is a racially diverse team with over 70% people of color, including the Director of Housing Development.

Race & Ethnicity of head of household in CCDC properties in operation

Overview of Head of Household Race & Ethnicity (Only Properties in Operation)	Tax Credit Programs	50059	All Programs
Number of Residents	2971	609	3580
Total Disabled	122	29	151
Total Elderly	1697	592	2289
Total Student	5	0	5
Total Ethnicity Hispanic	294	4	298
Total Ethnicity Non-Hispanic	2460	602	3062
Total Ethnicity Declined to Report	217	3	220
Total Puerto Rican	2	0	2
Total Mexican American	8	0	8
Total Cuban	0	0	0
Total Another Hispanic	13	0	13
Total White	453	87	540
Total Black African American	372	19	391
Total American Indian Alaska Native	28	0	28
Total Asian	1606	496	2102
Total Asian India	2	0	2
Total Chinese	277	68	345
Total Filipino	5	3	8
Total Japanese	0	0	0
Total Korean	0	6	6
Total Vietnamese	14	1	15
Total Other Asian	10	1	11
Total Native Hawaiian/Other Pacific Islander	20	0	20
Total Native Hawaiian	1	0	1
Total Guamanian or Chamorro	0	0	0
Total Samoan	3	0	3
Total Other Pacific Islander	4	0	4
Total Other	287	3	290
Total Declined to Report	236	4	240

For the TNDC team, 85% of staff, 60% of the board, and 50% of executives are BIPOC. TNDC hired a Director of Racial Equity & Inclusion in March 2021.

Race & Ethnicity of head of household in TNDC properties in operation:

8. Overview by Head of Household Race & Ethnicity (Only Properties in Operation)		
	# of Units	% of Units
American Indian/Alaska Native	82	3%
Asian	1,096	39%
Black/African American	777	28%
Native Hawaiian/Other Pacific Islander	47	2%
White (Hispanic or Latino)	93	3%
White (Not Disclosed)	33	1%
White (Not Hispanic or Latino)	658	24%
Not Disclosed*	896	NA
Vacant	191	NA
Grand Total	3,873	100%

*Note: The demographic info at 270 Turk and Avery Lane is not available, therefore included in "Not Disclosed".

1.3.3. Racial Equity Vision.

Chinatown CDC is a BIPOC-led organization with a 44-year history of advocacy on behalf of low-income residents in Chinatown. Understanding all organizations have room to grow in addressing institutionalized racism, Chinatown CDC has approached this with intention, by modifying organizational policies and procedures to lower barriers of entry to housing, becoming trauma-informed in its services provision, being intentional about hiring bilingual staff that reflects the communities they serve, providing opportunities for BIPOC residents to engage with the neighborhood planning process, and working to heal historic divides between Asian Americans and other BIPOC and White communities.

At the building level, Chinatown CDC's racial equity strategy promotes access to quality and stable housing, social and economic mobility, education, health, and housing assistance to support intergenerational wealth building in BIPOC communities. Chinatown CDC uses a Community Building and Engagement (CB&E) model of resident service provision, which posits that being socially connected and active in one's community not only enhances one's quality of life but is a housing retention strategy, as it reduces feelings like isolation that can lead to behavioral issues. The CB&E model prioritizes residents' experiences, ideas, and skills in the creation of programming.

TNDC has indicated a commitment to increasing racial equity. TNDC's mission includes working towards equalizing opportunities for people from underserved and underrepresented communities through its development, management, and residential services. TNDC is actively implementing practices to be part of the solution for communities that have long been denied opportunities on account of race.

- In 2004, TNDC launched its Cultural and Linguistic Competency Committee, which has since become the Committee on Equity (COE).
- In 2017, TNDC formed its Racial Justice Police Conduct Task Force to address police harassment issues in the Tenderloin, and to dialogue with the local precinct captain.

- In 2019, TNDC launched its Racial Equity Initiative, an endeavor with representation from all departments. The Racial Equity Initiative has implemented several policies centered on racial equity during the current coronavirus pandemic, including increasing TNDC's minimum wage based on internal research demonstrating that lowest paid TNDC staff were disproportionately Black and Latinx.
- While TNDC has not yet developed a Racial Equity Vision, TNDC hired a Director of Racial Equity and Inclusion in March 2021.

1.3.4. Relevant Experience.

Chinatown CDC began developing affordable housing over four decades ago and has built and rehabilitated 36 properties across San Francisco. Totaling 3,194 units, this portfolio includes 874 units for seniors and 314 units are designated as supportive housing. Another 576 are former public housing units with deeply supportive service provision. About half of Chinatown CDC's buildings are Type I construction, and an additional five buildings are either Type III/I or Type V/I.

TNDC has significant experience in new construction projects for low-income households and has developed two supportive housing projects for TAY in collaboration with Larkin Street Youth Services. TNDC was founded in 1981 with the acquisition of a single property and a commitment to creating permanently affordable homes for low-income San Franciscans. Over its 37-year history, TNDC has developed, owned, and managed 3,674 units, with another 263 under construction and 1,129 in predevelopment, totaling 5,066 units in total.

TNDC's in-house Property Management, Tenant Services, Asset Management, Accounting, and Community Organizing teams will ensure the Project's transition from development and construction into leasing and stabilized operations.

1.3.5. Project Management Capacity. Below is a list of TNDC and CCDC members assigned to 730 Stanyan along with the percentage of their total workloads that will be dedicated to this Project.

- Hermandeep Kaur (Project Manager, TNDC) – 50%
- Bo Han (Senior Project Manager, CCDC) – 50%
- Lex Gelb (Assistant Project Manager, TNDC) – 50%
- Lagi Tevaseu (Assistant Project Manager, CCDC) – 50%
- Emily van Loon (Senior Project Manager of HD, TNDC) – 20%
- Katie Lamont (Chief Operating Officer, TNDC) – 5%
- Kim Piechota (Director of Housing Development, CCDC) – 5%

Please see Exhibit C: Developer Resumes for more information on staffing experience and capacity.

1.3.6. Past Performance.

1.3.6.1. City audits/performance plans.

Chinatown CDC holds at least 15 contracts/grants with the City—from tenant counseling (eviction prevention counseling), rental housing counseling (BMR rental housing counseling), and case management for SRO families to CCDC Youth Leadership, Campaign Academy, and Service connections for the API community.

The organization has performed well programmatically in MOHCD contracts/grants. In FY 19-20, Chinatown CDC received a waiver to submit an audit report, since there were no previous findings and was fiscally healthy in Fiscal Year 18-19 and 17-18. The organization was not chosen for discretionary fiscal monitoring this past year.

TNDC participated in the citywide fiscal and compliance monitoring program in the last couple of years and last year they were monitored by DCYF. There are no known findings or issues with the audit.

1.3.6.2. Marketing/lease-up/operations.

Chinatown CDC's approach to leasing their own buildings focuses on outreach to Black and Latinx community members—including partnering with Bayview Senior Services, an organization which has extensive experience in outreach to Certificate of Preference (COP) holders, and in helping tenants secure rental subsidies to meet income requirements. The results of the Sponsor's latest lease-ups prove the success of these strategies: at 1296 Shotwell, over 60% of tenants selected via lottery were priority populations: 3 COP holders, 14 Displaced Tenants, and 28 Neighborhood Residents. The Sponsor attracts more COP holders at buildings in preferred neighborhoods, including 8 at Mary Helen Rogers Senior Community in the Western Addition. MOHCD marketing staff reported that in recent lease ups, the Sponsor's lease up performance, including on joint projects, has improved due to concurrent lease file review, stable property management staffing, and additional DAHLIA partners training.

As a loan condition, Sponsor must provide initial draft marketing plan within 8 months of anticipated Temporary Certificate of Occupancy, outlining the affirmative steps they will take to market the Project to the City's preference program participants, including COP Holders, Displaced Tenants, and Neighborhood Residents, as well as how the marketing is consistent with the Mayor's Racial Equity statement and promotion of positive outcomes for African American San Franciscans. See Section 4.10 Marketing/occupancy/lease-up for more information.

Out of all the units Chinatown CDC manages in its Real Estate Owned (REO) schedule, the breakdown of occupants? By race includes: 61% Asian, 12% White, 10.5% Black, 9% other, 6% declined to report, 1% Native American, and 0.5% Pacific Islander. There has been only one recorded eviction in the year 2021 to date.

MOHCD has confirmed that the co-sponsor (CCDC) currently has no lease up issues and provides low-barrier access to lease up. The Sponsor no longer conducts credit backgrounds, and their criminal background check follows the Fair Chance Ordinance. MOHCD staff notes that the sponsor is responsive to inquiries and provides quality property management and services.

The property management team for TNDC, which would manage the property, has a diverse staff, does not check credit and criminal background of applicants, and meets the requirements of the Fair Chance Ordinance. The typical Resident Selection Criteria of TNDC for recent projects is considered "low-barrier."

2. SITE (See Attachment E for Site map with amenities)

Site Description	
Zoning:	NCD – Haight Street Neighborhood Commercial
Maximum units allowed by current zoning	Restriction by Height: 50-X and additional 33' height with AB1763 – unlimited density
Number of units added or removed	N/A
Seismic (if applicable):	Seismic Zone 4
Soil type:	Existing fill and native loose to medium dense dune sand.
Environmental Review:	Phase I Report dated 10/9/2017 and Phase II Report dated 09/24/2021 provided to MOHCD
Adjacent uses (North):	Whole Foods Grocery store
Adjacent uses (South):	Hotel
Adjacent uses (East):	Commercial Retail (Stanyan) and Residential (Waller)
Adjacent uses (West):	Public Park (Golden Gate Park)
Neighborhood Amenities within 0.5 miles:	Grocery Stores- Whole Foods Market- 690 Stanyan Street, Haight Street Market- 1530 Haight, Parkview Market- 501 Frederick Street, Cindy's Market- 2084 Hayes Street, Sunny Country- 1101 Stanyan Street, Luke's Local- 960 Cole Street Schools-San Francisco High School of Arts- 1970 Page Street, Grattan Elementary School- 165 Grattan Street USF School of Law- 2130 Fulton St, Les Petits Canards French Immersion Preschool- 2521 McAllister St, The Urban School - 1639 Oak Street Health Care- Kentfield Hospital San Francisco- 450 Stanyan Str Haight Ashbury Free Clinics- 558 Clayton St USF Student Health Clinic Dignity Health Medical Group- 2250 Hayes St., Dignity Health- GoHealth Urgent Care- 930 Cole St Cole Street Youth Clinic- 555 Cole St, Saint Mary's Medical Center - 2235 Hayes St #5 and 1 Shrader St 4th Fl Places of Worship- St. Ignatius Church- 650 Parker Ave The San Francisco Spiritual Enrichment Center- 2118 Hayes St David Ehrenburg Church- 25 Woodland Ave Waller Center United Methodist- 1526 Waller St Carmelite Chapel and Monastery of Cristo Rey- 721 Parker Ave Bank/ATM- Wells Fargo Bank- 1726 Haight St Chase ATM- 1653 Haight St Library- Park Branch Library- 1833 Page St

Public Transportation within 0.5 miles:	The site is located near the following bus lines 33, 43, 21, 5, 5R, and is approximately 0.4 miles from the N-Judah light-rail line
Article 34:	Application is pending.
Article 38:	Exempt
Accessibility:	32 units, or 20% of total units will be accessible (Mobility featured); and 22 units, or 14% of total units, will be Hearing and Visual Aid featured
Green Building:	The Project will seek LEED Gold Certification and conform to Passive Housing standards
Recycled Water:	Not required.
Storm Water Management:	Required – the Storm Water Management Plan was submitted during Schematic Design in February 2021. A revised Plan for 8-story Site Permit was submitted with 100%SD set on October 1, 2021.

- 2.1. Description The site is an approximate 0.86-acre empty parcel located in a mixed-use area of San Francisco, at an average elevation of 257 feet above mean sea level and is currently a vacant surface parking lot. The Geotechnical report anticipates foundations and other elements from previous developments to be likely present in the near surface soil. Additionally, it is anticipated that the site is covered by 5 to 20 feet of loose to medium densely sandy fill.
- 2.2. Zoning. The Project is located in the Haight Street Neighborhood Commercial District zoning district. While subject to a 50-foot height limit, the State Density Bonus (Assembly Bill AB1763), for affordable housing will allow an additional 33 feet for a total of 83 feet, for an 8-story building with ground floor commercial use. A separate State law, Senate Bill 35 ("SB 35") creates a streamlined planning and zoning process for affordable housing in cities not meeting Regional Housing Needs Allocations. SB 35 allows for ministerial approval (and CEQA exemption) and limited exceptions to some local development standards. This Project is expected to benefit from such streamlining and allow for ministerial approval.
- 2.3. Probable Maximum Loss. N/A.
- 2.4. Local/Federal Environmental Review. Langan Geotech performed a preliminary geotechnical study of the site for the City in 2017 and will perform further geotech studies and environmental studies for the Project. There are no existing buildings on site to trigger historic preservation requirements. MOHCD used federal Community Development Block Grant funds to acquire the site, which required National Environmental Policy Act (NEPA) review. An Environmental Assessment (EA) dated January 10, 2018, indicated a finding of no significant impact. Currently there are no federal funds associated with the Project and additional NEPA review will not be required.
- 2.5. Environmental Issues.
- Phase I/II Site Assessment Status and Results. Prior to site acquisition, MOHCD hired Langan Engineering and Environmental Services to prepare a Phase report, which is dated October 9, 2017. The report identified three notable previous uses that indicate the need for a Phase II

report. According to the Phase I report, the site was used as a gas station for 24 years and there is no documentation of underground storage tank (UST) removal. Also, a dry cleaner occupied the site prior, for approximately 10 years. Thirdly, dry cleaning businesses occupied 24 properties within 1/8 of a mile.

The Sponsors also obtained a Phase II report which is dated September 24, 2021. The report identified similar concerns as the Phase I report and noted the site is underlain by a layer of fill material with low concentrations of petroleum hydrocarbons and heavy metals and PCE within the soil vapor. The construction budget includes \$100,000 to cover limited remediation costs, if needed, such as removal of contaminated soil or potential removal of any underground storage tanks.

- Potential/Known Hazards. Phase II assessment identified three (3) Recognized Environmental Conditions (RECs) due to the historical uses as a gas station, clothes cleaners, and dry cleaners.

2.6. Adjacent uses and neighborhood amenities. The proposed Project is located in a high-resource district per TCAC guidelines and offers many nearby amenities. The site's location is especially notable due to its location directly across the street from Golden Gate Park. To the immediate north of the site, across Haight Street, is a Whole Foods. Directly east of the site, fronting Haight Street, is Amoeba Records. Facing Waller Street, directly east and south, are multifamily residential buildings.

2.7. Green Building. There are applicable local building code requirements associated with the site, and the Project is targeting LEED Gold and Passive House certifications.

3. COMMUNITY SUPPORT

3.1 Prior Outreach

The Sponsor has engaged neighborhood stakeholders through community listening sessions starting in June 2020, to introduce the Project, developer team, and design team. Prior to the June meetings, the Sponsor participated in scheduled neighborhood groups meetings with HAMA, CCC and HANC's Senior Working Group, and CVNA/BVIA. In addition, the Sponsor has reached out to Supervisor Dean Preston's office and the UCSF Parnassus Heights Planning team.

The Sponsor and architect have developed a Project website, along with Facebook and Instagram pages for the community to communicate with the development team. In addition, the Sponsor and architect hosted an over 100-person virtual community meeting on August 20, 2020, to share a very preliminary concept design. The Sponsor subsequently hosted three additional online meetings including pre-application meeting and one in-person community meeting held at the Project site. The Sponsor will be required to provide MOHCD with regular updates on progress in meeting outreach milestones under the Sponsor's outreach plan during predevelopment and construction.

The surrounding community hosts several community-based organizations. These organizations have historically had significant involvement in 730 Stanyan Street and have a wide range of opinions on the site's future.

There is not unanimous support for 100% affordable housing and the services associated with serving the population being housed.

- The following groups have historically advocated for 100% affordable housing inclusive of supportive housing and associated services:
 - Haight Ashbury Neighborhood Council (HANC), which includes the following subgroups – Coalition for a Complete Community (CCC), Haight Ashbury Merchants Association (HAMA), HANC’s Senior Working Group, and Cole Valley Haight Allies (CVHA), among other community groups
- The following groups have expressed concerns regarding low-income population mix and housing for TAY residents:
 - Buena Vista Neighborhood Association (BVNA), Cole Valley Improvement Association (CVIA), Haight Ashbury Improvement Association (HAIA), Safe Healthy Haight, Concerned Citizens of Haight
- Some community members have requested that the Project include a set aside of senior units. However, the Project will not be able to include senior units due to federal fair housing laws that make intergenerational housing infeasible at this site.
- A community member also requested that the building feature additional elevators, beyond the two elevators currently proposed, citing concerns over maintenance upkeep, and social distancing, based on observations associated with some multi-family apartment buildings in New York City. The addition of a third elevator would result in significant cost increases as well as the loss of around three apartments. The Sponsor noted a robust program for elevator maintenance, which have thus far seen far less maintenance and outage challenges as compared to older elevator systems. In addition, at least one of the stairs will allow for additional access for residents. No commercial spaces would be accessed by elevators.

Prop I notification is required, and the Sponsor posted the Prop I sign 30-days before predevelopment loan closing.

On August 19, 2021, the Sponsor held a virtual community meeting via Zoom sharing the eight-story design and timeline updates for the Project. On August 21, the development and design team held an in-person community meeting at the site with staffed tables offering information on 730 Stanyan’s commercial spaces, design (including a scale model of the 8-story development), and eligibility.

See Section 4.9 regarding Public Art RFQ process. The selection of the artist process will involve community engagement, as well as multiple meetings for artists considering submitting proposals.

- 3.1. Future Outreach. The five proposed commercial spaces, which include Early Childhood Education Space, Senior Center, TAY Drop-in Center, Tech Training Center, and affordable Food/Chef-incubator spaces are intended to serve both the residents and the surrounding community. Except for the Food space, which will need to be treated as a retail space although will potentially be operated by a non-profit, the four other spaces will each be operated by a non-profit entity to be selected through an open RFQ process. Proactive outreach to potential BIPOC organizations is underway.

Regarding the public outreach for the Public Art RFQ, see Section 4.9.

All RFQs posted on the Project website are available in 4 different languages.

3.2. Proposition I. The notification for Predevelopment funding was previously posted at the Project site.

4. DEVELOPMENT PLAN

4.1. Site Control. The site is currently owned by the City, and the Sponsor will enter into a ground lease at construction loan closing. It is anticipated that the ground lease (base rent of \$15,000 per year) will have a 75-year term, with the option to extend to a total of 99 years.

4.1.1. Proposed Property Ownership Structure. 730 Stanyan Associates, L.P. will establish a ground lease with the City to construct and own the improvements.

4.2. Proposed Design. The proposed design is an 8-story building of Type I concrete structure with 160 units comprising studios, 1-, 2-, and 3-bedroom unit types above ground floor, which includes common areas and five commercial spaces. The building has two datum lines, one at 40' with 4-story volumes along Haight and Waller Streets to respond to existing building heights, particularly along residential Waller Street. The second datum VERB? IS? at 83', the maximum allowed zoning height for the 8-story portion that is set-back from the major street frontages. The massing, with curved walls and a structure which jogs in and out similar to a puzzle piece, creates multiple corners for better view for the residents while creating more exposed surface for building finishes. The building is below the building department's high-rise definition for cost-effectiveness. See Cost Containment section under the Executive Summary.

The main entry to the building has a huge "scoop" or set-back, creating an outdoor space to embrace Golden Gate Park across Stanyan Street. A second major "scoop" or curved façade occurs at the corner of Stanyan and Haight Streets above the 40-ft datum. At both scoops, the volume of the building is pushed away from Stanyan Street to create a dynamically shaped volume of ins and outs to establish multiple corners for optimized corner views towards the Park and access (to daylight). A small "scoop" occurs on Waller Street where the proposed building gently meets the existing adjacent residential building set back from the property line. The bulk of the exposed surfaces will be clad in GFRC (glass-fiber reinforced concrete), which is light-weight, resilient and repeatable prefabricated material with small, medium and large "waves" molded in, reflective of the undulating rhythm of Victorian facades in the neighborhood. The ground floor facade will be built with prefabricated concrete and storefronts for combination of durability and visibility, respectively.

Except where the building volume shifts from a 4-story to 8-story mass, the units are mostly stacked. In addition to the large semi-public gathering court at the entry, there is a large open space for residents off of the elevator lobby and management office suite. There will be a series of green outdoor spaces on the roof (not accessible to the public or residents), on the 5th floor, and on the ground floor for stormwater management combined with landscape. Additionally, the 5th floor terrace will provide urban agriculture for vegetable production managed by a professional group. The building is employing Passive House standards for efficient exterior construction requiring a high level of air tightness and continual filtered fresh air circulation with individual ERV (Energy Recovery Ventilators) for units for energy savings and resident comfort. The all-electric building will have photovoltaic panels to offset energy consumption.

Avg Unit SF by type:	0-brdm avg sf: 350 sf 1-brdm avg sf: 500 sf 2-brdm avg sf: 750 sf 3-brdm avg sf: 1,000 sf
Residential SF:	128,289
Circulation SF:	30,770
Parking Garage SF:	N/A
Common Area SF:	16,000
Building Total SF:	193,739
Ground Floor Commercial SF	11,180
Other SF: – Back of House (trash room, bike room, maintenance and janitorial)	7,500

4.3. Construction Supervisor/Construction Representative's Evaluation

The architects OMA/AMO and Y.A. Studio provided 100% Design Development Drawings on March 3rd, 2022, with the corresponding cost estimate provided six weeks later on April 15th, 2022.

In the intervening months between 100% Schematic Design and 100% Design and to reduce construction costs, the floor plans have simplified an interior northeast courtyard that had a curved wall (not visible to the public) and has been changed to conventional right-angle intersection of straight walls.

The ground floor's configuration has been revised and removed the barrier/fence on Stanyan Street that separated the landscaped courtyard from the public. The proposed uses remain the same with a residential entry along Stanyan Street, a café (northwest corner), TAY Center (northeast corner), childcare (southeast corner), tech training Center, senior services, residential offices/services and community space.

The Project has submitted a revised Site Permit for the 8-story building with 160 residential units to SFDBI. Planning's plan-check comments include the requirement for "bird-safe glazing" which will add \$670K to the construction cost. Planning and the Street Design Advisory Team (SDAT) indicated new sidewalk bulb-outs at the corner of Stanyan and Waller Streets. The sidewalk bulb-outs would require the traffic signal to be relocated and extensive regrading and reworking the intersection's crosswalks. Given the initial cost estimate for the sidewalk bulb-outs would add an additional \$400K to \$450K to the construction cost, SDAT has granted an exemption to these sidewalk bulb-outs. Since DPW has indicated that the existing corner curb ramps do not meet the current DPW accessibility requirements, the design team is reconfiguring the curb ramps to avoid an additional sidewalk bulb-out. Also, Planning may allow the bird-safe glazing requirement to be limited to the lower six stories and Planning's determination is still pending.

Given the curved walls and the unconventional exterior façade materials of GFRC with large 6' x 6' window panels, the on-going concern has been the steady increase in the construction cost

estimate. The initial 8-story Conceptual Design Cost Estimate presented by Cahill/Hercules in July 2021 was \$108MM and the 100% Schematic Design Cost Estimate in November 2021 was \$112.4MM. Value-engineering measures were incorporated and resulted in a reduced cost estimate in December 2021 to \$111.2MM. The current 100% Design Development Cost Estimate is \$121.3MM, an increase of \$10MM over budget. Unfortunately, material costs are rising dramatically due to inflation, supply-chain issues and the non-competitive bidding environment and appears to account for \$2MM of the \$10MM cost increase.

Adding the 5% Owner's Contingency to \$121.3MM, the total construction cost would be \$127.4MM and the Cost Comparison Chart indicates that the cost per square foot is 18% over the average.

The Project Team has compiled an extensive Value-Engineering List and has indicated that possibly \$3MM in cost savings can be realized, given the design.

If the \$121.3MM is reduced to \$118.3MM and adding the 5% Owner's Contingency, the total construction cost would be \$124.3MM, resulting in a cost per square foot 15% over the average. Pricing for many of the items on the Value-Engineering List is still pending and once pricing has been provided, the Project Team and MOHCD can further evaluate whether the cost reduction can reach the higher \$5MM to \$6MM level.

4.4. Commercial Space.

- Space Description. The Sponsor plans to include five (5) commercial spaces at 700-730 Stanyan Street. The team anticipates that the ground floor will consist of the following commercial uses:
 - Early childhood education center (ECEC), which will be operated by a non-profit service provider (3,754 sf and 3,100 sf of outdoor playground space). The Sponsor issued an RFP and there were four respondents. The Sponsor has developed a letter of intent to allow The Felton Institute to serve as the operator.
 - Senior center operated by a non-profit service provider (1,912 sf).
 - Tech-related job training center operated by a non-profit service provider (1,603 sf)
 - Drop-in center for TAY operated by third party service provider charged with service provision for the building's TAY residents (1,581 sf)
 - A restaurant or low-cost food business potentially operated by a non-profit service provider. (2,330 sf)

An RFP was issued for the senior center in 2021, and no responses were received. The RFP was issued during a period of the COVID-10 pandemic when many similar centers suspended operations. The Sponsor intends to re-issue the RFP as the Project moves closer to construction. In the event there is a lack of interest in such a space, the Sponsor may consult with interested neighborhood stakeholders, and consider other community-serving uses, including but not limited to an expanded ECEC.

The Sponsor is planning on creating a master commercial lease with 730 Stanyan Associates, LP, and the management will be provided by Ventura Partners.

The Sponsor opted not to create a separate condominium(s) for the commercial space, based

on advice from counsel, increased legal costs, and presence of a separate master lease as required by the City.

- Commercial Leasing Plan. The five commercial spaces listed above are currently being located on the ground floor with the ECEC facing the quieter Waller Street, TAY services and Tech Training facing more vibrant Haight Street, the affordable food option facing the corner of Haight and Stanyan (toward Golden Gate Park), and the Senior Center at the corner of Stanyan and Waller. These locations are based on input from the community as the spaces are intended to serve both the residents and the surrounding community. The Sponsor has worked closely with SF Office of Early Care and Education and Low-Income Investment Fund (LIIF) to make sure there was funding available for project management for a smaller BIPOC organization interested in applying but in need of support. The Sponsor provided a second opportunity for RFQ responses with additional outreach for smaller BIPOC organizations to potentially be eligible and set up individual interviews with all applicants to learn more about the organizations while also providing information on the process and requirements. The Sponsor intends to take similar approaches with other spaces by working with key agencies and/or organizations that could provide additional outreach and support.
- Commercial Operating Pro Forma. Since the commercial spaces are intended to be run by non-profits and will provide the services for the future residents as well as the neighborhood, the current proforma does not reflect any commercial income. As partners are selected throughout 2022-2023, the Sponsor will provide MOHCD with updated commercial income and expense projections.

All five spaces are anticipated to be built to MOHCD's warm shell standard as described in the Commercial Space Policy. This involves construction costs of \$3,145,572. While the commercial landscape will continue to be impacted by the COVID-19 pandemic, the Sponsor is exploring ways to ensure the success of the commercial spaces, particularly the Café/Chef incubator space. The Sponsor is currently working with Linda Esposito, responsible for La Cocina's Municipal Marketplace, to assemble a market study to assess the potential rent and the appropriate program. Commercial tenants will be expected to pay for common area maintenance of commercial spaces, and water and electric service will be separately metered. The ECEC will also pay expenses associated with the dedicated outdoor playground.

- Tenant Improvement Build Out. In the ECEC RFP and well as the upcoming RFQs, the Sponsor has included a budget for the provider based on rough estimating of \$400-\$500/sf for Tenant Improvement (TI) build-out costs. The respondents are required to provide their financial strategy for the cost of the build-out within their financial plan and how they plan to manage the process. The Sponsor is also giving the potential providers an option to contract directly with the architect, YA studio, for the TI design work and provide MOHCD with any plan for collaboration with the Sponsor. However, ultimately, it will be up to the provider to come up with the necessary funding and bring on the right design partner and contractor for the final build-out. MOHCD is requiring the provider to share their approval plan prior to proceeding.

- 4.5. Service Space. The office suite provided on the ground floor, totaling 4,139 sf, will include property management and leasing offices along with resident services offices for serving the residents. Each office is around 300 sf, large enough to accommodate a working desk and a meeting table for four. The ground floor will also include dedicated space for supportive services staff, supported by HSH LOSP agreements for both families (20 units) and the TAY Population (for 20 units subject to LOSP funding), in collaboration with TAY Drop-in Center under the commercial spaces. The office areas are expected to provide sufficient space and accessibility to serve various support needs. Pending further discussion with HSH, the Sponsor and HSHS may seek to increase the number of LOSP units to fund a total of 50 LOSP units, consisting of 20 Family and 30 TAY units. The services space would be expected to accommodate possible increases in staffing to support LOSP units.
- 4.6. Communications Wiring and Internet Access. The proposed Project would be expected to comply with the September 2021 MOHCD Communications Systems Standards. The current scope of work includes at least three (3) options, including City fiber, Comcast, and AT&T for the future residents to choose from. Residents will receive free internet access through City fiber.
- 4.7. Public Art & Native American Land Acknowledgement Component. On February 17, 2022, the Sponsor released a Public Art RFQ including a free five-week workshop hosted by Forecast for artists to cover practical and tactical matters, such as contracting, insurance and community engagement to open opportunities to potential BIPOC artists. The selection of the artist process will involve community engagement. In addition to the information posted on the Project website, which is in four different languages, Forecast is using its extensive network for distribution of information to artists at all levels. As part of the artist selection panel, the director of African American Art and Culture Complex, along with a senior representative member from the community, are using their network to reach local artists. Additionally, the RFQ has been distributed to Mo'Magic, Hunters Point Shipyard Artists, SF Arts Commission, and neighborhood organization, and paper copies were provided at the Park Branch Library and the local grocery store for those who may not have access to the internet.

In addition to public art at multiple exterior locations, the Project will be the first to meet City Planning's AB 168 agreement process to pay tribute to Native American land that the Project will be built on. The public art selection panel will score RFQ responses and select three finalists by June 16, 2022.

4.8. Marketing, Occupancy, and Lease-Up

The Project is intended to house family, TAY and homeless populations. MOHCD's marketing policies and procedures will be applied to all units except the one on-site manager's unit. The following preferences will apply (subject to a 25% maximum due to State HCD funding):

1. Certificate of Preference Program
2. Displaced Tenants Housing Preference
3. Neighborhood Residential Housing Preference
4. Live/Work in San Francisco

Units set aside for 20 homeless family households and 20 TAY households will not be included in the lottery. Referrals will be made by HSH through Coordinated Entry.

Conditions related to preparation of a marketing plan, as early as 18 months in advance of start of operations, are intended to advance the City's racial equity goals.

The Sponsor is currently assembling an Affirmative Marketing Plan for outreach to not only the underserved BIPOC population in District 5, but also low-income seniors. The current units are at maximum 80% MOHCD rents to address the requirement that all rents for all units be set at least 10% below the market, particularly the studios and one-bedroom units.

4.9. Relocation. N/A. The Project site is a former McDonald's restaurant and is now a vacant lot.

5. DEVELOPMENT TEAM

Development Team			
Consultant Type	Name	SBE/LB E	Outstanding Procurement Issues
Architect	YA Studio, prime architect to OMA	Y	N
Landscape Architect	GLS	Y	N
JV/other Architect	OMA	N	N
General Contractor	Cahill (50%) and Hercules (50%)	Y	N/A
Owner's Rep/ Construction Manager	Kango Development	N	N
Financial Consultant	California Housing Partnership	N	N
Civil Engineer	UDCE	Y	N
Dry Utilities	UDCE	Y	N
Geotechnical Engineer	Langan + Divis (35%)	Y	N
Environmental Consulting	Langan + Acumen (35%)	Y	N
Landscape Architect	GLS	Y	N
Structural Engineer	Mar Structural Design	Y	N
MEP	Engineering 350	Y	N
Energy Consulting	Thornton Tomasetti	N	N
Lighting	Dot Dash	N	N
Acoustical Engineer	CSDA	Y	N
Waterproofing Consulting	McGinnis Chen Asso.	N	N
Legal	Gubb & Barshay	N	N
Signage Consultant	Volume SF	Y	N
PHIUS Certifier	Basalti, Inc.	TBD	N
Services Provider	TNDC + partner service providers to be selected	N and TBD	N and TBD

5.1. Procurement Plan. There are no procurement issues at this time. The Sponsor has selected Cahill and Hercules, a joint venture, as the General Contractor. The Contract Monitoring Division (CMD) has approved this selection and the team's plan to achieve a goal of 20% Local or Small Business Entrepreneur (L/SBE) participation.

Workforce goals are established by the San Francisco Office of Economic and Workforce Development (OEWD) based upon the funding sources, and L/SBE goals are set by CMD based upon the type of construction and size of the Project. Most of MOHCD's projects range between 20% and 26% L/SBE participation. The Sponsor will provide more information on goal progress as the general contractor brings on subcontractors.

5.2. Opportunities for BIPOC-Led Organizations.

The Sponsors are both BIPOC-led organizations and approach their work through a lens of racial and economic justice. Both strive to operationalize equity in their respective organizations, to effectively work in service to and in partnership with people. The Sponsors aim to partner with organizations who share their values and demonstrate their commitment to racial equity and inclusion. Their RFQ/P for partnerships on the Project begins with the Racial Equity statement and seeks out financial support opportunities with City agencies and other grants, as well as training opportunities such as management support or the free 5-week artist workshop for the Public Art RFQ to help address the challenges even in applying.

6. FINANCING PLAN (See Attachment F for Cost Comparison of City Investment in Other Housing Developments; See Attachment G and H for Sources and Uses)

6.1. Prior MOHCD/OCII Funding: Predevelopment Funding

Loan Type/ Program	Loan Date	Loan Amount	Interest Rate	Maturity Date	Repayment Terms	Outstanding Principal Balance	Accrued Interest to Date
ERAF and AHF Inclusionary	12/18/2020	\$4.5MM	3%	55 years	Residual Receipts	\$2,258,294.47	\$83,150.72
Total:		\$4.5MM					

6.2. Disbursement Status. Draws 1- #12 have been submitted for disbursement from Predevelopment funds. At this time, there is a total of \$3,282,228.6 drawn per Draw #12 out of total \$4,500,000 of predevelopment funds.

6.3. Fulfillment of Loan Conditions. Below is the status of Loan Conditions since this Project was last at Loan Committee for a Predevelopment Loan on October 2, 2020.

Recommended conditions prior to financing gap:

1. Sponsor to provide MOHCD with detailed monthly updates on Community Outreach completed, outcomes achieved related to racial equity goals, and commercial-use.

- programming (this may be included in the standard MOHCD monthly report form). **Status:** In progress
2. Sponsor will evaluate both a 6-story and an 8-story development plan to determine how to maximize development potential on the site while keeping the cost to the City to the amount budgeted by MOHCD. **Status:** Completed. 8-story development plan chosen by MOHCD.
 3. Sponsor will provide operating and development budgets that meet MOHCD underwriting guidelines and commercial space policy requirements. **Status:** In progress
 4. Sponsor to provide MOHCD with a services plan and proposed staffing levels that meet MOHCD underwriting standards prior to gap loan approval. Any changes to the current proposed staffing will need to be presented to MOHCD at least 90 days prior to gap loan approval. **Status:** Completed.
 5. Sponsor will work with the architect to establish an acceptable fee, subject to MOHCD approval, in keeping with the MOHCD Fee Proposal Guidelines for Architect and Engineering Basic Services. **Status:** Completed.
 6. Sponsor will provide signed LOIs from commercial tenants as they come available. **Status:** In progress
 7. Sponsor will provide MOHCD with information outlining cost containment, efficiencies and innovation strategies to reduce overall project costs and maximize efficiency of MOHCD gap loans. **Status:** In progress
 8. Sponsor to model leveraging additional debt to bring DSC down to MOHCD standard of 1.10. **Status:** In progress.
 9. Sponsor will provide Commercial Space Plan to MOHCD no less than 90 days prior to Loan Committee date for gap loan. **Status:** In progress.
 10. Sponsor to work with MOHCD and HSH to establish the LOSP budget and income restrictions for the referrals from Coordinated Entry, noting HSH's request to have some units with rent restrictions up to 50% AMI. **Status:** Completed
 11. Sponsor will provide for MOHCD review any Request for Proposals (RFPs) for equity investors before it is finalized and released for investors. **Status:** To be provided.
 12. Sponsor will provide for MOHCD review all raw financial data from developer or financial consultant prior to selection of investor/lender. **Status:** To be provided.
 13. Sponsor will provide for MOHCD review and approval of all selected investors. **Status:** To be provided upon selection of investors.
 14. Sponsor will provide for MOHCD review and approval of all Letters of Intent from financial partners. **Status:** To be provided
- Post-Closing Recommended Condition:
Sponsor will provide initial draft marketing plan within 18 months of anticipated TCO, outlining the affirmative steps TNDC will take to market the project to the City's preference program participants, including COP Holders, Displaced Tenants, and Neighborhood Residents, as well as how the marketing is consistent with the Mayor's Racial Equity statement and promotion of positive outcomes for African American San Franciscans.

6.4. Proposed Permanent Financing

6.4.1. Permanent Sources Evaluation Narrative

Due to the MOHCD directive to change the building design from a 6-story building with 120 units, to an 8-story building with 160 units halfway through Design Development, the Design/Engineering team had to redesign the building, which took additional four months. This has substantially increased the overall design/engineering fee during the pre-development phase by over \$750K.

Other unforeseen increase in costs include marketing costs associated with intensive community outreach --cost of website design, social media updates, posters and flyer printing, translation costs, furniture/equipment rental for in-person meetings, etc. -- and hiring of additional consultants to provide outreach to and training for potential BIPOC partners. There is also an increased Construction Management fee due to increased project timeline, and legal and financial consulting fees on issues related to senior housing, commercial spaces, and changing regulations.

6.5. Proposed Permanent Financing

- 6.5.1. Permanent Evaluation Narrative: The Borrower proposes to use the following sources to permanently finance the Project as shown below. The mix of loans and grants appears to represent an appropriate attempt to maximize non-City sources of funds.
- MOHCD Perm/Construction Loan: \$42,416,759 at 3% Residual Receipts over a 55 year term.
 - MOHCD No Place Like Home Loan: \$8,583,241 at 0% Residual Receipts over a 55 year term.
 - Accrued Deferred Interest – MOHCD: \$776,377
 - Private mortgage Perm Loan (\$4,674,000): Lender unknown & currently assuming 5.15% interest over a 15-yr term.
 - 4% Tax Credit Equity (\$66,473,569): \$0.93 per credit pricing assumed. Sponsor will consider applying for 4% State Tax Credits (instead of Federal LIHTC 4% tax credits) based on further consultation with MOHCD.
 - HCD MHP Loan: SuperNOFA announced on March 30, 2022. MHP - \$20,016,000 request at 3% interest over 55-yr term.
 - Infill Infrastructure Grant: - \$5M grant request, part of SuperNOFA. Applications for both due July 12, 2022.
 - AHP (\$1,000,000): 55 years at 0%.
 - Deferred Developer Fee (\$600,000).
 - General Partner Equity and Capital Contribution (\$500,000 + \$100): \$500,100

For reference, the tax-exempt construction bond loan is estimated to be in the amount \$77.8 million, at 3.98% interest, with a term of 34 months.

6.5.2 CDLAC Tax-Exempt Bond Application:

CDLAC Self-Score	
Opportunity Map Resource Level	Highest Resource Category
TCAC Housing Type (new construction only)	Large Family
Bond Allocation Request Amount	\$130,000,000
Total Self-Score (out of 120 points)	111
Tiebreaker Score	112.78%

6.5.3 HOME Funds Narrative: N/A

6.5.4 Commercial Space Sources and Uses Narrative:
See "Operating Proforma" under Section 4.5.

6.5.5 Permanent Uses Evaluation:

Development Budget		
Underwriting Standard	Meets Standard? (Y/N)	Notes
Hard Cost per unit is within standards	N	\$776,217/unit exceeds the average for projects in predevelopment. This is due in part to the unique building design, three street frontages necessitating improved wall treatments, elements such as curved exterior walls, warm shell improvements for commercial spaces, and a recent spike in overall construction costs.
Construction Hard Cost Contingency is at least 5% (new construction) or 15% (rehab)	Y	Hard Cost Contingency is 5.2%
Architecture and Engineering Fees are within standards	N	Fee has increased due to redesign from a 6-story to an 8-story building during 50% DD.
Construction Management Fees are within standards	Y	Keeping to MOHCD underwriting guidelines

Developer Fee is within standards, see also disbursement chart below	Y	Project management fee: \$2,200,000 At risk fee: N/A Deferred fee: \$600,000 GP equity: \$500,000 Commercial fee: N/A Total fee: \$3,300,000
Consultant and legal fees are reasonable	Y	Fee has increased due to redesign from a 6-story to an 8-story building at 50% DD and extended timeline.
Entitlement fees are accurately estimated	Y	
Construction Loan interest is appropriately sized	Y	
Soft Cost Contingency is 10% per standards	N	Soft Cost Contingency is 7%
Capitalized Operating Reserves are a minimum of 3 months	Y	Capitalized Operating Reserve is equal to 3 months

6.5.6 Developer Fee Evaluation: *The milestones for the payment of the developer fee to the sponsor are specified below:*

Total Developer Fee:	\$3,300,000.	
Project Management Fee Paid to Date:	\$330,000.	
Amount of Remaining Project Management Fee:	\$770,000.	
Amount of Fee at Risk (the "At Risk Fee"):	\$1,100,000	
Amount of Commercial Space Developer Fee (the "Commercial Fee"):	N/A	
Amount of Fee Deferred (the "Deferred Fee"):	\$600,000.	
Amount of General Partner Equity Contribution (the "GP Equity"):	\$500,000.	
Milestones for Disbursement of that portion of Developer Fee remaining and payable for Project Management	Amount Paid at Milestone	Percentage Project Management Fee
[Predevelopment milestone #1] Paid to Date	\$330,000	30%
[Predevelopment milestone #2]	\$220,000	20%
Construction close	\$220,000	20%
[Construction milestone #1]	\$110,000	10%
[Construction milestone #2]	\$110,000	10%
Project close-out	\$110,000	10%
Milestones for Disbursement of that portion of Developer Fee defined as At-Risk Fee	N/A	Percentage at Risk Fee
100% lease up and draft cost certification	\$220,000	20%

Permanent conversion	\$550,000	50%
Project close-out	\$330,000	30%

7. PROJECT OPERATIONS (See Attachment I and J for Operating Budget and Proforma)

7.1. Annual Operating Budget.

Local Operating Subsidy Program. The Project includes rental subsidies for 40 LOSP units with an assumed 2% annual average income increase.

7.2. Annual Operating Expenses Evaluation.

Operating Proforma		
Underwriting Standard	Meets Standard? (Y/N)	Notes
Debt Service Coverage Ratio is minimum 1.1:1 in Year 1 and stays above 1:1 through Year 17	N	DSCR is 1.181 at Year 1 and 1 at Year 15, with the perm loan term ending at year 15.
Vacancy meets TCAC Standards	Y	Vacancy is 5%
Annual Income Growth is increased at 2.5% per year or 1% for LOSP tenant rents	N	Income escalation factor is 2% for income to be consistent w/typical investor protections. LOSP tenant rents will escalate at 1%. This is consistent with underwriting guidelines used by the Sponsor.
Annual Operating Expenses are increased at 3.5% per year	N	Expenses escalation factor is 3% to be consistent w/ typical investor projections. This is consistent with underwriting guidelines used by the Sponsor.
Base year operating expenses per unit are reasonable per comparables	Y	Total Operating Expenses are \$13,631 per unit
Property Management Fee is at allowable <u>HUD Maximum</u>	Y	Total Property Management Fee is \$124,800/yr or \$65 PUPM
Property Management staffing level is reasonable per comparables	N	Property management staff includes 11.74 FTE. See Section 7.3 for analysis

Asset Management and Partnership Management Fees meet standards	Y	Annual AM Fee is \$23,460/yr Annual PM Fee is \$12,171/yr
Replacement Reserve Deposits meet or exceed TCAC minimum standards	Y	Replacement Reserves are \$500 per unit per year
Limited Partnership Asset Management Fee meets standards	Y	\$5,000

- *Major operating budget cost drivers:* Insurance, Utility costs (water and electricity), Maintenance fee, and Personnel Expenses.
- *Reserves:* Replacement Reserves of \$500/unit or \$80K/year.

7.3. Annual Operating Expenses Evaluation.

7.4. Staffing Summary.

The operating budget for the proposed Project features staffing for overall building operations; for services support for the 119 units that are not LOSP subsidy units.

Supportive services staffing for all non-LOSP subsidized units, is included within the operating budget at the staff count to unit count rate of nearly 1:100 (1 staff member for 119 units). See Section 8.1 for more information.

Operations Staffing Table*	FTE
General Manager	1
Assistant General Manager	1.5
Desk Clerk Salaries (TNDC Employees)	4.2
Assistant Facilities Manager	0.04
Janitor & Cleaning	2
Maintenance	2
Total	10.74

The overall janitorial and maintenance staffing does appear higher than other similar sized buildings, such as Potrero Block B, which is a 157-unit building and features 1 FTE Janitor, 1 FTE Maintenance Supervisor, and 1 FTE Maintenance Technician. The Sponsor indicated the number of janitors and maintenance staff (4 FTE instead of 3 FTE) is warranted given the nature of the Project site, the mix of residents, the presence of commercial spaces such as an ECEC, green roof, and a large number of community features such as outdoor gathering areas. Staff supports this request.

The inclusion of 4.2 FTE desk clerks will allow for 24-hour desk coverage, at a site that does not include separate contracts for security staff.

7.5. Income Restrictions for All Sources.

UNIT SIZE		MAXIMUM INCOME LEVEL		
NON-LOTTERY	No. of Units	MOHCD	TCAC	Tenant Assistance Payment Notes
0 BR – [LOSP]	10	25% MOHCD AMI	20% TCAC AMI	10 units for TAY (5 of which are NPLH)
1 BR – [LOSP]	12	25% MOHCD AMI	20% TCAC AMI	10 units for TAY (5 of which are NPLH), 2 units for Family
2 BR – [LOSP]	8	25% MOHCD AMI	20% TCAC AMI	8 units for Family (5 of which are NPLH)
3 BR – [LOSP]	10	25% MOHCD AMI	20% TCAC AMI	10 units for Family (5 of which are NPLH)
Sub-Total	40			
LOTTERY				
0 BR	7	30% MOHCD AMI	25% TCAC AMI	
0 BR	18	50% MOHCD AMI	40% TCAC AMI	8 Non-LOSP TAY
Sub-Total	25			
1 BR	4	30% MOHCD AMI	25% TCAC AMI	
1 BR	13	50% MOHCD AMI	40% TCAC AMI	2 Non-LOSP TAY
1 BR	13	60% MOHCD AMI	50% TCAC AMI	
Sub-Total	30			
2 BR	3	30% MOHCD AMI	25% TCAC AMI	
2 BR	3	50% MOHCD AMI	40% TCAC AMI	
2 BR	4	60% MOHCD AMI	50% TCAC AMI	
2 BR	9	75% MOHCD AMI	55% TCAC AMI	
2 BR	15	80% MOHCD AMI	60% TCAC AMI	
Sub-Total	34			
3 BR	2	30% MOHCD AMI	25% TCAC AMI	
3 BR	2	50% MOHCD AMI	40% TCAC AMI	
3 BR	4	60% MOHCD AMI	50% TCAC AMI	
3 BR	9	75% MOHCD AMI	55% TCAC AMI	
3 BR	13	80% MOHCD AMI	60% TCAC AMI	
Sub-Total	30			
STAFF UNITS				
1 BR	1			
TOTAL				
PROJECT AVERAGE		51%	40%	
AVERAGE FOR LOTTERY UNITS ONLY		60%	47%	

7.6. MOHCD Restrictions.

Unit Size	No. of Units	Maximum Income Level
0 BR	10	25% of Median Income
0 BR	7	30% of Median Income
0 BR	18	50% of Median Income
1 BR	12	25% of Median Income
1 BR	4	30% of Median Income
1 BR	13	50% of Median Income
1 BR	13	60% of Median Income
2 BR	8	25% of Median Income
2 BR	3	30% of Median Income
2 BR	3	50% of Median Income
2 BR	4	60% of Median Income
2 BR	9	75% of Median Income
2 BR	15	80% of Median Income
3 BR	10	25% of Median Income
3 BR	2	30% of Median Income
3 BR	2	50% of Median Income
3 BR	4	60% of Median Income
3 BR	9	75% of Median Income
3 BR	13	80% of Median Income
1 BR	1	Manager's Unit

7.7 Local Operating Subsidy Program (LOSP) & No Place Like Home (NPLH) Units

The property will feature 40 apartments with operating funds provided under a separate Local Operating Subsidy Program (LOSP) contract administered by MOHCD and HSH, to provide ongoing supportive housing services. Through 15-year grant agreements with MOHCD and HSH, which are subject to annual appropriations by the City's Board of Supervisors, LOSP pays the difference between the cost of operating housing for persons experiencing homelessness and all other sources of operating revenue for a given project, such as tenant rental payments and other operating subsidies.

Capital costs for 20 of the 40 proposed LOSP Subsidy units will also be funded through the State's No Place Like Home (NPLH) program. The NPLH program dedicates up to \$2 billion in State bond proceeds, across California, for the development of permanent supportive housing, for persons who are in need of mental health services and are experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness.

A breakdown of LOSP units, by bedroom type, as well as NPLH units for TAY and NPLH units for Families is provided in the table below.

Unit Type	Total LOSP Subsidy Restricted Units	NPLH For Families	NPLH for TAY
Studio	10	0	5
1BR	12	0	5
2BR	8	5	0
3BR	10	5	0
Total Units	40	10	10

8. SUPPORT SERVICES

8.1. Services Plan.

The services plan is still to-be-determined. The Sponsor is currently identifying service partners for TAY Services & Drop-in Center, Tech Training, Senior Center, and Affordable Food option. The Sponsor recently selected Felton Institute as the provider for Early Childhood Education (ECE). TNDC Social Workers will provide support services for the family units at 730 Stanyan, including the units set aside for homeless households, while TNDC will likely partner with a 3rd party service provider for service provision to the TAY units.

Funding for support services for all 20 LOSP Family and 20 LOSP TAY units will be funded separately through an agreement between HSH and the Sponsor, at the staff count to unit count rate of 1:20.

Services Staffing Table	FTE
HSH Funded 3rd Party Service Provider for TAY (1:20 per HSH)	1
HSH Funded TNDC Service Provider for LOSP Families (1:20 per HSH)	1
TNDC Operating Expense Funded Service Provider for non-LOSP Families & TAY (119 units) (1:100 per MOHCD)	1

8.2. Services Budget.

The MOHCD staff will continue to work with the Sponsor to ensure that the budget meets MOHCD underwriting guidelines and HSH requirements.

For the 119 units not intended for formerly homeless TAY (20 LOSP units) or formerly homeless Families (20 LOSP units), the Sponsor will include 1 FTE TNDC staff member, funded through operations.

Family Units for Formerly Homeless:

The Sponsor has proposed that 1 FTE TNDC staff member provide services to the families who were formerly homeless (20 LOSP units). This would be funded through a separate budget funded by HSH.

TAY for Formerly Homeless:

The Sponsor has proposed 1 FTE HSH funded 3rd party service provider for TAY residents in 20 LOSP designed units. While the development team has had preliminary discussions with HSH about the service plan, the service plan will require separate HSH approval.

8.3. HSH Assessment of Service Plan and Budget.

HSH has conferred with the Sponsors and tentatively approved a staffing plan and budget to provide services to the LOSP units, and the portion of LOSP units that are also NPLH units. The Sponsor has proposed to staff the support services provided to families in LOSP units, and to procure a separate contracted provider to provide support services to TAY in LOSP units.

The staffing plan would utilize staff to unit ratios of 1 staff member for every 25 LOSP units. Support services for all non-LOSP subsidy units are included in the overall operating budget and would not be funded through the HSH supportive services budget.

9. STAFF RECOMMENDATIONS

9.1. Proposed Loan/Grant Terms

Financial Description of Proposed Loan	
Loan Amount:	\$52,000,000
Loan Term:	55 years
Loan Maturity Date:	2077
Loan Repayment Type:	Residual Receipts
Loan Interest Rate:	3%; 0% for NPLH portion in amount of \$8, 583,241
Date Loan Committee approves prior expenses can be paid:	To Be Provided

9.2. Recommended Loan Conditions

1. Sponsor must provide MOHCD with detailed monthly updates via the MOH Monthly Project Update, including on:
 1. Community outreach completed,
 2. Outcomes achieved related to racial equity goals, and
 3. Commercial-use programming.
2. Sponsor must provide operating and development budgets that meet MOHCD Underwriting Guidelines and MOHCD Commercial Space Underwriting Guidelines.
3. Sponsor must provide MOHCD with a services plan and proposed staffing levels that meet MOHCD underwriting standards prior to gap loan approval. Any changes to the current proposed staffing will need to be presented to MOHCD at least 90 days prior to gap loan approval.
4. Sponsor must work with MOHCD staff and project's General Contractor to Value Engineer construction budget [include applicable goal, for example: with the goal of reducing construction costs inclusive of contractor contingency, bid contingency and escalation to start of construction].
5. Sponsor must work with MOHCD staff to revise unit mix [include applicable goal, for example: so that the project will include a higher number of units serving households at 50% MOHCD AMI.
6. Sponsor must provide signed LOI/s from commercial tenants prior to MOHCD's gap loan closing.
7. Sponsor must provide MOHCD with information outlining cost containment, efficiencies and innovation strategies to reduce overall project costs and maximize efficiency of MOHCD gap loans.

8. Sponsor must provide Commercial Space Plan to MOHCD no less than 90 days prior to Loan Committee date for gap loan, including outcomes achieved related to racial equity goals.
9. Sponsor to work with MOHCD and HSH to establish the LOSP budget and income restrictions for the referrals from Coordinated Entry.
10. Sponsor must: a) provide for MOHCD review of the Request for Proposals (RFP) for equity investors and lenders before it is finalized and distributed; b) provide for MOHCD review of all raw financial data from developer or financial consultant prior to selection; c) provide for MOHCD review and approval of all selected investors and lenders; and, d) provide for MOHCD review and approval of all Letters of Intent from financial partners.
11. Sponsor must provide initial draft marketing plan within 12 months of anticipated TCO, outlining the affirmative steps they will take to market the Project to the City's preference program participants, including COP Holders, Displaced Tenants, and Neighborhood Residents, as well as how the marketing is consistent with the Mayor's Racial Equity statement and promotion of positive outcomes for African American San Franciscans.
12. Sponsor must provide quarterly updated response to any letters requesting corrective action.
13. Sponsor must submit an updated 1st year operating budget and 20-year cash flow – if any changes have occurred – by November 1st before the year the Project will achieve TCO so that MOHCD may request the LOSP subsidy.

10. LOAN COMMITTEE MODIFICATIONS

[N/A or list]

LOAN COMMITTEE RECOMMENDATION

Approval indicates approval with modifications, when so determined by the Committee.

☐ APPROVE. ☐ DISAPPROVE. ☐ TAKE NO ACTION.

Eric D. Shaw, Director
Mayor's Office of Housing

Date: _____

☐ APPROVE. ☐ DISAPPROVE. ☐ TAKE NO ACTION.

Salvador Menjivar, Director of Housing
Department of Homelessness and Supportive Housing

Date: _____

☐ APPROVE. ☐ DISAPPROVE. ☐ TAKE NO ACTION.

Thor Kaslofsky, Executive Director
Office of Community Investment and Infrastructure

Date: _____

☐ APPROVE. ☐ DISAPPROVE. ☐ TAKE NO ACTION.

Anna Van Degna, Director
Controller's Office of Public Finance

Date: _____

- Attachments:
- A. Project Milestones/Schedule
 - B. Borrower Org Chart
 - C. Developer Resumes
 - D. Asset Management Analysis of Sponsor
 - E. Threshold Eligibility Requirements and Ranking Criteria
 - F. Site Map with amenities
 - G. Elevations and Floor Plans, if available
 - H. Comparison of City Investment in Other Housing Developments
 - I. N/A
 - J. Development Budget
 - K. 1st Year Operating Budget
 - L. 20-year Operating Pro Forma

Chavez, Rosanna (MYR)

From: Shaw, Eric (MYR)
Sent: Friday, June 24, 2022 1:37 PM
To: Chavez, Rosanna (MYR)
Subject: PRELIMINARY GAP LOAN COMMITMENT FOR 730 STANYAN

I approve

Eric D. Shaw
Director/ Interim Director HopeSF

Mayor's Office of Housing and Community Development
City and County of San Francisco
1 South Van Ness Avenue, 5th Floor

Chavez, Rosanna (MYR)

From: Menjivar, Salvador (HOM)
Sent: Friday, June 24, 2022 4:22 PM
To: Chavez, Rosanna (MYR)
Cc: Shaw, Eric (MYR)
Subject: GAP LOAN COMMITMENT FOR 730 STANYAN

I approve CCDC and TNDC request for \$52,000,000 in preliminary gap financing and a AHP bridge loan for 730 Stanyan Street, for the development of a 160-unit housing project for families and Transitional Age Youth ("TAY").

Best,

salvador



Salvador Menjivar
Director of Housing

Pronouns: He/Him

San Francisco Department of Homelessness and Supportive Housing
salvador.menjivar1@sfgov.org | 415-308-2843

Learn: hsh.sfgov.org | **Follow:** [@SF_HSH](https://twitter.com/SF_HSH) | **Like:** [@SanFranciscoHSH](https://www.facebook.com/SanFranciscoHSH)

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Chavez, Rosanna (MYR)

From: Colomello, Elizabeth (CII)
Sent: Friday, June 24, 2022 12:06 PM
To: Chavez, Rosanna (MYR)
Cc: Shaw, Eric (MYR)
Subject: Preliminary Gap Loan Request for 730 Stanyan

Hi Rosie-

I approve the subject request on behalf of OCII.

Thanks-

Elizabeth



Elizabeth Colomello
Housing Program Manager

📍 One South Van Ness Avenue, 5th Floor
San Francisco, CA 94103
📞 415.749-2488, Cell 415.407-1908
🏠 www.sfocii.org

Chavez, Rosanna (MYR)

From: Katz, Bridget (CON)
Sent: Friday, June 24, 2022 12:06 PM
To: Chavez, Rosanna (MYR)
Cc: Shaw, Eric (MYR)
Subject: Preliminary Gap Loan Commitment - 730 Stanyan St

Approve

Bridget Katz

Development Finance Specialist, Office of Public Finance
Controller's Office | City & County of San Francisco
Office Phone: (415) 554-6240
Cell Phone: (858) 442-7059
E-mail: bridget.katz@sfgov.org

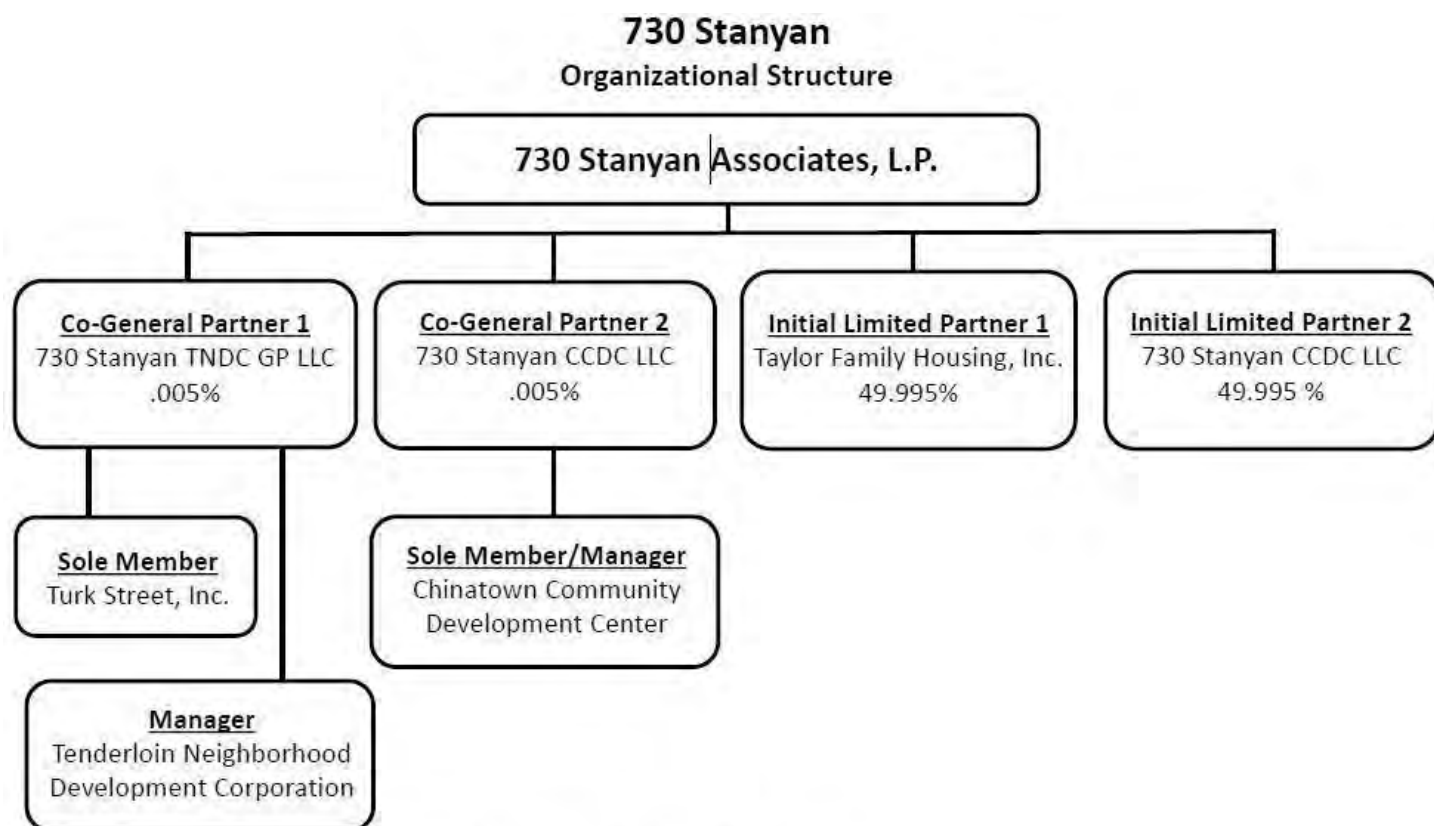
Attachment A: Project Milestones and Schedule

No.	Performance Milestone	Estimated or Actual Date	Notes
A.	Prop I Noticing (if applicable)	<u>Pending</u>	
1.	Acquisition/Predev Financing Commitment	<u>8/21/2020</u>	
2.	Site Acquisition	<u>N/A</u>	
3.	Development Team Selection	<u>01/10/2020</u>	
a.	Architect	<u>5/14/2020</u>	
b.	General Contractor	<u>8/14/2020</u>	
c.	Owner's Representative	<u>5/29/2020</u>	
d.	Property Manager	<u>N/A</u>	
e.	Service Provider	<u>N/A</u>	
4.	Design		
a.	Submittal of Schematic Design & Cost Estimate	<u>12/16/21</u>	
b.	Submittal of Design Development & Cost Estimate	<u>3/25/2022</u>	
c.	Submittal of 50% CD Set & Cost Estimate		
d.	Submittal of Pre-Bid Set & Cost Estimate (75%-80% CDs)	<u>6/24/2022</u>	
5.	Commercial Space		
a.	Commercial Space Plan Submission		
b.	LOI/s Executed		
6.	Environ Review/Land-Use Entitlements		
a.	SB 35 Application Submission	<u>3/19/2022</u>	
b.	CEQA Environ Review Submission		
c.	NEPA Environ Review Submission	<u>N/A</u>	
d.	CUP/PUD/Variances Submission	<u>N/A</u>	
7.	PUC/PG&E		

a.	Temp Power Application Submission		
b.	Perm Power Application Submission		
8.	Permits		
a.	Building / Site Permit Application Submitted	<u>3/19/2021</u>	
b.	Addendum #1 Submitted	<u>6/29/2022</u>	
c.	Addendum #2 Submitted	<u>8/29/2022</u>	
9.	Request for Bids Issued	<u>Q4 2022</u>	
10.	Service Plan Submission		
a.	Preliminary	<u>11/30/2020</u>	
b.	Final		
11.	Additional City Financing		
a.	Preliminary Gap Financing Application	<u>6/2022</u>	
b.	Gap Financing Application	<u>7/2022</u>	
12.	Other Financing		
a.	HCD MHP Application	<u>7/12/2022</u>	
b.	Construction Financing RFP		
c.	AHP Application	<u>3/10/2023</u>	
d.	CDLAC Application	<u>8/9/2022</u>	
e.	TCAC Application	<u>8/9/2022</u>	
f.	HCD IIG Application	<u>7/12/2022</u>	
g.	LOSP Funding Request		
13.	Closing		
a.	Construction Loan Closing	<u>2/1/2023</u>	
b.	Conversion of Construction Loan to Permanent Financing	<u>3/1/2026</u>	
14.	Construction		
a.	Notice to Proceed	<u>4/1/2023</u>	
b.	Temporary Certificate of Occupancy/Cert of Substantial Completion	<u>2/15/2025</u>	

15.	Marketing/Rent-up		
a.	Marketing Plan Submission	<u>10/15/2023</u>	
b.	Commence Marketing	<u>8/15/2024</u>	
c.	95% Occupancy	<u>7/1/2026</u>	
16.	Cost Certification/8609	<u>5/25/2026</u>	
17.	Close Out MOH/OCII Loan(s)	<u>9/1/2026</u>	

Attachment B: Borrower Org Chart



730 Stanyan Associates, L.P., a California limited partnership. EIN: XXX
 730 Stanyan TNDC GP LLC, a California limited liability company. EIN: XXX
 730 Stanyan CCDC LLC, a California limited liability company. EIN: XXX
 Taylor Family Housing, Inc., a California nonprofit public benefit corporation. EIN: 94-3403318
 TBD, a California nonprofit public benefit corporation. EIN: 51-0187791
 Turk Street, Inc., a California nonprofit public benefit corporation. EIN: 94-3297381
 TBD, a California nonprofit public benefit corporation. EIN: XXX
 Tenderloin Neighborhood Development Corporation, a California nonprofit public benefit corporation. EIN: 94-2761808

Attachment C: Development Staff Resumes

CCDC Staffing Capacity:

Kim Piechota, Director of Housing Development

Kim Piechota has over 20 years of experience in affordable housing development, of which 10 are with Chinatown CDC. In her role as Associate Director of Housing Development, Kim helps to develop organizational housing policies, supervises Project Management and Senior Project Management staff, represents Chinatown CDC in housing-related meetings, and performs project management work as necessary. Kim will support the Project Manager through weekly coaching meetings, particularly on critical issues related to financing, contract negotiations, community engagement, and schedule. Kim would devote 10% of her time to supporting Bo on 730 Stanyan.

Bo Han, Senior Project Manager

Bo Han joined Chinatown CDC as a Project Manager in 2019. She completed construction of 1296 Shotwell in 2020, a new concrete building with 94 apartments for low-, very-low, and formerly homeless seniors. She is also managing the bundled rehab of three buildings in Chinatown CDC's portfolio, called the "Throughline" project. Bo brings to the project her 2 decades of experience as an architect at firms including Gensler and Gehry Partners. Her experience includes large-scale mixed-income, mixed-use multifamily projects that balanced market conditions and having the appropriate commercial tenants for the building residents and neighbors. All these efforts required coordination of various stakeholder groups, including direct engagement with the local communities to help address their concerns and perspectives. Bo also holds a Masters in Real Estate from Georgetown University. Bo will manage Throughline until loan closing at the end of March 2022, and 730 Stanyan and take over 772 Pacific in March of 2022. Thereafter she will only manage 772 Pacific and Stanyan, with 50% of her time devoted to each.

TNDC Staffing Capacity:

Under **Senior Director Katie Lamont's** leadership, the Housing Development pipeline has grown to include over \$1 billion of affordable housing activity and will add roughly 1,500 units of affordable housing to TNDC's portfolio over the next five years. Many of these developments will be Type I, or Type V or III over Type I, new construction projects. Prior to joining TNDC in 2012, Katie worked for nearly a decade at Eden Housing, most recently as the Associate Director of Real Estate Development leading business development and entitlements for new construction family, senior, and mixed-use projects.

Senior Project Manager Emily Van Loon joined TNDC in 2016, bringing five years of professional experience in affordable housing. Emily has been critical to the successful rehabilitation of both O'Farrell Towers and the Rosa Parks Apartments. She is managing the

rehab of the Yosemite Apartments and Ambassador Hotel, whose financing plan includes a complicated combination of 4% and 9% credits. Prior to TNDC, she worked at Habitat for Humanity Greater San Francisco, developing affordable homeownership and multi-family opportunities in San Francisco, Marin, and San Mateo Counties. Emily has her undergraduate degree in urban studies from Wayne State University and a Master of Urban and Regional Planning.

Project Manager Hermandeep Kaur joined TNDC in 2018 through the Bay Area Housing Internship Program. She has worked on both new construction and rehab projects during her time with TNDC. She holds a Bachelor of Arts from San Francisco State University. Hermandeep will take responsibility for day-to-day project management with oversight from Emily and support from Lex. Both Emily and Hermandeep worked on the recently completed Rosa Parks Apartments. They have the capacity to give 730 Stanyan the time and attention necessary to bring the project to operations as expeditiously as possible.

Assistant Project Manager Lex Gelb joined TNDC in 2020. She has worked on both new construction and rehab projects during her time with TNDC. She holds a Bachelor of Arts and a Master of City and Regional Planning from UC Berkeley. Lex will support Hermandeep in day-to-day project management.

Attachment D: Asset Management Evaluation of Project Sponsor

TNDC

TNDC has 42 projects in its portfolio, with an additional 17 projects in the pipeline including recapitalization. The average units per project ranges from 75-120.

There are three full-time employees. The department is headed by the Director of Asset Management, with two Asset Managers reporting to the Senior Asset Manager, who reports to the CFO. Each of the three employees in the Asset Management Department have a set number of projects in the portfolio. Each is responsible for developing asset management plans for each property, as well as managing the needs and requests of the partner and/or lender in each of the properties, examining opportunities related to the rental structure/operating subsidies, and developing, when necessary, partner exit strategies and/or resyndication and refinancing strategies for those projects that are approaching Year 15.

Members of the Asset Management Department work closely with other TNDC departments. Each project in development in the Housing Development Department has a multidisciplinary “interdepartmental team” to help inform rehab or new construction scopes in which one or more members of asset management participates.

Additionally, TNDC has a Recapitalization Workgroup, in which all members of the Asset Management Department attend in order to update senior staff members and the Housing Development Department about asset management plans, partner exit strategies and other asset management related activities, challenges and opportunities.

CCDC

CCDC has 33 Projects, with 84 average units per project

- **Sponsor’s current asset management staffing – job titles, FTEs, org chart and status of each**

The Asset Management Department (AM) is comprised of 4.625 FTE:

- Director of Asset Management
- Senior Asset Manager
- Asset Manager
- Asset Management Coordinator
- Asset Management Assistant (25 hours per week)

Their duties are outlined in the job descriptions included at the end of the document. All positions are filled.

- **Description of scope and range of duties of sponsor’s asset management team**

AM monitors the financial and physical health of the portfolio. They produce financial projections for each building in order to monitor the long-term viability of the property. They commission capital needs analysis for each building every five years and monitor the

process of getting all called for repairs and replacements done. They collaborate with the Housing Development Department to develop work-out plans for troubled properties. With the Property Management Department, they set rents at each building according to the various programs and funding sources in place. They are the main point of contact between CCDC and the lenders, partners, and regulators of the portfolio. This includes all periodic reporting.

- **Description of sponsor's coordination between asset management and other functional teams, including property management, accounting, compliance, facilities management, etc.**

AM meets twice-monthly with the Housing Development, Property Management, and Fiscal departments to discuss cross-department topics and coordinate the organization's approach to property and portfolio issues. The Director of Property Management, Compliance Managers, and Property Supervisors, and Fiscal Department are located in the same building as AM, which allows for easy communication and an awareness of each other's roles and challenges.

- **Sponsor's budget for asset management team – shown as cost center for projects in SF**

CCDC does not maintain a separate budget for the Asset Management team since it is part of their Fiscal Department.

- **# of projects expected to be in sponsor's AM portfolio in 5 years and, if applicable, plans to augment staffing to manage growing portfolio**

With respect to the number of projects the Sponsor expects to have in its asset management portfolio in the coming five years, CCDC has provided its Real Estate Owned schedule ("REO schedule." In the next five years, CCDC will add the following projects to the portfolio:

- 2060 Folsom (127 units)
- 1150 3rd Street a.k.a. Mission Bay Block 3E (119 units)
- Treasure Island, with Sword to Plowshares (100 units)
- 730 Stanyan with TNDC (160 units)

A number of other projects are under consideration and may be added to the portfolio. In addition, through the Small Sites program we expect to add 15 to 20 new properties totaling between 60 and 400 units.

AM is a relatively new department and has spent considerable time in the past two years developing and implementing policies and procedures that are improving the quality and efficiency of our work. We expect to be able to add these projects without increasing staffing. The asset management activity that tends to create spikes in our regular work flow is refinancing. If these should prove too great a strain on staffing, we have relationships with very competent consultants who can perform the work for us and charge their time to the project.

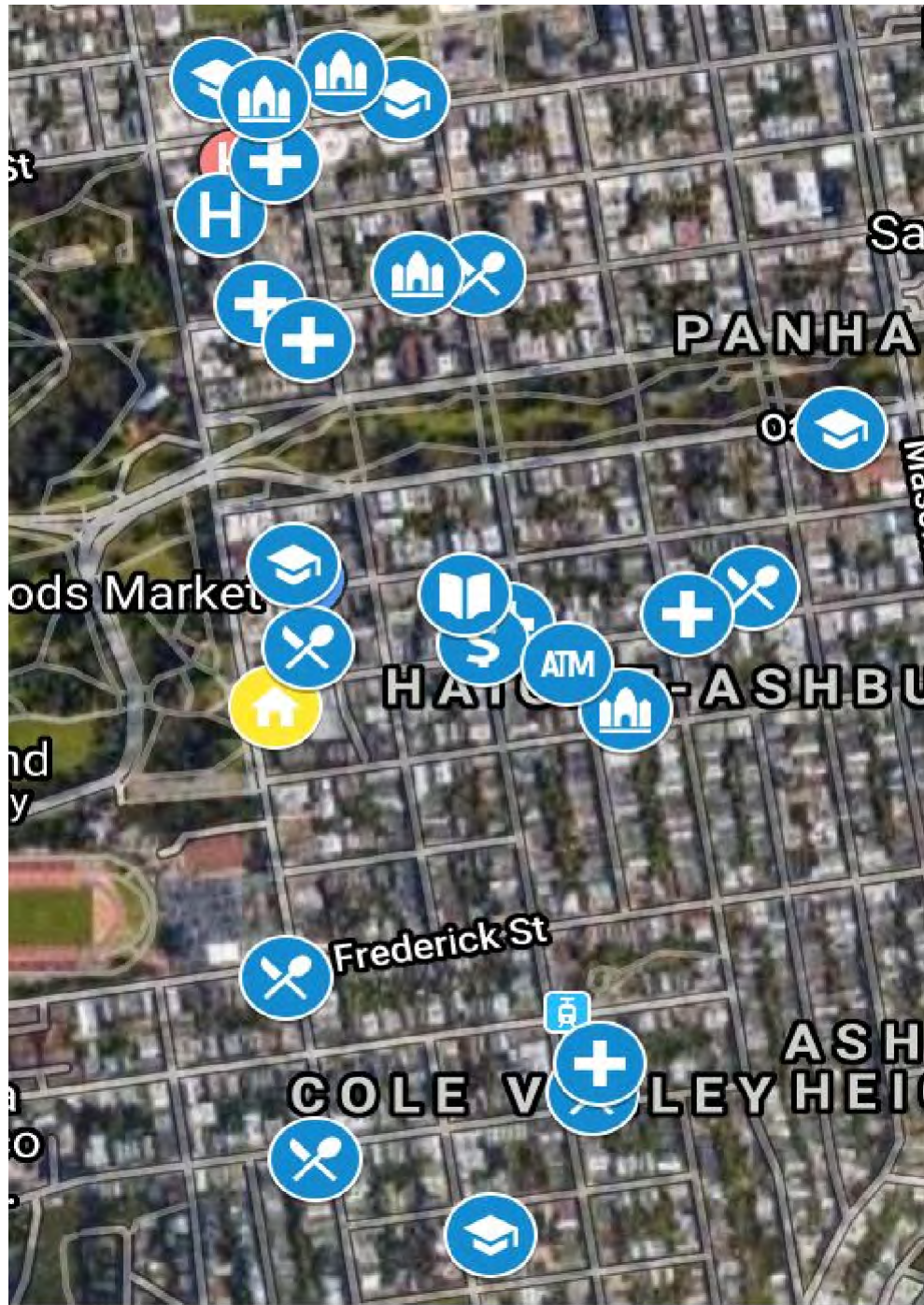
Attachment E: Threshold Eligibility Requirements and Ranking Criteria

The RFQ for developer selection included the following threshold eligibility requirements for the selected developer:

The proposed Development Team must include:

- At least one San Francisco-based non-profit development entity whose mission includes the development of affordable housing in low-income communities with experience developing housing for low-income families, acting either as sole developer or as a partner in a joint venture, or joint-venture partner, defined as a non-profit organization;
- A property owner entity with experience owning housing for low-income communities and formerly homeless households;
- A property management entity with experience managing housing for low-income communities and formerly homeless households;
- At least one services-providing entity with experience providing services appropriate for formerly homeless residents.
- An architectural firm that has designed and completed construction administration for at least one Qualifying Project in the last 5 years.

Attachment F: Site Map with amenities



Attachment G: Elevations and Floor Plans

730 Stanyan



ED 13-01

100% AFFORDABLE
HOUSING VIA MOHCD

PROJECT:
730 STANYAN
730 STANYAN STREET
SAN FRANCISCO, CA 94117

CLIENT:
CHINATOWN COMMUNITY DEVELOPMENT
CENTER
1515 VALLEJO STREET, 4TH FLOOR
SAN FRANCISCO, CA 94109
PH: 415.984.1450

**TENDERLOIN NEIGHBORHOOD DEVELOPMENT
CORPORATION**
201 EDDY STREET
SAN FRANCISCO, CA 94102
PH: 415.776.2151

CM / OWNER'S REP
FRAN HERETH
KANGO DEVELOPMENT LLC
PH: 323.627.8291

DESIGN ARCHITECT:
OMA*AMO ARCHITECTURE PC
180 VARICK ST, SUITE 1028
NEW YORK, NY 10014
PH: 212.337.0770

EXECUTIVE ARCHITECT:
Y.A. STUDIO
777 FLORIDA STREET, SUITE 301
SAN FRANCISCO, CA 94102
PH: 415.920.1839

CIVIL ENGINEER & DRY UTILITIES:
URBAN DESIGN CONSULTING ENGINEERS
350 TOWNSEND STREET, SUITE 409
SAN FRANCISCO, CA 94107
PH: 415.658.5850

LANDSCAPE ARCHITECT:
GLS LANDSCAPE | ARCHITECTURE
2677 MISSION STREET, NO. 200
SAN FRANCISCO, CA 94110
PH: 415.285.3614

STRUCTURAL ENGINEER:
MAR STRUCTURAL DESIGN
2332 5TH STREET, SUITE D
BERKELEY, CA 94710
PH: 510.991.1101

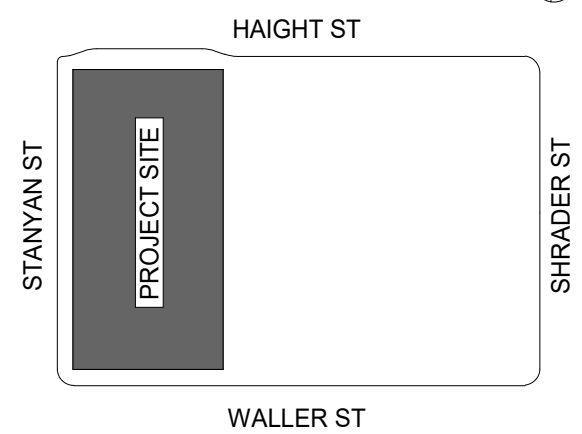
MEP ENGINEERS:
ENGINEERING 350
286 MOUNTAIN STREET
SAN FRANCISCO, CA 94123
PH: 415.328.1450

ENERGY & PASSIVE HOUSE CONSULTANT:
THORNTON TOMASETTI, INC.
301 HOWARD STREET, SUITE 1030
SAN FRANCISCO, CA 94105
PH: 415.365.6900

LIGHTING DESIGN:
DOT DASH
120 WALKER STREET
NEW YORK, NY 10013
PH: 212.951.0660

WATERPROOFING CONSULTANT:
MCGINNIS CHEN ASSOCIATES
1019 MISSION STREET
SAN FRANCISCO, CA 94103
PH: 415.986.3873

KEY PLAN:



ISSUANCE
NO. DESCRIPTION DATE

STATUS:
100% DD
NOT FOR BID
NOT FOR CONSTRUCTION

DRAWING TITLE:

COVER

SEAL & SIGNATURE: DATE: 03/02/2022
PROJECT: 20010180
DRAWN BY: YA
FORMAT: 42"x30"
DRAWING NUMBER:

G0.00

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PROJECT:
730 STANYAN
730 STANYAN STREET
SAN FRANCISCO, CA 94117

CLIENT:
CHINATOWN COMMUNITY DEVELOPMENT
CENTER
1515 VALLEJO STREET, 4TH FLOOR
SAN FRANCISCO, CA 94109
PH: 415.984.1450

TENDERLOIN NEIGHBORHOOD DEVELOPMENT
CORPORATION
201 EDDY STREET
SAN FRANCISCO, CA 94102
PH: 415.776.2151

CM / OWNER'S REP
FRAN HERETH
KANGO DEVELOPMENT LLC
PH: 323.627.6291

DESIGN ARCHITECT:
OMA*AMO ARCHITECTURE PC
180 VARICK ST. SUITE 1028
NEW YORK, NY 10014
PH: 212.337.0770

EXECUTIVE ARCHITECT:
Y.A. STUDIO
777 FLORIDA STREET, SUITE 301
SAN FRANCISCO, CA 94102
PH: 415.920.1839

CIVIL ENGINEER & DRY UTILITIES:
URBAN DESIGN CONSULTING ENGINEERS
350 TOWNSEND STREET, SUITE 409
SAN FRANCISCO, CA 94107
PH: 415.659.5850

LANDSCAPE ARCHITECT:
GLS LANDSCAPE | ARCHITECTURE
2677 MISSION STREET, NO. 200
SAN FRANCISCO, CA 94110
PH: 415.285.3614

STRUCTURAL ENGINEER:
MAR STRUCTURAL DESIGN
2332 5TH STREET, SUITE D
BERKELEY, CA 94710
PH: 510.991.1101

MEP ENGINEERS:
ENGINEERING 350
255 MOULTON STREET
SAN FRANCISCO, CA 94123
PH: 415.328.1450

ENERGY & PASSIVE HOUSE CONSULTANT:
THORNTON TOMASETTI INC.
301 HOWARD STREET, SUITE 1030
SAN FRANCISCO, CA 94105
PH: 415.365.6900

LIGHTING DESIGN
DOT DASH
120 WALKER STREET
NEW YORK, NY 10013
PH: 212.951.0660

WATERPROOFING CONSULTANT:
MCGINNIS CHEN ASSOCIATES
1019 MISSION STREET
SAN FRANCISCO, CA 94103
PH: 415.966.3873

EXISTING CURB RAMPS PHOTOS



8



7



6



5

EXISTING CURB RAMPS PHOTOS



4



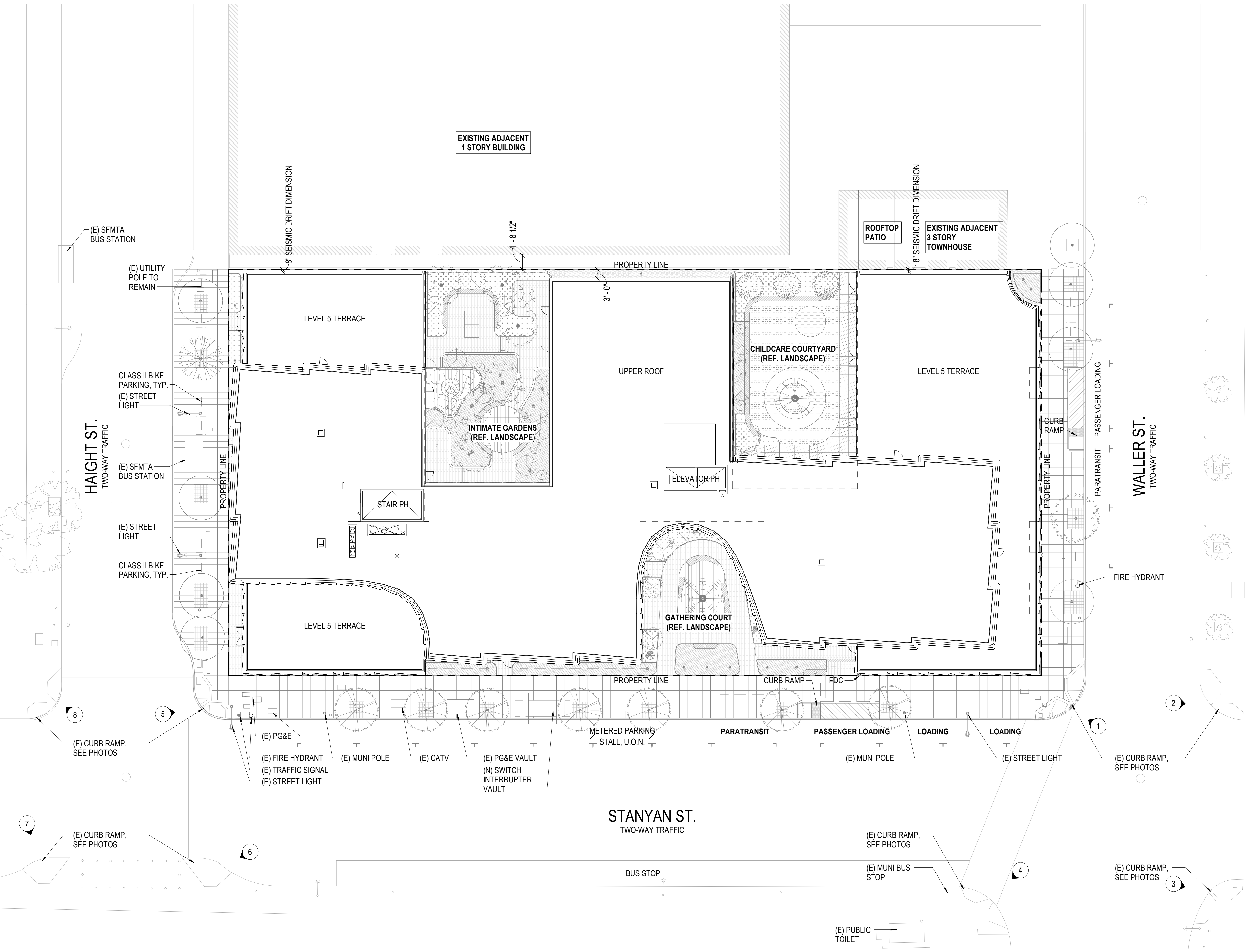
3



2



1



1 SITE PLAN - PROPOSED
1/16" = 1'-0"

KEY PLAN:		
ISSUANCE		
NO.	DESCRIPTION	DATE
STATUS:		
100% DD		
NOT FOR BID		
NOT FOR CONSTRUCTION		
DRAWING TITLE:		
SITE PLAN - PROPOSED		
SEAL & SIGNATURE:		DATE: 03/02/2022
		PROJECT: 20010180
		DRAWN BY: YA
		FORMAT: 42"x30"
		DRAWING NUMBER:
		A1.02

PROJECT:
730 STANYAN
730 STANYAN STREET
SAN FRANCISCO, CA 94117

CLIENT:
CHINATOWN COMMUNITY DEVELOPMENT
CENTER
1515 VALLEJO STREET, 4TH FLOOR
SAN FRANCISCO, CA 94109
PH: 415.984.1450

TENDERLOIN NEIGHBORHOOD DEVELOPMENT
CORPORATION
201 EDDY STREET
SAN FRANCISCO, CA 94102
PH: 415.776.2151

CM / OWNER'S REP
FRAN HERETH
KANGO DEVELOPMENT LLC
PH: 323.627.6291

DESIGN ARCHITECT:
OMA*AMO ARCHITECTURE PC
180 VARICK ST. SUITE 1028
NEW YORK, NY 10014
PH: 212.337.0770

EXECUTIVE ARCHITECT:
Y.A. STUDIO
777 FLORIDA STREET, SUITE 301
SAN FRANCISCO, CA 94102
PH: 415.920.1839

CIVIL ENGINEER & DRY UTILITIES:
URBAN DESIGN CONSULTING ENGINEERS
350 TOWNSEND STREET, SUITE 409
SAN FRANCISCO, CA 94107
PH: 415.659.5850

LANDSCAPE ARCHITECT:
GLS LANDSCAPE | ARCHITECTURE
2677 MISSION STREET, NO. 200
SAN FRANCISCO, CA 94110
PH: 415.285.3614

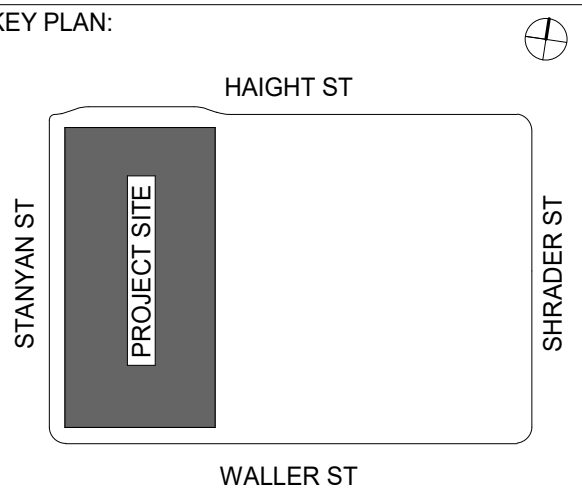
STRUCTURAL ENGINEER:
MAR STRUCTURAL DESIGN
2332 5TH STREET, SUITE D
BERKELEY, CA 94710
PH: 510.991.1101

MEP ENGINEERS:
ENGINEERING 350
256 MOLLTON STREET
SAN FRANCISCO, CA 94123
PH: 415.328.1450

ENERGY & PASSIVE HOUSE CONSULTANT:
THORNTON TOMASETTI INC.
301 HOWARD STREET, SUITE 1030
SAN FRANCISCO, CA 94105
PH: 415.365.6900

LIGHTING DESIGN
DOT DASH
120 WALKER STREET
NEW YORK, NY 10013
PH: 212.951.0660

WATERPROOFING CONSULTANT:
MCGINNIS CHEN ASSOCIATES
1019 MISSION STREET
SAN FRANCISCO, CA 94103
PH: 415.986.3873



ISSUANCE NO.	DESCRIPTION	DATE

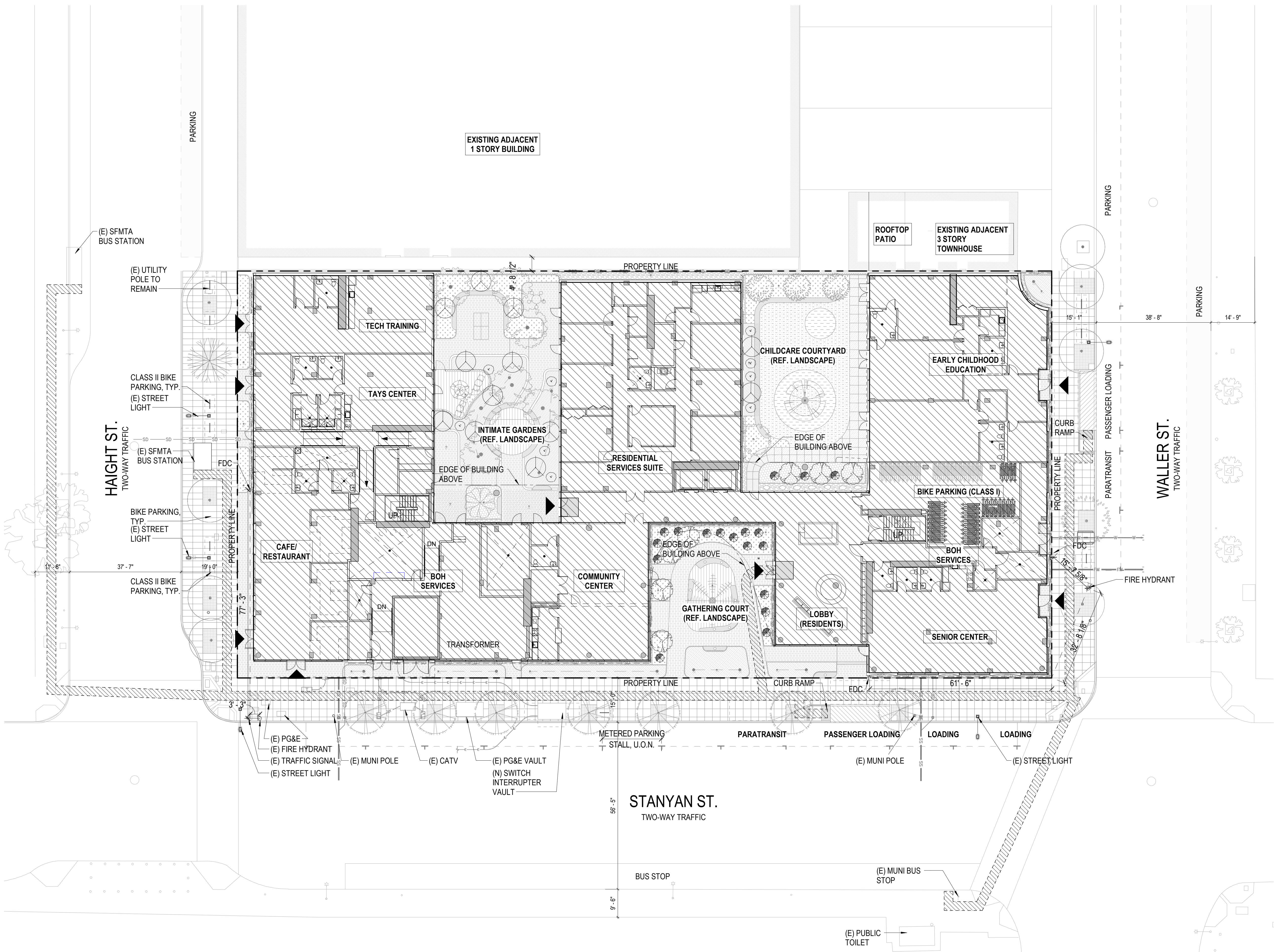
STATUS:

100% DD
NOT FOR BID
NOT FOR CONSTRUCTION

DRAWING TITLE:

GROUND FLOOR SITE
PLAN

SEAL & SIGNATURE:	DATE: 03/02/2022
	PROJECT: 20010180
	DRAWN BY: YA
	FORMAT: 42"x30"
	DRAWING NUMBER:



1 SITE PLAN - PROPOSED
1/16" = 1'-0"

EXTERIOR LIGHTING LEGEND:

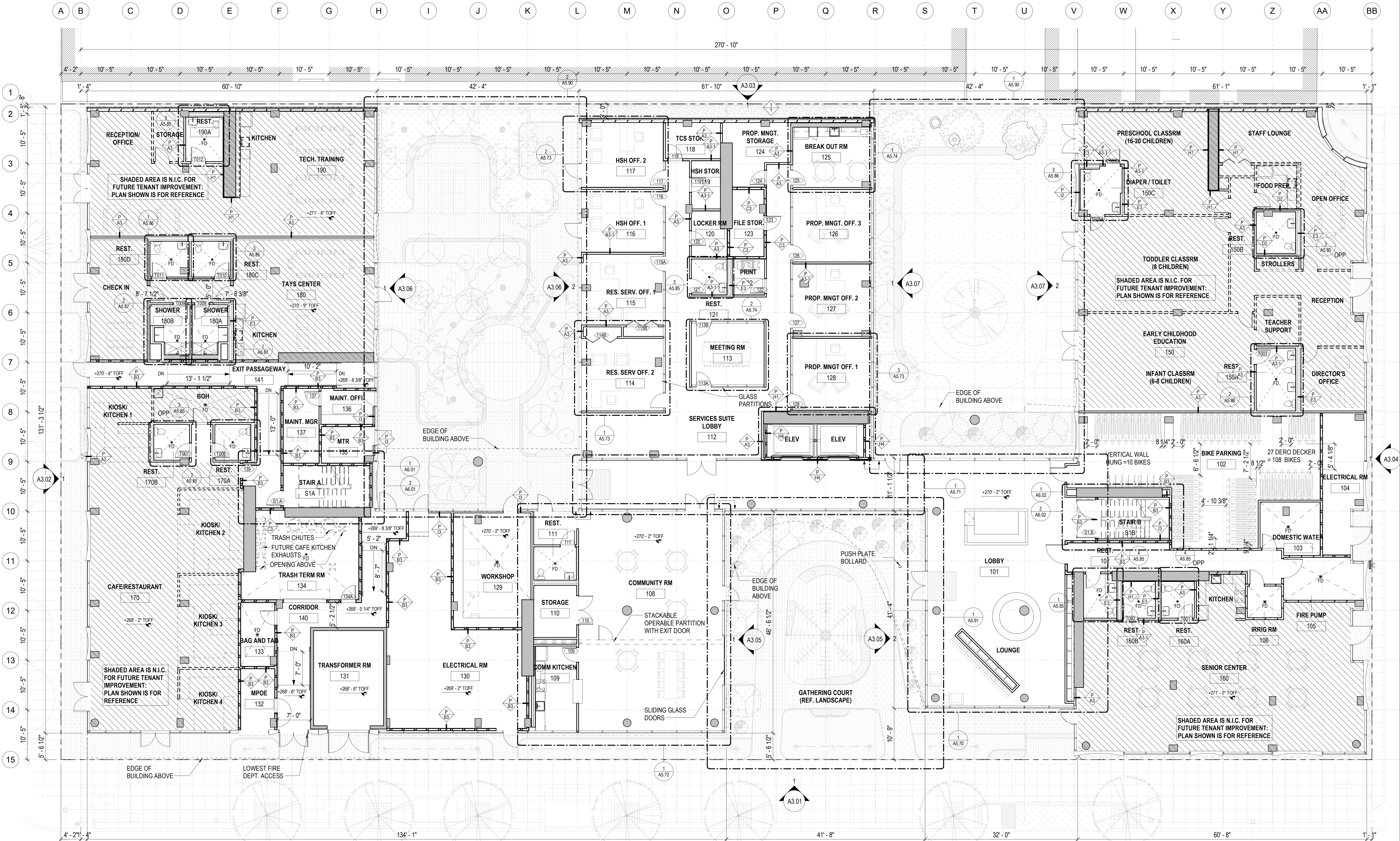
SYMBOL	MARK	DESCRIPTION
—	EA	CEILING RECESSED LINEAR
○	EB	TREE LIGHT
---	EC	BENCH LIGHT
○	ED	PLANTER LIGHT
○	EF	WALL SCNCE
---	EG	FENCE LIGHT
○	EH	WALL SCNCE
•	EI	STEP LIGHT

GROUND FLOOR PLAN GENERAL NOTES:

- SEE EGRESS DIAGRAMS G1.01-G1.04 FOR ADDITIONAL WALL RATING INFORMATION. SEE G0.01 PROJECT DATA FOR ADDITIONAL RATING REQUIREMENTS BASED ON CONSTRUCTION NOTES.
- ALL EXTERIOR WALLS ARE DIMENSIONED FROM F.O. SHEATHING OR CONCRETE, U.O.N.
- ALL INTERIOR WALLS ARE DIMENSIONED FROM F.O. FINISH
- ALL DOORS ADJACENT TO WALLS ARE 4" FROM F.O. JAMB TO F.O. FINISH OF ADJACENT WALL, U.O.N.
- SEE G1 SERIES SHEETS FOR LIFE SAFETY INFORMATION.
- SEE G0.10 FOR ACCESSIBILITY COMPLIANCE NOTES AND DETAILS.
- SEE G0.10 FOR ACCESSIBILITY DIMENSIONS AND CLEARANCES AT TOILET ROOMS AND BATHROOMS.
- ALL SPOT ELEVATIONS FROM T.O. CONCRETE OR T.O. GYPSUM CEMENT, U.O.N.
- FIRE PUMP ROOM SIZE SHALL COMPLY W/ CBC 902.1. IT SHALL PROVIDE ADEQUATE SPACE FOR ALL EQUIPMENT NECESSARY FOR THE INSTALLATION, AS DEFINED BY THE MANUFACTURER, WITH SUFFICIENT WORKING ROOM AROUND THE STATIONARY EQUIPMENT. CLEARANCES AROUND EQUIPMENT TO ELEMENTS OF PERMANENT CONSTRUCTION, INCLUDING OTHER INSTALLED EQUIPMENT AND APPLIANCES, SHALL BE SUFFICIENT TO ALLOW INSPECTION, SERVICE, REPAIR OR REPLACEMENT WITHOUT REMOVING SUCH ELEMENTS OF PERMANENT CONSTRUCTION OR DISABLING THE FUNCTION OF A REQUIRED FIRE-RESISTANCE-RATED ASSEMBLY. FIRE PUMP ROOM [...] SHALL BE PROVIDED WITH DOORS AND UNOBSTRUCTED PASSAGEWAYS LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST PIECE OF EQUIPMENT."

LEGEND:

- NON RATED WALL
- 1HR FIRE RATED WALL
- 2HR FIRE RATED WALL
- 2HR/3HR FIRE RATED CONCRETE WALL
- STOREFRONT SYSTEM
- INSULATED METAL PANEL
- ACCESSIBLE UNIT
- COMMUNICATION UNIT



FLOOR PLAN - LEVEL 1
1/8" = 1'-0"

PROJECT:
730 STANYAN
730 STANYAN STREET
SAN FRANCISCO, CA 94117

CLIENT:
CHINATOWN COMMUNITY DEVELOPMENT
CENTER
1515 VALLEJO STREET, 4TH FLOOR
SAN FRANCISCO, CA 94109
PH: 415.984.1450

TENDERLOIN NEIGHBORHOOD DEVELOPMENT
CORPORATION
201 EDDY STREET
SAN FRANCISCO, CA 94102
PH: 415.776.2151

CM / OWNER'S REP
FRAN HERETH
KANGO DEVELOPMENT LLC
PH: 323.627.8291

DESIGN ARCHITECT:
OMA/AMO ARCHITECTURE PC
150 VARIK ST. SUITE 1528
NEW YORK, NY 10014
PH: 212.337.0770

EXECUTIVE ARCHITECT:
Y.A. STUDIO
777 FLORIDA STREET, SUITE 301
SAN FRANCISCO, CA 94102
PH: 415.920.1839

CIVIL ENGINEER & DRY UTILITIES:
URBAN DESIGN CONSULTING ENGINEERS
350 TOWNSEND STREET, SUITE 409
SAN FRANCISCO, CA 94107
PH: 415.659.5850

LANDSCAPE ARCHITECT:
GLS LANDSCAPE | ARCHITECTURE
2677 MISSION STREET, NO. 200
SAN FRANCISCO, CA 94110
PH: 415.285.3514

STRUCTURAL ENGINEER:
MAR STRUCTURAL DESIGN
2332 5TH STREET, SUITE D
BERKELEY, CA 94710
PH: 510.991.1101

MEP ENGINEERS:
ENGINEERING 350
256 MOUNTAIN STREET
SAN FRANCISCO, CA 94123
PH: 415.328.1450

ENERGY & PASSIVE HOUSE CONSULTANT:
THORNTON TOMASETTI INC.
301 HOWARD STREET, SUITE 1030
SAN FRANCISCO, CA 94105
PH: 415.365.6900

LIGHTING DESIGN
DOT DASH
120 WALKER STREET
NEW YORK, NY 10013
PH: 212.951.0660

WATERPROOFING CONSULTANT:
MCGINNIS CHEN ASSOCIATES
1019 MISSION STREET
SAN FRANCISCO, CA 94103
PH: 415.966.3673

KEY PLAN:

STANYAN ST
PROJECT SITE
SHRAEDER ST
WALLER ST

ISSUANCE
NO. DESCRIPTION DATE

STATUS:
100% DD
NOT FOR BID
NOT FOR CONSTRUCTION

DRAWING TITLE:
FLOOR PLAN - LEVEL 1

SEAL & SIGNATURE: DATE: 03/02/2022
PROJECT: 20010180
DRAWN BY: Y.A.
FORMAT: 42"x30"
DRAWING NUMBER: A2.01

FLOOR PLAN GENERAL NOTES:

1. SEE EGRESS DIAGRAMS G1.01-G1.04 FOR ADDITIONAL WALL RATING INFORMATION. SEE G0.01 PROJECT DATA FOR ADDITIONAL RATING REQUIREMENTS BASED ON CONSTRUCTION NOTES.
2. ALL EXTERIOR WALLS ARE DIMENSIONED FROM F.O. SHEATHING OR CONCRETE, U.O.N.
3. ALL INTERIOR WALLS ARE DIMENSIONED FROM F.O. FINISH
4. ALL DOORS ADJACENT TO WALLS ARE 4" FROM F.O. JAMB TO F.O. FINISH OF ADJACENT WALL, U.O.N.
5. SEE G1 SERIES SHEETS FOR LIFE SAFETY INFORMATION.
6. SEE G0.10 FOR ACCESSIBILITY COMPLIANCE NOTES AND DETAILS.
7. SEE G0.10 FOR ACCESSIBILITY DIMENSIONS AND CLEARANCES AT TOILET ROOMS AND BATHROOMS.
8. ALL SPOT ELEVATIONS FROM T.O. CONCRETE OR T.O. GYPSUM CEMENT, U.O.N.

LEGEND:

- NON RATED WALL
- 1HR FIRE RATED WALL
- 2HR FIRE RATED WALL
- 2HR/3HR FIRE RATED CONCRETE WALL
- STOREFRONT SYSTEM
- INSULATED METAL PANEL
- ACCESSIBLE UNIT
- COMMUNICATION UNIT



FLOOR PLAN - LEVEL 2
1/8" = 1'-0"

PROJECT:
730 STANYAN
730 STANYAN STREET
SAN FRANCISCO, CA 94117

CLIENT:
CHINATOWN COMMUNITY DEVELOPMENT
CENTER
1515 VALLEJO STREET, 4TH FLOOR
SAN FRANCISCO, CA 94109
PH: 415.984.1450

TENDERLOIN NEIGHBORHOOD DEVELOPMENT
CORPORATION
201 EDDY STREET
SAN FRANCISCO, CA 94102
PH: 415.776.2151

CM / OWNER'S REP
FRAN HERETH
KANGO DEVELOPMENT LLC
PH: 323.627.6291

DESIGN ARCHITECT:
OMA+AMO ARCHITECTURE PC
180 VARICK ST, SUITE 1528
NEW YORK, NY 10014
PH: 212.337.0770

EXECUTIVE ARCHITECT:
Y.A. STUDIO
777 FLORIDA STREET, SUITE 301
SAN FRANCISCO, CA 94102
PH: 415.920.1839

CIVIL ENGINEER & DRY UTILITIES:
URBAN DESIGN CONSULTING ENGINEERS
350 TOWNSEND STREET, SUITE 409
SAN FRANCISCO, CA 94107
PH: 415.659.5850

LANDSCAPE ARCHITECT:
GLS LANDSCAPE | ARCHITECTURE
2677 MISSION STREET, NO. 200
SAN FRANCISCO, CA 94110
PH: 415.285.3514

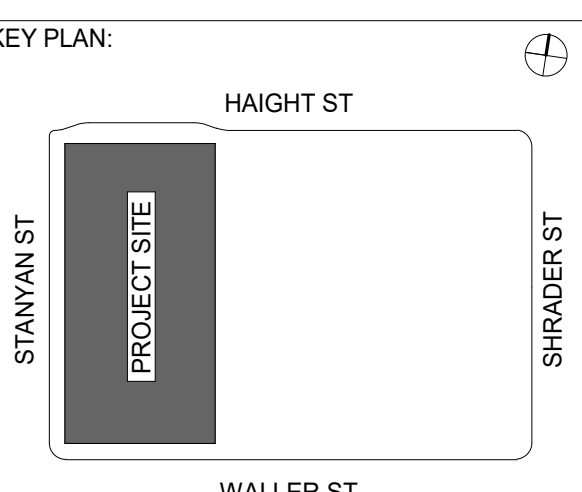
STRUCTURAL ENGINEER:
MAR STRUCTURAL DESIGN
2332 5TH STREET, SUITE D
BERKELEY, CA 94710
PH: 510.991.1101

MEP ENGINEERS:
ENGINEERING 350
256 MOULTON STREET
SAN FRANCISCO, CA 94123
PH: 415.328.1450

ENERGY & PASSIVE HOUSE CONSULTANT:
THORNTON TOMASETTI INC.
301 HOWARD STREET, SUITE 1030
SAN FRANCISCO, CA 94105
PH: 415.365.6900

LIGHTING DESIGN:
DOT DASH
120 WALKER STREET
NEW YORK, NY 10013
PH: 212.951.0660

WATERPROOFING CONSULTANT:
MCGINNIS CHEN ASSOCIATES
1019 MISSION STREET
SAN FRANCISCO, CA 94103
PH: 415.966.3673



ISSUANCE NO.	DESCRIPTION	DATE

STATUS:
100% DD
NOT FOR BID
NOT FOR CONSTRUCTION

DRAWING TITLE:
FLOOR PLAN - LEVEL 2

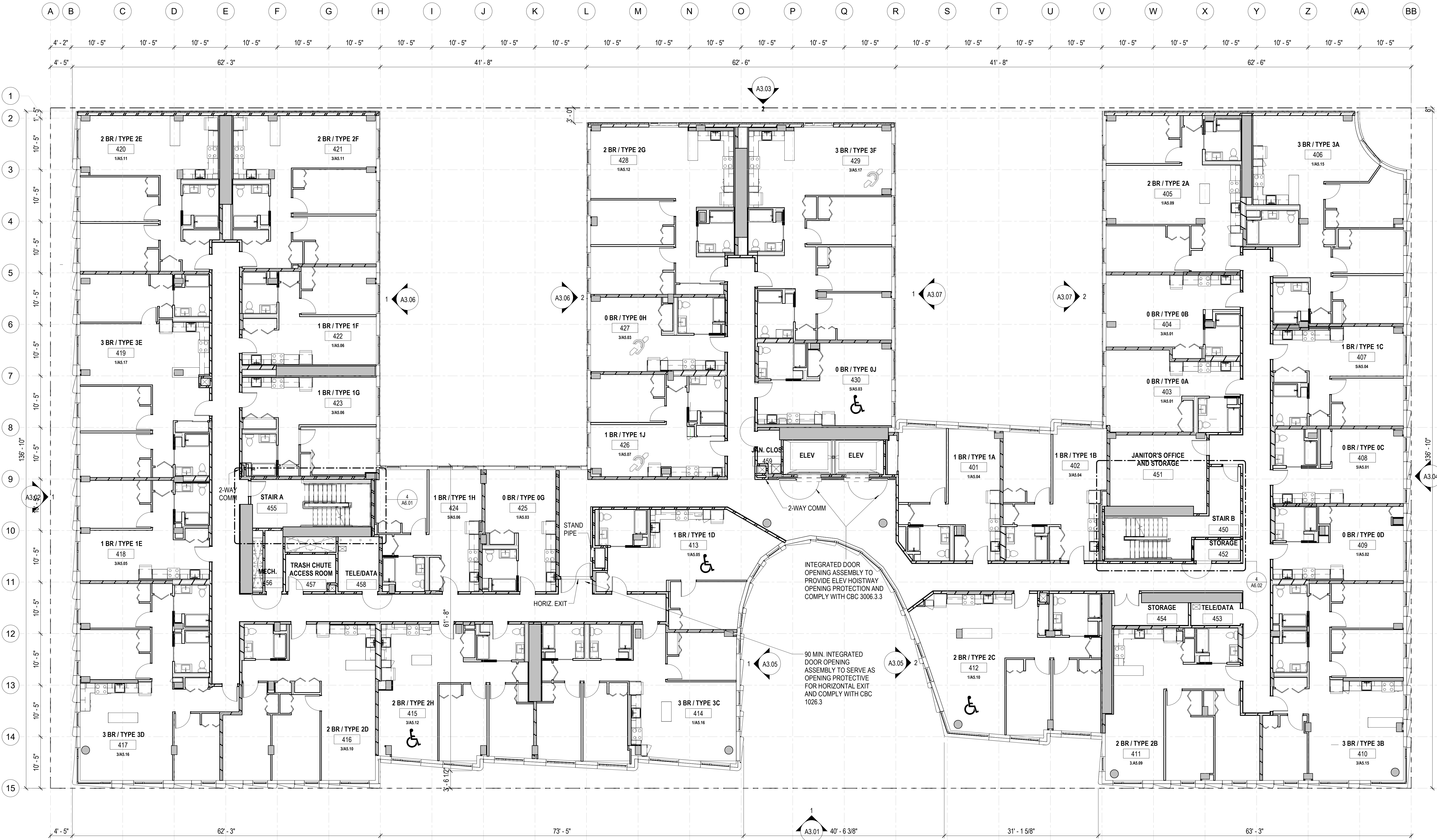
SEAL & SIGNATURE:
DATE: 03/02/2022
PROJECT: 20010180
DRAWN BY: YA
FORMAT: 42"x30"
DRAWING NUMBER:

FLOOR PLAN GENERAL NOTES:

1. SEE EGRESS DIAGRAMS G1.01-G1.04 FOR ADDITIONAL WALL RATING INFORMATION. SEE G0.01 PROJECT DATA FOR ADDITIONAL RATING REQUIREMENTS BASED ON CONSTRUCTION NOTES.
2. ALL EXTERIOR WALLS ARE DIMENSIONED FROM F.O. SHEATHING OR CONCRETE, U.O.N.
3. ALL INTERIOR WALLS ARE DIMENSIONED FROM F.O. FINISH
4. ALL DOORS ADJACENT TO WALLS ARE 4" FROM F.O. JAMB TO F.O. FINISH OF ADJACENT WALL, U.O.N.
5. SEE G1 SERIES SHEETS FOR LIFE SAFETY INFORMATION.
6. SEE G0.10 FOR ACCESSIBILITY COMPLIANCE NOTES AND DETAILS.
7. SEE G0.10 FOR ACCESSIBILITY DIMENSIONS AND CLEARANCES AT TOILET ROOMS AND BATHROOMS.
8. ALL SPOT ELEVATIONS FROM T.O. CONCRETE OR T.O. GYPSUM CEMENT, U.O.N.

LEGEND:

- NON RATED WALL
- 1HR FIRE RATED WALL
- 2HR FIRE RATED WALL
- 2HR/3HR FIRE RATED CONCRETE WALL
- STOREFRONT SYSTEM
- INSULATED METAL PANEL
- ACCESSIBLE UNIT
- COMMUNICATION UNIT



FLOOR PLAN - LEVEL 4

PROJECT:
730 STANYAN
730 STANYAN STREET
SAN FRANCISCO, CA 94117

CLIENT:
CHINATOWN COMMUNITY DEVELOPMENT
CENTER
1515 VALLEJO STREET, 4TH FLOOR
SAN FRANCISCO, CA 94109
PH: 415.984.1450

TENDERLOIN NEIGHBORHOOD DEVELOPMENT
CORPORATION
201 EDDY STREET
SAN FRANCISCO, CA 94102
PH: 415.776.2151

CM / OWNER'S REP
FRAN HERETH
KANGO DEVELOPMENT LLC
PH: 323.627.6291

DESIGN ARCHITECT:
OMA+AMO ARCHITECTURE PC
180 VARICK ST. SUITE 1028
NEW YORK, NY 10014
PH: 212.337.0770

EXECUTIVE ARCHITECT:
Y.A. STUDIO
777 FLORIDA STREET, SUITE 301
SAN FRANCISCO, CA 94102
PH: 415.920.1839

CIVIL ENGINEER & DRY UTILITIES:
URBAN DESIGN CONSULTING ENGINEERS
350 TOWNSEND STREET, SUITE 409
SAN FRANCISCO, CA 94107
PH: 415.659.5850

LANDSCAPE ARCHITECT:
GLS LANDSCAPE | ARCHITECTURE
2677 MISSION STREET, NO. 200
SAN FRANCISCO, CA 94110
PH: 415.285.3514

STRUCTURAL ENGINEER:
MAR STRUCTURAL DESIGN
2332 5TH STREET, SUITE D
BERKELEY, CA 94710
PH: 510.991.1101

MEP ENGINEERS:
ENGINEERING 350
256 MOUNTAIN STREET
SAN FRANCISCO, CA 94123
PH: 415.328.1450

ENERGY & PASSIVE HOUSE CONSULTANT:
THORNTON TOMASETTI INC.
301 HOWARD STREET, SUITE 1030
SAN FRANCISCO, CA 94105
PH: 415.365.6900

LIGHTING DESIGN
DOT DASH
120 WALKER STREET
NEW YORK, NY 10013
PH: 212.951.0660

WATERPROOFING CONSULTANT:
MCGINNIS CHEN ASSOCIATES
1019 MISSION STREET
SAN FRANCISCO, CA 94103
PH: 415.966.3673

KEY PLAN:		
ISSUANCE		
NO.	DESCRIPTION	DATE
STATUS:		
100% DD		
NOT FOR BID		
NOT FOR CONSTRUCTION		
DRAWING TITLE:		
FLOOR PLAN - LEVEL 4		
SEAL & SIGNATURE:		
DATE:	03/02/2022	
PROJECT:	20010180	
DRAWN BY:	YA	
FORMAT:	42"x30"	
DRAWING NUMBER:		
A2.04		

**100% AFFORDABLE
HOUSING VIA MOHCD**

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SYMBOL	MARK	DESCRIPTION
————	EA	CEILING RECESSED LINEAR
⊙	EB	TREE LIGHT
— · — · —	EC	BENCH LIGHT
⊙	ED	PLANTER LIGHT
○	EF	WALL SCONCE
— · — · —	EG	FENCE LIGHT
○	EH	WALL SCONCE
*	EI	STEP LIGHT

1. SEE EGRESS DIAGRAMS G.01-G.01.04 FOR ADDITIONAL WALL RATING INFORMATION. SEE G.01.0 PROJECT DATA FOR ADDITIONAL RATING REQUIREMENTS BASED ON CONSTRUCTION NOTES.
2. ALL EXTERIOR WALLS ARE DIMENSIONED FROM f.o. SHEATHING OR CONCRETE, U.O.N.
3. ALL INTERIOR WALLS ARE DIMENSIONED FROM F.O. FINISH
4. ALL DOORS ADJACENT TO WALLS ARE 4" FROM F.O. JAMB TO F.O. FINISH OF ADJACENT WALL, U.O.N.
5. SEE G1 SERIES SHEETS FOR LIFE SAFETY INFORMATION.
6. SEE G.01.10 FOR ACCESSIBILITY COMPLIANCE NOTES AND DETAILS.
7. SEE G.01.10 FOR ACCESSIBILITY DIMENSIONS AND CLEARANCES AT TOILET ROOMS AND BATHROOMS.
8. ALL SPOT ELEVATIONS FROM T.O. CONCRETE OR T.O. GYPSUM CEMENT, U.O.N.

	NON RATED WALL		ACCESSIBLE UNIT
	1HR FIRE RATED WALL		COMMUNICATION UNIT
	2HR FIRE RATED WALL		
	2HR/3HR FIRE RATED CONCRETE WALL		
	STOREFRONT SYSTEM		
	INSULATED METAL PANEL		



100% AFFORDABLE HOUSING VIA MOHCD

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 ACCESSIBLE UNIT

 COMMUNICATION UNIT

- [illegible]

1 FLOOR PLAN - LEVEL 6
1/8" = 1'-0"

LEGEND:

- | | | | |
|---|----------------------------------|---|--------------------|
|  | NON RATED WALL |  | ACCESSIBLE UNIT |
|  | 1HR FIRE RATED WALL |  | COMMUNICATION UNIT |
|  | 2HR FIRE RATED WALL | | |
|  | 2HR/3HR FIRE RATED CONCRETE WALL | | |
|  | STOREFRONT SYSTEM | | |
|  | INSULATED METAL PANEL | | |



KEY PLAN:

HAIGHT ST

STANYAN ST

PROJECT SITE

SHRADER ST

WALLER ST

[illegible]

STATUS:	100% DD NOT FOR BID NOT FOR CONSTRUCTION
---------	--

DRAWING TITLE:

FLOOR PLAN - LEVEL 7

SEAL & SIGNATURE:	DATE:	03/02/2022
	PROJECT:	20010180
	DRAWN BY:	YA
	FORMAT:	42"X30"
	DRAWING NUMBER:	

A2.07

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FLOOR PLAN - LEVEL 7
1/8" = 1'-0"

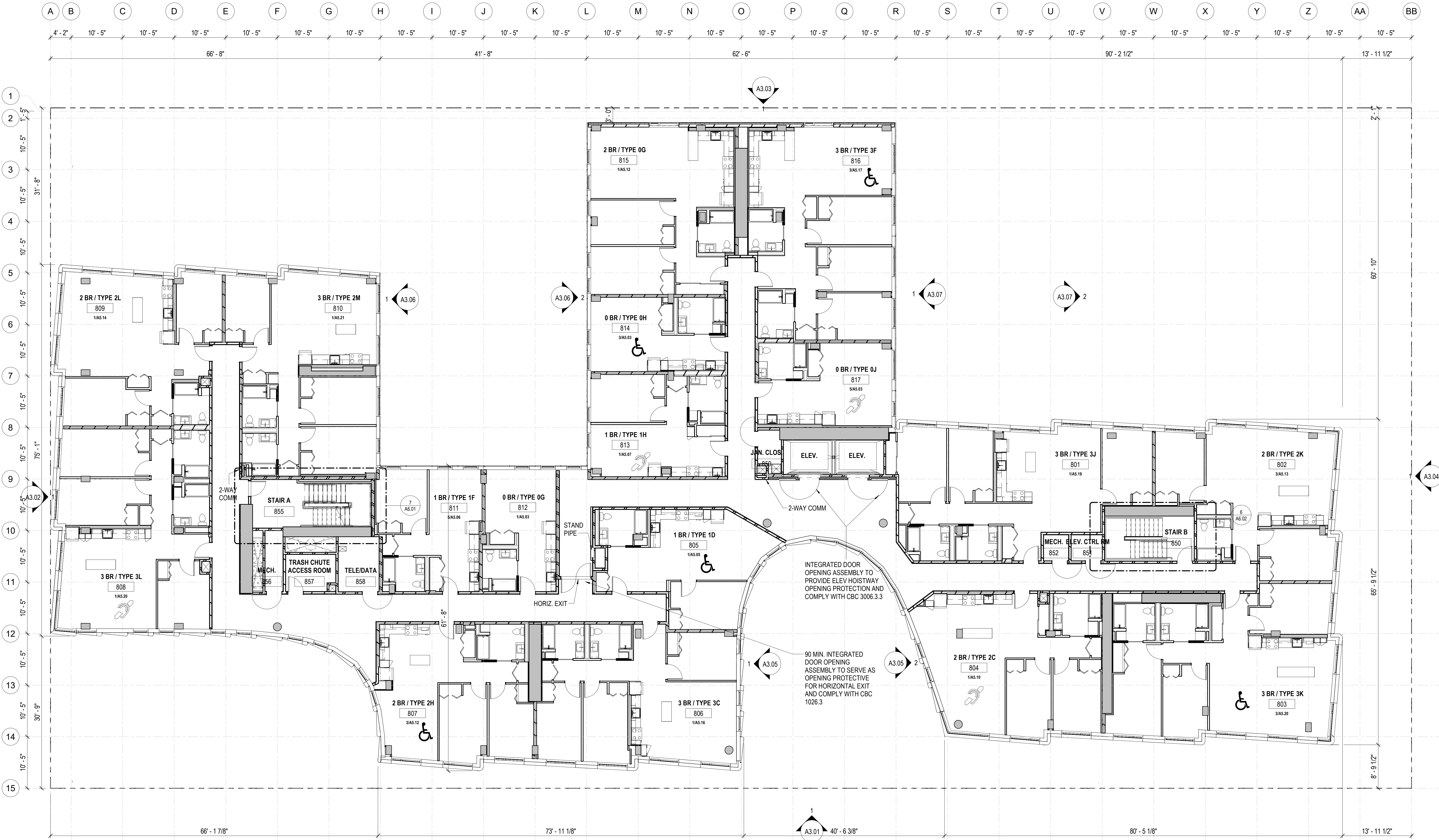
$$1/8'' = 1'-0''$$

FLOOR PLAN GENERAL NOTES:

1. SEE EGRESS DIAGRAMS G1.01-G1.04 FOR ADDITIONAL WALL RATING INFORMATION. SEE G0.01 PROJECT DATA FOR ADDITIONAL RATING REQUIREMENTS BASED ON CONSTRUCTION NOTES.
2. ALL EXTERIOR WALLS ARE DIMENSIONED FROM F.O. SHEATHING OR CONCRETE, U.O.N.
3. ALL INTERIOR WALLS ARE DIMENSIONED FROM F.O. FINISH
4. ALL DOORS ADJACENT TO WALLS ARE 4" FROM F.O. JAMB TO F.O. FINISH OF ADJACENT WALL, U.O.N.
5. SEE G1 SERIES SHEETS FOR LIFE SAFETY INFORMATION.
6. SEE G0.10 FOR ACCESSIBILITY COMPLIANCE NOTES AND DETAILS.
7. SEE G0.10 FOR ACCESSIBILITY DIMENSIONS AND CLEARANCES AT TOILET ROOMS AND BATHROOMS.
8. ALL SPOT ELEVATIONS FROM T.O. CONCRETE OR T.O. GYPSUM CEMENT, U.O.N.

LEGEND:

- NON RATED WALL
- 1HR FIRE RATED WALL
- 2HR FIRE RATED WALL
- 2HR/3HR FIRE RATED CONCRETE WALL
- STOREFRONT SYSTEM
- INSULATED METAL PANEL
- ACCESSIBLE UNIT
- COMMUNICATION UNIT



FLOOR PLAN - LEVEL 8
1/8" = 1'-0"

PROJECT:
730 STANYAN
730 STANYAN STREET
SAN FRANCISCO, CA 94117

CLIENT:
CHINATOWN COMMUNITY DEVELOPMENT
CENTER
1515 VALLEJO STREET, 4TH FLOOR
SAN FRANCISCO, CA 94109
PH: 415.984.1450

TENDERLOIN NEIGHBORHOOD DEVELOPMENT
CORPORATION
201 EDDY STREET
SAN FRANCISCO, CA 94102
PH: 415.776.2151

CM / OWNER'S REP
FRAN HERETH
KANGO DEVELOPMENT LLC
PH: 323.627.6291

DESIGN ARCHITECT:
OMA*AMO ARCHITECTURE PC
180 VARICK ST, SUITE 1528
NEW YORK, NY 10014
PH: 212.337.0770

EXECUTIVE ARCHITECT:
Y.A. STUDIO
777 FLORIDA STREET, SUITE 301
SAN FRANCISCO, CA 94102
PH: 415.920.1839

CIVIL ENGINEER & DRY UTILITIES:
URBAN DESIGN CONSULTING ENGINEERS
350 TOWNSEND STREET, SUITE 409
SAN FRANCISCO, CA 94107
PH: 415.659.5850

LANDSCAPE ARCHITECT:
GLS LANDSCAPE | ARCHITECTURE
2677 MISSION STREET, NO. 200
SAN FRANCISCO, CA 94110
PH: 415.285.3614

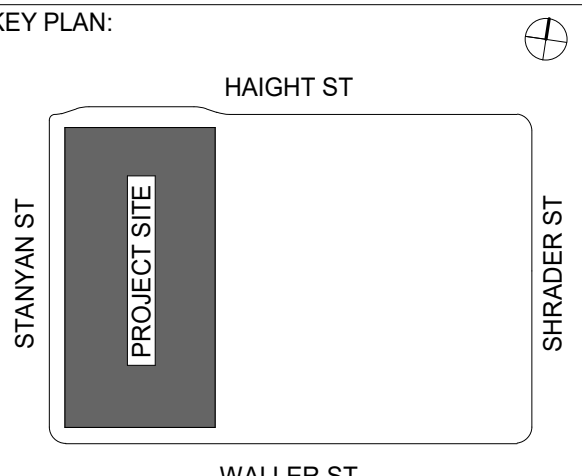
STRUCTURAL ENGINEER:
MAR STRUCTURAL DESIGN
2332 5TH STREET, SUITE D
BERKELEY, CA 94710
PH: 510.991.1101

MEP ENGINEERS:
ENGINEERING 350
256 MOUTON STREET
SAN FRANCISCO, CA 94123
PH: 415.328.1450

ENERGY & PASSIVE HOUSE CONSULTANT:
THORNTON TOMASETTI INC.
301 HOWARD STREET, SUITE 1030
SAN FRANCISCO, CA 94105
PH: 415.365.6900

LIGHTING DESIGN
DOT DASH
120 WALKER STREET
NEW YORK, NY 10013
PH: 212.951.0660

WATERPROOFING CONSULTANT:
MCGINNIS CHEN ASSOCIATES
1019 MISSION STREET
SAN FRANCISCO, CA 94103
PH: 415.966.3673

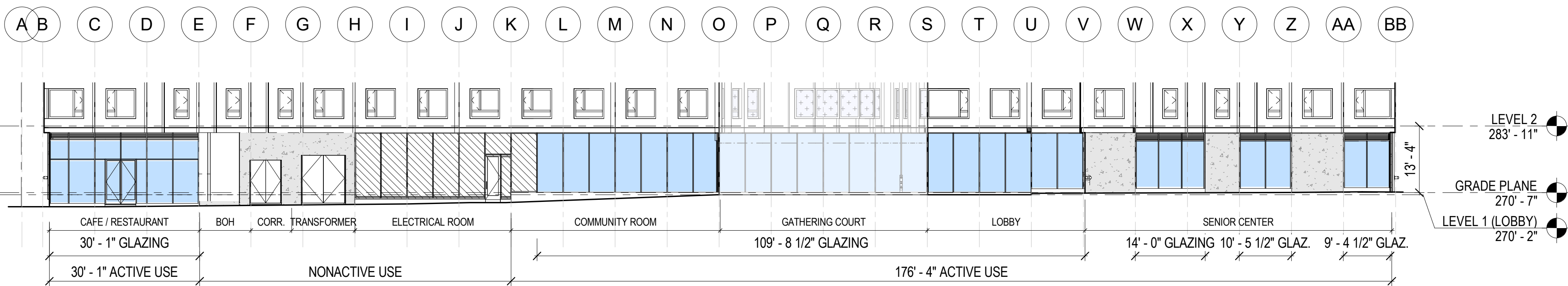


ISSUANCE NO.	DESCRIPTION	DATE

STATUS:
100% DD
NOT FOR BID
NOT FOR CONSTRUCTION

DRAWING TITLE:
FLOOR PLAN - LEVEL 8

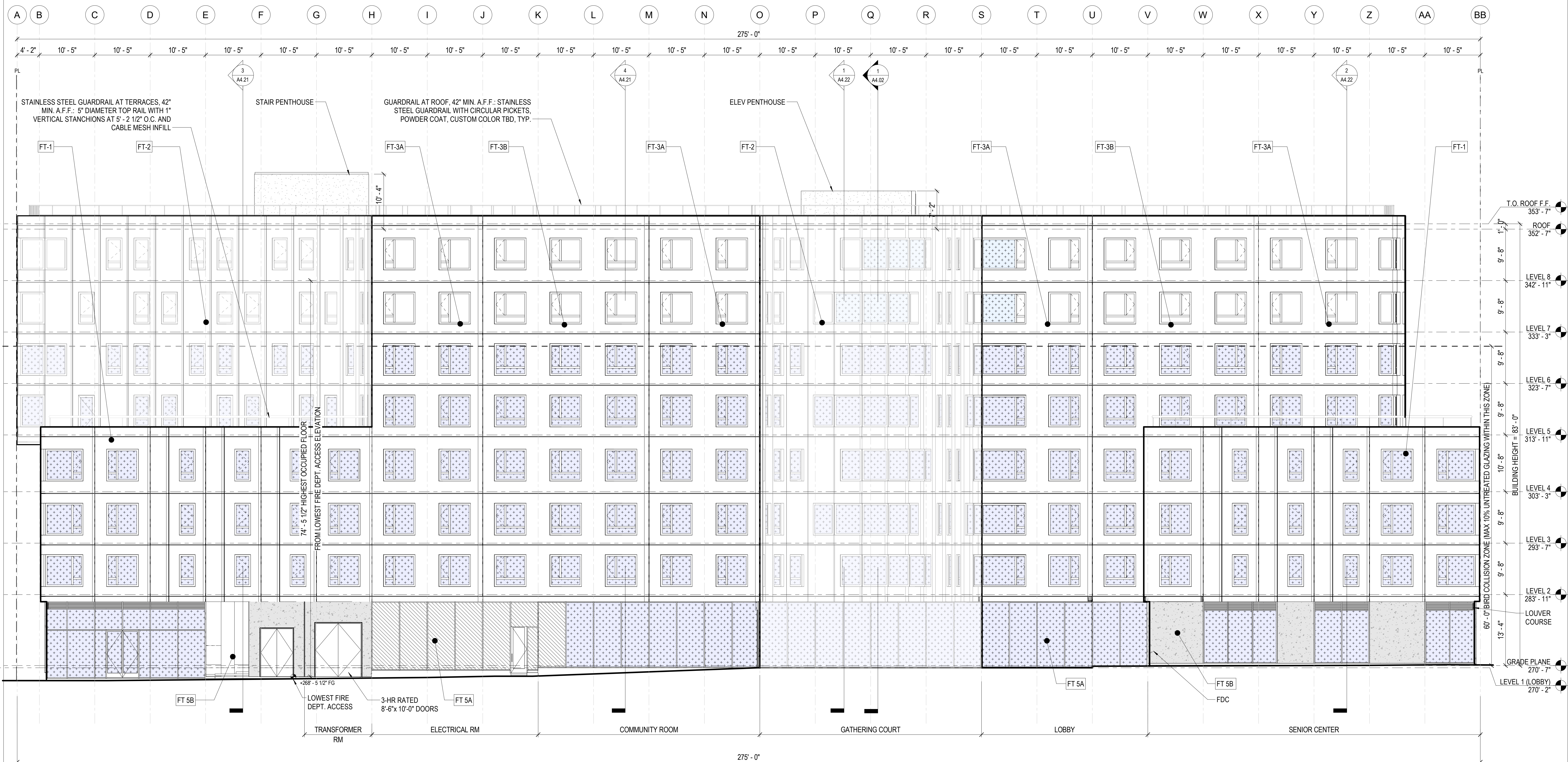
SEAL & SIGNATURE:
DATE: 03/02/2022
PROJECT: 20010180
DRAWN BY: YA
FORMAT: 42"x30"
DRAWING NUMBER:



2 WEST ELEVATION - TRANSPARENCY
1/16" = 1'-0"

ACTIVE USE STREET FRONTAGE PERCENT TRANSPARENT
WEST ELEVATION: 84%
NORTH ELEVATION: 59%
SOUTH ELEVATION: 58%
GATHERING COURT SOUTH: 100%
GATHERING COURT NORTH: 100%
TOTAL FRONTAGE: 76%
TOTAL ACTIVE USE FRONTAGE: 534' - 1"
TOTAL TRANSPARENT: 405' - 1"

60% REQUIRED PER SF PLANNING SEC. 145.1 C.6



1 WEST ELEVATION
1/8" = 1'-0"

BUILDING ELEVATION NOTES:

- SEE A4.1X SHEETS FOR FACADE TYPE SCHEDULE AND TYPICAL ASSEMBLIES.
- SEE CIVIL AND LANDSCAPE DRAWINGS FOR INFORMATION REGARDING GRADING OF ALL EXTERIOR AREAS.

LEGEND:

- SPANDREL GLASS
- PRECAST PANELS
- FEATURE-RELATED BIRD HAZARD: ALL UNBROKEN GLAZED SEGMENTS 24 SF AND LARGER 100% TREATED PER SF PLANNING SEC. 139.C.2
- LOCATION-RELATED BIRD HAZARD: MAX 10% UNTREATED GLAZING WITHIN BIRD COLLISION ZONE PER SF PLANNING SEC. 139.C.1. SEE ELEVATION FOR EXTENT OF ZONE

ALL GLAZING ON WEST FACING FACADES TO RECEIVE BIRD HAZARD AREA TREATMENT

GLAZING ALTERNATES

ALTERNATE 1:
VITRO SOLARBAN 70(2) CLEAR + CLEAR
BIRD HAZARD AREAS: WALKER AVIPROTEK ACID ETCH PATTERN 221 ON
VITRO SOLARBAN 70(2) CLEAR + CLEAR

ALTERNATE 2:
VITRO OPTIGRAY + SOLARBAN 70(3) CLEAR
BIRD HAZARD AREAS: WALKER AVIPROTEK T UV PATTERN 717 ON
VITRO OPTIGRAY + SOLARBAN 70(3) CLEAR

ED 13-01

100% AFFORDABLE
HOUSING VIA MOHCD

PROJECT:
730 STANYAN
730 STANYAN STREET
SAN FRANCISCO, CA 94117

CLIENT:
CHINATOWN COMMUNITY DEVELOPMENT
CENTER
1515 VALLEJO STREET, 4TH FLOOR
SAN FRANCISCO, CA 94109
PH: 415.984.1450

TENDERLOIN NEIGHBORHOOD DEVELOPMENT
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SAN FRANCISCO, CA 94102
PH: 415.776.2151

CM / OWNER'S REP
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KANGO DEVELOPMENT LLC
PH: 323.627.8291

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PH: 415.920.1839

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SAN FRANCISCO, CA 94107
PH: 415.659.5850

LANDSCAPE ARCHITECT:
GLS LANDSCAPE | ARCHITECTURE
2677 MISSION STREET, NO. 200
SAN FRANCISCO, CA 94110
PH: 415.285.3514

STRUCTURAL ENGINEER:
MAR STRUCTURAL DESIGN
2332 5TH STREET, SUITE D
BERKELEY, CA 94710
PH: 510.991.1101

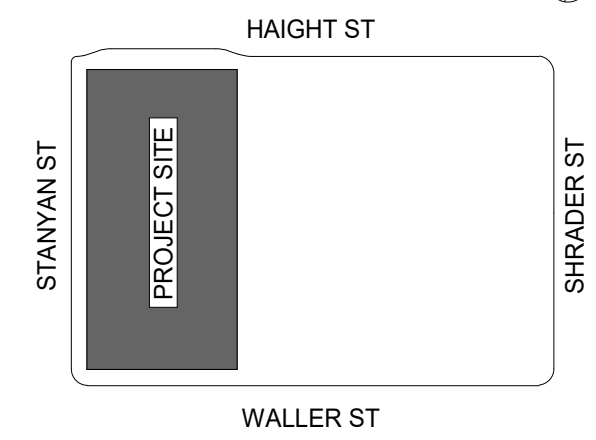
MEP ENGINEERS:
ENGINEERING 350
256 MOLLTON STREET
SAN FRANCISCO, CA 94123
PH: 415.328.1450

ENERGY & PASSIVE HOUSE CONSULTANT:
THORNTON TOMASETTI INC.
301 HOWARD STREET, SUITE 1030
SAN FRANCISCO, CA 94105
PH: 415.365.6900

LIGHTING DESIGN
DOT DASH
120 WALKER STREET
NEW YORK, NY 10013
PH: 212.951.0660

WATERPROOFING CONSULTANT:
MCGINNIS CHEN ASSOCIATES
1019 MISSION STREET
SAN FRANCISCO, CA 94103
PH: 415.966.3673

KEY PLAN:



ISSUANCE NO.	DESCRIPTION	DATE

STATUS:

100% DD

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NOT FOR CONSTRUCTION

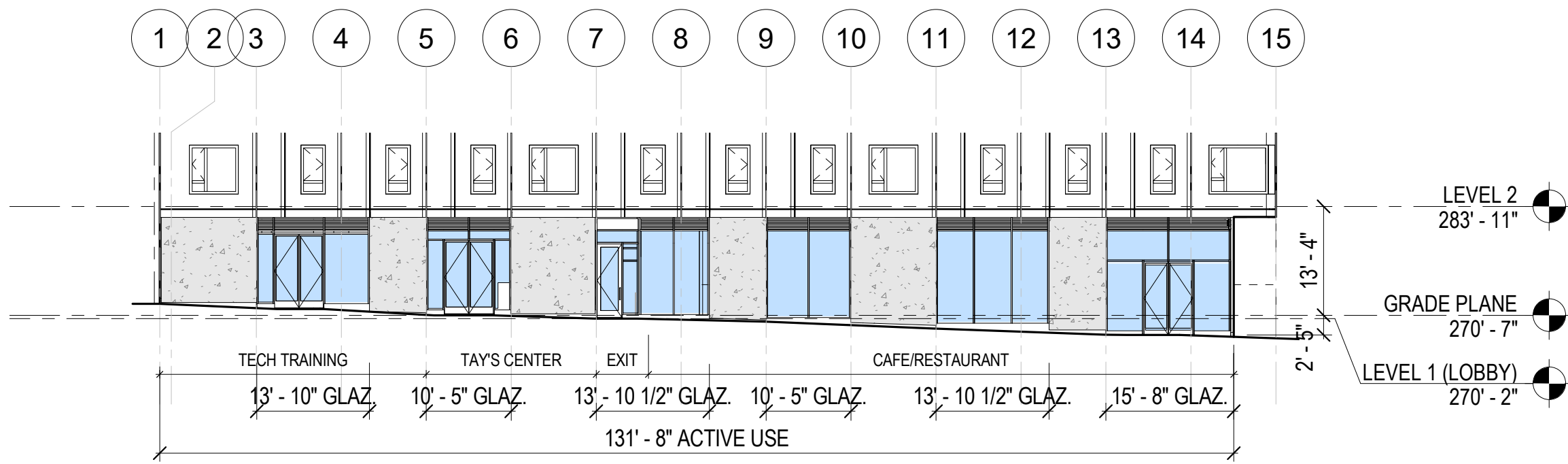
DRAWING TITLE:

EXTERIOR ELEVATIONS
- WEST

SEAL & SIGNATURE: DATE: 03/02/2022
PROJECT: 20010180
DRAWN BY: YA
FORMAT: 42"X30"
DRAWING NUMBER:

A3.01

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2 NORTH ELEVATION - TRANSPARENCY

ACTIVE USE STREET FRONTAGE PERCENT TRANSPARENT

WEST ELEVATION: 84%
NORTH ELEVATION: 59%
SOUTH ELEVATION: 58%
GATHERING COURT SOUTH: 100%
GATHERING COURT NORTH: 100%
TOTAL FRONTAGE: 76%
TOTAL ACTIVE USE FRONTAGE: 534' - 1"
TOTAL TRANSPARENT: 405' - 1"

60% REQUIRED PER SF PLANNING SEC. 145.1 C.6

BUILDING ELEVATION NOTES:

- SEE A4.1X SHEETS FOR FACADE TYPE SCHEDULE AND TYPICAL ASSEMBLIES.
- SEE CIVIL AND LANDSCAPE DRAWINGS FOR INFORMATION REGARDING GRADING OF ALL EXTERIOR AREAS.

LEGEND:

- SPANDREL GLASS
- PRECAST PANELS
- FEATURE-RELATED BIRD HAZARD: ALL UNBROKEN GLAZED SEGMENTS 24 SF AND LARGER 100% TREATED PER SF PLANNING SEC. 139.C.2
- LOCATION-RELATED BIRD HAZARD: MAX 10% UNTREATED GLAZING WITHIN BIRD COLLISION ZONE PER SF PLANNING SEC. 139.C.1. SEE ELEVATION FOR EXTENT OF ZONE
- ALL GLAZING ON WEST FACING FACADES TO RECEIVE BIRD HAZARD AREA TREATMENT

GLAZING ALTERNATES

- ALTERNATE 1:
VITRO SOLARBAN 70(2) CLEAR + CLEAR
BIRD HAZARD AREAS: WALKER AVIPROTEK ACID ETCH PATTERN 221 ON VITRO SOLARBAN 70(2) CLEAR + CLEAR
- ALTERNATE 2:
VITRO OPTIGRAY + SOLARBAN 70(3) CLEAR
BIRD HAZARD AREAS: WALKER AVIPROTEK T UV PATTERN 717 ON VITRO OPTIGRAY + SOLARBAN 70(3) CLEAR



1 NORTH ELEVATION

ED 13-01

100% AFFORDABLE HOUSING VIA MOHCD

PROJECT:
730 STANYAN
730 STANYAN STREET
SAN FRANCISCO, CA 94117

CLIENT:
CHINATOWN COMMUNITY DEVELOPMENT CENTER
1515 VALLEJO STREET, 4TH FLOOR
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PH: 415.984.1450

TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORPORATION
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KANGO DEVELOPMENT LLC
PH: 323.627.6291

DESIGN ARCHITECT:
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PH: 212.337.0770

EXECUTIVE ARCHITECT:
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PH: 415.659.5850

LANDSCAPE ARCHITECT:
GLS LANDSCAPE | ARCHITECTURE
2677 MISSION STREET, NO. 200
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PH: 415.285.3614

STRUCTURAL ENGINEER:
MAR STRUCTURAL DESIGN
2332 5TH STREET, SUITE D
BERKELEY, CA 94710
PH: 510.991.1101

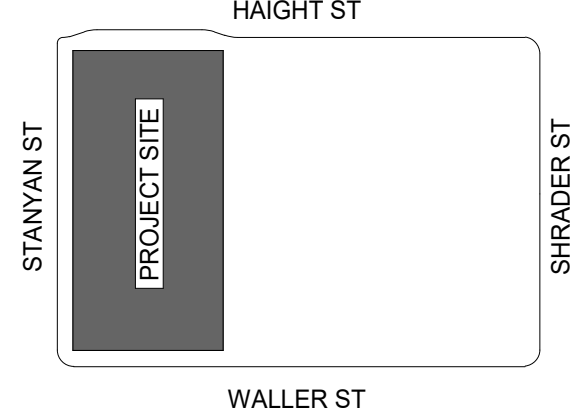
MEP ENGINEERS:
ENGINEERING 350
255 MOUNTAIN STREET
SAN FRANCISCO, CA 94123
PH: 415.328.1450

ENERGY & PASSIVE HOUSE CONSULTANT:
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SAN FRANCISCO, CA 94105
PH: 415.365.6900

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PH: 212.951.0660

WATERPROOFING CONSULTANT:
MCGINNIS CHEN ASSOCIATES
1019 MISSION STREET
SAN FRANCISCO, CA 94103
PH: 415.966.3673

KEY PLAN:



ISSUANCE

NO. DESCRIPTION DATE

STATUS:

100% DD
NOT FOR BID
NOT FOR CONSTRUCTION

DRAWING TITLE:

EXTERIOR ELEVATIONS - NORTH

SEAL & SIGNATURE: DATE: 03/02/2022
PROJECT: 20010180
DRAWN BY: YA
FORMAT: 42"X30"
DRAWING NUMBER:

A3.02

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GLS LANDSCAPE | ARCHITECTURE
2677 MISSION STREET, NO. 200
SAN FRANCISCO, CA 94110
PH: 415.265.3514

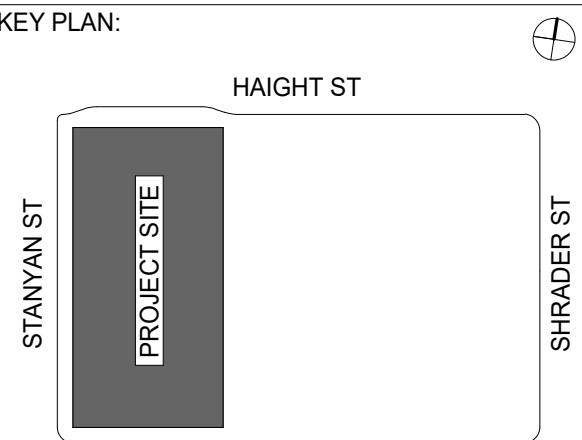
STRUCTURAL ENGINEER:
MAR STRUCTURAL DESIGN
2332 5TH STREET, SUITE D
BERKELEY, CA 94710
PH: 510.991.1101

MEP ENGINEERS:
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256 MOULTON STREET
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PH: 415.328.1450

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THORNTON TOMASETTI INC.
301 HOWARD STREET, SUITE 1030
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NEW YORK, NY 10013
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SAN FRANCISCO, CA 94103
PH: 415.966.3673



ISSUANCE NO.	DESCRIPTION	DATE

STATUS:

100% DD

NOT FOR BID

NOT FOR CONSTRUCTION

DRAWING TITLE:

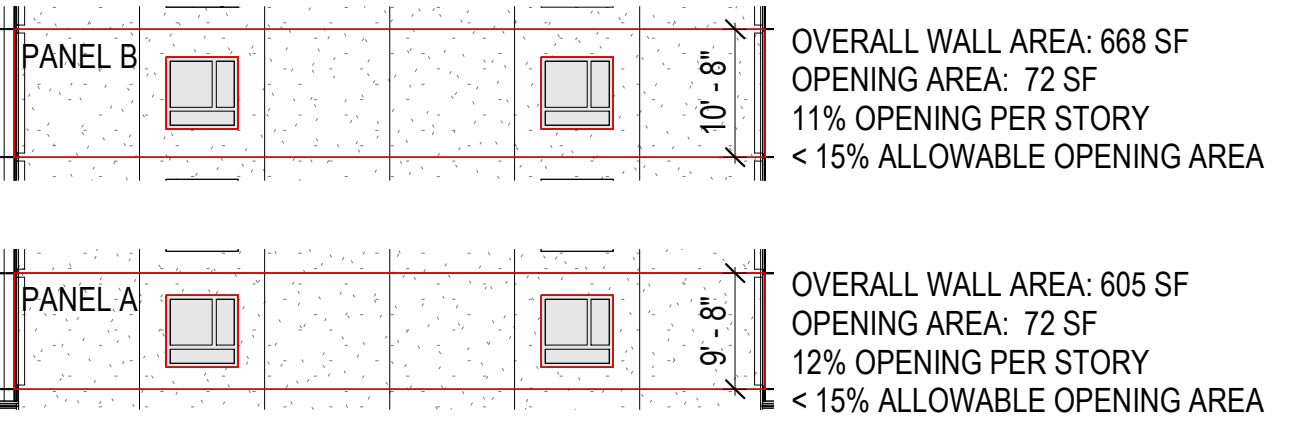
EXTERIOR ELEVATIONS
- EAST

SEAL & SIGNATURE:

DATE: 03/02/2022
PROJECT: 20010180
DRAWN BY: YA
FORMAT: 42"X30"
DRAWING NUMBER:

CALCULATIONS FOR MAX. AREA OF EXT. WALL OPENINGS PER CBC TABLE 705.8:

EAST EXT. WALL IS LOCATED 3'-0" FROM PROPERTY LINE AND OPENING IS UNPROTECTED AND SPRINKLERED. MAX. ALLOWABLE OPENING = 15% OF EXT. WALL AREA PER STORY.



BUILDING ELEVATION NOTES:

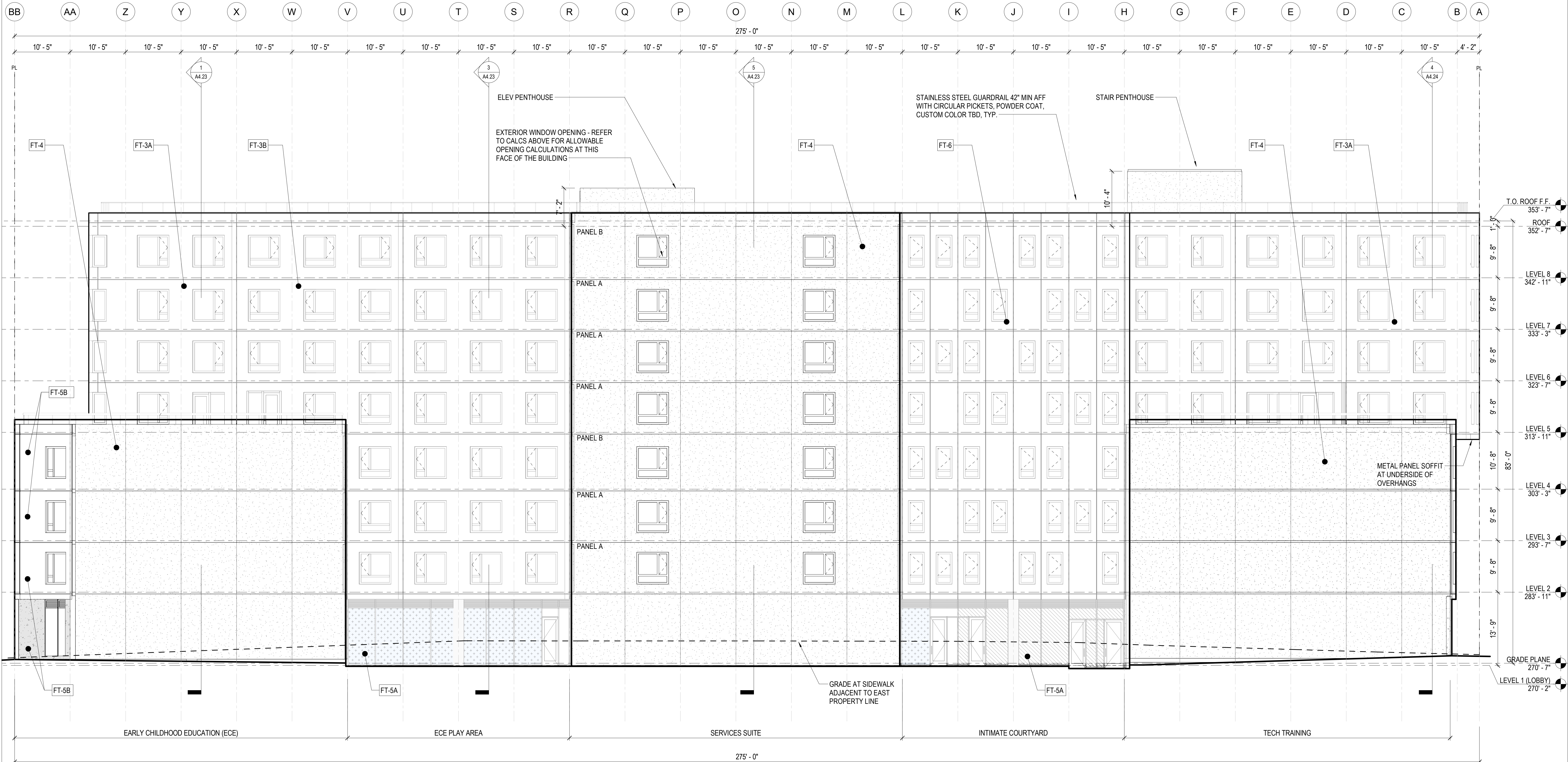
- SEE A4.1X SHEETS FOR FACADE TYPE SCHEDULE AND TYPICAL ASSEMBLIES.
- SEE CIVIL AND LANDSCAPE DRAWINGS FOR INFORMATION REGARDING GRADING OF ALL EXTERIOR AREAS.

LEGEND:

- SPANDREL GLASS
- PRECAST PANELS
- FEATURE-RELATED BIRD HAZARD: ALL UNBROKEN GLAZED SEGMENTS 24 SF AND LARGER 100% TREATED PER SF PLANNING SEC. 139.C.2
- LOCATION-RELATED BIRD HAZARD: MAX 10% UNTREATED GLAZING WITHIN BIRD COLLISION ZONE PER SF PLANNING SEC. 139.C.1. SEE ELEVATION FOR EXTENT OF ZONE
- ALL GLAZING ON WEST FACING FACADES TO RECEIVE BIRD HAZARD AREA TREATMENT

GLAZING ALTERNATES

- ALTERNATE 1:
- VITRO SOLARBAN 70(2) CLEAR + CLEAR
- BIRD HAZARD AREAS: WALKER AVIPROTEK ACID ETCH PATTERN 221 ON
- VITRO SOLARBAN 70(2) CLEAR + CLEAR
- ALTERNATE 2:
- VITRO OPTIGRAY + SOLARBAN 70(3) CLEAR
- BIRD HAZARD AREAS: WALKER AVIPROTEK T UV PATTERN 717 ON
- VITRO OPTIGRAY + SOLARBAN 70(3) CLEAR



1 EAST ELEVATION

1/8" = 1'-0"

1. SEE A4.1X SHEETS FOR FACADE TYPE SCHEDULE AND TYPICAL ASSEMBLIES.
2. SEE CIVIL AND LANDSCAPE DRAWINGS FOR INFORMATION REGARDING GRADING OF ALL EXTERIOR AREAS.

SPANDREL GLASS

PRECAST PANELS

FEATURE-RELATED BIRD HAZARD: ALL UNBROKEN GLAZED SEGMENTS 24 SF AND LARGER 100% TREATED PER SF PLANNING SEC. 139 C.2

LOCATION-RELATED BIRD HAZARD: MAX 10% UNTREATED GLAZING WITHIN BIRD COLLISION ZONE PER SF PLANNING SEC. 139 C.1, SEE ELEVATION FOR EXTENT OF ZONE

ALL GLAZING ON WEST FACING FACADES TO RECEIVE BIRD HAZARD AREA TREATMENT

ALTERNATE 1:
VITRO SOLARBAN 70(2) CLEAR + CLEAR
BIRD HAZARD AREAS: WALKER AVIPROTEK ACID ETCH PATTERN 221 ON
VITRO SOLARBAN 70(2) CLEAR + CLEAR

ALTERNATE 2:
VITRO OPTIGRAY + SOLARBAN 70(3) CLEAR
BIRD HAZARD AREAS: WALKER AVIPROTEK T UV PATTERN 717 ON
VITRO OPTIGRAY + SOLARBAN 70(3) CLEAR



WEST ELEVATION: 84%
NORTH ELEVATION: 59%
SOUTH ELEVATION: 58%
GATHERING COURT SOUTH: 100%
GATHERING COURT NORTH: 100%
TOTAL FRONTAGE: 76%
TOTAL ACTIVE USE FRONTAGE: 534' - 1"
TOTAL TRANSPARENT: 405' - 1"

60% REQUIRED PER SF PLANNING SEC. 145.1.C.6



100% AFFORDABLE HOUSING VIA MOHCD

CLIENT:
CHINATOWN COMMUNITY DEVELOPMENT CENTER
1515 VALLEJO STREET, 4TH FLOOR
SAN FRANCISCO, CA 94109
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MEP ENGINEERS:
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PH: 415.328.1450

**LIGHTING DESIGN
DOT DASH**
120 WALKER STREET
NEW YORK, NY 1001
PH: 212.951.0660

KEY PLAN:



STATUS:

100% DD

NOT FOR BID

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DRAWING TITLE:

EXTERIOR ELEVATIONS
- SOUTH

SEAL & SIGNATURE:	DATE: 03/02/2023
	PROJECT: 2001018
	DRAWN BY: Y
	FORMAT: 42"x36"
	DRAWING NUMBER:

A3.04

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PROJECT:
730 STANYAN
730 STANYAN STREET
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GLS LANDSCAPE | ARCHITECTURE
2677 MISSION STREET, NO. 200
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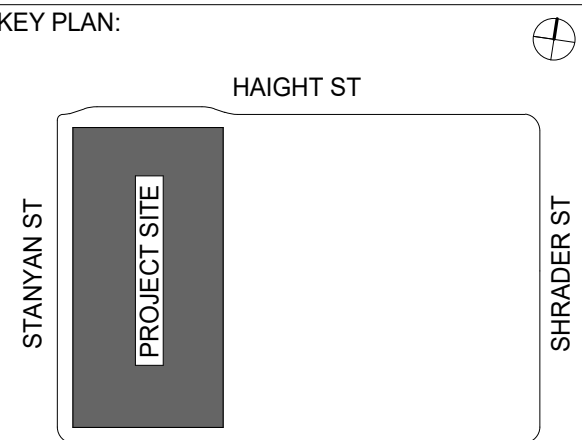
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MAR STRUCTURAL DESIGN
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PH: 510.991.1101

MEP ENGINEERS:
ENGINEERING 350
256 MOUTON STREET
SAN FRANCISCO, CA 94123
PH: 415.328.1450

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301 HOWARD STREET, SUITE 1030
SAN FRANCISCO, CA 94105
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WATERPROOFING CONSULTANT:
MCGINNIS CHEN ASSOCIATES
1019 MISSION STREET
SAN FRANCISCO, CA 94103
PH: 415.966.3873



ISSUANCE	DESCRIPTION	DATE
NO.		

STATUS:

100% DD

NOT FOR BID

NOT FOR CONSTRUCTION

DRAWING TITLE:

EXTERIOR ELEVATIONS
- GATHERING COURT

SEAL & SIGNATURE:	DATE: 03/02/2022
	PROJECT: 20010180
	DRAWN BY: Y.A.
	FORMAT: 42"x30"
	DRAWING NUMBER:

BUILDING ELEVATION NOTES:

- SEE A4.1X SHEETS FOR FACADE TYPE SCHEDULE AND TYPICAL ASSEMBLIES.
- SEE CIVIL AND LANDSCAPE DRAWINGS FOR INFORMATION REGARDING GRADING OF ALL EXTERIOR AREAS.

LEGEND:

- SPANDREL GLASS
- PRECAST PANELS
- FEATURE-RELATED BIRD HAZARD: ALL UNBROKEN GLAZED SEGMENTS 24 SF AND LARGER 100% TREATED PER SF PLANNING SEC. 139.C.2
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ALL GLAZING ON WEST FACING FACADES TO RECEIVE BIRD HAZARD AREA TREATMENT

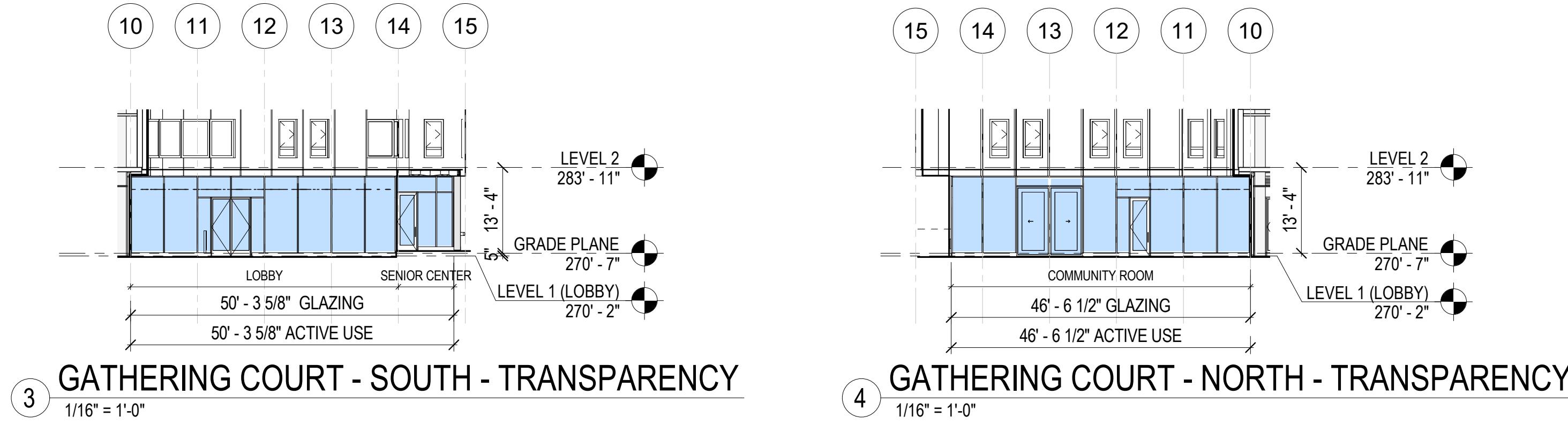
GLAZING ALTERNATES

ALTERNATE 1:
VITRO SOLARBAN 70(2) CLEAR + CLEAR
BIRD HAZARD AREAS: WALKER AVIPROTEK ACID ETCH PATTERN 221 ON
VITRO SOLARBAN 70(2) CLEAR + CLEAR

ALTERNATE 2:
VITRO OPTIGRAY + SOLARBAN 70(3) CLEAR
BIRD HAZARD AREAS: WALKER AVIPROTEK T UV PATTERN 717 ON
VITRO OPTIGRAY + SOLARBAN 70(3) CLEAR



1 GATHERING COURT - NORTH ELEVATION
1/8" = 1'-0"

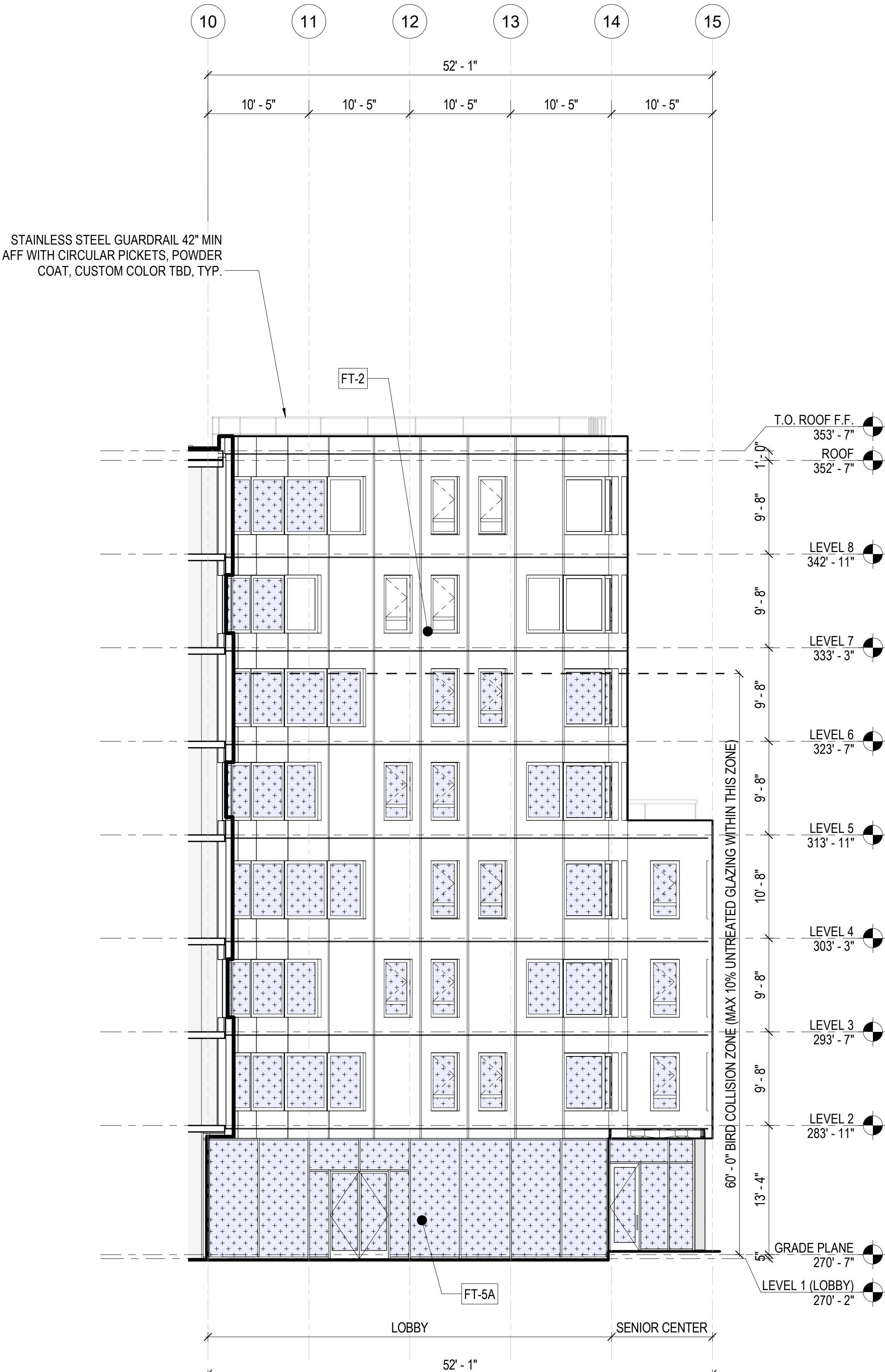


3 GATHERING COURT - SOUTH - TRANSPARENCY
1/16" = 1'-0"

4 GATHERING COURT - NORTH - TRANSPARENCY
1/16" = 1'-0"

ACTIVE USE STREET FRONTAGE PERCENT TRANSPARENT
WEST ELEVATION: 84%
NORTH ELEVATION: 59%
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GATHERING COURT SOUTH: 100%
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TOTAL FRONTAGE: 76%
TOTAL ACTIVE USE FRONTAGE: 534' - 1"
TOTAL TRANSPARENT: 405' - 1"

60% REQUIRED PER SF PLANNING SEC. 145.1 C.6



2 GATHERING COURT - SOUTH ELEVATION
1/8" = 1'-0"

1. SEE A4.1X SHEETS FOR FACADE TYPE SCHEDULE AND TYPICAL ASSEMBLIES.
2. SEE CIVIL AND LANDSCAPE DRAWINGS FOR INFORMATION REGARDING GRADING OF ALL EXTERIOR AREAS.

SPANDEX GLASS

PRECAST PANELS

FEATURE-RELATED BIRD HAZARD: ALL UNBROKEN GLAZED SEGMENTS 24 SF AND LARGER 100% TREATED PER SF PLANNING SEC. 139.C.2

LOCATION-RELATED BIRD HAZARD: MAX 10% UNTREATED GLAZING WITHIN BIRD COLLISION ZONE PER SF PLANNING SEC. 139.C.1, SEE ELEVATION FOR EXTENT OF ZONE

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VITRO OPTIGRAY + SOLARBAN 70(3) CLEAR
BIRD HAZARD AREAS: WALKER AVIPROTEK T UV PATTERN 717 ON
VITRO OPTIGRAY + SOLARBAN 70(3) CLEAR



100% AFFORDABLE HOUSING VIA MOHCD

3.06

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BUILDING ELEVATION NOTES:

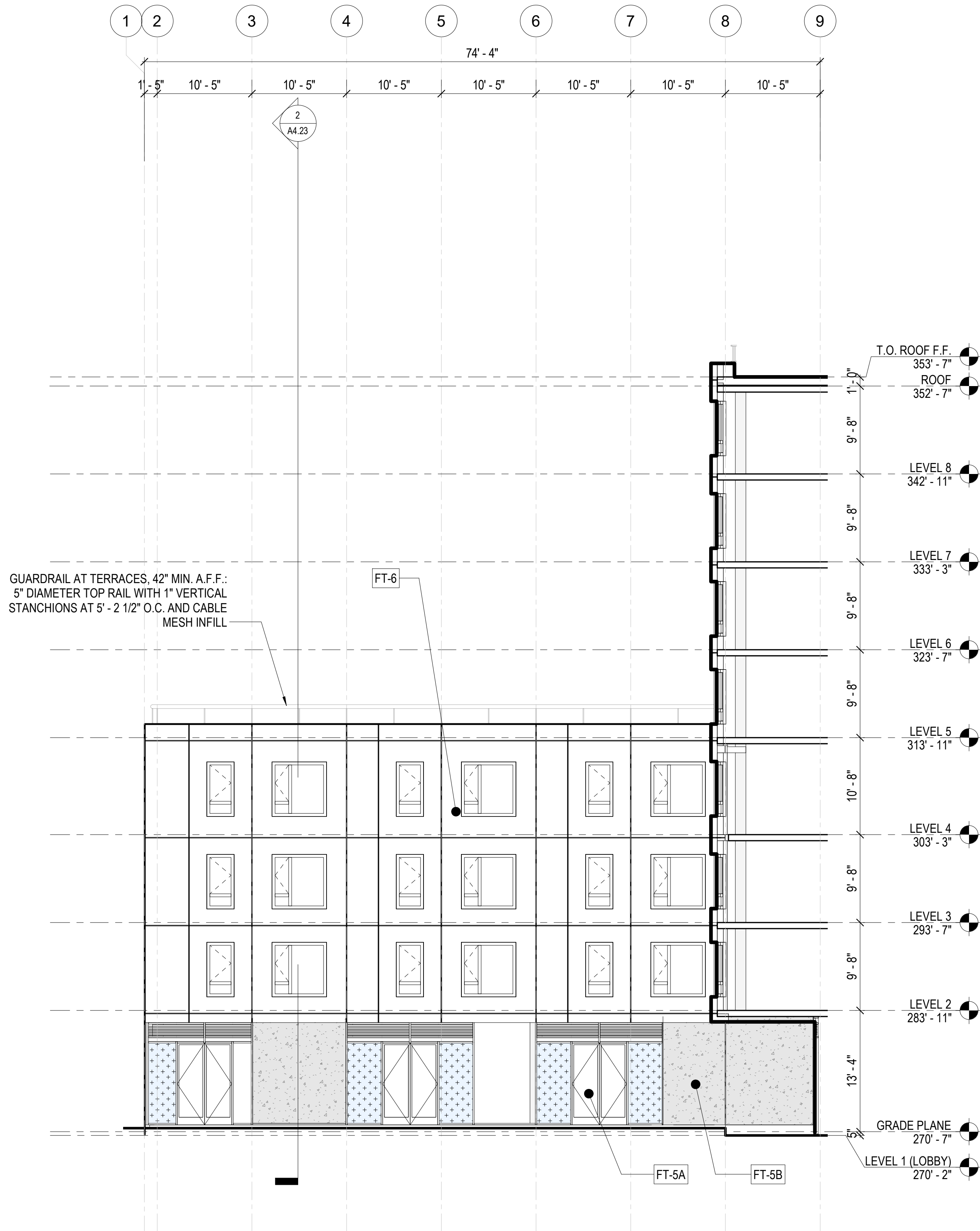
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LEGEND:

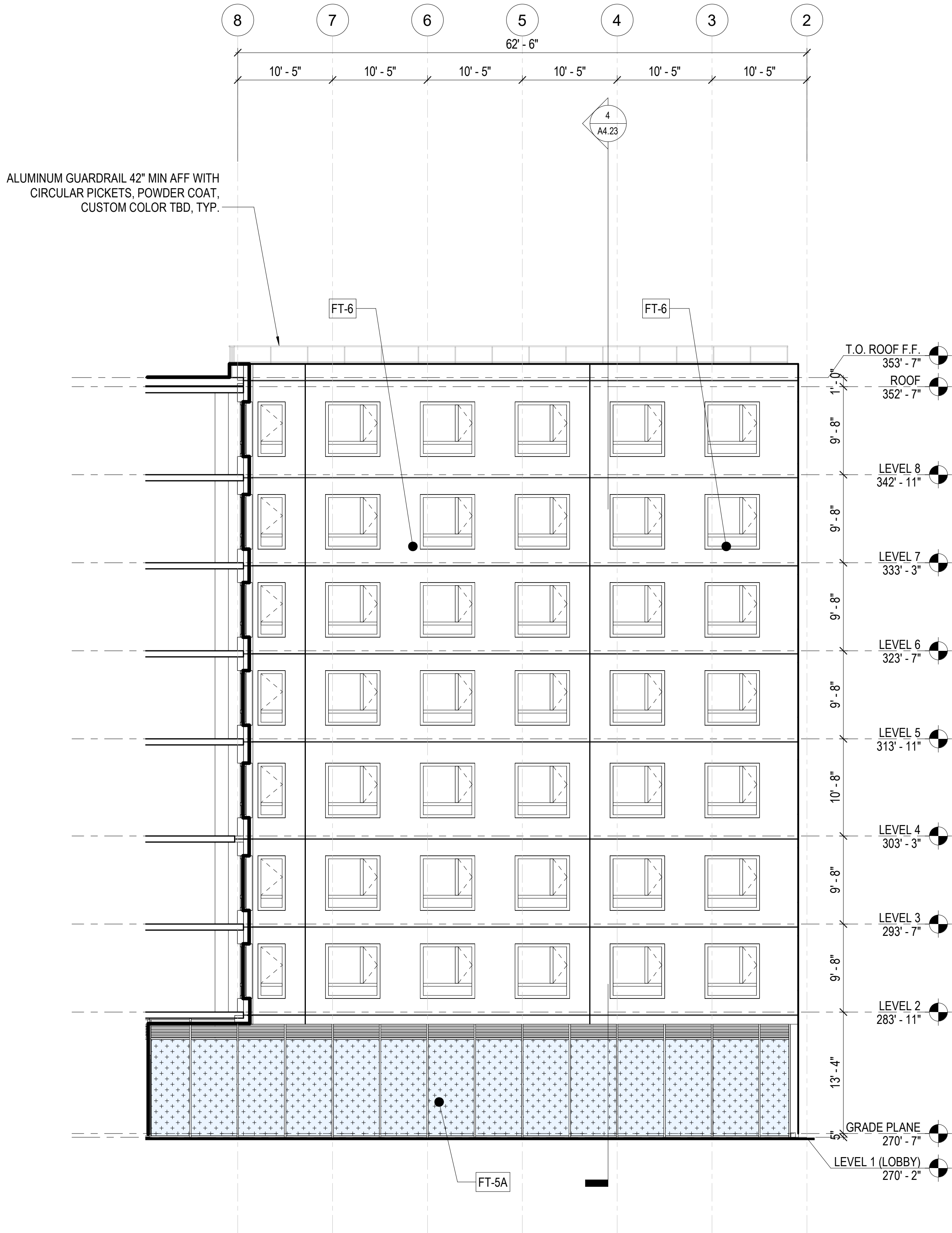
- SPANDREL GLASS
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FEATURE-RELATED BIRD HAZARD: ALL UNBROKEN GLAZED SEGMENTS 24 SF AND LARGER 100% TREATED PER SF PLANNING SEC. 139.C.2
LOCATION-RELATED BIRD HAZARD: MAX 10% UNTREATED GLAZING WITHIN BIRD COLLISION ZONE PER SF PLANNING SEC. 139.C.1. SEE ELEVATION FOR EXTENT OF ZONE
ALL GLAZING ON WEST FACING FACADES TO RECEIVE BIRD HAZARD AREA TREATMENT

GLAZING ALTERNATES

- ALTERNATE 1:
VITRO SOLARBAN 70(2) CLEAR + CLEAR
BIRD HAZARD AREAS: WALKER AVIPROTEK ACID ETCH PATTERN 221 ON VITRO SOLARBAN 70(2) CLEAR + CLEAR
ALTERNATE 2:
VITRO OPTIGRAY + SOLARBAN 70(3) CLEAR
BIRD HAZARD AREAS: WALKER AVIPROTEK T UV PATTERN 717 ON VITRO OPTIGRAY + SOLARBAN 70(3) CLEAR



2 CHILDREN'S PLAY AREA - SOUTH ELEVATION
1/8" = 1'-0"



1 CHILDREN'S PLAY AREA - NORTH ELEVATION
1/8" = 1'-0"

ED 13-01

100% AFFORDABLE
HOUSING VIA MOHCD

PROJECT:
730 STANYAN
730 STANYAN STREET
SAN FRANCISCO, CA 94117

CLIENT:
CHINATOWN COMMUNITY DEVELOPMENT
CENTER
1515 VALLEJO STREET, 4TH FLOOR
SAN FRANCISCO, CA 94109
PH: 415.984.1450

TENDERLOIN NEIGHBORHOOD DEVELOPMENT
CORPORATION
201 EDDY STREET
SAN FRANCISCO, CA 94102
PH: 415.776.2151

CM / OWNER'S REP
FRAN HERETH
KANGO DEVELOPMENT LLC
PH: 323.627.8291

DESIGN ARCHITECT:
OMA*AMO ARCHITECTURE PC
180 VARICK ST, SUITE 1028
NEW YORK, NY 10014
PH: 212.337.0770

EXECUTIVE ARCHITECT:
Y.A. STUDIO
777 FLORIDA STREET, SUITE 301
SAN FRANCISCO, CA 94102
PH: 415.920.1839

CIVIL ENGINEER & DRY UTILITIES:
URBAN DESIGN CONSULTING ENGINEERS
350 TOWNSEND STREET, SUITE 409
SAN FRANCISCO, CA 94107
PH: 415.659.5850

LANDSCAPE ARCHITECT:
GLS LANDSCAPE | ARCHITECTURE
2677 MISSION STREET, NO. 200
SAN FRANCISCO, CA 94110
PH: 415.285.3514

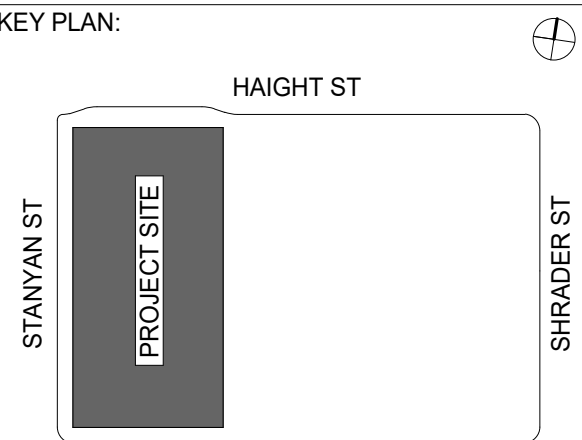
STRUCTURAL ENGINEER:
MAR STRUCTURAL DESIGN
2332 5TH STREET, SUITE D
BERKELEY, CA 94710
PH: 510.991.1101

MEP ENGINEERS:
ENGINEERING 350
256 MOUNTAIN STREET
SAN FRANCISCO, CA 94123
PH: 415.328.1450

ENERGY & PASSIVE HOUSE CONSULTANT:
THORNTON TOMASETTI INC.
301 HOWARD STREET, SUITE 1030
SAN FRANCISCO, CA 94105
PH: 415.365.6900

LIGHTING DESIGN
DOT DASH
120 WALKER STREET
NEW YORK, NY 10013
PH: 212.951.0660

WATERPROOFING CONSULTANT:
MCGINNIS CHEN ASSOCIATES
1019 MISSION STREET
SAN FRANCISCO, CA 94103
PH: 415.966.3873



ISSUANCE		DATE
NO.	DESCRIPTION	

STATUS:
100% DD
NOT FOR BID
NOT FOR CONSTRUCTION

DRAWING TITLE:
EXTERIOR ELEVATIONS
- PLAY AREA

SEAL & SIGNATURE:
DATE: 03/02/2022
PROJECT: 20010180
DRAWN BY: YA
FORMAT: 42"x30"
DRAWING NUMBER:

A3.07

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100% AFFORDABLE
HOUSING VIA MOHCD

PROJECT:
730 STANYAN
730 STANYAN STREET
SAN FRANCISCO, CA 94117

CLIENT:
CHINATOWN COMMUNITY DEVELOPMENT
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CM / OWNER'S REP
FRAN HERETH
KANGO DEVELOPMENT LLC
PH: 323.627.6291

DESIGN ARCHITECT:
OMA*AMO ARCHITECTURE PC
180 VARICK ST, SUITE 1528
NEW YORK, NY 10014
PH: 212.337.0770

EXECUTIVE ARCHITECT:
Y.A. STUDIO
777 FLORIDA STREET, SUITE 301
SAN FRANCISCO, CA 94102
PH: 415.920.1839

CIVIL ENGINEER & DRY UTILITIES:
URBAN DESIGN CONSULTING ENGINEERS
350 TOWNSEND STREET, SUITE 409
SAN FRANCISCO, CA 94107
PH: 415.659.5850

LANDSCAPE ARCHITECT:
GLS LANDSCAPE | ARCHITECTURE
2677 MISSION STREET, NO. 200
SAN FRANCISCO, CA 94110
PH: 415.285.3614

STRUCTURAL ENGINEER:
MAR STRUCTURAL DESIGN
2332 5TH STREET, SUITE D
BERKELEY, CA 94710
PH: 510.991.1101

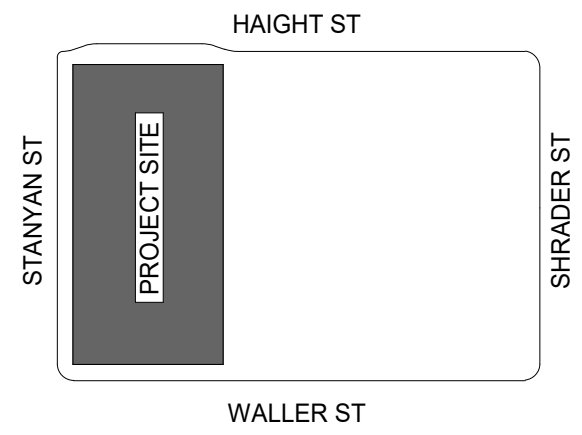
MEP ENGINEERS:
ENGINEERING 350
256 MOULTON STREET
SAN FRANCISCO, CA 94123
PH: 415.328.1450

ENERGY & PASSIVE HOUSE CONSULTANT:
THORNTON TOMASETTI INC.
301 HOWARD STREET, SUITE 1030
SAN FRANCISCO, CA 94105
PH: 415.365.6900

LIGHTING DESIGN
DOT DASH
120 WALKER STREET
NEW YORK, NY 10013
PH: 212.951.0660

WATERPROOFING CONSULTANT:
MCGINNIS CHEN ASSOCIATES
1019 MISSION STREET
SAN FRANCISCO, CA 94103
PH: 415.966.3673

KEY PLAN:



ISSUANCE
NO. DESCRIPTION DATE

STATUS:
100% DD
NOT FOR BID
NOT FOR CONSTRUCTION

DRAWING TITLE:

BUILDING SECTION

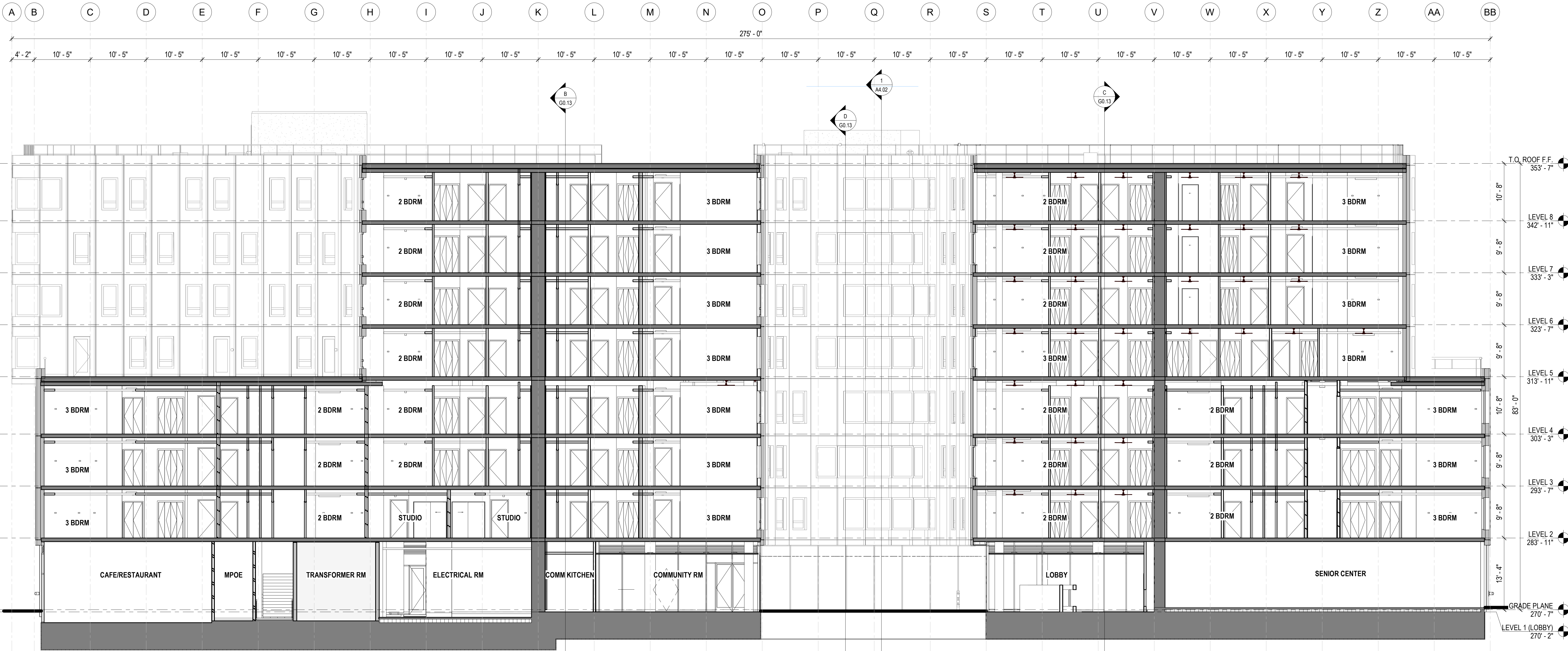
SEAL & SIGNATURE:
DATE: 03/02/2022
PROJECT: 20010180
DRAWN BY: YA
FORMAT: 42"x30"
DRAWING NUMBER:

A4.01

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LEGEND:

- NON RATED WALL
- 1HR FIRE RATED WALL
- 2HR FIRE RATED WALL
- 2HR/3HR FIRE RATED
CONCRETE WALL / FLOOR
- STOREFRONT SYSTEM
- INSULATED METAL PANEL



SECTION - LONGITUDINAL
1/8" = 1'-0"

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100% AFFORDABLE
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PROJECT:
730 STANYAN
730 STANYAN STREET
SAN FRANCISCO, CA 94117

CLIENT:
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CORPORATION
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PH: 415.776.2151

CM / OWNER'S REP
FRAN HERETH
KANGO DEVELOPMENT LLC
PH: 323.627.6291

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777 FLORIDA STREET, SUITE 301
SAN FRANCISCO, CA 94102
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SAN FRANCISCO, CA 94107
PH: 415.659.5850

LANDSCAPE ARCHITECT:
GLS LANDSCAPE | ARCHITECTURE
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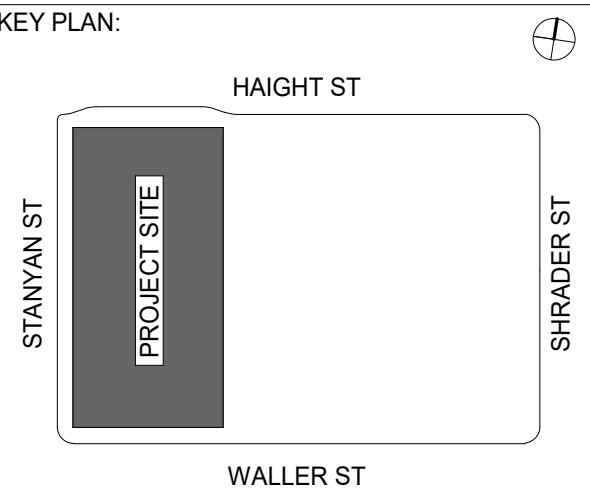
STRUCTURAL ENGINEER:
MAR STRUCTURAL DESIGN
2332 5TH STREET, SUITE D
BERKELEY, CA 94710
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MEP ENGINEERS:
ENGINEERING 350
256 MOULTON STREET
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ENERGY & PASSIVE HOUSE CONSULTANT:
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SAN FRANCISCO, CA 94105
PH: 415.365.6900

LIGHTING DESIGN
DOT DASH
120 WALKER STREET
NEW YORK, NY 10013
PH: 212.951.0660

WATERPROOFING CONSULTANT:
MCGINNIS CHEN ASSOCIATES
1019 MISSION STREET
SAN FRANCISCO, CA 94103
PH: 415.966.3673



ISSUANCE NO.	DESCRIPTION	DATE

STATUS:

100% DD

NOT FOR BID

NOT FOR CONSTRUCTION

DRAWING TITLE:

BUILDING SECTION

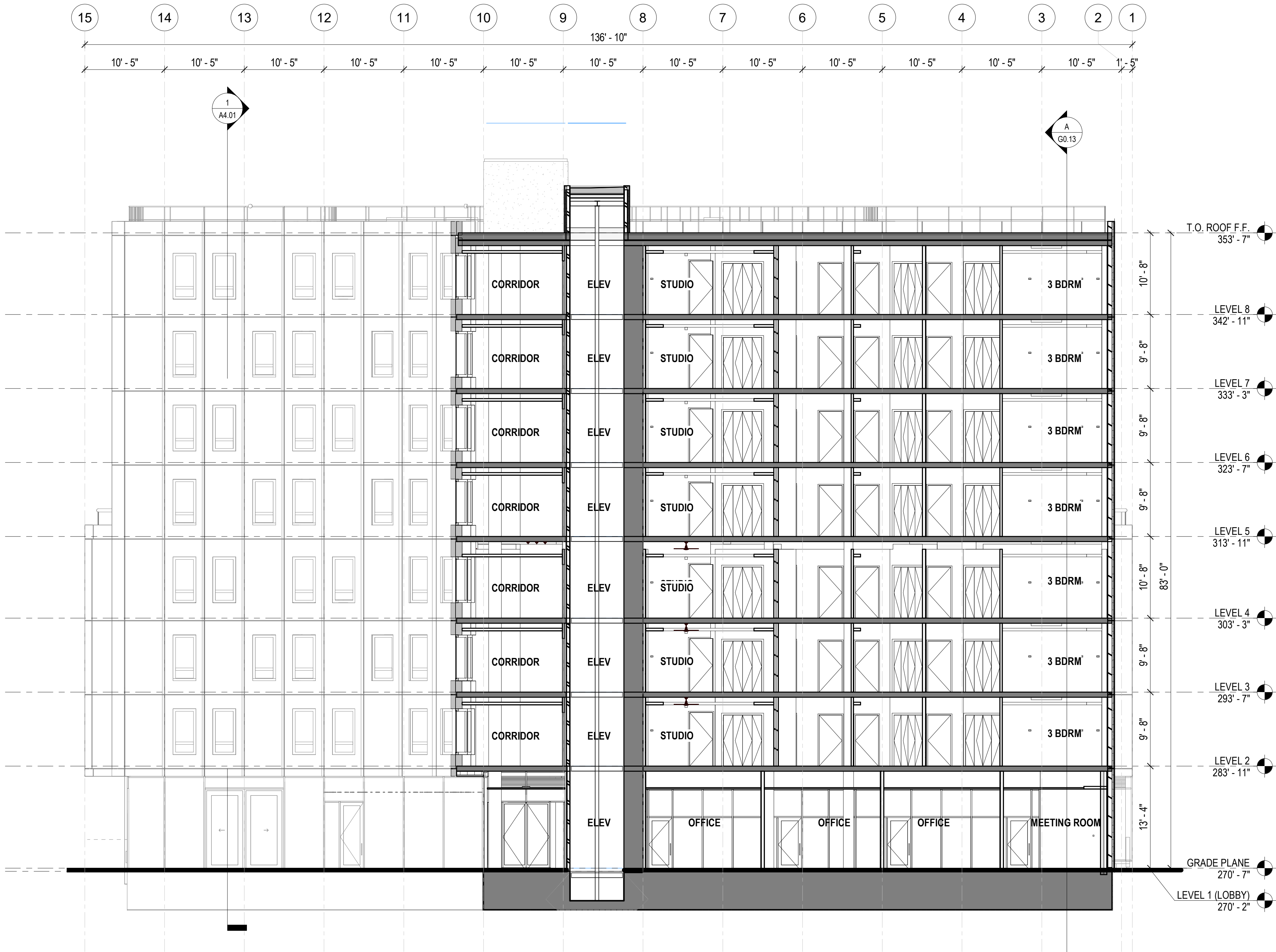
SEAL & SIGNATURE:	DATE: 03/02/2022
	PROJECT: 20010180
	DRAWN BY: YA
	FORMAT: 42"X30"
	DRAWING NUMBER:

A4.02

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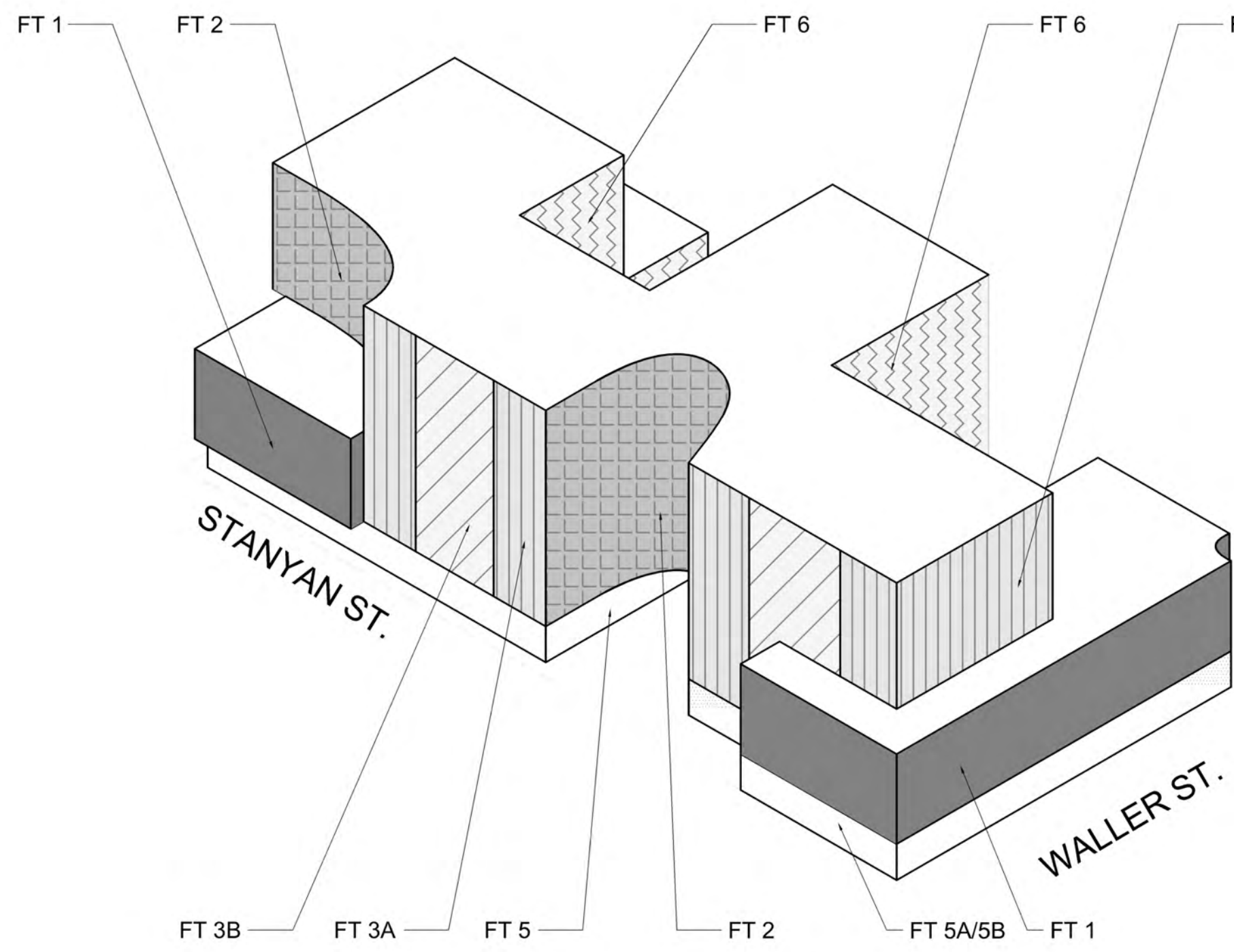
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- NON RATED WALL
- 1HR FIRE RATED WALL
- 2HR FIRE RATED WALL
- 2HR/3HR FIRE RATED CONCRETE WALL / FLOOR
- STOREFRONT SYSTEM
- INSULATED METAL PANEL

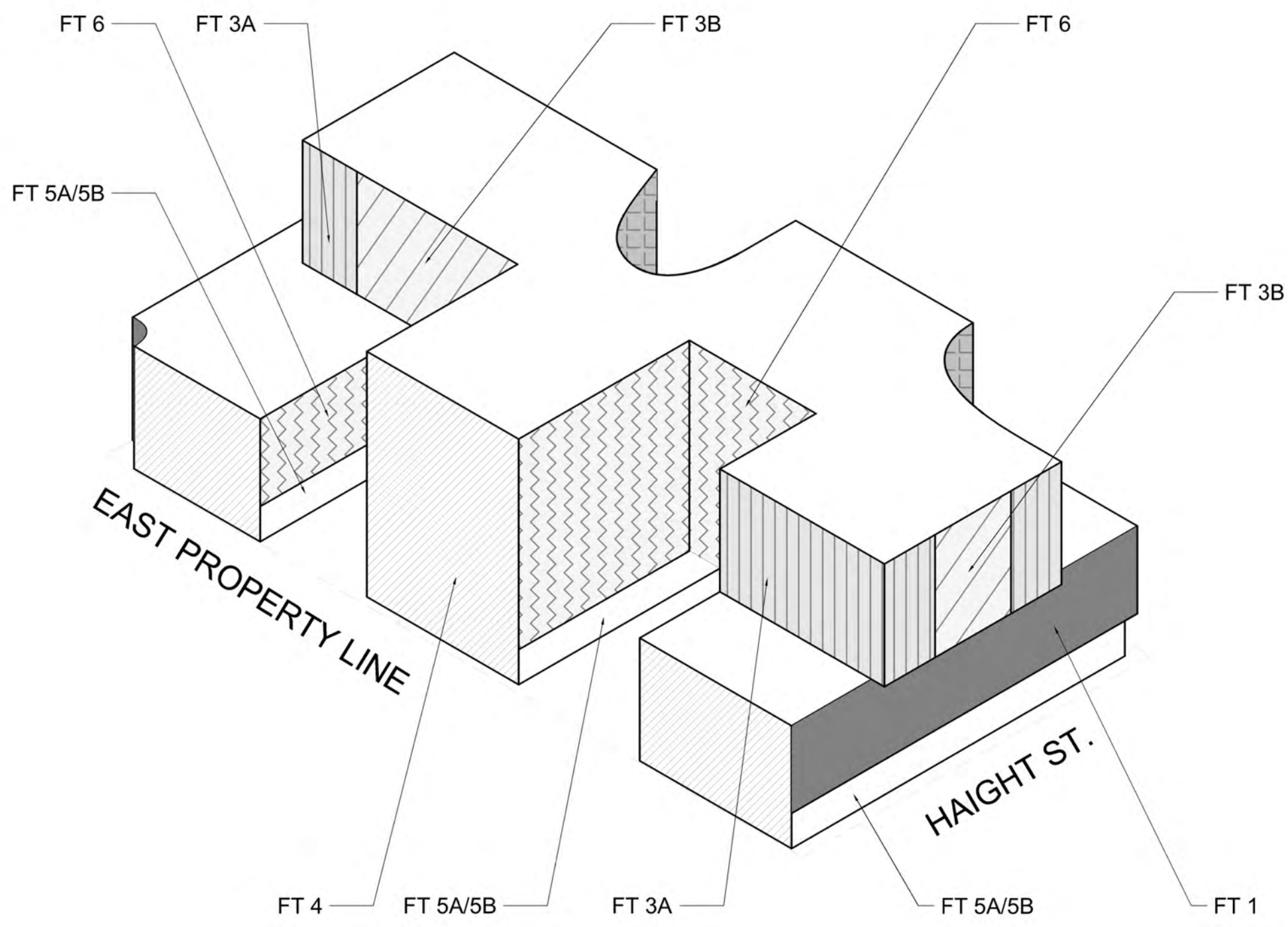


1 SECTION - TRANSVERSE

1/8" = 1'-0"



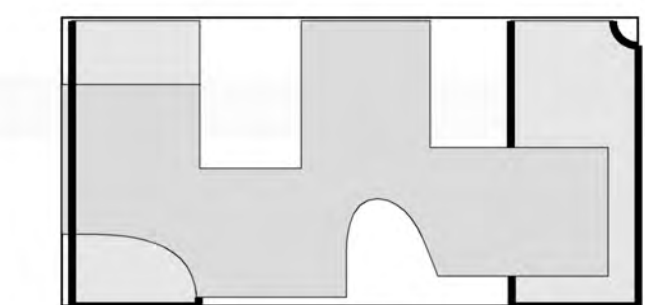
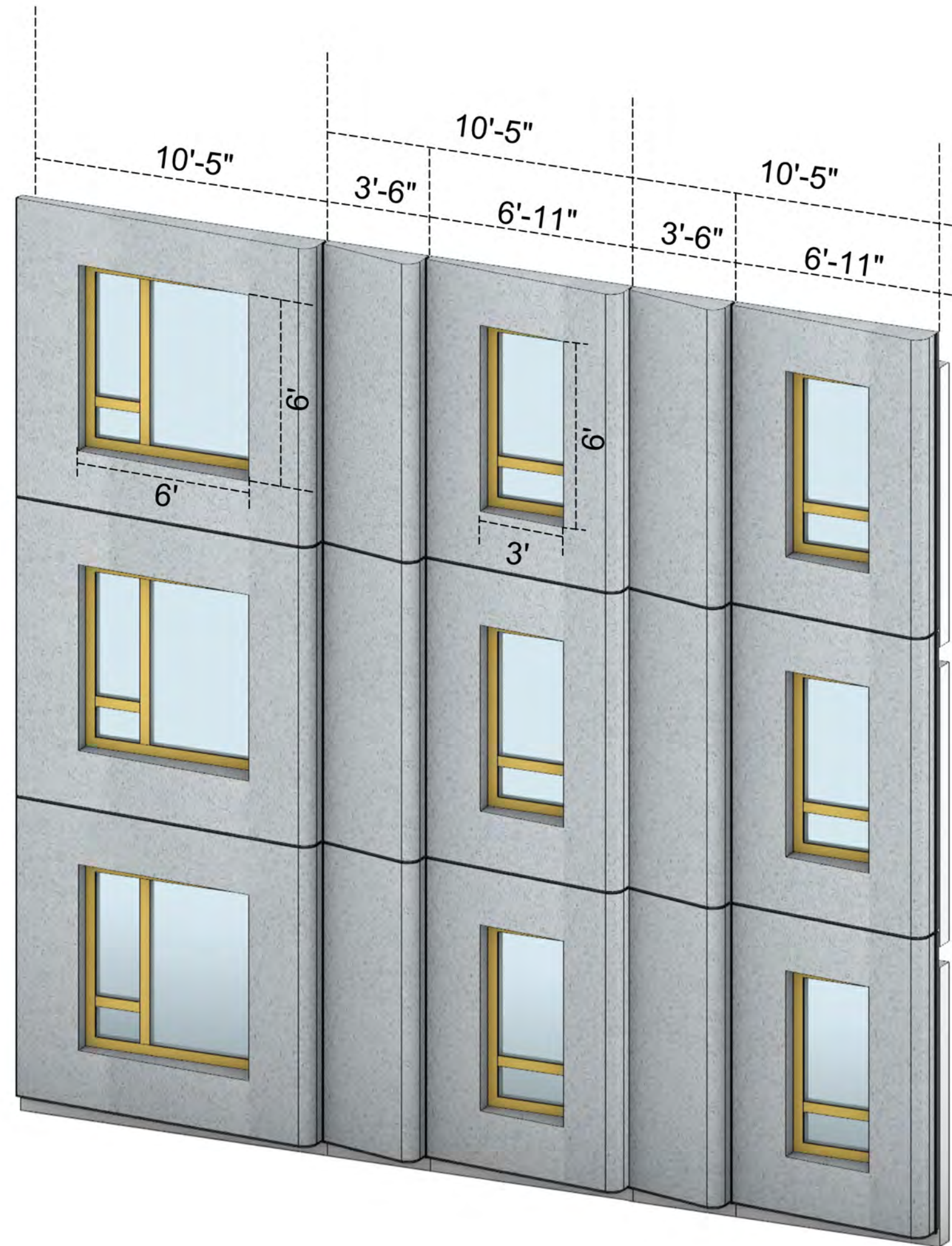
7 SW AXONOMETRIC - FACADES TYPES
N.T.S



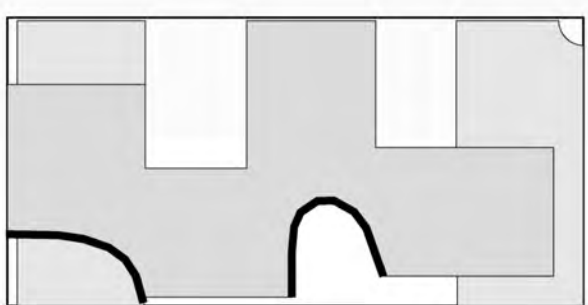
6 NE AXONOMETRIC - FACADES TYPES
N.T.S

LEGEND FACADE TYPES

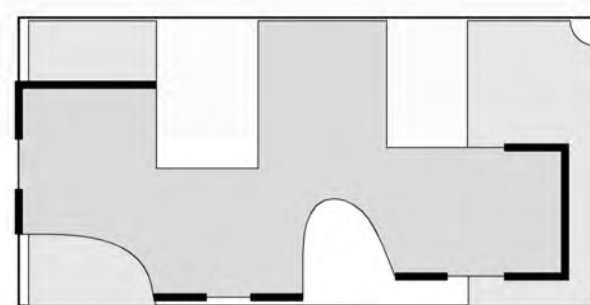
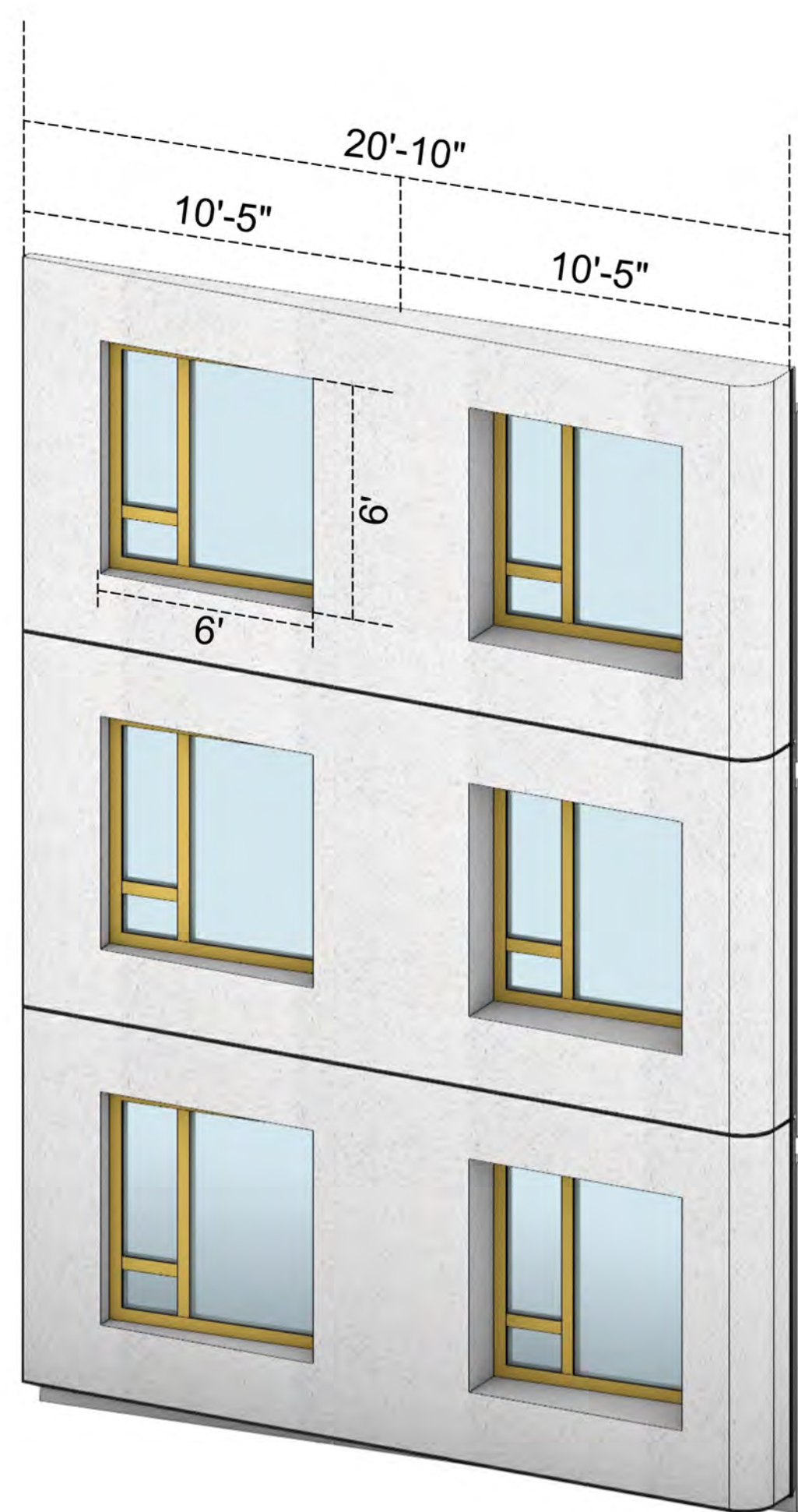
- FT - 1 KIT OF PART WAVES (S-M-L) - BOTTOM BARS
- FT - 2 HALF-MODULE WAVES (5'-2.5") - SCOOPS
- FT - 3A XL WAVES (20'-10") - CENTRAL VOLUMES
- FT - 3B XXL WAVES (31'-3") - CENTRAL VOLUMES
- FT - 4 SOLID PLASTER WALL - EAST PROPERTY LINE
- FT - 5A GROUND FLOOR STOREFRONT
- FT - 5B GROUND FLOOR CONCAVE PRECAST PANELS
- FT - 6 FLAT PANEL W/ FACE-MOUNTED LOUVERS



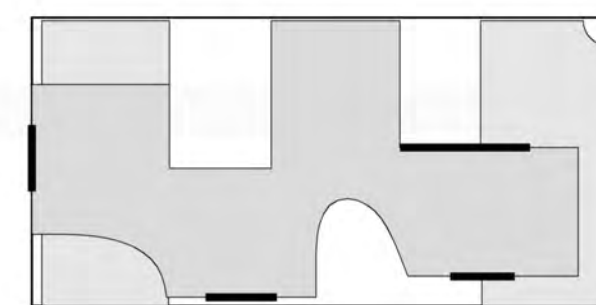
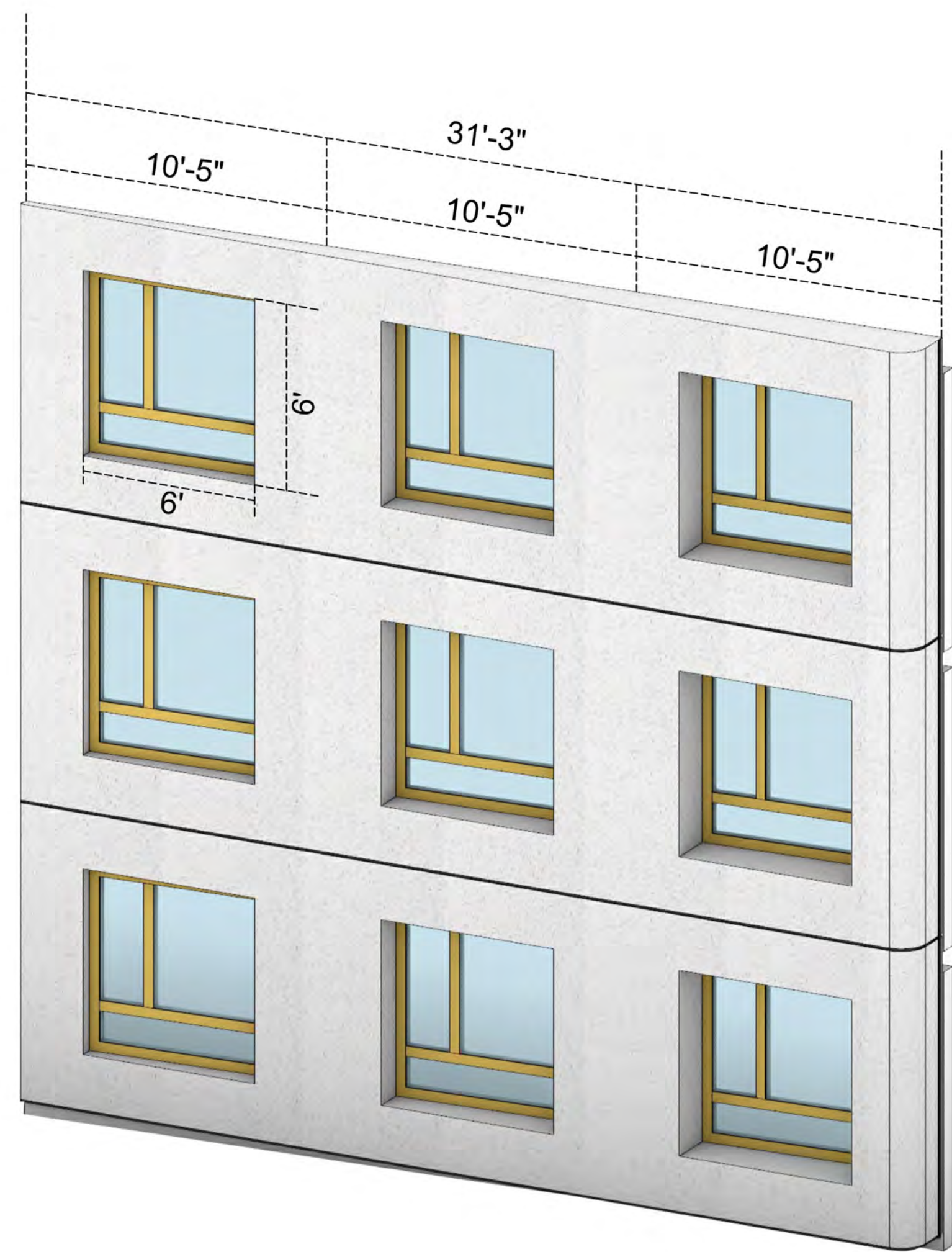
4 AXONOMETRIC - FACADE TYPE 1
N.T.S



3 AXONOMETRIC - FACADE TYPE 2
N.T.S



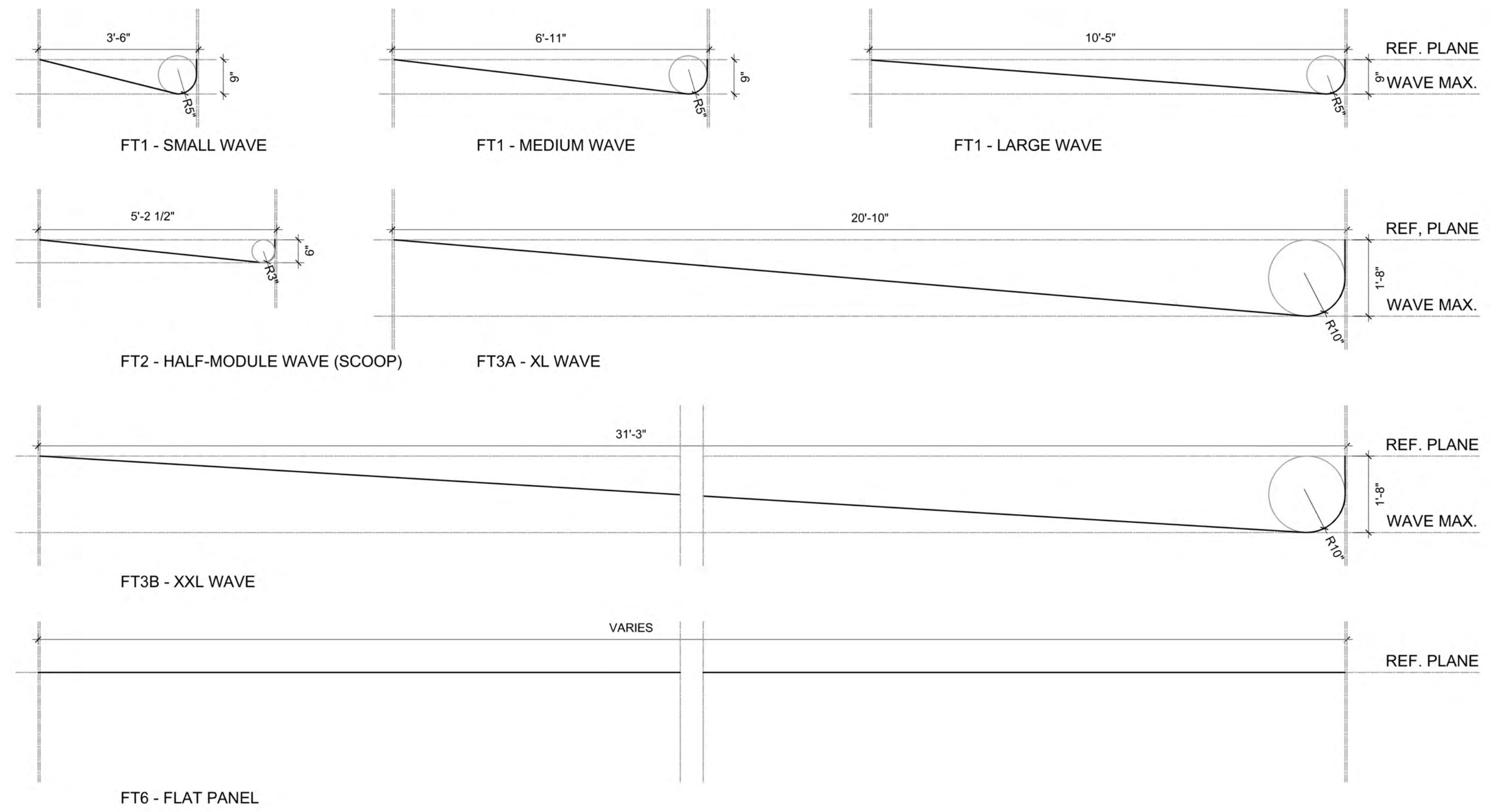
2 AXONOMETRIC - FACADE TYPE 3A
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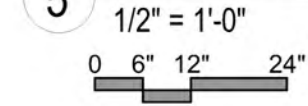
1 AXONOMETRIC - FACADE TYPE 3B
N.T.S

FACADE SCHEDULE NOTES:

- FACADE GFRC PANEL SYSTEM TO BE DEISGN BUILD UNDER DEFERRED ADDENDA SUBMITTAL. FACADE SYSTEM SHALL BE NON COMBUSTIBLE.



5 FT - WAVES DIMENSIONS



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PROJECT:
730 STANYAN
730 STANYAN STREET
SAN FRANCISCO, CA 94117

CLIENT:
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CENTER
1515 VALLEJO STREET, 4TH FLOOR
SAN FRANCISCO, CA 94109
PH: 415.984.1450

TENDERLOIN NEIGHBORHOOD DEVELOPMENT
CORPORATION
201 EDDY STREET
SAN FRANCISCO, CA 94102
PH: 415.776.2151

CM / OWNER'S REP
FRAN HERETH
KANGO DEVELOPMENT LLC
PH: 323.627.6291

DESIGN ARCHITECT:
OMA*AMO ARCHITECTURE PC
180 VARICK ST, SUITE 1228
NEW YORK, NY 10014
PH: 212.337.0770

EXECUTIVE ARCHITECT:
Y.A. STUDIO
777 FLORIDA STREET, SUITE 301
SAN FRANCISCO, CA 94102
PH: 415.920.1839

CIVIL ENGINEER & DRY UTILITIES:
URBAN DESIGN CONSULTING ENGINEERS
350 TOWNSEND STREET, SUITE 409
SAN FRANCISCO, CA 94107
PH: 415.658.5850

LANDSCAPE ARCHITECT:
GLS LANDSCAPE | ARCHITECTURE
2877 MISSION STREET, NO. 200
SAN FRANCISCO, CA 94110
PH: 415.285.3614

STRUCTURAL ENGINEER:
MAR STRUCTURAL DESIGN
2332 5TH STREET, SUITE D
BERKELEY, CA 94710
PH: 510.991.1101

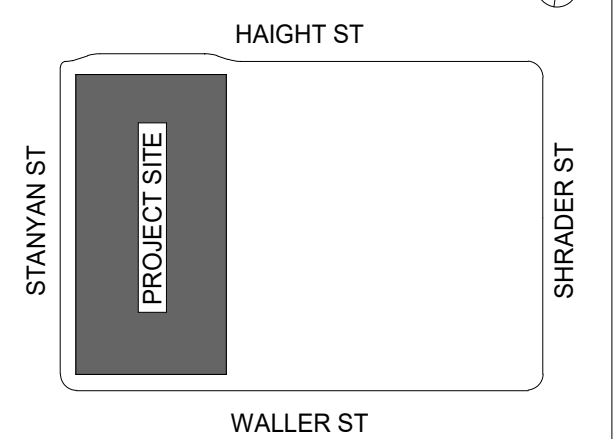
MEP ENGINEERS:
ENGINEERING 350
255 MOULTON STREET
SAN FRANCISCO, CA 94123
PH: 415.328.1450

ENERGY & PASSIVE HOUSE CONSULTANT:
THORNTON TOMASETTI, INC.
301 HOWARD STREET, SUITE 1030
SAN FRANCISCO, CA 94105
PH: 415.365.6900

LIGHTING DESIGN
DOT DASH
120 WALKER STREET
NEW YORK, NY 10013
PH: 212.951.0660

WATERPROOFING CONSULTANT:
MCGINNIS CHEN ASSOCIATES
1019 MISSION STREET
SAN FRANCISCO, CA 94103
PH: 415.986.3873

KEY PLAN:



ISSUANCE
NO. DESCRIPTION DATE

STATUS:

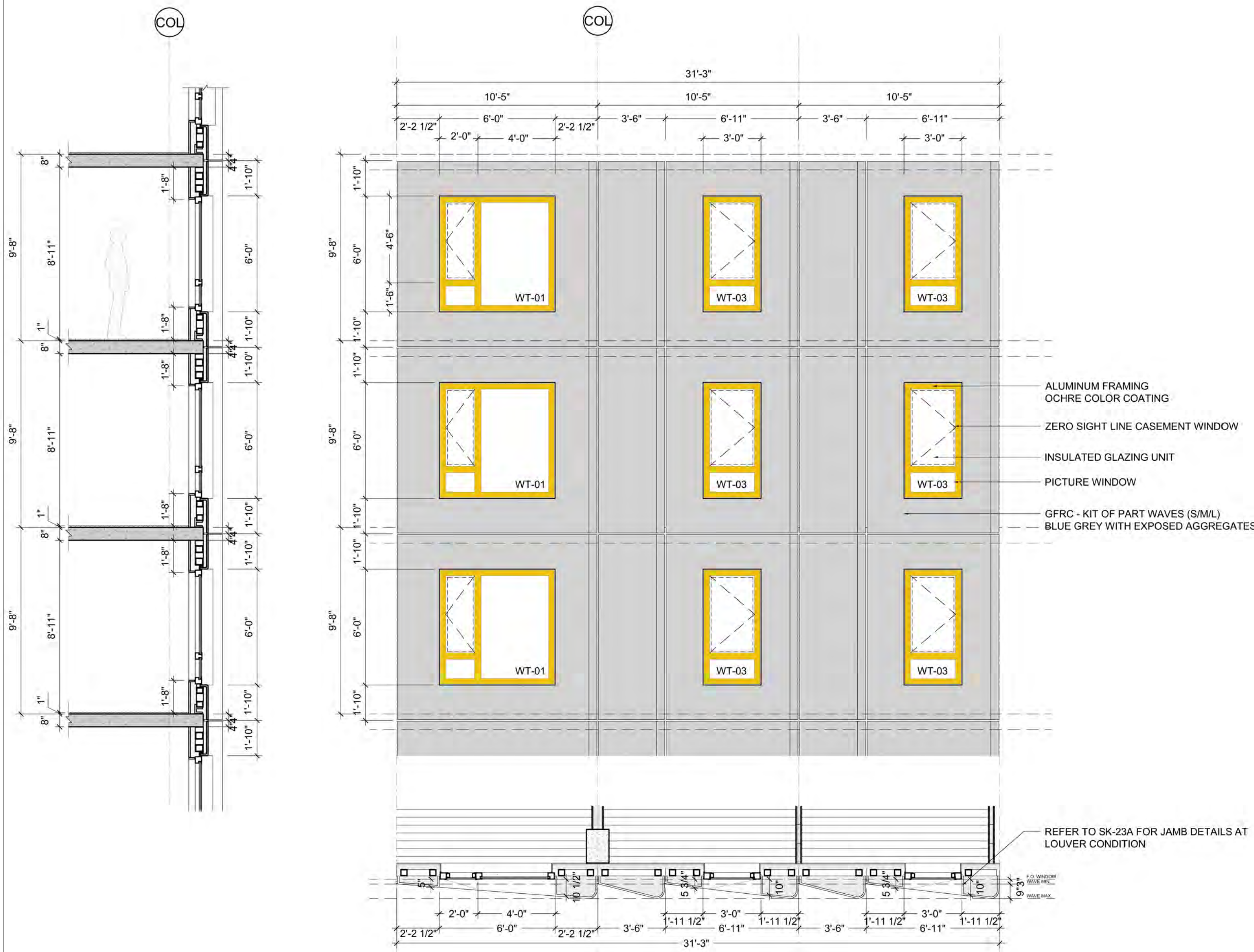
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NOT FOR CONSTRUCTION

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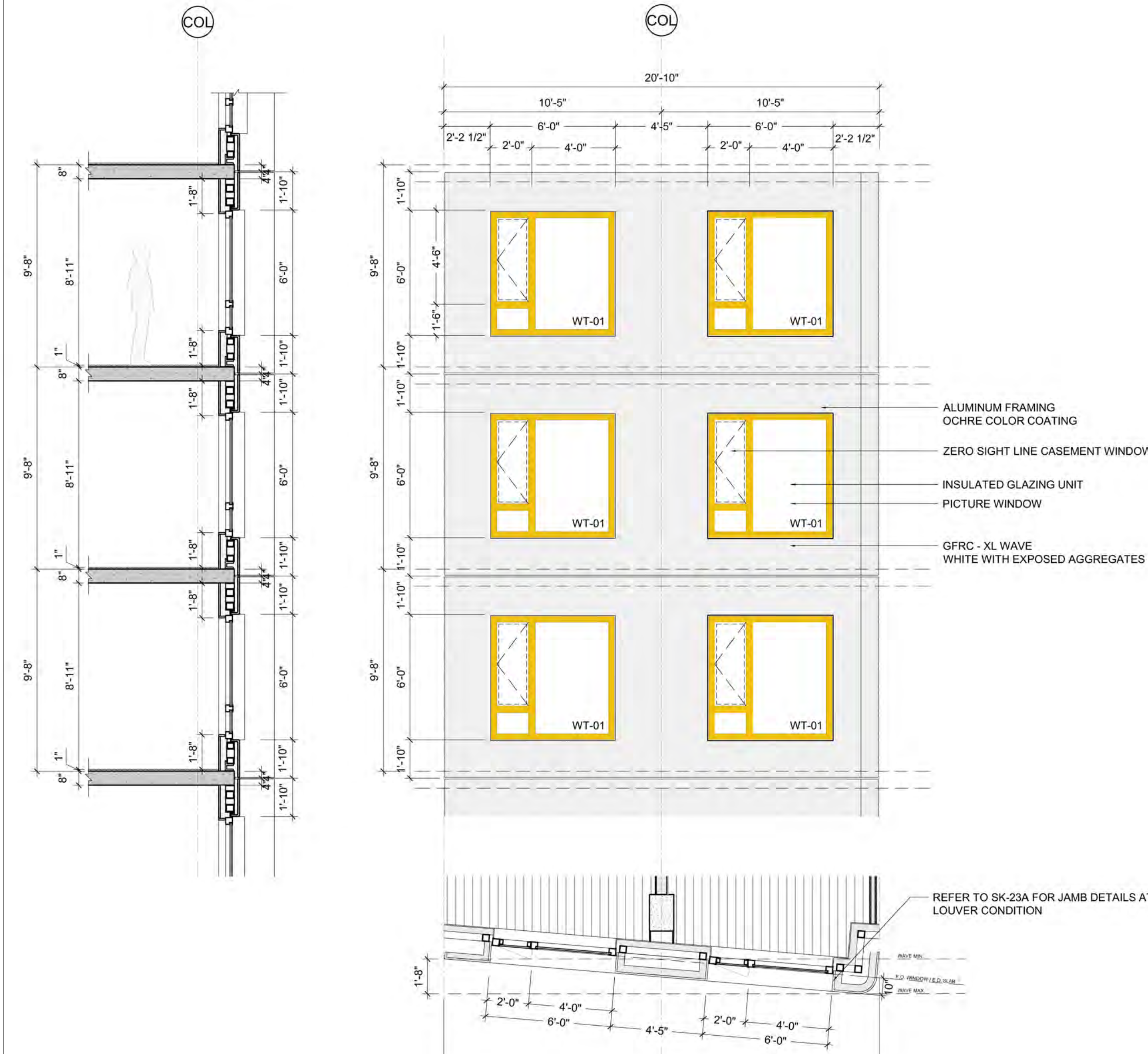
FACADE SCHEDULE

SEAL & SIGNATURE: DATE: 03/02/2022
PROJECT: 20010180
DRAWN BY: YA
FORMAT: 42"x30"
DRAWING NUMBER:

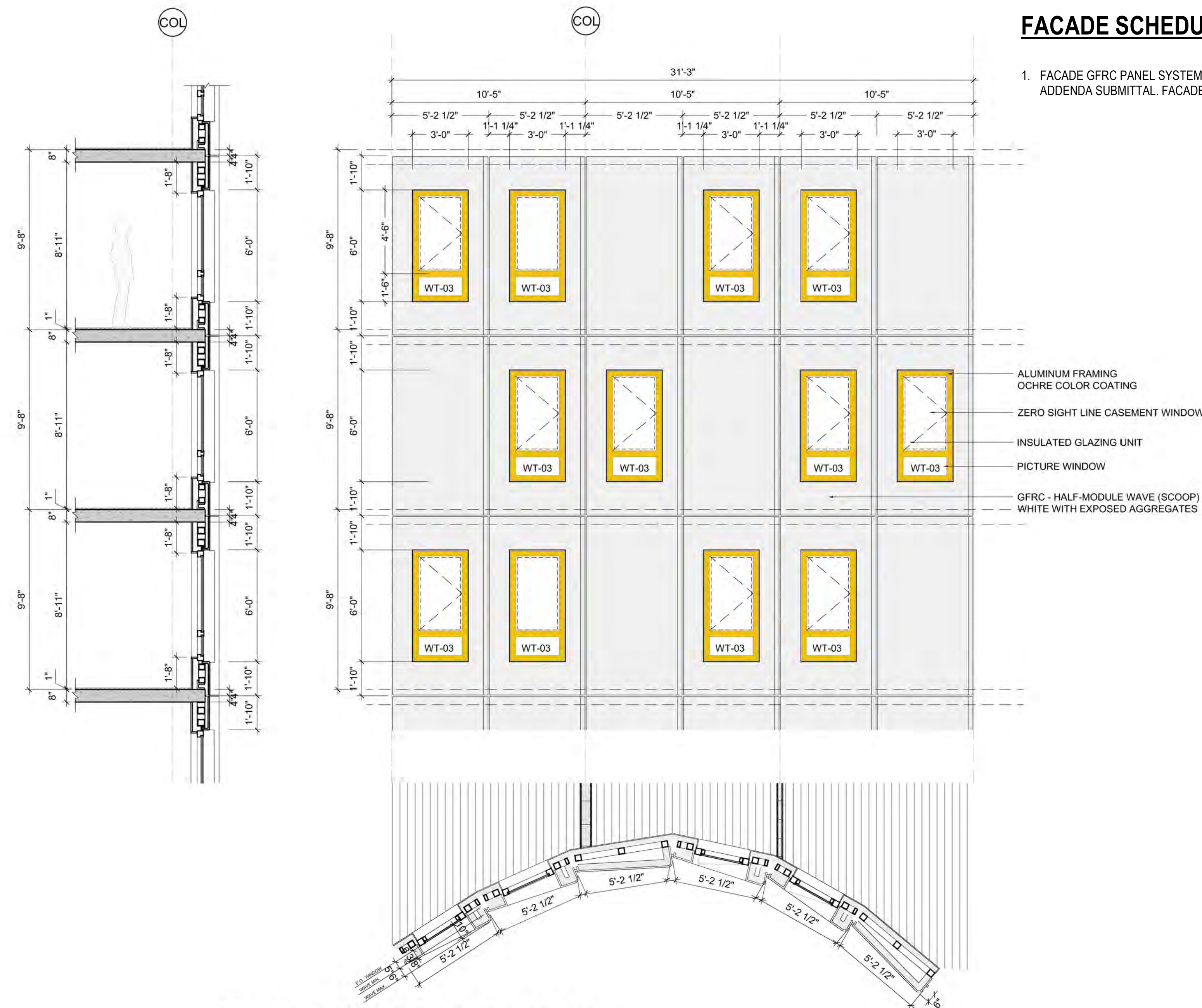
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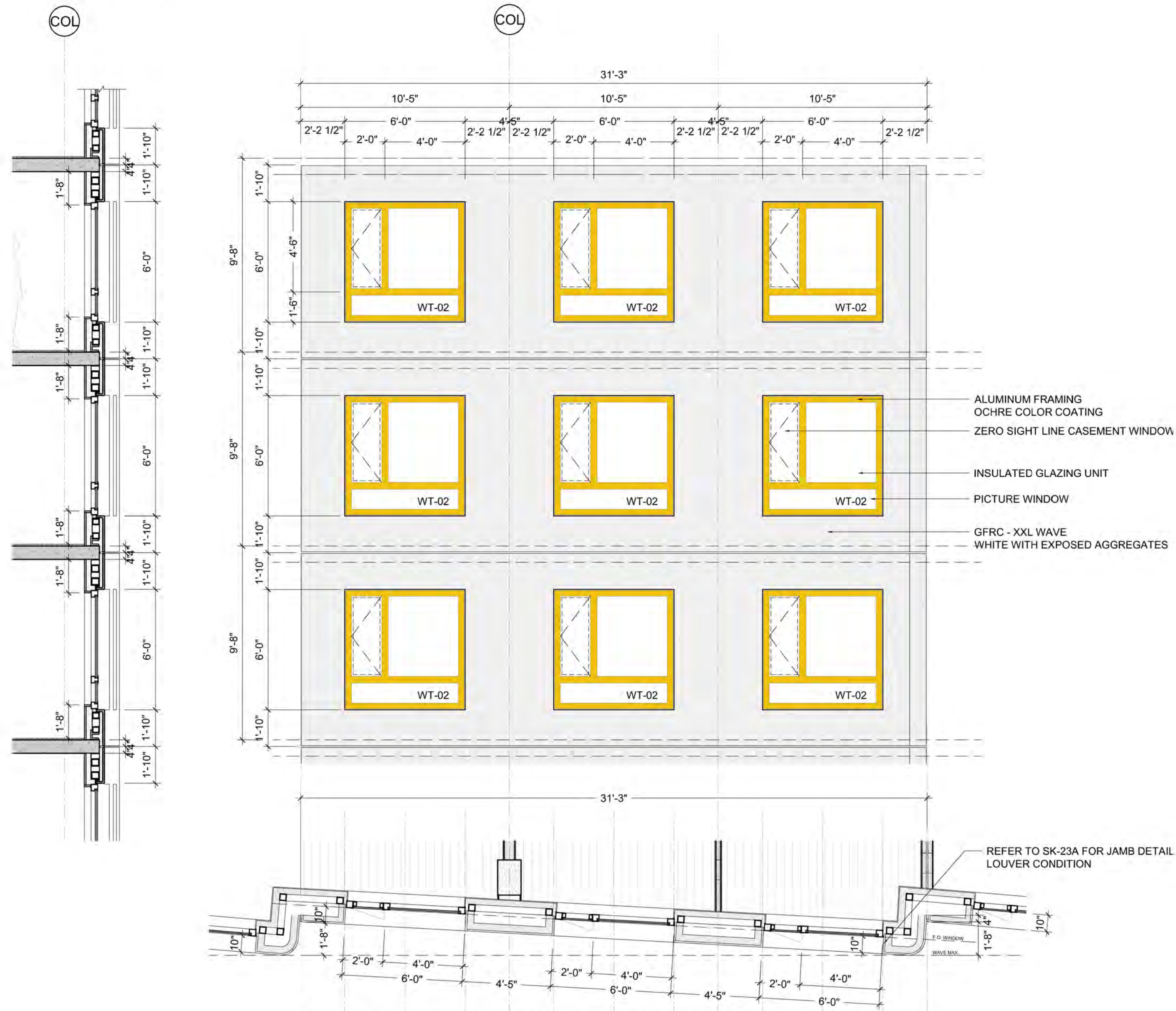
FT1 - KIT OF PART WAVES (S/M/L)



FT3A - XL WAVE



FT2 - HALF-MODULE WAVE (SCOOPS)



FT3A - XXL WAVE

FACADE SCHEDULE NOTES:

- FACADE GFRC PANEL SYSTEM TO BE DESIGN BUILD UNDER DEFERRED ADDENDA SUBMITTAL. FACADE SYSTEM SHALL BE NON COMBUSTIBLE.

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HOUSING VIA MOHCD

PROJECT:
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LANDSCAPE ARCHITECT:
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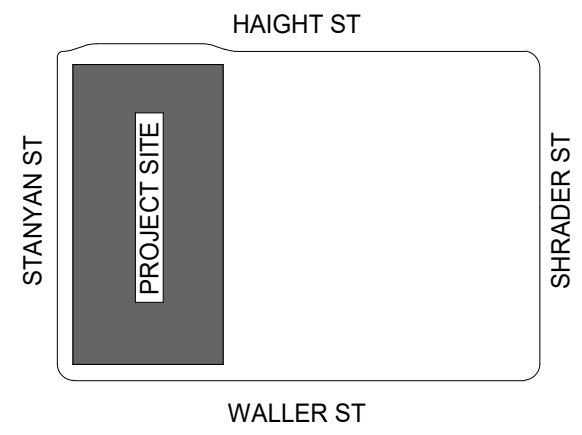
MEP ENGINEERS:
ENGINEERING 350
255 MOUNTAIN STREET
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PH: 415.328.1450

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WATERPROOFING CONSULTANT:
MCGINNIS CHEN ASSOCIATES
1019 MISSION STREET
SAN FRANCISCO, CA 94103
PH: 415.966.3873

KEY PLAN:



ISSUANCE NO.	DESCRIPTION	DATE

STATUS:
100% DD
NOT FOR BID
NOT FOR CONSTRUCTION

DRAWING TITLE:
FACADE SCHEDULE

SEAL & SIGNATURE:
DATE: 03/02/2022
PROJECT: 20010180
DRAWN BY: YA
FORMAT: 42"X30"
DRAWING NUMBER:

A4.11

Attachment H: Comparison of City Investment in Other Housing Developments

Affordable Multifamily Housing New Construction Cost Comparison																
Updated 6/17/22																
Review instructions tab before beginning		Acquisition by Unit/Bed/SF			Construction by Unit/Bed/SF			Soft Costs By Unit/Bed/SF			Total Development Cost (incl. Land)			Subsidy		
		Acq/unit	Acq/BR	Acq/lot sq.ft	Const/unit	Const/BR	Const/ sq.ft ¹	Soft/unit	Soft/BR	Soft/ sq.ft ¹	Gross TDC/unit	Gross TDC/BR	Gross TDC/ sq.ft ¹	Subsidy/ unit	Leveraging ²	
Delta of Subject and Comparable Projects		\$ (26,344)	\$ (16,331)	\$ (142)	\$ 188,164	\$ 75,833	\$ 86	\$ (4,442)	\$ (10,873)	\$ (23)	\$ 43,097	\$ (16,211)	\$ (56)	\$ (27,697)	164.3%	
Delta Percentage		-100%	-100%	-100%	32%	21%	15%	-3%	-11%	-15%	6%	-3%	-8%	-11%	305.3%	
	730 Stanyan	\$ -	\$ -	\$ -	\$ 776,757	\$ 440,713	\$ 645	\$ 154,523	\$ 87,672	\$ 128	\$ 816,999	\$ 463,545	\$ 678	\$ 214,537	73.7%	
Comparable Projects		Average:	\$ 26,344	\$ 16,331	\$ 142.18	\$ 588,593	\$ 364,880	\$ 558	\$ 158,965	\$ 88,546	\$ 151	\$ 773,902	\$ 479,757	\$ 734	\$ 242,234	68.7%
Costs lower than comparable average	Costs higher than comparable average	Costs similar to comparable average														
		Building Square Footage						Total Project Costs								
		Lot sq.ft	Completion/ start date	# of Units	# of BR ¹	Res. ²	Non-Res. Sq. ft.	Total sq. ft.	Acq. Cost ¹	Constr. Cost ¹	Soft Cost	Total Dev. Cost w/land	Local Subsidy	Total Dev. Cost w/o land	Notes on Financing	
ALL PROJECTS		Average:	26,724	149	234	136,206	18,284	156,490	\$ 3,640,897	\$ 86,726,558	\$ 24,785,897	\$ 115,153,351	\$ 36,170,522	\$ 111,512,455		
Comparable Projects Completed (filtered)		Average:	29,336	132	242	125,840	27,013	152,853	\$ 6,403,310	\$ 81,715,612	\$ 16,703,042	\$ 104,821,965	\$ 32,943,428	\$ 98,418,655		
Comparable Projects Under Construction (filtered)		Average:	25,968	142	221	146,310	14,606	160,916	\$ 5,228,637	\$ 82,878,572	\$ 26,113,443	\$ 114,220,652	\$ 37,714,215	\$ 108,992,015		
Comparable Projects In Predevelopment (filtered)		Average:	26,533	168	250	133,043	18,691	151,735	\$ 3,333	\$ 95,367,548	\$ 27,393,096	\$ 122,764,078	\$ 36,329,034	\$ 122,760,745		
Total Comparable Projects		Average:	27,279	147	237	135,065	20,103	155,168	\$ 3,878,427	\$ 86,653,944	\$ 23,403,194	\$ 113,935,565	\$ 35,662,226	\$ 110,057,158		
SUBJECT PROPERTY		730 Stanyan	37,813	Apr-23	160	282	173,030	19,728	192,758	\$ -	\$ 124,281,104	\$ 24,723,635	\$ 130,719,801	\$ 34,325,853	\$ 130,719,801	
Delta of Subject and Comp Project Averages			10,534		13	45	37,966	-375	37,580	(\$3,878,427)	\$37,627,180	\$1,320,441	\$16,784,236	(\$1,336,373)	\$20,662,063	
Delta Percentage			39%		9%	19%	28%	-2%	24%	-100%	43%	6%	15%	-4%	19%	

Attachment I: Predevelopment Budget

N/A

Attachment J: Development Budget

MOHCD Proforma - Permanent Financing Sources Uses of Funds

Application Date:	03/22	# Units:	100	
Project Name:	730 Shanyan	# Bedrooms:	202	
Project Address:	730 Shanyan Street	# Beds:		0
Project Sponsor:	TNDC, CDC			LOSP Project

	42,416,798	8,983,241	776,377	4,674,098	20,016,000	5,000,000	1,000,000	986,459	986,100	Total Sources		Comments
										150,046,847		
SOURCES	Name of Sources: MOHCD/OCI											
	MOHCD NPLH Loan	Accrued Def Interests	Perm Loan	HCD MHP	HCD IIG	FHAB - AHP	LHCTC Equity	Deferred Deforrest Developer Fee	GP Capital			
ACQUISITION												
Acquisition cost or value											0	
Legal / Closing costs / Broker's Fee											0	
Holding Costs											0	
Transfer Tax											0	
TOTAL ACQUISITION	0	0	0	0	0	0	0	0	0	0	0	
CONSTRUCTION (HARD COSTS)												
Unit Construction/Shell	549,000	3,983,241			20,016,000	0		86,473,589		100	86,818,428	Includes FF&E
Commercial Shell Construction	3,145,672										3,145,672	
Demolition											0	
Environmental Remediation	100,000										100,000	
Onsite Improvements/Landscaping					5,000,000						5,000,000	infrastructure related hard costs that will be funded by IIG
Office Improvements											0	
Infrastructure Improvements											0	HOPE SF/OCG costs for streets etc.
Parking	2,000,000										2,000,000	
GO Bond Premium/OC Insurance/OC Fees	3,007,918				4,674,098						5,504,000	
GO Overlays & Profits	3,007,918							3,492			3,021,400	
GO General Conditions	3,007,918	8,983,241	0	4,674,098	20,016,000	5,000,000	0	66,473,589	0	100	87,619,510	
Sub-total Construction Costs	16,442,500	8,983,241	0	4,674,098	20,016,000	5,000,000	1,000,000	98,473,589	0	100	124,584,718	
Design Contingency (remove at DD)	3,645,000										0	0% up to \$30MM HC, 4% \$30-\$45MM, 3% \$45MM+
Net Contingency (remove at least)											3,645,000	0% up to \$30MM HC, 4% \$30-\$45MM, 3% \$45MM+
Plan Check Contingency (remove/indicate during Plan Review)											0	0.4% up to \$30MM HC, 2% \$30-\$45MM, 2.5% \$45MM+
Hard Cost Construction Contingency	4,904,510							1,000,000			5,904,510	0% new construction / 10% rehab
Sub-total Construction Contingencies	7,49,510		0	0	0	0	1,000,000	0	0	0	0	
TOTAL CONSTRUCTION COSTS	16,442,500	8,983,241	0	4,674,098	20,016,000	5,000,000	1,000,000	98,473,589	0	100	124,584,718	
SOFT COSTS												
Architecture & Design												
Architect design fees	1,595,000										1,595,000	See MOHCD AME Fee Guidelines: http://mohcd.org/documents-reports-and-forms
Design Subconsultancy to the Architect (Inc. Fees)	709,800										709,800	
Architect Construction Admin	648,854										648,854	
Reimbursables	751,498										751,498	
Additional Services	3,704,450	0	0	0	0	0	0	0	0	0	3,704,450	
Sub-total Architect Contract	7,409,602	0	0	0	0	0	0	0	0	0	7,409,602	
Other Third Party design consultants (not included under Architect contract)	1,547,300										1,547,300	Consultants not covered under architect contract, name consultant type and contract amount.
TOTAL Architecture & Design	5,251,950	0	0	0	0	0	0	0	0	0	5,251,950	
Engineering & Environmental Studies												
Bucony	50,000										50,000	
Geotechnical studies	65,000										65,000	
Phase I & II Reports	150,000										150,000	
CEQA / Environmental Review consultants	35,000										35,000	
NEPA / 106 Review	35,000										35,000	
CHAPMA (initial only)	200,000										200,000	Name consultants & contract amounts
Other environmental consultants	500,000	0	0	0	0	0	0	0	0	0	500,000	
TOTAL Engineering & Environmental Studies	500,000	0	0	0	0	0	0	0	0	0	500,000	
Financing Costs												
Construction Loan Origination Fee	5										5	
Construction Loan Interest	5,989,130										5,989,130	
Title Recording	80,000										80,000	
CDAC & CDAC Fee	39,434										39,434	
Bond Issuance Fees	50,000										50,000	
Other Bond Cost of Issuance	461,867										461,867	
Other Lender Costs (Inspection+Trustee Fee)	75,333										75,333	
Sub-total Const. Financing Costs	7,304,910	0	0	0	0	0	0	0	0	0	7,304,910	
Permanent Financing Costs	46,740										46,740	
Credit Enhance. & Agmt. Fees	0										0	
Title & Recording	10,000										10,000	
Sub-total Perm. Financing Costs	56,740	0	0	0	0	0	0	0	0	0	56,740	
Total Financing Costs	7,361,650	0	0	0	0	0	0	0	0	0	7,361,650	
Legal Costs												
Borrower Legal fees	0										0	
Land Use / CEQA Attorney fees	0										0	
Tax Credit Counsel	0										0	
Bond Counsel	100,000										100,000	
Construction Lender Counsel	75,000										75,000	
Permanent Lender Counsel	20,000										20,000	
Other Legal (Construction+Perm Closure)	70,000										70,000	
TOTAL Legal Costs	265,000	0	0	0	0	0	0	0	0	0	265,000	
Other Development Costs												
Appraisal	20,000										20,000	
Market Study	15,000										15,000	
Insurance	2,277,878										2,277,878	
Property Taxes	55,000										55,000	
Accounting / Audit	20,000										20,000	
Organizational Costs	876,318										876,318	
Conference / Travel Fees	363,000										363,000	
Furnishings	397,000										397,000	
PG&E / Utility Fees	730,000										730,000	
CDAC Ass. Admin. Monitor Fees	128,004										128,004	
Financial Consultant fees	85,000										85,000	
Construction Management fees / Owner's Rep	250,000										250,000	
Security during Construction	0										0	
Relocation	0										0	
Contingency - GP&P	100,000										100,000	
1% SFAC - Required Expenditure	407,000										407,000	
Accrued Deferred Interest	776,377										776,377	
TOTAL Other Development Costs	5,733,876	0	776,377	0	0	0	0	0	0	0	6,510,253	
Soft Cost Contingency												
Contingency (Arch, Eng, Fin, Legal & Other Cos)	1,401,130			0	0	0	0	0	0	0	1,401,130	Should be either 10% or 5% of total soft costs.
TOTAL SOFT COSTS	20,913,705	0	776,377	0	0	0	0	0	0	0	21,290,082	Total Soft Cost Contingency as % of Total Soft Costs 7.2%
RESERVES												
Operating Reserves	717,312										717,312	
Replacement Reserves	0										0	
Tenant Improvements Reserves	0										0	
Capitalized Lease-up Reserves	497,942										497,942	
Commercial Transition Reserves	50,000										50,000	
Other (specify)	0										0	
TOTAL RESERVES	1,255,254	0	0	0	0	0	0	0	0	0	1,255,254	
DEVELOPER COSTS												
Developer Fee - Cash-out Pay at Milestones	2,200,000										2,200,000	
Developer Fee - Cash-out At Risk	0										0	
Commercial Developer Fee	0										0	
Developer Fee - GP Equity (also show as source)	0							500,000		500,000	0	
Developer Fee - Deferred (also show as source)	0							600,000		600,000	0	
Development Consultant Fees	0										76,327	
Other (specify)	0										0	Need MOHCD approval for the cost, N/A for most projects
TOTAL DEVELOPER COSTS	2,200,000	0	0	0	0	0	0	600,000	500,000	0	3,306,327	
TOTAL DEVELOPMENT COST												
Development Cost/Unit by Source	42,416,798	8,983,241	776,377	4,674,098	20,016,000	5,000,000	1,000,000	98,473,589	690,000	500,100	150,046,847	
Development Cost/Unit as % of TOD by Source	265.105	53.645	4.852	29.213	125.100	31.250	6.250	215.400	3.750	3.126	937.750	
	26.3%	5.7%	0.6%	3.1%	13.3%	3.3%	0.7%	44.3%	0.4%	0.3%	100.0%	
Acquisition Cost/Unit by Source												
Construction Cost (Inc Const Contingency)/Unit by Source	115,299	53,645	0	29,213	125,100	31,250	6,250	415,490	0	1	776,217	
Construction Cost (Inc Const Contingency)/SF	95.22	44.30	0.00	24.13	103.31	25.81	5.18	343.11	0.00	0.00	641.04	
*Fixed-rate non-algebraic GO Bond/COF Amount	8,182,402											
City Subsidy/Unit	265,105											
Tax Credit Equity Pricing:	0.930											
Construction Bond Amount:	77,811,491											
Construction Loan Term (in months):	24 months											
Construction Loan Interest Rate (as %):	3.86%											

Attachment K: 1st Year Operating Budget

MOHCD Preliminary - Year 1 Operating Budget									
Application Date:	05/22	LOSP Units	Non-LOSP Units	Project Name:	730 Stanyan				
Total # Units:	160	48	112	Project Address:	730 Stanyan Street				
First Year of Operations (provide data assuming that Year 1 is a full year, i.e. 12 months of operations):	2025	LOSP/Non-LOSP Allocation		Project Sponsor:	TNDC, CCDC				
		LOSP	Non-LOSP						
		25%	75%						
INCOME				Total		Comments			
Residential - Tenant Rents	120,000	2,397,836	2,617,836		Links from New Proj - Rent & Unit Mix Worksheet	Alternative LOSP Split			
Residential - Tenant Assistance Payments (Non-LOSP)	0	0	0		Links from New Proj - Rent & Unit Mix Worksheet	Residential - Tenant Assistance Payments (Non-LOSP)			
Residential - LOSP Tenant Assistance Payments	481,804	0	481,804		Links from New Proj - Rent & Unit Mix Worksheet	Alternative LOSP Split			
Commercial Spaces	0	0	0		from Commercial Op. Budget Worksheet, Commercial to Residential allocation: 100%	Alternative LOSP Split			
Miscellaneous Rent Income	0	0	0		Links from Utilities & Other Income Worksheet	Alternative LOSP Split			
Supportive Services Income	0	0	0		Links from Utilities & Other Income Worksheet	Supportive Services Income			
Laundry and Vending	2,400	8,448	11,208		Links from Utilities & Other Income Worksheet	Projected LOSP Split			
Tenant Charges	0	0	0		Links from Utilities & Other Income Worksheet	Tenant Charges			
Miscellaneous Residential Income	0	0	0		Links from Utilities & Other Income Worksheet	Alternative LOSP Split			
Other Commercial Income	0	0	0		from Commercial Op. Budget Worksheet, Commercial to Residential allocation: 100%	Alternative LOSP Split			
Withdrawal from Capitalized Reserves (reduced to operating account)	0	0	0		Withdrawal from Capitalized Reserves (reduced to operating account)	Alternative LOSP Split			
Gross Potential Income	684,796	2,406,411	3,091,188						
Vacancy Loss - Residential - Tenant Rents	0	0	0		Vacancy loss is 5% of Tenant Rents				
Vacancy Loss - Residential - Tenant Assistance Payments	0	0	0		ROV/DI				
Vacancy Loss - Commercial	0	0	0		from Commercial Op. Budget Worksheet, Commercial to Residential allocation: 100%				
EFFECTIVE GROSS INCOME	598,756	2,398,534	2,885,230		PUPA: 18,833				
OPERATING EXPENSES									
Management									
Management Fee	31,200	83,800	115,000		1st Year to be set according to HUD schedule	Alternative LOSP Split			
Asset Management Fee	9,865	17,595	27,460			Alternative LOSP Split			
Sub-total Management Expenses	37,065	111,395	148,230		PUPA: 927				
Salaries/Benefits									
Office Salaries	10,513	31,638	42,151		Office salaries - general and 0.04 assist. facilities mgr.	Alternative LOSP Split			
Manager's Salary	36,250	104,750	141,000		1 FTE GM and 1.5 FTE	Alternative LOSP Split			
Health Insurance and Other Benefits	26,560	79,680	106,240		Health Insurance + 4000 plan	Alternative LOSP Split			
Other Salaries/Benefits	110,832	73,888	184,720		4.2 Desk clerks	Alternative LOSP Split			
Administrative Staff/Free Unit	1,850	5,410	7,260			Alternative LOSP Split			
Sub-total Salaries/Benefits	184,955	295,256	480,211		PUPA: 3,008				
Administration									
Advertising and Marketing	0	0	0						
Office Expenses	12,183	36,678	48,861						
Office Rent	0	0	0						
Legal Expenses - Property	5,000	15,000	20,000			Projected LOSP Split			
Audit Expense	2,785	8,354	11,139			Legal Expenses - Property			
Bookkeeping/Accounting Services	4,560	13,680	18,240			Projected LOSP Split			
Rent Debt	5,000	15,000	20,000			Projected LOSP Split			
Miscellaneous	7,061	21,183	28,244		Tech Support & Maintenance, Professional Fees, Training, Program Expense	Projected LOSP Split			
Sub-total Administration Expenses	37,489	112,466	149,955		PUPA: 937				
Utilities									
Electricity	25,000	75,000	100,000		All electric buildings	Projected LOSP Split			
Water	75,500	226,500	302,000		Includes Water & Sewer	Projected LOSP Split			
Gas	0	0	0						
Sewer	0	0	0						
Sub-total Utilities	100,500	301,500	402,000		PUPA: 2,260				
Taxes and Licenses									
Real Estate Taxes	1,500	4,500	6,000			Alternative LOSP Split			
Payroll Taxes	11,597	34,791	46,388			Alternative LOSP Split			
Miscellaneous Taxes, Licenses and Permits	887	2,661	3,548			Alternative LOSP Split			
Sub-total Taxes and Licenses	13,784	41,351	55,135		PUPA: 340				
Insurance									
Property and Liability Insurance	46,875	140,625	187,500						
Fidelity Bond Insurance	0	0	0		N/A	Alternative LOSP Split			
Workers' Compensation	10,148	30,443	40,591			Alternative LOSP Split			
Directors' & Officers' Liability Insurance	0	0	0		N/A	Alternative LOSP Split			
Sub-total Insurance	57,023	171,068	228,091		PUPA: 1,426				
Maintenance & Repair									
Plumbing	53,020	159,060	212,080		2 FTE Maintenance + 2 FTE additional records	Alternative LOSP Split			
Supplies	9,004	27,011	36,015			Alternative LOSP Split			
Garbage	14,268	42,805	57,073		Combined total for Exterior/Interior Contract, Grounds Contract, Maintenance Contract, and Elevator	Alternative LOSP Split			
Garbage and Trash Removal	37,000	111,000	148,000			Alternative LOSP Split			
Security Payroll/Contract	0	0	0			Alternative LOSP Split			
HVAC Repairs and Maintenance	1,484	4,451	5,935			Alternative LOSP Split			
Vehicle and Maintenance Equipment Operation and Repairs	229	687	916		Vehicle & Transportation	Alternative LOSP Split			
Miscellaneous Operating and Maintenance Expenses	12,002	36,007	48,009		Combined total for Life Safety Equipment, Fire Systems, Staff Work Clothes, Plumbing Repairs	Alternative LOSP Split			
Sub-total Maintenance & Repair Expenses	127,157	381,470	508,626		PUPA: 3,179				
Supportive Services									
Commercial Expenses	0	144,231	144,231		This is for 1 FTE TND TCS staff member. This number does NOT include 1 FTE HSH-funded 3rd from Commercial Op. Budget Worksheet, Commercial to Residential allocation: 100%	Alternative LOSP Split			
TOTAL OPERATING EXPENSES	\$48,071	\$532,837	\$680,868		PUPA: 13,912				
Reserve/Ground Lease Base Rent/Bond Fees									
Ground Lease Base Rent	3,750	11,250	15,000		Ground lease with MOHCD	Alternative LOSP Split			
Bond Monitoring Fee	0	0	0			Alternative LOSP Split			
Replacement Reserve Deposit	20,000	60,000	80,000			Alternative LOSP Split			
Operating Reserve Deposit	0	0	0			Alternative LOSP Split			
Other Required Reserve 1 Deposit	0	0	0			Alternative LOSP Split			
Other Required Reserve 2 Deposit	0	0	0			Alternative LOSP Split			
Required Reserve Deposits, Commercial	0	0	0		from Commercial Op. Budget Worksheet, Commercial to Residential allocation: 100%	Alternative LOSP Split			
Sub-total Reserve/Ground Lease Base Rent/Bond Fees	23,750	71,250	95,000		PUPA: 594				
TOTAL OPERATING EXPENSES (w/ Reserve/GL Base Rent/Bond Fees)	\$72,821	\$604,087	\$775,868		PUPA: 13,906				
NET OPERATING INCOME (INCOME minus OP EXPENSES)	\$55,835	\$624,447	\$788,382		PUPA: 4,427				
DEBT SERVICE MUST PAY PAYMENTS (hard debt/amortized loans)									
Hard Debt - First Lender	0	444,126	444,126		Term Loan	Alternative LOSP Split			
Hard Debt - Second Lender (MOHCD Program 0.47% profit or 0.47% Lender)	21,017	53,055	74,072		HCO MHP Loan	Alternative LOSP Split			
Hard Debt - Third Lender (Other HCO Program, or other 3rd Lender)	0	0	0			Alternative LOSP Split			
Hard Debt - Fourth Lender	0	0	0			Alternative LOSP Split			
Commercial Hard Debt Service	0	0	0		from Commercial Op. Budget Worksheet, Commercial to Residential allocation: 100%	Alternative LOSP Split			
TOTAL HARD DEBT SERVICE	21,017	57,181	74,072		PUPA: 3,391				
CASH FLOW (Net Income minus DEBT SERVICE)	4,818	175,272	180,190						
Commercial Only Cash Flow	0	0	0						
Allocation of Commercial Surplus to LOSP/Non-LOSP (residual income)	0	0	0						
AVAILABLE CASH FLOW	4,818	175,272	180,190						
USES OF CASH FLOW BELOW (This row also shows DISCR)									
USES THAT PRECEDE MOHCD DEBT SERVICE IN WATERFALL									
"Below-the-line" Asset Mgt fee (uncommon in new projects - see policy)	0	0	0						
Partnership Management Fee (see policy for limits)	3,043	9,129	12,171		Asset Mgt partnership mgmt fee 2nd				
Investor Service Fee (see "1P Asset Mgt Fee") (see policy for limits)	1,250	3,750	5,000		1st	Alternative LOSP Split			
Other Payments	525	1,575	2,050		Annual Interest Fee	Alternative LOSP Split			
Non-amortizing Loan Proceed - Lender 1 (see lender comments here)	0	0	0			Alternative LOSP Split			
Non-amortizing Loan Proceed - Lender 2 (see lender comments here)	0	0	0			Alternative LOSP Split			
Deferred Developer Fee (final amt = Max Fee from all 119)	0	44,423	44,423		Def. Developer Fee (final amt = Max Fee from all 119)	Alternative LOSP Split			
TOTAL PAYMENTS PRECEDING MOHCD	\$4,818	\$81,178	\$86,021		PUPA: 401				
REBIDAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHCD)	0	114,094	114,094						
Residual Receipts Calculation									
Does Project have a MOHCD Residual Receipt Obligation?	Yes	Yes	Yes		Project has MOHCD ground lease?	Yes			
Will Project Developer Fee?	Yes	Yes	Yes		Max Deferred Developer Fee Amt (Use for data entry above. Do not link.):	\$8,259			
Max Deferred Developer Fee/Borrower % of Residual Receipts in Yr 1:	50%	50%	50%						
Soft Debt Lenders with Residual Receipts Obligations									
MOHCD/DCO - Soft Debt Loans									
MOHCD/DCO - Ground Lease Value or Land Acq Cost									
HCO Soft Debt Lender - Lender 1									
Other Soft Debt Lender - Lender 4									
Other Soft Debt Lender - Lender 5									
MOHCD RESIDUAL RECEIPTS DEBT SERVICE									
MOHCD Residual Receipts Amount Due	114,094	114,094	114,094		100% of residual receipts, multiplied by 100% - MOHCD's pro rata share of all soft debt				
Proposed MOHCD Residual Receipts Amount to Loan Repayment	114,094	114,094	114,094		Enter/override amount of residual receipts proposed for loan repayment				
Proposed MOHCD Residual Receipts Amount to Residual Ground Lease	0	0	0		If applicable, MOHCD residual receipts and due LESS amt proposed for loan repayment				
REMAINING BALANCE AFTER MOHCD RESIDUAL RECEIPTS DEBT SERVICE	0	0	0						
NON-MOHCD RESIDUAL RECEIPTS DEBT SERVICE									
HCO Residual Receipts Amount Due	0	0	0						
Lender 4 Residual Receipts Due	0	0	0						
Lender 5 Residual Receipts Due	0	0	0						
Total Non-MOHCD Residual Receipts Debt Service	0	0	0						
REMAINDER (Should be zero unless there are distributions below)	0	0	0						
Owner Distribution/Residual Management Fee	0	0	0						
Other Distribution/Residual	0	0	0						
Final Balance (should be zero)	0	0	0						

Attachment L: 20-year Operating Proforma

730 Stanyan

Total # Units:			LOSP Units			Non-LOSP Units			Year 1			Year 2			Year 3			Year 4			Year 5			
160			40	120		2025			2026			2027			2028			2029						
			25.00%	75.00%																				
			% annual inc LOSP	% annual increase		LOSP	non-LOSP	Total	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total	LOSP			
INCOME																								
Residential - Tenant Rents			2.0%	2.0%		120,000	2,397,936	2,517,936	122,400	2,445,895	2,568,295	124,848	2,494,813	2,619,661	127,345	2,544,709	2,672,054	129,892	2,595,603	2,725,495	132,490			
Residential - Tenant Assistance Payments (Non-LOSP)			n/a	n/a		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Residential - LOSP Tenant Assistance Payments			n/a	n/a		481,924	-	481,924	496,207	-	496,207	510,942	-	510,942	526,143	-	526,143	541,824	-	541,824	558,001			
Commercial Space			n/a	0.0%		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Other Income						-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Gross Potential Income						604,756	2,406,431	3,011,186	621,496	2,454,559	3,076,055	638,736	2,503,650	3,142,386	656,493	2,553,723	3,210,216	674,781	2,604,798	3,279,579	693,616			
Vacancy Loss - Residential - Tenant Rents			n/a	n/a		(6,000)	(119,897)	(125,897)	(6,120)	(122,295)	(128,415)	(6,242)	(124,741)	(130,983)	(6,387)	(127,235)	(133,603)	(6,495)	(129,780)	(136,275)	(6,624)			
Vacancy Loss - Residential - Tenant Assistance Payments			n/a	n/a		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Vacancy Loss - Commercial			n/a	n/a		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
EFFECTIVE GROSS INCOME						598,756	2,286,534	2,885,290	615,376	2,332,264	2,947,640	632,494	2,378,910	3,011,403	650,126	2,426,488	3,076,613	668,286	2,475,018	3,143,304	686,992			
OPERATING EXPENSES																								
Management			3.0%	3.0%		37,065	111,195	148,260	38,177	114,531	152,708	39,322	117,967	157,289	40,502	121,506	162,008	41,717	125,151	166,868	42,968			
Salaries/Benefits			3.0%	3.0%		184,955	296,256	481,211	190,503	305,144	495,647	196,219	314,298	510,516	202,105	323,727	525,832	208,168	333,439	541,607	214,413			
Administration			3.0%	3.0%		37,489	112,466	149,955	38,613	115,840	154,454	39,772	119,316	159,087	40,965	122,895	163,860	42,194	126,582	168,776	43,460			
Utilities			3.0%	3.0%		91,600	274,800	366,400	94,348	283,044	377,392	97,178	291,535	388,714	100,094	300,281	400,375	103,097	309,290	412,386	106,190			
Taxes and Licenses			3.0%	3.0%		13,784	41,351	55,135	14,197	42,592	56,789	14,623	43,869	58,493	15,062	45,186	60,247	15,514	46,541	62,055	15,979			
Insurance			3.0%	3.0%		57,023	171,068	228,090	58,733	176,200	234,933	60,495	181,486	241,981	62,310	186,930	249,240	64,179	192,538	256,717	66,105			
Maintenance & Repair			3.0%	3.0%		127,157	381,470	508,626	130,971	392,914	523,885	134,900	404,701	539,602	138,947	416,842	555,790	143,116	429,347	572,463	147,409			
Supportive Services			3.0%	3.0%		-	144,231	144,231	-	148,558	148,558	-	153,015	153,015	-	157,605	157,605	-	162,333	162,333	-			
Commercial Expenses						-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
TOTAL OPERATING EXPENSES						549,071	1,532,837	2,081,908	565,543	1,578,822	2,144,365	582,510	1,626,186	2,208,696	599,985	1,674,972	2,274,957	617,985	1,725,221	2,343,206	636,524			
PUPA (w/o Reserves/GL Base Rent/Bond Fees)								13,012																
Reserves/Ground Lease Base Rent/Bond Fees																								
Ground Lease Base Rent						3750	11250	15,000	3750	11250	15,000	3750	11250	15,000	3750	11250	15,000	3750	11250	15,000	3750			
Bond Monitoring Fee						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Replacement Reserve Deposit						20000	60000	80,000	20000	60000	80,000	20000	60000	80,000	20000	60000	80,000	20000	60000	80,000	20000			
Operating Reserve Deposit						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Other Required Reserve 1 Deposit						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Other Required Reserve 2 Deposit						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Required Reserve Deposits/Commercial						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Sub-total Reserves/Ground Lease Base Rent/Bond Fees						23,750	71,250	95,000	23,750	71,250	95,000	23,750	71,250	95,000	23,750	71,250	95,000	23,750	71,250	95,000	23,750			
TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/ Bond Fees)						572,821	1,604,087	2,176,908	589,293	1,650,072	2,239,365	606,260	1,697,436	2,303,696	623,735	1,746,222	2,369,957	641,735	1,796,471	2,438,206	660,274			
PUPA (w/ Reserves/GL Base Rent/Bond Fees)								13,606																
NET OPERATING INCOME (INCOME minus OP EXPENSES)						25,935	682,447	708,382	26,082	682,193	708,275	26,234	681,473	707,707	26,391	680,266	706,656	26,552	678,546	705,098	26,718			
DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loans)																								
Hard Debt - First Lender						-	444,125	444,125	-	444,125	444,125	-	444,125	444,125	-	444,125	444,125	-	444,125	444,125	-			
Hard Debt - Second Lender (HCD Program 0.42% pymt, or other 2nd Lender)						21,017	63,050	84,067	21,017	63,050	84,067	21,017	63,050	84,067	21,017	63,050	84,067	21,017	63,050	84,067	21,017			
Hard Debt - Third Lender (Other HCD Program, or other 3rd Lender)						-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Hard Debt - Fourth Lender						-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Commercial Hard Debt Service						-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
TOTAL HARD DEBT SERVICE						21,017	507,175	528,192	21,017	507,175	528,192	21,017	507,175	528,192	21,017	507,175	528,192	21,017	507,175	528,192	21,017			
CASH FLOW (NOI minus DEBT SERVICE)						4,918	175,272	180,190	5,065	175,017	180,083	5,217	174,298	179,515	5,374	173,091	178,464	5,535	171,371	176,906	5,701			
USES OF CASH FLOW BELOW (This row also shows DSCR.)																								
DSCR:							1.341			1.341			1.34			1.338			1.335					
USES THAT PRECEDE MOHCD DEBT SERVICE IN WATERFALL																								
Deferred Developer Fee (Enter amt <= Max Fee from row 131)						-	44,423	44,423	-	43,744	43,744	-	43,257	43,257	-	41,256	41,256	-	38,942	38,942	-			
Below-the-line Asset Mgt fee (uncommon in new projects, see policy)			3.0%	3.0%		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Partnership Management Fee (see policy for limits)			3.0%	3.0%		3,043	9,128	12,171	3,134	9,402	12,536	3,228	9,684	12,912	3,325	9,975	13,300	3,425	10,274	13,699	3,527			
Investor Service Fee (aka "LP Asset Mgt Fee") (see policy for limits)						1,250	3,750	5,000	1,288	3,863	5,150	1,326	3,978	5,305	1,366	4,098	5,464	1,407	4,221	5,628	1,449			
Other Payments						625	1,875	2,500	644	1,931	2,575	663	1,989	2,652	683	2,049	2,732	703	2,110	2,814	725			
Non-amortizing Loan Pmnt - Lender 1						-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Non-amortizing Loan Pmnt - Lender 2						-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
TOTAL PAYMENTS PRECEDING MOHCD						4,918	59,176	64,094	5,065	58,940	64,005	5,217	58,909	64,126	5,374	57,377	62,751	5,535	55,547	61,082	5,701			
RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHCD)						-	116,096	116,096	(0)	116,078	116,078	(0)	115,389	115,389	(0)	115,713	115,713	0	115,824	115,824	0			
Does Project have a MOHCD Residual Receipt Obligation?			Yes																					
Will Project Defer Developer Fee?			Yes																					
1st Residual Receipts Split - Lender/Deferred Developer Fee			50% / 50%																					
MOHCD RESIDUAL RECEIPTS DEBT SERVICE																								
MOHCD Residual Receipts Amount Due																								
Proposed MOHCD Residual Receipts Amount to Residual Ground Lease																								
Proposed MOHCD Residual Receipts Amount to Replacement Reserve																								
REMAINING BALANCE AFTER MOHCD RESIDUAL RECEIPTS DEBT SERVICE																								
NON-MOHCD RESIDUAL RECEIPTS DEBT SERVICE																								
HCD Residual Receipts Amount Due			0.00%																					
Lender 4 Residual Receipts Due			0.00%																					
Lender 5 Residual Receipts Due			0.00%																					
Total Non-MOHCD Residual Receipts Debt Service																								
REMAINDER (Should be zero unless there are distributions below)																								
Owner Distributions/Incentive Management Fee																								
Other Distributions/Uses																								
Final Balance (should be zero)																								
RR Running Balance								80,000			160,000			240,000			320,000			400,000				
OR Running Balance								-		-			-			-			-					
Other Required Reserve 1 Running Balance								-		-			-			-			-					
Other Required Reserve 2 Running Balance								-		-			-			-			-					

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Total # Units:		Non-LOSP Units		Year 1		Year 2		Year 3		Year 4		Year 5				
		LOSP Units														
		40	120	2025		2026		2027		2028		2029				
160		25.00%	75.00%													
INCOME		% annual inc LOSP	% annual increase	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total	LOSP		non-LOSP	Total
Developer Fee Starting Balance						600,000			555,577			511,833			468,576	427,320
Deferred Developer Fee Earned in Year						44,423			43,744			43,257			41,256	38,942
Developer Fee Remaining Balance						555,577			511,833			468,576			427,320	388,378

Total # Units:		LOSP Units		Non-LOSP Units		Year 6 2030		Year 7 2031		Year 8 2032		Year 9 2033		Year 10 2034		Year 11 2035	
		40	120														
		25.00%	75.00%														
		% annual inc LOSP	% annual increase	non-LOSP	Total	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total
INCOME																	
Residential - Tenant Rents		2.0%	2.0%	2,647,515	2,780,005	135,139	2,700,465	2,835,605	137,842	2,754,475	2,892,317	140,599	2,809,564	2,950,163	143,411	2,865,755	3,009,167
Residential - Tenant Assistance Payments (Non-LOSP)		n/a	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential - LOSP Tenant Assistance Payments		n/a	n/a	-	558,001	574,687	574,687	574,687	591,901	-	591,901	609,657	-	609,657	627,972	-	627,972
Commercial Space		n/a	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Income																	
Gross Potential Income				2,656,894	3,350,510	713,016	2,710,032	3,423,047	732,996	2,764,232	3,497,228	753,574	2,819,517	3,573,090	774,767	2,875,907	3,650,675
Vacancy Loss - Residential - Tenant Rents		n/a	n/a	(132,376)	(139,000)	(6,757)	(135,023)	(141,780)	(6,892)	(137,224)	(144,616)	(7,030)	(140,478)	(147,508)	(7,171)	(143,288)	(150,458)
Vacancy Loss - Residential - Tenant Assistance Payments		n/a	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Vacancy Loss - Commercial		n/a	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EFFECTIVE GROSS INCOME				2,524,518	3,211,510	706,259	2,575,008	3,281,267	726,103	2,626,509	3,352,612	746,544	2,679,039	3,425,582	767,597	2,732,619	3,500,216
OPERATING EXPENSES																	
Management		3.0%	3.0%	128,905	171,874	44,258	132,773	177,030	45,585	136,756	182,341	46,953	140,858	187,811	48,361	145,084	193,446
Salaries/Benefits		3.0%	3.0%	343,442	557,855	220,846	353,745	574,591	227,471	364,357	591,829	234,295	375,288	609,583	241,324	386,547	627,871
Administration		3.0%	3.0%	130,379	173,839	44,764	134,291	179,054	46,106	138,319	184,426	47,490	142,469	189,959	48,914	146,743	195,657
Utilities		3.0%	3.0%	318,569	424,758	109,375	328,126	437,501	112,656	337,969	450,626	116,036	348,108	464,145	119,517	358,552	478,069
Taxes and Licenses		3.0%	3.0%	47,937	63,916	16,458	49,375	65,834	16,952	50,857	67,809	17,461	52,382	69,843	17,985	53,954	71,938
Insurance		3.0%	3.0%	198,314	264,419	68,088	204,264	272,351	70,130	210,391	280,522	72,234	216,703	288,938	74,401	223,204	297,606
Maintenance & Repair		3.0%	3.0%	442,228	589,637	151,832	455,495	607,328	156,387	469,160	625,546	161,078	483,234	644,313	165,910	497,731	663,642
Supportive Services		3.0%	3.0%	167,203	167,203	-	172,219	172,219	-	177,386	177,386	-	182,708	182,708	-	188,189	188,189
Commercial Expenses				-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL OPERATING EXPENSES				1,776,978	2,413,502	655,620	1,830,287	2,485,907	675,288	1,885,196	2,560,484	695,547	1,941,752	2,637,299	716,414	2,000,004	2,716,418
PUPA (w/o Reserves/GL Base Rent/Bond Fees)																	
Reserves/Ground Lease Base Rent/Bond Fees																	
Ground Lease Base Rent				11250	15,000	3750	11250	15,000	3750	11250	15,000	3750	11250	15,000	3750	11250	15,000
Bond Monitoring Fee				0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replacement Reserve Deposit				60000	80,000	20000	60000	80,000	20000	60000	80,000	20000	60000	80,000	20000	60000	80,000
Operating Reserve Deposit				0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Required Reserve 1 Deposit				0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Required Reserve 2 Deposit				0	0	0	0	0	0	0	0	0	0	0	0	0	0
Required Reserve Deposit(s), Commercial				0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub-total Reserves/Ground Lease Base Rent/Bond Fees				71,250	95,000	23,750	71,250	95,000	23,750	71,250	95,000	23,750	71,250	95,000	23,750	71,250	95,000
TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/ Bond Fees)				1,848,228	2,508,502	679,370	1,901,537	2,580,907	699,038	1,956,446	2,655,484	719,297	2,013,002	2,732,299	740,164	2,071,254	2,811,418
PUPA (w/ Reserves/GL Base Rent/Bond Fees)																	
NET OPERATING INCOME (INCOME minus OP EXPENSES)				676,290	703,008	26,889	673,471	700,360	27,065	670,063	697,128	27,246	666,037	693,283	27,433	661,365	688,799
DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loans)																	
Hard Debt - First Lender				444,125	444,125	-	444,125	444,125	-	444,125	444,125	-	444,125	444,125	-	444,125	444,125
Hard Debt - Second Lender (HCD Program 0.42% pymt, or other 2nd Lender)				63,050	84,067	21,017	63,050	84,067	21,017	63,050	84,067	21,017	63,050	84,067	21,017	63,050	84,067
Hard Debt - Third Lender (Other HCD Program, or other 3rd Lender)				-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hard Debt - Fourth Lender				-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial Hard Debt Service				-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL HARD DEBT SERVICE				507,175	528,192	21,017	507,175	528,192	21,017	507,175	528,192	21,017	507,175	528,192	21,017	507,175	528,192
CASH FLOW (NOI minus DEBT SERVICE)				169,115	174,816	5,872	166,296	172,168	6,048	162,888	168,936	6,230	158,862	165,091	6,417	154,190	160,607
USES OF CASH FLOW BELOW (This row also shows DSCR)																	
DSCR:				1.331			1.326			1.32			1.313		1.304		
USES THAT PRECEDE MOHCD DEBT SERVICE IN WATERFALL																	
Deferred Developer Fee (Enter amt <= Max Fee from row 131)				36,301	36,301	-	33,318	33,318	-	29,978	29,978	-	26,264	26,264	-	22,160	22,160
Below-the-line Asset Mgt fee (uncommon in new projects, see policy)		3.0%	3.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Partnership Management Fee (see policy for limits)		3.0%	3.0%	10,582	14,110	3,633	10,900	14,533	3,742	11,227	14,969	3,854	11,563	15,418	3,970	11,910	
Investor Service Fee (aka "LP Asset Mgt Fee") (see policy for limits)				4,347	5,796	1,493	4,478	5,970	1,537	4,612	6,149	1,583	4,750	6,334	1,631	4,893	
Other Payments				2,174	2,898	746	2,239	2,985	769	2,306	3,075	792	2,375	3,167	815	2,446	
Non-amortizing Loan Pmnt - Lender 1				-	-	-	-	-	-	-	-	-	-	-	-	-	-
Non-amortizing Loan Pmnt - Lender 2				-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL PAYMENTS PRECEDING MOHCD				53,404	59,105	5,872	50,934	56,806	6,048	48,123	54,171	6,230	44,953	51,183	6,417	41,410	
RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHCD)				115,711	115,711	0	115,362	115,362	0	114,765	114,765	0	113,909	113,909	(0)	112,780	
Does Project have a MOHCD Residual Receipt Obligation?		Yes															
Will Project Defer Developer Fee?		Yes															
1st Residual Receipts Split - Lender/Deferred Developer Fee		50% / 50%															
MOHCD RESIDUAL RECEIPTS DEBT SERVICE																	
MOHCD Residual Receipts Amount Due																	
Proposed MOHCD Residual Receipts Amount to Residual Ground Lease																	
Proposed MOHCD Residual Receipts Amount to Replacement Reserve																	
REMAINING BALANCE AFTER MOHCD RESIDUAL RECEIPTS DEBT SERVICE																	
NON-MOHCD RESIDUAL RECEIPTS DEBT SERVICE																	
HCD Residual Receipts Amount Due																	
Lender 4 Residual Receipts Due		0.00%															
Lender 5 Residual Receipts Due		0.00%															
Total Non-MOHCD Residual Receipts Debt Service																	
REMAINDER (Should be zero unless there are distributions below)																	
Owner Distributions/Incentive Management Fee																	
Other Distributions/Uses																	
Final Balance (should be zero)																	
RR Running Balance				480,000		560,000		640,000		720,000		800,000					
OR Running Balance				-		-		-		-		-		-		-	
Other Required Reserve 1 Running Balance				-		-		-		-		-		-		-	
Other Required Reserve 2 Running Balance				-		-		-		-		-		-		-	

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Total # Units:		Non-LOSP Units		Year 6		Year 7		Year 8		Year 9		Year 10		Year 11			
		LOSP Units		2030		2031		2032		2033		2034		2035			
		40	120														
160		25.00%	75.00%														
		% annual inc LOSP	% annual increase														
INCOME				non-LOSP	Total	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total	LOSP	non-LOSP	
Developer Fee Starting Balance				388,378		352,077		318,759		288,781		262,517					
Deferred Developer Fee Earned in Year				36,301		33,318		29,978		26,264		22,160					
Developer Fee Remaining Balance				352,077		318,759		288,781		262,517		240,357					

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Total # Units:			LOSP Units			Non-LOSP Units																	
160			40	120				Year 12			Year 13			Year 14			Year 15			Year 16			
			25.00%	75.00%				2036			2037			2038			2039			2040			
			% annual inc LOSP	% annual increase	Total	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total			
INCOME																							
Residential - Tenant Rents			2.0%	2.0%	3,069,350	149,205	2,981,532	3,130,737	152,189	3,041,163	3,193,352	155,233	3,101,966	3,257,219	158,337	3,164,026	3,322,363	161,504	3,227,306	3,388,810			
Residential - Tenant Assistance Payments (Non-LOSP)			n/a	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Residential - LOSP Tenant Assistance Payments			n/a	n/a	646,865	666,352	-	666,352	686,452	-	686,452	707,184	-	707,184	728,568	-	728,568	744,910	-	744,910			
Commercial Space			n/a	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Other Income			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Gross Potential Income					3,730,021	819,077	2,992,094	3,811,171	842,232	3,051,936	3,894,168	866,080	3,112,974	3,979,055	890,642	3,175,234	4,065,876	910,225	3,238,739	4,148,963			
Vacancy Loss - Residential - Tenant Rents			n/a	n/a	(153,467)	(7,460)	(149,077)	(156,537)	(7,609)	(152,058)	(159,688)	(7,762)	(155,099)	(162,861)	(7,917)	(158,201)	(166,118)	(8,075)	(161,365)	(169,441)			
Vacancy Loss - Residential - Tenant Assistance Payments			n/a	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Vacancy Loss - Commercial			n/a	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
EFFECTIVE GROSS INCOME					3,576,554	811,617	2,843,017	3,654,634	834,623	2,899,878	3,734,500	858,318	2,957,875	3,816,194	882,725	3,017,033	3,899,758	902,149	3,077,373	3,979,523			
OPERATING EXPENSES																							
Management			3.0%	3.0%	199,249	51,307	153,920	205,227	52,846	158,537	211,383	54,431	163,294	217,725	56,064	168,192	224,257	57,746	173,238	230,984			
Salaries/Benefits			3.0%	3.0%	646,707	256,021	410,088	666,108	263,701	422,390	688,091	271,612	435,062	706,674	279,761	448,114	727,874	288,154	461,557	749,711			
Administration			3.0%	3.0%	201,527	51,893	155,680	207,573	53,450	160,350	213,800	55,054	165,161	220,214	56,705	170,115	226,821	58,406	175,219	233,625			
Utilities			3.0%	3.0%	492,411	126,796	380,387	507,183	130,600	391,799	522,399	134,518	403,553	538,071	138,553	415,660	554,213	142,710	428,129	570,839			
Taxes and Licenses			3.0%	3.0%	74,097	19,080	57,240	76,320	19,652	58,957	78,609	20,242	60,726	80,967	20,849	62,547	83,396	21,475	64,424	85,898			
Insurance			3.0%	3.0%	306,534	78,932	236,797	315,730	81,300	243,901	325,202	83,739	251,218	334,958	86,252	258,755	345,007	88,839	265,518	355,357			
Maintenance & Repair			3.0%	3.0%	683,551	176,014	528,043	704,058	181,295	543,885	725,179	186,734	560,201	746,935	192,336	577,007	769,343	198,106	594,317	792,423			
Supportive Services			3.0%	3.0%	193,834	-	199,649	199,649	-	205,639	205,639	-	211,808	211,808	-	218,162	218,162	-	224,707	224,707			
Commercial Expenses			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
TOTAL OPERATING EXPENSES					2,797,910	760,043	2,121,804	2,881,848	782,844	2,185,459	2,968,303	806,330	2,251,022	3,057,352	830,520	2,318,553	3,149,073	855,435	2,388,110	3,243,545			
Reserves/Ground Lease Base Rent/Bond Fees																							
Ground Lease Base Rent					15,000	3750	11250	15,000	3750	11250	15,000	3750	11250	15,000	3750	11250	15,000	3750	11250	15,000			
Bond Monitoring Fee					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Replacement Reserve Deposit					80,000	20000	60000	80,000	20000	60000	80,000	20000	60000	80,000	20000	60000	80,000	20000	60000	80,000			
Operating Reserve Deposit					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Other Required Reserve 1 Deposit					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Other Required Reserve 2 Deposit					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Required Reserve Deposits, Commercial					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Sub-total Reserves/Ground Lease Base Rent/Bond Fees					95,000	23,750	71,250	95,000	23,750	71,250	95,000	23,750	71,250	95,000	23,750	71,250	95,000	23,750	71,250	95,000			
TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/ Bond Fees)					2,892,910	783,793	2,193,054	2,976,848	806,594	2,256,709	3,063,303	830,080	2,322,272	3,152,352	854,270	2,389,803	3,244,073	879,185	2,459,360	3,338,545			
PUPA (w/ Reserves/GL Base Rent/Bond Fees)																							
NET OPERATING INCOME (INCOME minus OP EXPENSES)					683,643	27,824	649,963	677,787	28,028	643,169	671,197	28,239	635,603	663,841	28,455	627,230	655,685	22,964	618,014	640,978			
DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loans)																							
Hard Debt - First Lender					444,125	-	444,125	444,125	-	444,125	444,125	-	444,125	444,125	-	444,125	444,125	-	-	-			
Hard Debt - Second Lender (HCD Program 0.42% pymt, or other 2nd Lender)					84,067	21,017	63,050	84,067	21,017	63,050	84,067	21,017	63,050	84,067	21,017	63,050	84,067	21,017	63,050	84,067			
Hard Debt - Third Lender (Other HCD Program, or other 3rd Lender)					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Hard Debt - Fourth Lender					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Commercial Hard Debt Service					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
TOTAL HARD DEBT SERVICE					528,192	21,017	507,175	528,192	21,017	507,175	528,192	21,017	507,175	528,192	21,017	507,175	528,192	21,017	63,050	84,067			
CASH FLOW (NOI minus DEBT SERVICE)					155,451	6,807	142,788	149,595	7,012	135,994	143,005	7,222	128,428	135,649	7,439	120,054	127,493	1,947	554,964	556,911			
USES OF CASH FLOW BELOW (This row also shows DSCR.)																							
DSCR:					1.294	-	1.283	-	1.271	-	1.257	-	1.241	-	1.226	-	1.211	-	1.195	-			
USES THAT PRECEDE MOHCD DEBT SERVICE IN WATERFALL																							
Deferred Developer Fee (Enter amt <= Max Fee from row 131)					17,622	-	12,451	12,451	-	6,823	6,823	-	721	721	-	-	-	-	202,741	202,741			
Below-the-line Asset Mgt fee (uncommon in new projects, see policy)			3.0%	3.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Partnership Management Fee (see policy for limits)			3.0%	3.0%	16,357	4,212	12,636	16,848	4,338	13,015	17,353	4,468	13,405	17,874	4,602	13,807	18,410	-	-	-			
Investor Service Fee (aka "LP Asset Mgt Fee") (see policy for limits)					6,720	1,730	5,191	6,921	1,782	5,347	7,129	1,836	5,507	7,343	1,891	5,672	7,563	1,947	5,842	7,790			
Other Payments					3,360	865	2,595	3,461	891	2,673	3,564	918	2,764	3,671	945	2,836	3,781	-	-	-			
Non-amortizing Loan Pmnt - Lender 1					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Non-amortizing Loan Pmnt - Lender 2					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
TOTAL PAYMENTS PRECEDING MOHCD					44,058	6,807	32,873	39,680	7,012	27,858	34,869	7,222	22,387	29,609	7,439	22,316	29,754	1,947	208,583	210,531			
RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHCD)					111,393	(0)	109,915	109,915	0	108,136	108,136	0	106,041	106,041	(0)	97,739	97,739	(0)	346,380	346,380			
Does Project have a MOHCD Residual Receipt Obligation?			Yes																				
Will Project Defer Developer Fee?			Yes																				
1st Residual Receipts Split - Lender/Deferred Developer Fee			50% / 50%																				
MOHCD RESIDUAL RECEIPTS DEBT SERVICE																							
MOHCD Residual Receipts Amount Due					111,393	-	109,915	-	108,136	-	106,041	-	97,739	-	-	-	-	-	-	-			
Proposed MOHCD Residual Receipts Amount to Residual Ground Lease					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Proposed MOHCD Residual Receipts Amount to Replacement Reserve					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
REMAINING BALANCE AFTER MOHCD RESIDUAL RECEIPTS DEBT SERVICE					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	115,460			
NON-MOHCD RESIDUAL RECEIPTS DEBT SERVICE																							
HCD Residual Receipts Amount Due			0.00%		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Lender 4 Residual Receipts Due			0.00%		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Lender 5 Residual Receipts Due			0.00%		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Total Non-MOHCD Residual Receipts Debt Service					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
REMAINDER (Should be zero unless there are distributions below)																				115,460			
Owner Distributions/Incentive Management Fee					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	115,460			
Other Distributions/Uses					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Final Balance (should be zero)					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
RR Running Balance					880,000	-	960,000	-	1,040,000	-	1,120,000	-	1,200,000	-	1,280,000	-	1,360,000	-	1,440,000	-			
OR Running Balance					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Other Required Reserve 1 Running Balance					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Other Required Reserve 2 Running Balance					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			

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Total # Units:		Non- LOSP Units																						
		LOSP Units	Non- LOSP Units	Year 12				Year 13				Year 14				Year 15				Year 16				
		40	120	2036				2037				2038				2039				2040				
160		25.00%	75.00%																					
		% annual inc LOSP	% annual increase	Total	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total					
INCOME																								
Developer Fee Starting Balance				240,357			222,735			210,284			203,461			202,740			202,740					
Deferred Developer Fee Earned in Year				17,622			12,451			6,823			721			-			202,741					
Developer Fee Remaining Balance				222,735			210,284			203,461			202,740			202,740			(1)					

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Total # Units:			LOSP Units			Non-LOSP Units			Year 17			Year 18			Year 19			Year 20																													
160			40			120			2041			2042			2043			2044																													
			25.00%			75.00%																																									
			% annual inc LOSP			% annual increase			LOSP			non-LOSP			Total			LOSP			non-LOSP			Total																							
INCOME																																															
Residential - Tenant Rents			2.0%			2.0%			164,734			3,291,852			3,456,587			168,029			3,357,689			3,525,718			171,390			3,424,843			3,596,233			174,817			3,493,340			3,668,157					
Residential - Tenant Assistance Payments (Non-LOSP)			n/a			n/a																																									
Residential - LOSP Tenant Assistance Payments			n/a			n/a			767,486			767,486			790,772			790,772			814,788			814,788			839,557			839,557																	
Commercial Space			n/a			0.0%																																									
Other Income																																															
Gross Potential Income									936,108			3,303,513			4,239,621			962,766			3,369,584			4,332,349			990,221			3,436,975			4,427,197			1,018,499			3,505,715			4,524,214					
Vacancy Loss - Residential - Tenant Rents			n/a			n/a			(8,237)			(164,593)			(172,829)			(8,401)			(167,884)			(176,286)			(8,569)			(171,242)			(179,812)			(8,741)			(174,667)			(183,408)					
Vacancy Loss - Residential - Tenant Assistance Payments			n/a			n/a																																									
Vacancy Loss - Commercial			n/a			n/a																																									
EFFECTIVE GROSS INCOME									927,871			3,138,921			4,066,792			954,364			3,201,699			4,156,063			981,652			3,265,733			4,247,385			1,009,759			3,331,048			4,340,806					
OPERATING EXPENSES																																															
Management			3.0%			3.0%			59,478			178,435			237,914			61,263			183,788			245,051			63,101			189,302			252,403			64,994			194,981			259,975					
Salaries/Benefits			3.0%			3.0%			296,798			475,404			772,202			305,702			489,666			795,368			314,873			504,356			819,229			324,319			519,487			843,806					
Administration			3.0%			3.0%			60,158			180,475			240,634			61,963			185,890			247,853			63,822			191,466			255,289			65,737			197,210			262,947					
Utilities			3.0%			3.0%			146,991			440,973			587,964			151,401			454,203			605,603			155,943			467,829			623,771			160,621			481,863			642,485					
Taxes and Licenses			3.0%			3.0%			22,119			66,356			88,475			22,782			68,347			91,130			23,466			70,398			93,863			24,170			72,509			96,679					
Insurance			3.0%			3.0%			91,504			274,513			366,017			94,250			282,749			376,968			97,077			291,231			388,308			99,989			299,968			399,957					
Maintenance & Repair			3.0%			3.0%			204,049			612,147			816,196			210,170			630,511			840,682			216,476			649,427			865,902			222,970			668,909			891,879					
Supportive Services			3.0%			3.0%						231,448			231,448						238,392			238,392						245,544			245,544						252,910			252,910					
Commercial Expenses																																															
TOTAL OPERATING EXPENSES									881,098			2,459,753			3,340,851			907,531			2,533,545			3,441,077			934,757			2,609,552			3,544,309			962,800			2,687,838			3,650,638					
PUPA (w/o Reserves/GL Base Rent/Bond Fees)																																															
Reserves/Ground Lease Base Rent/Bond Fees																																															
Ground Lease Base Rent									3750			11250			15,000			3750			11250			15,000			3750			11250			15,000			3750			11250			15,000					
Bond Monitoring Fee									0			0			0			0			0			0			0			0			0			0			0			0			0		
Replacement Reserve Deposit									20000			60000			80,000			20000			60000			80,000			20000			60000			80,000			20000			60000			80,000					
Operating Reserve Deposit									0			0			0			0			0			0			0			0			0			0			0			0			0		
Other Required Reserve 1 Deposit									0			0			0			0			0			0			0			0			0			0			0			0			0		
Other Required Reserve 2 Deposit									0			0			0			0			0			0			0			0			0			0			0			0			0		
Required Reserve Deposits/ Commercial									0			0			0			0			0			0			0			0			0			0			0			0			0		
Sub-total Reserves/Ground Lease Base Rent/Bond Fees									23,750			71,250			95,000			23,750			71,250			95,000			23,750			71,250			95,000			23,750			71,250			95,000					
TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/ Bond Fees)									904,848			2,531,003			3,435,851			931,281			2,604,795			3,536,077			958,507			2,680,802			3,639,309			986,550			2,759,088			3,745,638					
PUPA (w/ Reserves/GL Base Rent/Bond Fees)																																															
NET OPERATING INCOME (INCOME minus OP EXPENSES)									23,023			607,918			630,941			23,083			596,904			619,987			23,145			584,931			608,076			23,209			571,959			595,168					
DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loans)																																															
Hard Debt - First Lender																																															
Hard Debt - Second Lender (HCD Program 0.42% pymt, or other 2nd Lender)									21,017			63,050			84,067			21,017			63,050			84,067			21,017			63,050			84,067			21,017			63,050			84,067					
Hard Debt - Third Lender (Other HCD Program, or other 3rd Lender)																																															
Hard Debt - Fourth Lender																																															
Commercial Hard Debt Service																																															
TOTAL HARD DEBT SERVICE									21,017			63,050			84,067			21,017			63,050			84,067			21,017			63,050			84,067			21,017			63,050			84,067					
CASH FLOW (NOI minus DEBT SERVICE)									2,006			544,868			546,874			2,066			533,854			535,920			2,128			521,881			524,009			2,192			508,909			511,101					
USES OF CASH FLOW BELOW (This row also shows DSCR.)									DSCR:			7.505			7.375			7.233			7.08																										
USES THAT PRECEDE MOHCD DEBT SERVICE IN WATERFALL																																															
Deferred Developer Fee (Enter amt <= Max Fee from row 131)																																															
Below-the-line* Asset Mgt fee (uncommon in new projects, see policy)			3.0%			3.0%																																									
Partnership Management Fee (see policy for limits)			3.0%			3.0%																																									
Investor Service Fee (aka "LP Asset Mgt Fee") (see policy for limits)									2,006			6,018			8,024			2,066			6,198			8,264			2,128			6,384			8,512			2,192			6,576			8,768					
Other Payments																																															
Non-amortizing Loan Pmnt - Lender 1																																															
Non-amortizing Loan Pmnt - Lender 2																																															
TOTAL PAYMENTS PRECEDING MOHCD									2,006			6,018			8,024			2,066			6,198			8,264			2,128			6,384			8,512			2,192			6,576			8,768					
RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHCD)									0			538,850			538,850			0			527,655			527,655			(0)			515,497			515,497			(0)			502,334			502,334					
Does Project have a MOHCD Residual Receipt Obligation?									Yes																																						
Will Project Defer Developer Fee?									Yes																																						
1st Residual Receipts Split - Lender/Deferred Developer Fee									50% / 50%																																						
MOHCD RESIDUAL RECEIPTS DEBT SERVICE									Dist. Soft																																						
MOHCD Residual Receipts Amount Due									Debt Loans																																						
Proposed MOHCD Residual Receipts Amount to Residual Ground Lease									100.00%																																						
Proposed MOHCD Residual Receipts Amount to Replacement Reserve																																															
REMAINING BALANCE AFTER MOHCD RESIDUAL RECEIPTS DEBT SERVICE																																															
NON-MOHCD RESIDUAL RECEIPTS DEBT SERVICE																																															
HCD Residual Receipts Amount Due									0.00%																																						
Lender 4 Residual Receipts Due									0.00%																																						
Lender 5 Residual Receipts Due									0.00%																																						
Total Non-MOHCD Residual Receipts Debt Service																																															
REMAINDER (Should be zero unless there are distributions below)																																															
Owner Distributions/Incentive Management Fee																																															
Other Distributions/Uses																																															
Final Balance (should be zero)																																															
RR Running Balance																																															
OR Running Balance																																															
Other Required Reserve 1 Running Balance																																															
Other Required Reserve 2 Running Balance																																															

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Total # Units:		Non-LOSP Units		Year 17			Year 18			Year 19			Year 20		
		LOSP Units		2041			2042			2043			2044		
		25.00%													
160		40													
		75.00%													
INCOME		% annual inc LOSP		LOSP			non-LOSP			LOSP			non-LOSP		
Developer Fee Starting Balance															
Deferred Developer Fee Earned in Year															
Developer Fee Remaining Balance															