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

$69,528,927 Final Gap Loan

Includes $1,000,000 bridge loan for AHP

Evaluation of Request for:	Final Gap Loan
Loan Committee Date:	April 21, 2023
Prepared By:	Omar Masry, Project Manager
Asset Manager:	Rosanna Chavez
Construction Representative	Harry Wong
Sources and Amounts of New Funds Recommended:	Total New Funds: $64,028,926 $39,000,000 – 2019 GO Bonds $14,000,000 – Van Ness Special Use District $8,583,241 – State No Place Like Home funds $2,445,685 – Housing Trust Fund Advance Fund
Sources and Amounts of Previous City Funds Committed:	Total Previously Committed Funds: $4,500,000 $3,500,000 - ERAF $1,000,000 - AHF Inclusionary
Total Proposed MOHCD Funds:	$69,528,927 (includes $1M FHLB AHP Bridge Loan)
NOFA/PROGRAM/RFP:	2019 730 Stanyan Street RFQ
Applicant/Sponsor(s) Name:	Tenderloin Neighborhood Development Corporation & Chinatown Community Development Center

EXECUTIVE SUMMARY

Sponsor Information:

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

Project Summary:

730 Stanyan Street will be a new mixed-use building located in the Haight-Ashbury neighborhood directly across the street from Golden Gate Park. Located on a 37,814 square foot (sf) parcel purchased by the City at the intersection of Haight and Waller Streets (Site) in 2018, the building will feature 160 new affordable residential rental units serving households earning from 25% to 80% MOHCD AMI (Project). The Project will include one manager's unit and comprise a mix of studios, 1-, 2- and 3-bedroom units.

The Project will also include 32 permanent supportive housing units supported by Local Operating Subsidy Program (LOSP) funding, split between 12 units for Families experiencing homelessness, and 20 units for Transitional Age Youth (TAY) experiencing homelessness. Of these 32 units, 19 will be funded by the No Place Like Home (NPLH) Program. There will be another 32 units supported by a 20-year Project Based Voucher (PBV) contract, administered by the Housing Authority of the City and County of San Francisco (SFHA).

In addition to community spaces for residents, there will be four separate commercial spaces on the ground floor, including an early childhood day care center, a neighborhood-serving community space, a food hall, and a micro-retail area. The Project is aiming for a minimum of LEED Gold certifications for green building standards. In addition to public art such as murals on major building walls, the Project will be the first to meet City Planning's AB 168 agreement process to pay tribute (e.g., commemorative plaque and/or art) to Native American land.

This Project was awarded 4% tax credits and State bonds in November 2022 and now must close on construction financing by June 12, 2023. The Sponsor is targeting a funding application for the Affordable Housing Program (AHP) in March 2024 with the Federal Home Loan Bank (FHLB) of San Francisco. Since this request will occur after the start of construction of the Project, this final gap loan request includes a MOHCD bridge loan for the AHP amount of $1 million. Close of financing is projected for June 8, 2023, and construction is expected to start in June 2023. It will take 25 months to reach Temporary Certificate of Occupancy (TCO), with lease up expected to start in September of 2025.

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 + Office for Metropolitan Architecture (OMA)
Total Residential Area:	157,124 sf	General Contractor:	Cahill Contractors + Hercules Builders
Total Commercial Area:	9,135 sf	Property Manager:	TNDC
Total Building Area:	193,739 sf	Supervisor and District:	Dean Preston, D5
Land Owner:	City of San Francisco	Total Acquisition Cost:	N/A*
Total Development Cost (TDC):	$153,252,004	TDC less land cost/unit:	N/A
TDC/unit:	$957,825		
Loan Amount Requested:	$69,528,927**	Request Amount / unit*:	$374,660 not including State NPLH funds
HOME Funds?	N	Parking?	N

*City acquired the site directly for $15.9 million in 2018. This acquisition cost is not included in Project costs.

**Includes a $1 million MOHCD FHLB AHP Bridge loan, to be repaid when the FHLB AHP loan is issued.

PRINCIPAL DEVELOPMENT ISSUES

- **Overall Construction Costs**. Project hard costs are higher than average for similar mid-rise MOHCD new construction projects. The guaranteed maximum price (GMP), which serves as the highest end construction estimate, is $121,091,624. Primary cost drivers include increased costs of construction for both material and labor. In addition, after a year of pre-development the design was changed to maximize housing allowed under site zoning, which led to a re-design of the Project from a six-stories with 120 units, to an eight-stories with 160 units. Please see Section 3.4

- **Overall Construction Timing.** A number of construction issues remain to be resolved before closing.

    - Traffic Control Plans have not yet been developed or presented to SFMTA and MUNI for coordination, revisions and approval. Approvals by SFMTA and MUNI may take several months. MOHCD and the Sponsor will continue to work with SFMTA to ensure the scope of work addresses traffic impacts as well as minimizes impacts to the Project's construction timeline and cost.
    - The Project Site has limited space for construction staging, materials, and equipment. Previous discussions with San Francisco Recreation and Parks Department (RPD) indicated that Project staging may be available at RPD's existing Stanyan parking lot. However, RPD now indicates that the amount of Stanyan parking lot space may be limited.
    - Neighbor agreements to provide access and/or correct/modify existing property line conditions and encroachments at the adjacent Amoeba Music and 1760 Waller two-unit dwelling are currently being negotiated and must be finalized prior to construction start.

The three issues noted above present timing and costs risks (to Sponsors and MOHCD) that are not fully determined at this time. The Sponsor and MOHCD staff will continue to engage with stakeholders through loan closing and construction start to monitor progress, and seek assistance from City agencies (e.g., SFMTA, RPD, and SFPUC) where appropriate. Sponsors will be required to provide monthly status updates to MOHCD as a post loan closing condition.

- **Commercial Space.** The proposed commercial space totals 9,135 square feet and occupies a substantial portion of the ground floor. The plan for tenants or funding for final tenant improvements is not complete. The food hall and micro-retail space along the Haight Street frontage are envisioned as social enterprises, with workforce training and may require additional City and/or philanthropic support to operate. MOHCD's commercial financing is limited to cold shell and warm shell costs (if the commercial tenant is community serving). Funding for final tenant improvements, final finishes, or operational expenses are not eligible uses of MOHCD funds, per the MOHCD Commercial Underwriting Guidelines. MOHCD, the Sponsor and other City agencies are coordinating to reposition the ground floor uses and align City and community investment priorities. Sponsor is required to provide a detailed commercial plan within 6 months of constriction close. Please see Section 3.5 and post-closing loan conditions.

- **Costs Related to Electrical Infrastructure.** New MOHCD affordable housing developments built on City-owned land have transitioned from using Pacific Gas and Electric (PG&E) for permanent electrical power to the San Francisco Public Utilities Commission (SFPUC). This change has resulted in increased development costs as some costs that would traditionally been covered by PG&E are no longer covered by PG&E when SFPUC will serve as the permanent power provider (with SFPUC continuing to use PG&E infrastructure for power distribution from off-site). For 730 Stanyan this includes an estimate of over $550,000 in off-site improvements, including trenching to deliver upgraded service from a permanent (PG&E owned) power connection point nearly a block and a half away from the Project site, running along City streets, to the intersection of Haight and Shrader Streets. In addition, the process set forth by PG&E for determining scope and timing costs introduces further delays as final PG&E approval is not expected until right before construction start. PG&E has also noted staffing shortages that may result in approval (and subsequent construction) delays. The current construction budget provides a $550,000 contingency for these costs and approval timing remains an area of concern. Please see Section 4.4.

- **MOHCD Subsidy.** Despite the Project's clear alignment with State funding priorities, an application to the State Department of Housing and Community Development (HCD) for a combined Infill Infrastructure Grant ($5,000,000) and Multi-Family Housing Program loan ($23,790,157) was not awarded in a highly competitive SuperNOFA March 2022 funding round. At the same time, the Project was awarded a competitive Bond award and needs to close within 180 days of that approval. As such, the Project requires increased City funding, as reflected in this request. MOHCD and Sponsor will continue to explore additional State funding opportunities for the Project. Please see Section 5.

SOURCES AND USES SUMMARY

Predevelopment Sources	Amount	Terms	Status
MOHCD	$4,500,000	3 years @ 3% deferred	Previously Committed

PERMANENT SOURCES	AMOUNT	TERMS	STATUS
MOHCD	$59,945,686	55 yrs. @ 1.00% / Res Rec	This Request
MOHCD No Place Like Home (NPLH)	$8,583,241	55 yrs. @ 0%	This Request
Accrued Deferred Interest – MOHCD Loan	$936,654	n/a	n/a
Permanent Private Loan	$10,361,000	15 yrs. @ 6.34%	Committed
Limited Partner Equity	$72,425,323	$1.00	Committed
General Partner Capital	$100		Committed
Federal Home Loan Bank – Affordable Housing Program (FHLB AHP)	$1,000,000	55 yrs. @ 0%	Not Committed
Total	**$153,252,004**		

USES	AMOUNT	Per Unit	Per SF
Acquisition*	$0	$0	$0
Hard Costs	$125,664,665	$785,404	$646.57
Soft Costs	$23,143,948	$144,650	$119.08
Developer Fee	$2,800,000	$17,500	$14.41
Reserves	$1,643,391	$10,271	$8.46
Total	**$153,252,004**		**$788.52**

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

1. BACKGROUND

1.1. Project History Leading to This Request.

Located on Stanyan Street between Haight and Waller Streets, 730-739 Stanyan Street (Site) is the location of a former McDonald's, which had occupied the Site since the 1960s. During the past decade, McDonald's developed a reputation as a neighborhood nuisance. Given the Site's ideal size, location adjacent to Golden Gate Park and opportunity to serve community needs, in 2018, the City entered into a Purchase and Sale Agreement with McDonald's with the plan to construct 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 used the site as a Safe Sleeping Village from May 2020 to June 30, 2021. The Site is now vacant and fenced off.

1.2. Applicable NOFA/RFQ/RFP. The Project is in response to the 730 Stanyan Request for Qualifications (RFQ) and generally exceeds the goals set forth in the RFQ.

The RFQ was issued on September 10, 2019, three teams were considered on an individual basis including TNDC, CCDC and a joint venture of Mission Housing Development Corporation and McCormack Baron Salazar.

On November 26, 2019, the selection panel recommended CCDC individually, while the co-Sponsor TNDC, also scored closely and were tied based on supplemental scores. A Supplemental Questionnaire regarding racial equity resulted in a tied score for TNDC and CCDC.

	Avg. Supplemental Score	Total Score with Supplemental Score
CCDC	12	107
TNDC	14	107
MBS-MHDC	9	85

The current development proposal is consistent with the goals of the original RFQ of maximizing the site and supporting deeply affordable units.

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)

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

CCDC has developed over 3,321 units of affordable housing over the course of its 45-year history and has over another 600 units in the development pipeline. 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, to 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 41-year history, TNDC has grown its portfolio to include 44 buildings located throughout the City of San Francisco, providing over 4,100 homes to more than 6,800 residents. Nearly 900 of these units have a permanent supportive housing component.

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.

1.3.2. Joint Venture Limited Partnership.
TNDC and CCDC have formed a limited partnership (730 Stanyan Associates, L.P.) for this Project. During predevelopment, the leading roles were as follows and will continue with similar roles during construction and permanent loan conversion:

- Schedule – TNDC
- Procurement – TNDC
- Community outreach – CCDC
- Design & entitlement, construction oversight – CCDC
- Financing – TNDC
- Programmatic determination & services / commercial tenant selection: TNDC and CCDC (shared)
- Marketing for units will be led by TNDC with assistance from the Bill Sorro Housing Program.

After construction, CCDC will provide asset management and TNDC will serve as property manager for the first 10 years. Beginning in year 11 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.

1.3.3. 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 Board of Directors is over 80% people of color with approximately half female representation; the joint team of two Chinese American women, Jane Chin and Lindsey Quock, act as co-Chairs of the Board. Malcolm Yeung, Executive Director, has been with CCDC since 2009 and was former Co-Chair of the California Coalition on Civil rights and President of Asian American Bar Association of the Greater Bay Area, and currently serves on the Boards of Chinese Chamber of Commerce and API Council. Cindy Louie, who was born and raised in Hong Kong, is CCDC's Chief Financial Officer, and joined CCDC in 2017 with 15 years of prior experience in public accounting at various San Francisco accounting firms specializing in nonprofits and affordable housing. Tammy Hung, who was born in Hong Kong and grew up in Oakland, is the Deputy Director of Programs and joined CCDC in 2008. Tammy played an integral part in growing one of the largest tenant-based grassroots organization in San Francisco, Community Tenants Association (CTA). Tammy oversees the vision and strategic direction in the organization's community engagement programming and leadership development work. Whitney Jones is the Deputy Director of Operations and been with CCDC for over 30 years, working his way up from Housing Assistant to Director of Housing for 13 years, then transitioned to Deputy Director in 2020. Matthias Mormino, CCDC's Chief of Staff, grew up in Europe and worked on the issue of globalization and how communities across the world can unite to stand up to unfair and oppressive economic policies. Matthias started his career at CCDC working with SRO families across the City to demand access to city services and more housing opportunities. The Housing Development Division is a racially diverse team with over 70% people of color, including the Director of Housing Development, Kim Piechota who has been with CCDC for over 15 years.

CCDC's employees are comprised of diverse cultural and ethnic backgrounds mostly hired from the community that they serve. CCDC has a record of hiring youth from their buildings and youth programs, including the Community Planning Manager, Executive Assistant, and Community Organizer.

CCDC Employee Demographic	Number of Employees	Percentage of Employees
Male	114	39%
Female	178	61%
Asian	188	64%
Black/African American	22	8%
Hispanic/Latino	24	8%
Native Hawaiian or Other Pacific Islander	2	1%
Not Defined	7	2%
Two or More Races	19	7%
White/Caucasian	30	10%

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.

1.3.4. Racial Equity Vision.
Chinatown CDC is a BIPOC-led organization with a 45-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.

- Race & Ethnicity of head of household in CCDC properties in operation
  - 85% of the households are people of color comprised of 10.9% African Americans, 58.7% Asians, 0.8% Native Americans, 8.1% reported as "Other" and 6.7% who have declined to report.

TNDC and CCDC both have decades of experience in the delivery of culturally competent services and/or community development programs to low or lower-income households in their community.

TNDC and CCDC each directly provides community benefit programs accessible to the general public, including Youth development programs, Digital literacy training, Housing counseling, or other empowerment programs and Food distribution programs

TNDC has similarly noted their commitment to 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.

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

TNDC Staff Breakdown by Ethnicity	Total
Asian	126
Hispanic or Latino	108
Black or African American	116
White or Caucasian	52
Two or More Races/Ethnicities	17
Native Hawaiian or Other Pacific Islander	11
Decline to State	8
American Indian or Alaska Native	1

- In 2019, TNDC launched its Racial Equity Initiative, an endeavor with representation from all departments. The Racial Equity Initiative implemented several policies centered on racial equity during the 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.

- TNDC's Racial Equity Vision is summarized as follows:

  At Tenderloin Neighborhood Development Corporation (TNDC), we believe that we are most effective when we approach our work through a lens of racial and economic justice. We believe that the problems we are working to address are deeply rooted in the country's long and troubled history of discrimination and oppression. If we ignore the historical context or the present-day inequities, we could limit our impact, or worse, perpetuate marginalization and harm.
  We strive to operationalize equity in our organization. To effectively work in service to and in partnership with people, we must be both self-reflective and committed to learning about the historic, social, and systemic influences affecting individual and community outcomes.
  We aim to partner with organizations who share our values and demonstrate their commitment to racial equity and inclusion. Funding and working with nonprofit organizations led by and/or serving communities of color is essential to ensuring our resources go to the populations most impacted by this nations and this region's history of racism.

- TNDC also has cultural and linguistic competency on staff relevant to community members which is utilized daily in the provision of services and community benefit programs. This is evidenced through the TNDC's Staff Composition, by ethnicity, as shown in the table below. This highlights that TNDC's staff ethnically reflects the communities they serve through their programs and housing. Additionally, TNDC hires translators and interpreters to ensure that information is accessible to community members.

1.3.5. <u>Relevant Experience.</u> Refer to Section 1.3.

1.3.6. <u>Project Management Capacity.</u> Refer to Attachment C.

1.4. <u>Past Performance.</u>

1.4.1. <u>City audits/performance plans.</u>
TNDC and CCDC appear to perform well in terms of asset management for properties they manage within the MOHCD portfolio, and with respect to grant performance for grants managed by MOHCD. Neither organization is subject to Citywide fiscal monitoring currently, or under audit by relevant City agencies such as the City Controller.

1.4.2. <u>Marketing/lease-up/operations.</u>
TNDC will lead marketing, lease up and property management. A recent marketing effort between TNDC and MEDA, as joint developers for Casa Adelante at 2828 16th Street (also 1990 Folsom Street), was reviewed by MOHCD staff.

The outreach plan was extensive and there were 7,930 lottery applications. However, there was a gap in internal communications between development and leasing staff over the status of 33 accessible units prior to the beginning of the marketing period. This resulted in limited time to market to disabled persons and community-based organizations that support them. The issue was resolved but required MOHCD staff involvement.

On occasion MOHCD staff have observed a gap between the TNDC housing development team and property management teams, which can result in challenges due to incomplete or incorrect marketing strategy being shared, such as rental rate changes. Overall TNDC is expected to maintain sufficient staffing, capacity, cultural competency, and expertise to market units, including affirmative marketing to seniors, in a manner that should result in timely lease-up.

1.4.3. Evictions.
In the past five years, co-Sponsor CCDC, formally evicted 14 households across 34 properties, or an average of less than 3 per year. Of those evicted households, 2 households had Asian heads-of-households (HOH), 4 had Black HOH, 3 had White HOH, 1 household had a Native American HOH, 1 had a Hawaiian/OPC HOH, and 3 households had HOH who did not report their race. Since December 2021, TNDC has formally evicted 5 households across 3,393 units, equaling an eviction rate of 0.13%. A breakdown of race/ethnicity for evicted households was not provided.

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

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
Seismic (if applicable):	Seismic Zone 4;high risk
Soil type:	Existing fill and native loose to medium dense dune sand.
Environmental Review:	Phase I Report dated 10/9/2017 provided by MOHCD and Phase II Report provided by Sponsor and dated 9/24/2021. Please see section 2.1 below for more details.
Adjacent uses (North):	Whole Foods Grocery store
Adjacent uses (South):	Stanyan Park 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 Street 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's Mark Salkind Academic and Athletics Center- 1639 Oak **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 Sister Mary Philippa Health Center- 2235-Hayes St #5 St Mary's Sister Diane Grassilli Center for Women's Health- 1Shrader St

	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:	In Process and to be completed after Loan Committee approval.
Article 38:	Exempt. The Project site is not located in an identified air pollutant exposure zone.
Prop I Noticing	Completed 11/9/2020
Accessibility:	Total of 26 Mobility units and 18 Communication units are required on the Project. The Project is providing a total of 32 Mobility units, or 20% of total units and 22 units, or 14% of total units, will be Hearing and Visual Aid enabled.
Green Building:	The Project will seek LEED Gold Certification.
Recycled Water:	Not required.
Storm Water Management:	Required – the Preliminary Storm Water Management Plan was approved on November 21, 2022.

Adjacent uses and neighborhood amenities. The surrounding neighborhood is considered amenity rich as demonstrated by the neighborhood amenities in the Section 2 table. Amenities such as nearby schools and libraries served by consistent sidewalk and bus networks are particularly well suited for families to be housed at the project site. The incorporation of TAY units at this location provides a wider geographic reach of TAY serving units which tend to be concentrated on the eastern half of the City.

2.2. Environmental Issues.

- Phase I Site Assessment Status and Results. Prior to Site acquisition, MOHCD hired Langan Engineering and Environmental Services to prepare a Phase I 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 has been 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.

  Testing for the Phase II should include a subsurface investigation. Phase I assessment identified three Recognized Environmental Conditions (RECs) due to the historical uses as a gas station, clothes cleaners, and dry cleaners. Soil, soil vapor and groundwater sampling during Phase II is recommended.

- Phase II Subsurface Investigation. On July 29 ,2021, sample borings were performed for environmental testing based on findings from Phase I. Soil samples were taken to assess the presence of hazardous materials and petro hydrocarbons in the soil to be disturbed during construction. The results indicate that the site is underlain by a layer of fill material with low concentrations of petro hydrocarbons, heavy metals and tetrachloroethene (PCE) within the soil vapor, typically resulting from undocumented leaks or poor housekeeping practices. The Site Management Plan (SMP) proposed is to minimize exposure of constituents in the soil to construction workers, nearby residents/pedestrians, and future users of the site. The Project would incorporate a standard below-concrete slab vapor barrier system but would not incorporate a vapor mitigation barrier system.

A comprehensive Health and Safety Plan (HASP) will be developed and implemented to provide field personnel with an understanding of the potential chemical and physical hazards, protection of any off-site receptors, procedures for entering the project site, H&S procedures, and emergency response to hazards should they occur. A copy of the plan will be kept on site during field activities and will be reviewed and updated as necessary.

A site health and safety officer (HASO) identified in the HASP will be on site at all times during excavation activities to ensure that all H&S measures are maintained. The general public will also be protected through the H&S measures. During all earthwork activities, soil management, dust control measures, and air monitoring using an organic vapor meter (OVM) and/or photoionization detector (PID) will be implemented to reduce potential exposure of construction workers, off site receptors, and future site users to constituents in the soil and soil vapor.

2.3. Green Building.

The Project is targeting LEED Gold certification. The Sponsors previously intended to pursue Passive House certification but decided to forgo the effort due to high costs associated with analysis and certification. By way of comparison, Passive House standards are generally more focused on energy use and comfort (for heating and cooling), but are not as focused on siting, water use, construction process or material sourcing, as LEED standards.

3. COMMUNITY SUPPORT

3.1. Prior Outreach.

Since the inception of the Project, the Sponsor and MOHCD have engaged diverse stakeholders and the District Supervisor's office around design, density, and program. The Sponsor has engaged key neighborhood stakeholders through community meetings starting on June 23 and June 24, 2020, to introduce the Project, developer team, and design team. Prior to the June meetings, the Sponsor participated in scheduled neighborhood groups meetings with Haight Ashbury Merchants Association (HAMA), Coalition for a Complete Community (CCC) and Haight Ashbury Neighborhood Council (HANC)'s Senior Working Group, and Cole Valley Neighborhood Association (CVNA)/Buena Vista Improvement Association (BVIA). In addition, the Sponsor has reached out to Supervisor Dean Preston's office and the UCSF Parnassus Heights Planning team for further insights and opted to proceed with open community meetings to engage the District in lieu of creating a separate group of representatives from each community organization. The latter approach was more likely to leave out under-represented voices as once a group gets formed, it is difficult to ensure equitable input from all community stakeholders.

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 over 100-person virtual community meetings on June 23 & 24, 2020, to introduce the Project team and the scope of the project. On August 20, 2020, the Project team hosted another online meeting to share a very preliminary concept design. The Sponsor subsequently hosted three additional online meetings including a pre-application meeting and one in-person community meeting held at the Project site. In September 2022, the project team hosted an in-person community meeting to share public art proposals from four short-listed artists followed by community survey to gather community's perspective on the proposals. The Sponsor has provided MOHCD with regular updates on progress in meeting outreach milestones under the Sponsor's outreach plan during predevelopment.

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 Sponsor 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 housing eligibility.

A community meeting was also held on April 4, 2023, to notify residents of the proposed changes to commercial spaces, the addition of 32 Project Based Voucher units with a focus on family units, the reduction in supportive housing (LOSP) units (from 50 to 32), as well as the intended start of construction in early June 2023.

The commercial space changes include extending the retail presence of the Haight Street frontage, and replacing the individual standalone tech training center, and adjacent but separate TAY drop-in center, with a micro retail space encompassing both formerly designated spaces. In addition, the proposed senior center at the corner of Stanyan and Waller Streets would be replaced with a neighborhood-serving community center, which could be utilized for senior, youth, and tech training services. Lastly, Sponsors and MOHCD staff noted that work will continue on public art elements, in collaboration with the San Francisco Arts Commission, through Spring and Summer 2023.

3.2. Future Outreach.

No additional community meetings are scheduled however the Sponsor and contractor intend to host a groundbreaking event, as well as install site posters as construction progresses to notify residents of sidewalk and street closures.

4. DEVELOPMENT PLAN

4.1. Site Control.

The Site was purchased by the City for $15.9 million in 2018. Upon construction close, the City and the Sponsor will enter into a 75-year ground with a base rent of $15,000 per year and residual rent based upon the unrestricted fair market value appraisal. The ground lease will also include an option to extend it to a total of 99 years.

The Sponsors entered into an access agreement on October 17, 2022, with the City for the Project Team and associated members to enter the property, which expires on May 23, 2023.

4.2. Proposed Property Ownership Structure

730 Stanyan Associates, L.P. will own the improvements and TNDC will hold the master lease for the overall building, including commercial spaces.

4.3. Proposed Design.

The building will be 8-stories of Type I concrete structure with 160 units comprising studios, 1-, 2-, and 3-bedroom units. The ground floor will include common areas for residents of the building, including 2,428 sf lobby and three additional 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 at 83' maximum allowed per 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 views for the residents while creating more exposed surface for building finish. The building is below the Department of Building Inspection's (DBI) high-rise definition which results in additional cost-effectiveness.

The main entry to the building has a huge "scoop" or set-back, creating an outdoor space to embrace Golden Gate Park which is located directly across Stanyan Street. A second major "scoop" or curved façade occurs at the corner of Stanyan and Haight Streets and is 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 neighborhood residential building set back from the property line. The bulk of the exposed surfaces will be clad in glass-fiber reinforced concrete (GFRC), 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 with bold graphics 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, Top Leaf Farms. The urban agriculture infrastructure will also be utilized for stormwater retention and is being utilized, in part, to comply with stormwater control plan requirements. The building is employing GRFC for efficient and durable exterior construction and incorporating individual Energy Recovery Ventilators (ERV) for units for continual filtered fresh air circulation with energy savings and resident comfort. The building will have photovoltaic panels to offset energy consumption.

Avg Unit SF by type:	0-brdm avg sf: 350 1-brdm avg sf: 500 2-brdm avg sf: 750 3-brdm avg sf: 1,000 All units exceed TCAC minimum square footage standards
Residential SF:	157,124
Circulation SF:	30,770
Common Area SF:	16,000
Building Total SF:	193,739
Ground Floor Commercial SF:	9,135
Other Back of House SF (trash room, bike room, janitorial)	7,500

4.4. Construction Supervisor/Construction Representative's Evaluation

The architects, OMA and Y.A. Studio, provided 85% Construction Documents as the Bid Addenda Set dated December 9, 2022, as issued to Cahill/Hercules Joint Venture to provide 730 Stanyan' s Guaranteed Maximum Price (GMP). The General Contractor issued the GMP cost estimate of $121,091,624 on 2/24/23 and a revised GMP cost estimate of $120,565,883 (or $618.48 per gross square foot) on March 17, 2023.

By way of comparison, the initial 8-story Conceptual Design Cost Estimate presented by Cahill/Hercules in July 2021 (prior to preliminary gap loan review by the Citywide Affordable Housing Loan Committee) was $108 million and the 100% Schematic Design Cost Estimate in November 2021 was $112.4 million. Primary drivers of cost increases over time include supply-chain issues, high price escalation, increases in material costs, labor, and required infrastructure, such as sidewalk and curb upgrades as well as electrical infrastructure described further below.

The target value engineered (VE) GMP is $119,760,155, which will require an additional VE amount of $805,728. This goal is currently being pursued, with a resolution expected by May 2023. The City loan requested here assumes these VE savings as part of the development budget.

Costs Related to Electrical Infrastructure: MOHCD projects built on City-owned land have been mandated to transition from using Pacific Gas and Electric (PG&E) for permanent electrical power to the San Francisco Public Utilities Commission (SFPUC). This change has resulted in increased development costs as some costs that would traditionally been covered by PG&E are no longer covered by them when SFPUC will serve as the permanent power provider. For 730 Stanyan, the PG&E permanent power point of connection is a block and a half away from the Project site and located at the intersection of Haight and Shrader Streets. The GMP cost estimate includes $550,000 to trench during normal business hours to this point of connection. If SFMTA requires the trenching and replacement paving work to be performed at night due to the high traffic count along Haight Street, then significant increases in construction cost will result. This $550,000 cost is included in the current construction estimate.

Outstanding Construction Issues:

- Traffic Control Plans have not yet been developed or presented to SFMTA and MUNI for coordination, revision and approval. Approvals by SFMTA and MUNI may take several months. MOHCD and the Sponsor will continue to work with SFMTA to ensure the scope of work addresses traffic impacts as well as minimizes impacts to the Project's construction timeline and cost.
- The Project Site has limited space for Project staging for construction materials and equipment. Previous discussions with SF Recreation and Parks (RPD) indicated that Project staging may be available at the Stanyan parking lot across from the Site. However, RPD now indicates that the amount of Stanyan parking lot space may be limited.
- Neighbor agreements to provide access and/or correct/modify existing property line conditions and encroachments at the adjacent Amoeba Music and 1760 Waller two-unit dwelling are currently being negotiated and must be finalized prior to construction start. Sponsor has indicated neighbor agreements are needed to submit shoring plans as part of building permit submittals. This may impact the required notice to proceed start date of no later than June 12, 2023, in order to retain State construction financing.

The three issues noted above present timing and costs risks (to Sponsors and MOHCD) that are not fully determined at this time. MOHCD and Sponsor staff will continue to engage with stakeholders through loan closing and construction start to monitor progress, and seek assistance from peer City agencies (e.g., SFMTA and SFPUC) where appropriate. Sponsors will be required to provide monthly status reports after construction financing closing to MOHCD as a loan condition.

4.5. Commercial Space.

4.5.1. Space Description

The ground floor commercial space is approximately 9,135 sf. Originally designed as 11,120 sf with a total of five spaces, the Project will now feature four commercial spaces:

- An early childhood education center (ECEC) will be operated by Felton Institute per the signed Letter of Intent. Felton Institute was one of four respondents to the Request for Proposals (RFP) dated November 29, 2021. The childcare space faces Waller Street and will be 3,685 sf indoors and another 3,071 sf of outdoor playground space. The ECEC is intended to serve families on-site and in the surrounding neighborhood, with a sliding cost scale and acceptance of applicable subsidies such as Head Start.

- An 1,890 sf Neighborhood-Serving Community Center is proposed at the corner of Stanyan and Waller Street. This area was originally envisioned as a senior center and/or senior adult day care center. An RFP was issued for a senior center in 2021, and no responses were received. The RFP was issued during a period of the COVID-19 pandemic when many similar centers suspended operations. The Sponsor re-issued the RFP in November 2022, but again no provider applied. Therefore, the space has been reprogrammed to be a neighborhood-serving community center with potential activities including but not limited to senior services, youth services, and tech training. Ultimate programming and funding for tenant improvements and services will require further development by MOHCD and Sponsors. Sponsor and MOHCD will continue to work with other City agencies to evaluate relevant opportunities for programming of this space. Sponsor will be required to provide a space plan and budget to MOHCD within 6 months of construction closing.

- A Haight Street retail and food space featuring two separate bays (referred to as Bay 1 and 2 below), which are separated by a building exit corridor. These two spaces could be programed together or separately:

  Bay 1 is an approximately 2,324 square-foot area at the corner of Haight and Stanyan Streets (across from Golden Gate Park). Bay 1 would feature a mini food hall business, similar to the La Cocina Marketplace at 101 Hyde Street, with four kiosks potentially operated by a non-profit service provider.

  Bay 2 is an approximately 3,000 sf space along the eastern edge of Haight Street, which is separated from Bay 1 by a building exit corridor. Bay 2 is envisioned as a retail space with a social enterprise focus intended for micro entrepreneurs. The Sponsor issued an RFP for a non-profit Master Tenant to operate this space on February 22, 2023, but is planning to re-issue the RFP post loan closing in order to consider a wider range of operators, including operators that may not qualify as a non-profit, but may feature a social enterprise business model.

  730 Stanyan Associates, LP will lease commercial space to Felton Institute for the ECEC and to future operators of Bay 1 and 2. Management of the neighborhood-serving community

center is expected to initially be handled by on-site property management, unless a specific service provider is chosen to operate the space by the Sponsor, based on review by MOHCD.

4.5.2. Commercial Leasing Plan.

As Felton Institute is the operator of the ECEC, the Sponsor, with TNDC as the lead, is currently negotiating and drafting a lease between the limited partnership and Felton Institute. The Final Lease will be provided to MOHCD before execution for review and comment and is expected to be executed no later than 1 year after construction start.

For Bay 1 (food hall at corner of Stanyan and Haight Street), The Sponsor is working with Linda Esposito, formerly of La Cocina, on researching and assembling a market study for the proposed Mini Food Hall. Ms. Esposito is evaluating the space to include four kiosks with each potential operator having shared access to a full commercial kitchen with three sinks and an exhaust hood, as well as assistance in finalizing applicable rent for each space. The RFP released in February 2023 is seeking a Master Tenant to operate the Mini Food Hall while offering economic and workforce development opportunities for the surrounding community.

For Bay 2 (micro retail along Haight Street) and the Neighborhood Serving Community Center (corner of Stanyan and Waller Streets), the Sponsor is not assuming commercial income at this time. The Sponsor, through TNDC, is expected to lease Bay 2 to a master tenant, which will work with individual vendors. The Sponsor will continue to work with MOHCD to consider issuing a separate RFP for Bay 2, which will likely require funding from other City agencies and/or philanthropic support for tenant improvements and operations.

MOHCD staff will continue to work with the Sponsor throughout construction on a plan for the neighborhood serving community center, which is shown as commercial space in the operating budget, but at this time is expected to be operated as an extension of the overall residential development. At completion of construction the space is expected to be developed, with MOHCD funds, to a warm shell standard.

MOHCD staff and the Sponsor, will continue to develop a commercial plan that also seeks to determine if a specific neighborhood serving social service provider, or partnership of providers can best utilize the center. Alternatively, in the event no such separate provider or partnership is identified, the Sponsor, through TNDC as the property manager, can also consider an operations model where individual groups or service providers can utilize the space on a temporary permit basis for different type of programming (e.g., health fairs, social service provider events).

As noted above, the Sponsor will work with MOHCD to complete the final Commercial Leasing Plan and Budget within six months of construction close. Operating Budgets for all spaces will be due to MOHCD before construction starts.

4.5.3. Operating Pro Forma.

The Project is not relying on commercial income to contribute to the residential portion of the Project or support debt. Common area maintenance (CAM) will be incurred per each space and is expected to cover operations of commercial spaces.

The initial commercial budget and letter of intent between 730 Stanyan Associates LP and Felton Institute, selected as the operator of the Early Childhood Education Center (ECEC) assumes a $1 per year lease (plus CAM). MOHCD is evaluating a possible change to the space charge of up to $1,000 per month for the Early Childhood Education Center (ECEC) only. This rate may be revised downward based on MOHCD review of further financial projections from the operator; considering factors such as the number of low-income households served, and any subsidies (e.g., Head Start). MOHCD staff expects to complete this review prior to completion of overall building construction. A post loan closing condition will require such a review of the ECEC operating plan and an appropriate lease within six (6) months of TCO.

For the Mini Food Hall in Bay 1, the current RFP lists $4,000/month or 5% of the revenue, whichever is higher. However, the ultimate rent will depend on the final tenant selection and a review of financial capacity. A lease of $1/yr. is assumed for a starting projection for the future operator of Bay 2 but remains to be determined based on the type of operator. For instance, a retail tenant operated by a non-profit which invests available funds into social services and/or workforce training would likely be assessed a lease of $1/yr. A post loan closing condition will require such a review of the ECEC operating plan and an appropriate lease within three (3) months of TCO.

MOHCD staff expects to continue working with Sponsors and other City agencies that provide social services or economic development support in order to develop a viable operating plan for these commercial spaces

4.5.4. <u>Commercial Shell Development and Tenant Improvement.</u>
Per the MOHCD Commercial Underwriting Guidelines, commercial spaces will be funded to warm shell standards since all spaces will be community serving. Felton Institute is expected to provide their own funds for tenant improvements. The cost of cold shell, warm shell and tenant improvements is shown below and funding sources remain to be determined based on further development of the commercial space plan.

The Sponsor has estimated the cost for the operator paid Tenant Improvements(TI) based on rough estimating of $300-$400/sf for build-out cost. Per MOHCD Commercial Underwriting guidelines, these costs are not eligible for funding with MOHCD subsidy. Felton is required to provide the 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 Felton an option to contract directly with the Project's 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 operator to come up with the necessary funding and bring in the appropriate design partner and contractor for the final build-out.

Felton Institute has procured LMS as the design architect for the ECEC space and is collaborating with YA Studio to streamline the design to be incorporated into the base building design. MOHCD will approve the design prior to proceeding with lease signing and building permitting for tenant improvements to the space.

Additional financial support from sources other than MOHCD (e.g., other City agencies or philanthropic sources) may be required in order to support Bay 1 and 2, as well as any tenant improvements and programming envisioned for the Neighborhood-Serving Community Center. The table below includes potential space costs for the ECEC and Bay 1 and 2, but does not include the neighborhood-serving community center, which remains to be determined.

Estimated Commercial Space Cold Shell, Warm Shell and Tenant Improvement (TI) Costs

Commercial Space	ECEC	BAY 1: Mini Food Hall/ Food Incubator	BAY 2: Micro Retail	Neighborhood Serving Community Center
SF area	3,685 (3,071 Outdoor)	2,324	3,126	1,852
Cold Shell	$1,111,920	$701,249	$943,246	$558,827
Warm Shell	$209,263	$132,202	$177,824	$105,352
Total MOHCD contribution	$1,321,183	$833,451	$1,121,070	$664,179
Cumulative Warm and Cold Shell for all Spaces				**$3,939,883**
Basic TI @ $400/sf	$2,088,200	$929,600	$1,250,400	$740,800
Cumulative TI for all Spaces (not paid by MOHCD)				**$5,009,000**

The overall Project development includes funds for cold and warm shell of all ground floor commercial spaces, including the neighborhood-serving community center. Funds for tenant improvements (TI) have not been identified or committed, other than Felton's contribution to the ECEC Space. The Sponsor will work to find TI assistance for future operators and include this option in the final commercial space plan provided to MOHCD within 6 months of construction closing.

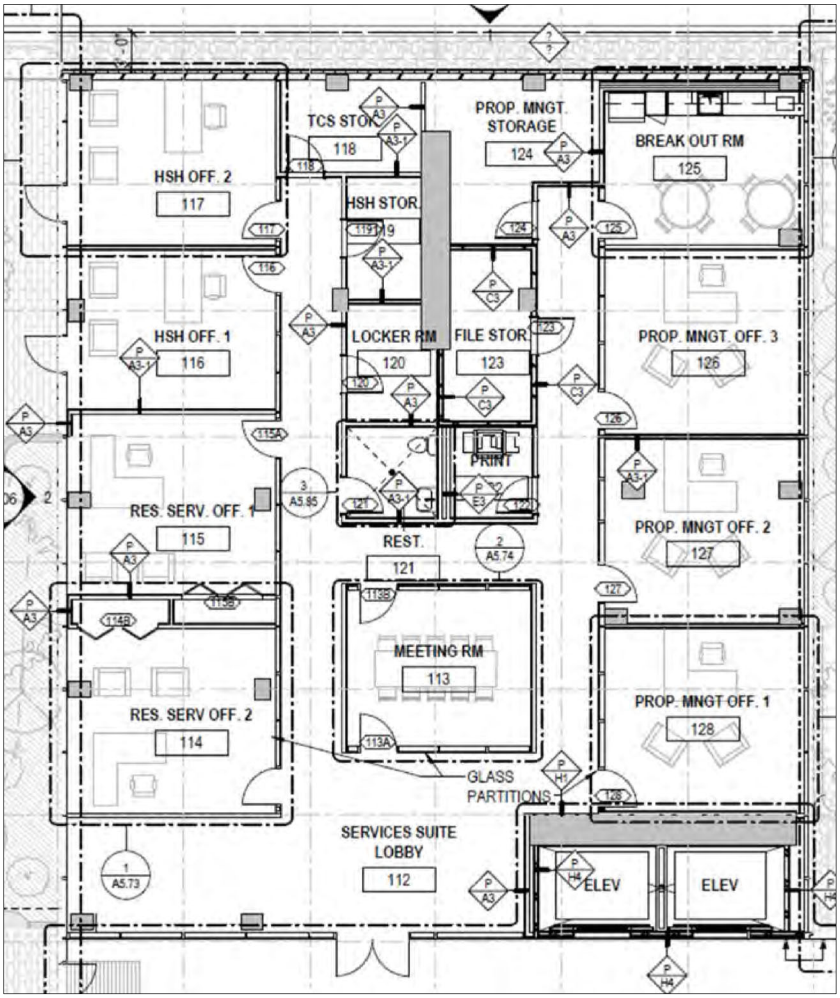
Due to the size of the commercial space, and dependent on the needs for the operators of the spaces, the Sponsor will consider condo-ing the commercial space in the future, in the event that it is warranted and approved by MOHCD. The commercial space will be available to purchase for the cost of the cold and warm shell, which will be used to pay down the MOHCD Loan in the future. New owners of the commercial space will enter into a MOHCD commercial ground lease at that time.

4.6. Interim Use.
Refer to Section 1.1 Project History. There will be no further interim uses as construction will start in June 2023.

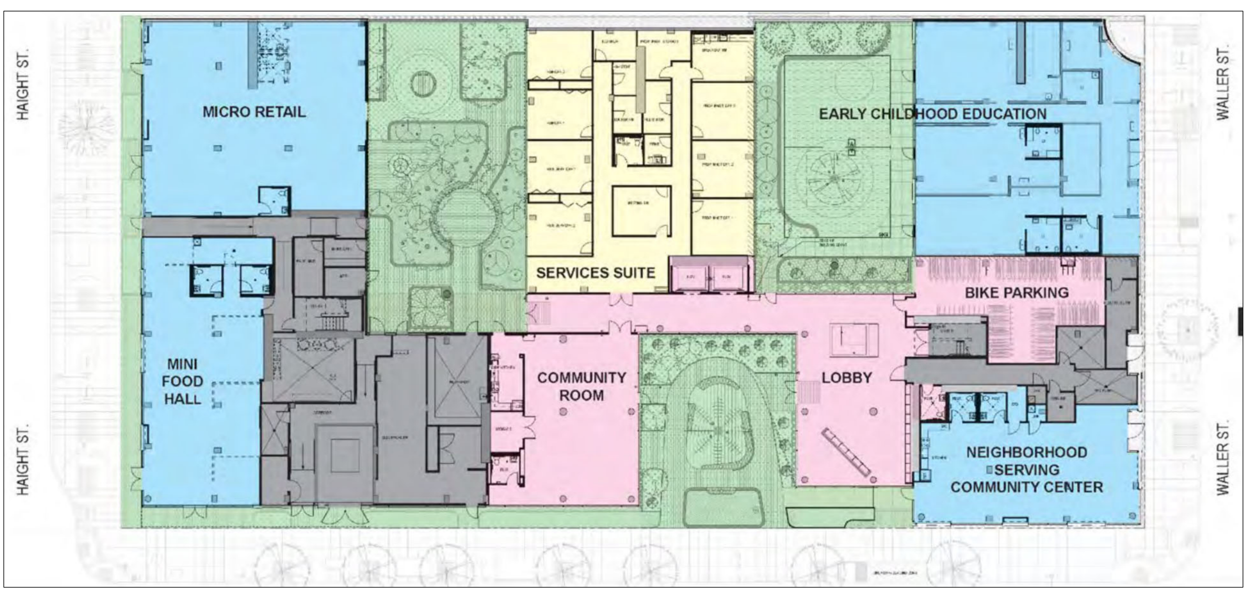
4.7. Property Management and Service Space.
The office suite provided on the ground floor, totaling 4,139 sf, will include property management and leasing offices along with resident services offices for serving the residents. Each office is around 300 sf, large enough to accommodate a working desk and a meeting table for four. A space plan is shown further below.

The ground floor will also include two dedicated offices (labeled HSH) for supportive services staff, supported by HSH LOSP contracts for both families (12 units) and TAY (20 units). The services suite is expected to provide sufficient space and accessibility to serve various support needs. The office suite also includes storage closets for supplies, space for a shared network printer, a file storage room, and a staff break room.

Services Suite Layout:



Overall first floor space plan:



4.8. Communications Wiring and Internet Access.

The Project will comply with the September 2021 MOHCD Communications Systems Standards. The current scope of work includes at least three options for residents, including City fiber, Comcast, and AT&T for the future residents to choose from. Residents will receive free in-unit internet access through City fiber.

4.9. Public Art & Native American Land Acknowledgement Component.

On February 17, 2022, the Sponsor released a Public Art Request for Qualifications (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. Members of the community were also included in this process. In addition to the information posted on the Project website, which is in four different languages, Forecast used 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 (AAACC), along with a senior representative member from the community utilized their network to reach local artists. Additionally, the RFQ was distributed to Mo'Magic, Hunters Point Shipyard Artists, SF Arts Commission, neighborhood organizations 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.

The public art selection panel, made up of four members of the Development Team, two architectural representatives from OMA and YA Studio, Director of African American Art and Culture Complex, and a long-time neighborhood resident/community member, reviewed 40 submissions. Each was scored and the panel shortlisted five finalists by June 16, 2022. The announcement of the selected artist will be made after construction start. The Sponsor, with support from the City's Art Commission, will guide a more detailed community process to come up with a collaborative community design. Implementation of the art will start once the building is closer to TCO.

In addition to providing 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.

4.10. Marketing, Occupancy, and Lease-Up

The Project will house families and households experiencing homelessness, including TAY and homeless families. MOHCD's marketing policies and procedures will be applied to all units except the one on-site manager's unit, the LOSP and PBV supported units. The following preferences will apply to the 95 lottery units:

MOHCD Preference	Applicant Category
1	Certificate of Preference (COP) Holders
2	Displaced Tenants Housing Preference (DHTP) Certificate Holders (20% of the 95 lottery units; 19 units total)
3	Neighborhood Preference (40% of the 95 lottery units; 38 units total)
4	Live/Work in San Francisco
5	All Others

Units will be set aside as supportive housing for 12 homeless family households and 20 TAY households, and those units will not be included in the lottery. Referrals will be made by HSH through Coordinated Entry.

The Project will include total of 32 Section 8 Project-Based Vouchers (PBVs) for families, which will be administered by the Housing Authority for the City and County of San Francisco (SFHA) through their referral process.

The Sponsor is currently assembling an Affirmative Marketing Plan for outreach to not only the underserved BIPOC population in District 5, but also seniors, with a focus on low-income seniors. However, no units are specifically set aside for seniors due to Fair Housing Law requirements.

5. DEVELOPMENT TEAM

Development Team			
Consultant Type	**Name**	**SBE/LBE**	**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 and Hercules	50%	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
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 Assoc.	N	N
Legal	Gubb & Barshay	N	N
Signage Consultant	Volume SF	Y	N
Permit Expeditor	Jules Mancilla	N	N
Surveyor	Luk & Associates	Y	N

5.1. Procurement Plan.
Workforce goals are established by the San Francisco Office of Economic and Workforce Development (OEWD) based upon the funding sources, and Local or Small Business Entrepreneur (L/SBE) goals are set by the Contract Monitoring Division (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.

There are no procurement issues at this time. CMD approved the selection of Cahill and Hercules as general contractors and has provided the goal of 20% L/SBE participation. The project has exceeded the 20% goal with the above list of team members and has reached close to 50% of SBE procurement target based on total identified fee amount.

5.2. Opportunities for BIPOC-Led Organizations.

In outreaching to potential providers for the Early Childhood Education Center (ECEC), to help encourage small BIPOC-led organizations to apply for the opportunity, the Sponsor collaborated with the Low Income Investment Fund (LIIF) to make a grant available for project management of the ECEC Center.

The Sponsor has reached out to BIPOC-led organizations in District 5 beyond the Haight Ashbury neighborhood and has been communicating with Mo'Magic in Filmore/Western Addition. Mo'Magic has served as a resource for the Project, making fliers for community meetings in the neighborhood, and connecting the Sponsor to the Filmore Merchants Collaborative and the Success Center, which the Sponsor followed up with online and in-person meetings, respectively, to introduce the Project and inform them of the ground floor commercial opportunities. On March 9th & 10th, "D5 Unified" was hosted by St. Anthony's and AAACC in Tenderloin and Filmore, respectively. The Sponsor attended the event on the 10th and shared fliers with the organizations present for the upcoming community meeting for the Project planned for April 4, 2023.

The Sponsor hosted multiple meetings with Reverend Arnold Townsend, Vice President of NAACP of San Francisco branch to inform him of the Project to make in followers aware of the upcoming affordable housing in District 5. The Sponsor has also been communicating with Reverend Norman Fong to introduce the Project to the Third Baptist Church.

The Project website, www.730stanyan.org is in four different languages (English, Spanish, Korean and Chinese) representative of the population in District 5. The front page has a history section with six key areas including Harlem of the West, and Haight Ashbury Free Clinic to inform the community about the history of the neighborhood.

See Section 1.5 Racial Equity Vision, which expands on what the Sponsor is doing organizationally to support opportunities to empower BIPOC-led organizations, which includes both CCDC and TNDC as well as potential partners.

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 Funding: To date, the Sponsor has drawn the entire $4.5M of approved predevelopment funding

Loan Type/ Program	**Loan Date**	**Loan Amount**	**Interest Rate**	**Maturity Date**	**Repayment Terms**	**Outstanding Principal Balance**	**Accrued Interest to Date**
ERAF	12/18/2020	$3.5MM	3%	55 years	Residual Receipts	$3.5MM	$172,506.89
AHF Inclusionary	12/18/2020	$1.0MM	3%	55 years	Residual Receipts		$8,595.66
Total:	**12/18/2020**	**$4.5MM**					**$181.102.55**

6.2. Disbursement Status.

The Sponsor fully expended the predevelopment loan on March 7, 2023, coinciding with loan draw #18. Sponsors is requesting repayment of accrued invoices from March 7, 2023 to April 7, 2023, plus any other invoices accrued before closing. The Sponsors have paid $675,000 for these invoices from a Line of Credit (LOC) with which bears no interest for 12 month. The LOC has a term commencing August 1, 2022, and a reimbursement deadline of August 31, 2023 in order to no accrue interest. The Sponsor is requesting reimbursement of these costs with this gap loan.

6.3. Fulfillment of Loan Conditions.

Below is the status of Loan Conditions (also incorporating predevelopment conditions) from the Loan Committee approved Preliminary Gap Loan dated June 24, 2022:

Condition	Status
Sponsor to provide MOHCD with detailed monthly updates on Community Outreach completed, outcomes achieved related to racial equity goals, and commercial use programming	Ongoing
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.	Completed. 8-story development plan chosen by MOHCD.
Sponsor will provide operating and development budgets that meet MOHCD underwriting guidelines and commercial space policy requirements.	In Progress. Commercial space plan in progress.
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.	Complete.
Sponsor will provide signed LOIs from commercial tenants as they come available.	In progress. LOI signed with Felton Institute. Sponsor to provide commercial plan for other spaces within 6 months of construction close.
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.	In progress. Additional cost saving value engineering measures will be investigated throughout the construction process.
Sponsor to model leveraging additional debt to bring DSCR down to MOHCD standard of 1.10.	In progress. Sponsor to evaluate and take on additional debt before close, with MOHCD approval.
Sponsor will provide Commercial Space Plan to MOHCD no less than 90 days prior to Loan Committee date for gap loan.	Not completed. Recent revisions to the Commercial Plan have resulted in condensing five spaces to a total of four commercial spaces including Early Childhood Education Center, Mini Food Hall and Micro Retail and Neighborhood-Serving Community Center.
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.	Completed. State (TCAC) funding associated with the Project limits the ability to raise 25% MOHCD AMI units to 50% MOHCD AMI units.
Sponsor will provide for MOHCD review any Request for Proposals (RFPs) for equity investors before it is finalized and released for investors.	Completed.

Sponsor will provide for MOHCD review all raw financial data from developer or financial consultant prior to selection of investor/lender.	Completed.
Sponsor will provide for MOHCD review and approval of all selected investors.	Completed.
Sponsor will provide for MOHCD review and approval of all Letters of Intent from financial partners.	Completed.
Sponsor must provide signed LOI/s from commercial tenants prior to MOHCD's gap loan closing.	In Progress.
Sponsor must provide quarterly updated response to any letters requesting corrective action.	In Progress.
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.	In Progress.

6.4. Permanent Sources Evaluation Narrative:
The Borrower proposes to use the following permanent loan sources:

- Private mortgage ($10,361,000): Citi, 15 year term, 15 year amortization, 6.34% interest rate, 18 year LIBOR swap + 2.2% spread equating to 5.64% currently. A review of the loan amount and term is provided below.
- 4% Tax Credit Equity ($71,754,196): Bank of America, $1/credit
- MOHCD Loan ($60,945,685): 55 years, residual receipts loan, interest rate of 1%, including $1MM bridge loan for FHLB's AHP, which will be a construction source is awarded. Sponsor will be required to provide a true debt test as a loan condition before construction close.
- MOHCD NPLH Loan ($8,583,241): 55 years, no interest, no residual receipts
- AHP ($1,000,000): Member bank TBD, application target is March 2024. Grant, 0% interest rate for 15 years.
- Construction Loan ($81,104,569): While not a permanent source, the construction loan terms are as follows: Bank of America, 39 months, interest rate of 8.292%, interest rate cushion of 1.95% added to BSBY Floating rate (rate including cushion: 8.36%). The rate is subject to change until closing.
- Bond ($81,104,569) in support of the construction loan above.

A review of underwriting guidelines and the development pro forma shows the Project can take on a higher private mortgage (e.g., $12,081,019 instead of the $10,361,000 amount proposed), but this assumes a longer loan term of 20 years, for example, instead of 15 years as is proposed. The Sponsor has indicated the lender is not inclined to consider a longer loan term due to their own underwriting considerations; which includes but is not limited to the 15-year term associated with LOSP agreements.

6.5. Commercial Space Sources and Uses Narrative:
The budget for the commercial spaces including all the restrooms was previously approved by MOHCD at preliminary gap financing for a cumulative total of $3,476,651. The current cumulative

cold and warm shell budget is $3,939,883. This amount is included in the construction cost. The numbers still need more development. The Sponsor will provide this to MOHCD with the commercial plan, due within 6 months of construction close.

6.6. Permanent Uses Evaluation:

Development Budget		
Underwriting Standard	**Meets Standard (Y/N)**	**Notes**
Hard Cost per unit is within standards.	N	$785,404/unit exceeds the $742,359 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. Given these changes (since predevelopment) and building elements incorporated in the Project, the costs appear reasonable, and are lower in terms of unit costs than other buildings in the MOHCD portfolio.
Construction Hard Cost Contingency is at least 5%	Y	Hard Cost Contingency is 4.9%
Architecture and Engineering Fees are within standards	Y	Fee has increased due to redesign from a 6-story to an 8-story building during 50% DD and is reasonable and justified.
Construction Management Fees are within standards	Y	Within MOHCD's underwriting guidelines
Developer Fee is within standards, see also disbursement chart below.	Y	Residential Project management fee: $1,100,000 At-Risk: $1,499,900 Commercial fee: $200,000 GP Equity: $100 (included in overall developer fee) Total fee: $2,800,000
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, but even with these changes the consultant and legal fees are reasonable.
Entitlement fees are accurately estimated	Y	The $1.3M estimated permit fee is expected to cover the current invoice of over $1.1MM due to over $700K of school impact fees.
Construction Loan interest is appropriately sized	Y	Construction loan interest is 8.36% for a 39-month construction loan term for $81,104,569
Soft Cost Contingency is 10% per standards	Y	Soft Cost Contingency is 10%
Capitalized Operating Reserves are a minimum of 3 months	Y	Capitalized Operating Reserve of $880,223 is equal to 3 months' worth of operating costs including ground lease, annual issuer fee, and debt service to support operations in the event of unforeseen challenges.

6.6.1. Major Cost Factors related to items noted above including architectural and engineering fees.

- Design and Engineering: Due to the change in 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.
- Design-Build/Assist Fee: In order to lock in the cost of major elements on the project early on in order to have better control over pricing, the Project included exterior skin of Glass Fiber Reinforced Concrete (GFRC) as a design-assist system, and Exterior Building Maintenance (EBM), Fire Sprinkler, Plumbing, HVAC, Electrical, Photovoltaic, and Deep Foundation scopes were included as Design-Build Systems, totaling $674,500 of design fees.
- Marketing ($363,500): Other unforeseen increase in costs include marketing costs associated with intensive community outreach including cost of website design, social media updates, posters and flyer printing, translation costs, furniture/equipment rental for in-person meeting, etc. and hiring of additional consultants, such as a Forecast to provide outreach to and training for potential BIPOC partners.
- Construction Management: The pre-construction maximum annual fee is $50,400 and during construction it is $72,000. Thus far, the Preconstruction period has been 3 years, therefore 3 years multiplied by $50,400 is$151,200. This amount plus a 2-year construction timeline at $72,000 per year is $144,000 + (1month X $6,000); which equals $145,000. This shows that the current contract amount falls below the maximum allowed by MOHCD underwriting guidelines.
- Additional Predevelopment Costs: Additional predevelopment costs totaling approximately $1.26M plus 7% contingency are estimated to be around $1.35M over the pre-approved $4.5M of predevelopment loan. Therefore, the Sponsors each took out a line of credit to garner additional working capital of $675K each for a total of $1.35M.

6.7. Developer Fee Evaluation.

Sponsor is requesting $2.8 million in developer fee, as allowed per MOHCD guidelines. This is a decrease of $500,000 from the amount approved at the time of the Predevelopment Loan Evaluation dated June 17, 2022. The developer fee was reduced in order to comply with private lending requirements by the lender, tied to the permanent loan.

Total Developer Fee:		**$2,800,000**
Project Management Fee Paid to Date:		$1,100,000
Amount of Fee at Risk (the "At Risk Fee"):		$1,499,900
Amount of Commercial Space Developer Fee (the “Commercial Fee”):		$200,000
Amount of Fee Deferred (the "Deferred Fee"):		$0
Amount of General Partner Equity Contribution (the “GP Equity”):		$100
Project Management Fee Milestones		
Closing of Predev Financing	15%	$165,000
End of Predevelopment	35%	$385,000
End of Construction	20%	$440,000
Project Close Out	20%	$110,000
Total	100%	$1,100,000
At-Risk Fee Milestones		

95% Lease Up and Draft Cost Cert	20%	$299,980
Perm Loan Closing/Conversion	50%	$749,950
Project close-out	30%	$449,970
Total	100%	$1,499,000
Commercial Fee Milestones		
Execution of LOI for all commercial spaces	33.33%	$66,650
Executed Leases with all Commercial Tenants	33.33%	$66,650
Occupancy by all commercial tenants	33.33%	$66,650
Total	100%	$200,000

7. PROJECT OPERATIONS (See Attachment I and J for Operating Budget and Proforma)
The proposed operating expenses in Year 1 are $2,349,596 ($14,685 PUPA). This projection incorporates a 15-year (renewable) LOSP subsidy for 32 units, and a Project Based Voucher (20 year term – renewable) for 32 additional units. No other rental subsidies are proposed.

7.1. 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	Y	DSCR is 1.104 at Year 1 and 1.171 at Year 15.
Vacancy meets TCAC Standards	Y	Vacancy rate is 5%
Annual Income Growth is increased at 2.5% per year or 1% for LOSP tenant rents	Y	Income escalation factor is 2% for income and LOSP tenant rents will escalate at 1%. This is a lender requirement. Although different from the 2.5% MOHCD underwriting standard, the delta between income and expenses remains at 1% and is consistent with MOHCD underwriting.
Annual Operating Expenses are increased at 3.5% per year	Y	Expense escalation factor is 3% to be consistent w/ typical investor projections. See above.
Base year operating expenses per unit are reasonable per comparables.	Y	Total Operating Expenses are $14,685 per unit, which is considered reasonable given the presence of 32 PBV units and 32 PSH units
Property Management Fee is at allowable HUD Maximum	Y	Total Property Management Fee is $155,520/yr. or $81 PUPM

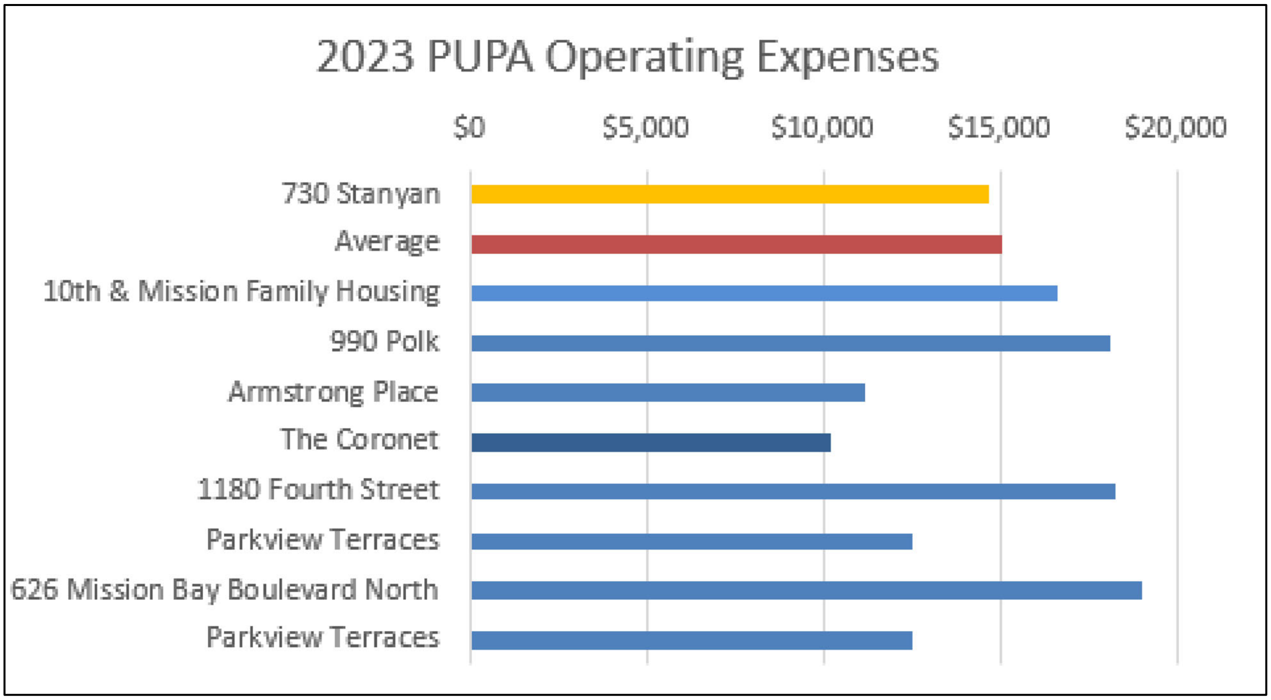
Property Management staffing level is reasonable per comparables	Y	Property management staff includes 10.74 FTE. This includes 2.5 FTE of Property Managers, 2 FTE Maintenance Staff, 2 FTE of Janitorial Staff, 4.2 FTE of Front Desk Staff, & 0.04 Assistant Facilities Manager
Asset Management and Partnership Management Fees meet standards	Y	Annual AM Fee is $24,280/yr. Annual PM Fee is $24,280/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

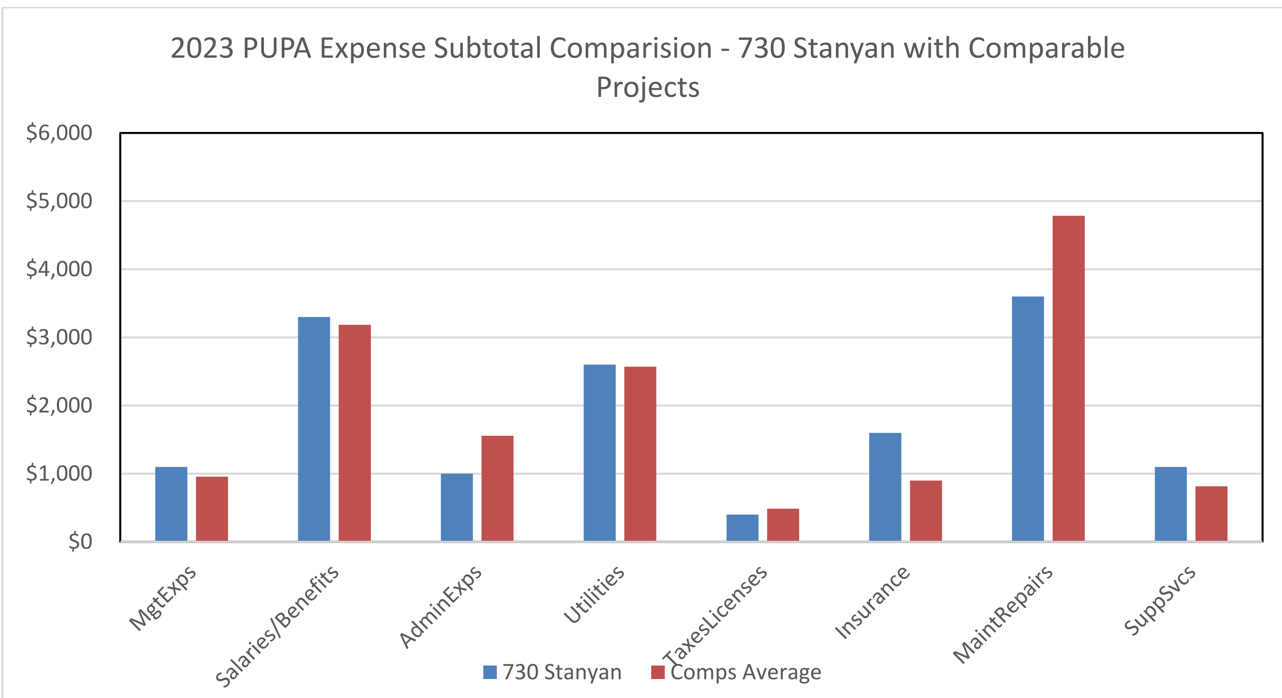
7.2. Operating Expense Comparable Chart:
Operating expenses at the time of preliminary gap loan evaluation (for predevelopment), in 2022, estimated operating expenses at $13,631 per unit. The proposed increase ($14,685) is primarily due to increases in staffing costs (including new wage floors implemented by HSH for custodial, maintenance and front desk staff), a 0.5 FTE increase in support staff paid for by operating funds (from 1.0 FTE to 1.5 FTE due to the addition of Project-Based Voucher units), increased insurance premiums (with larger increases for properties featuring some or all supportive housing), and increased utility costs for water and electricity.

The average operating expense for seven (7) comparable new construction properties, with overall unit counts between 101 to 150 units, is $15,100.

A review of sub-expense categories, as shown in the table below demonstrates sub-expenses generally consistent with the average of seven (7) comparable new construction properties, and the largest deviation where supportive services and insurance at 730 Stanyan appear significantly higher than average. This appears to be due to recent increases in insurance premiums, especially for properties with some or all supportive housing units; and the provision of a higher ratio of supportive services staff (1.5 FTE) given the presence of 32 PBV units, which are staffed a ratio of 1 social worker (or similar) for every 75 units, as compared to 1 social worker (or similar) for every 100 units of general affordable housing.

The comparatively lower sub expense for maintenance and repairs (with 2 FTE Maintenance and 2 FTE Custodial) appears due to an economy of scale created by the overall building size and costs for maintaining portions of the first floor (e.g. the ECEC and Food Hall) to be covered by common area maintenance charges for commercial tenants.


2023 PUPA Operating Expenses
$0
$5,000
$10,000
$15,000
$20,000
730 Stanyan
Average
10th & Mission Family Housing
990 Polk
Armstrong Place
The Coronet
1180 Fourth Street
Parkview Terraces
626 Mission Bay Boulevard North
Parkview Terraces


2023 PUPA Expense Subtotal Comparision - 730 Stanyan with Comparable Projects
$6,000
$5,000
$4,000
$3,000
$2,000
$1,000
$0
MgtExps
Salaries/Benefits
AdminExps
Utilities
TaxesLicenses
Insurance
MaintRepairs
SuppSvcs
730 Stanyan
Comps Average

7.3. Staffing Summary.

Position	FTE
Property Manager	1
Assistant Property Manager	1.5
Maintenance Personnel	2
Janitor Personnel	2
Front Desk Staff	4.2
Assistance Facilities Manager	0.04
Supportive Services Staff*	1.5
Total	**12.24**

** Additional 2.5 FTE of Supportive Services Staff for 32 PSH (LOSP Family and LOSP TAY) Units to be funded through a separate HSH funded Budget.*

The overall janitorial and maintenance staffing (4 FTE) is 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 (3 FTE). The Sponsor indicated the number of janitors and maintenance staff 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. MOHCD Staff supports the staffing plan.

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. 75% of this $235,218 annual (Year 1) cost is expected to be paid for by LOSP due to the demands for staffing typically associated with LOSP households.

7.4. Income Restrictions and Rents for All Sources.
The TCAC AMIs shown in the chart below are the most restrictive income limits. In addition, the following MOHCD restrictions apply and are also reflected in the chart below:

- 32 Project Based Voucher (Section 8) Units are subject to a maximum 50% MOHCD AMI. This includes six studios, six one-bedroom units, ten two-bedroom units and ten three-bedroom units.

- There are 32 LOSP units comprised of 20 TAY units (10 studios & 10 1-BR) restricted to 25% MOHCD AMI and 12 family units (10 2-BR and 2 3-BR) restricted to 50% MOHCD AMI.

  19 of the 32 LOSP units are also subject to MOHCD No Place Like Home (NPLH) capital funding, which are further restricted to 30% AMI, and targeted to people with serious mental illness, requiring higher levels of mental health services.

- There is one 1-BR Manager’s unit, which is rent-free, and the rest of the 95 units (lottery units) are 0-, 1-, 2-, and 3-bedroom family units ranging from 30%, 60% or 80% MOHCD AMI per the table below.

The average AMI for all 159 units (excludes manager’s unit) of 56.47% would comply with MOHCD Underwriting Guidelines and is also consistent with the 60% limit in the original 730 Stanyan RFQ.

NON-LOTTERY	No. of Units		MOHCD Restriction	TCAC Restriction
0 BR – LOSP TAY- NPLH	6		30% MOHCD AMI	20% TCAC AMI
0 BR – LOSP TAY	4		50% MOHCD AMI	20% TCAC AMI
1 BR –LOSP TAY - NPLH	6		30% MOHCD AMI	20% TCAC AMI
1 BR – LOSP TAY	4		50% MOHCD AMI	20% TCAC AMI
2 BR –LOSP FAMILY - NPLH	5		30% MOHCD AMI	20% TCAC AMI
2 BR – LOSP FAMILY	1		50% MOHCD AMI	20% TCAC AMI
3 BR – LOSP FAMILY - NPLH	2		30% MOHCD AMI	20% TCAC AMI
3 BR – LOSP FAMILY - NPLH	4		30% MOHCD AMI	40% TCAC AMI
LOSP & LOSP NPLH Sub-Total	**32**			
0 BR – PBV	5		50% MOHCD AMI	20% TCAC AMI
0 BR – PBV	1		50% MOHCD AMI	25% TCAC AMI
1 BR – PBV	5		50% MOHCD AMI	20% TCAC AMI
1 BR – PBV	1		50% MOHCD AMI	40% TCAC AMI
2 BR – PBV	3		50% MOHCD AMI	25% TCAC AMI
2 BR – PBV	3		50% MOHCD AMI	40% TCAC AMI
2 BR – PBV	4		50% MOHCD AMI	50% TCAC AMI
3 BR – PBV	4		50% MOHCD AMI	20% TCAC AMI
3 BR – PBV	2		50% MOHCD AMI	25% TCAC AMI
3 BR – PBV	4		50% MOHCD AMI	60% TCAC AMI
PBV Sub-Total	**32**			
Total LOSP, LOSP NPLH & PBV	**64**			
LOTTERY				
0 BR	6		30% MOHCD AMI	25% TCAC AMI
0 BR	13		60% MOHCD AMI	40% TCAC AMI
Sub-Total	**19**			
1 BR	4		30% MOHCD AMI	25% TCAC AMI
1 BR	9		60% MOHCD AMI	40% TCAC AMI
1 BR	13		60% MOHCD AMI	50% TCAC AMI
Sub-Total	**26**			
2 BR	2		60% MOHCD AMI	40% TCAC AMI
2 BR	9		80% MOHCD AMI	55% TCAC AMI
2 BR	15		80% MOHCD AMI	55% TCAC AMI
Sub-Total	**26**			
3 BR	4		60% MOHCD AMI	40% TCAC AMI
3 BR	2		60% MOHCD AMI	50% TCAC AMI
3 BR	9		80% MOHCD AMI	55% TCAC AMI
3 BR	9		80% MOHCD AMI	55% TCAC AMI
Sub-Total	**24**			
Lottery Total	**95**			
STAFF UNITS				
1 BR	1			

TOTAL	**160**			
PROJECT AVERAGE			**56.4%**	
AVERAGE FOR LOTTERY UNITS ONLY			**65.7%**	

7.5. <u>MOHCD Restrictions.</u> See the chart above.

7.5.1. <u>Local Operating Subsidy Program (LOSP) & No Place Like Home (NPLH) Units</u>

The property will feature 32 LOSP and NPLH units as shown in the chart below, with operating funds provided under a separate Local Operating Subsidy Program (LOSP) contract administered by MOHCD. Through 15-year grant agreements with MOHCD, 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. The estimated 15 Year LOSP budget is $8,871,014.

Capital costs for 19 of the 32 proposed LOSP Subsidy units will also be funded through the State's No Place Like Home (NPLH) program, which is administered by MOHCD as an Alternative Process County. The NPLH program provides up to $2 billion in State bond proceeds, across California, to invest in the development of permanent supportive housing for higher acuity persons with serious mental illness 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 Families is provided in the table below.

Unit Type	Total LOSP Subsidy Restricted Units	NPLH For Families	NPLH for TAY
Studio	10	0	6
1BR	10	0	6
2BR	6	5	0
3BR	6	2	0
Total Units	**32**	**7**	**12**

7.6. SUPPORT SERVICES

7.6.1. <u>Services Plan.</u>

An update of the services plan was started in collaboration with HSH for the addition of 32 Project-Based Section 8 vouchers and the reduction of LOSP units from 50 to 32 in early March 2023.

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 partner with a 3rd party service provider for service provision to the TAY units.

Funding for support services for all 12 LOSP Family and 20 LOSP TAY units will be provided through an agreement between HSH and the Sponsor, at the staff count to unit count rate of a minimum 1:20.

Services Staffing Table	FTE
HSH Funded 3rd Party Service Provider for 20 TAY units (1:20 per HSH) where 12 of the 20 TAY units are also NPLH	1
HSH Funded TNDC Service Provider for 12 LOSP Families units (1:20 per HSH) where 7 of the 12 Family units are also NPLH	0.5
HSH Funded Social Worker Site Supervisor	1
TNDC Operating Budget Funded Service Providers for non-LOSP units (127 units) at a rate of 1:100 per General Affordable (95 units) and 1:75 per PBV (32 units), not including the one manager's unit.	1.5
Total	**4**

7.6.2. Services Budget.

The MOHCD staff will continue to work with the Sponsor to ensure that the budget meets both MOHCD underwriting guidelines and HSH requirements. The estimated HSH funded supportive services budget is $368,880 and would fund 2.5 FTE of the 4 FTE shown in the table below to support the 32 LOSP units.

HSH Funded Staff for 32 LOSP Units	FTE	Salary Expense
Social Work Site Supervisor	1.0	$145,636
Social Worker LOSP Family (12 Units)	0.5	$90,097
Social Worker LOSP TAY (20 Units)	1.0	$133,147
Total	**2.5**	**$368,880**

For the 128 non-LOSP units, the separate supportive services budget for 1.5 FTE social worker staff, by TNDC, is $174,198. This budget includes $132,783 in salaries, payroll and benefits, with the remaining $41,413 consisting of training/supplies ($32,646) and associated supervision ($11,767).

The 1.5 FTE staffing for these 128 non-LOSP units is funded through property operations and generally satisfies a staffing ratio standard of 1 staff member for every 100 general affordable unit (94 units – not including 1 manager's unit) and 1 staff member for every 75 PBV units (32 units).

The Operating Budget Services numbers need further review and will be provided to MOHCD before construction closes for approval.

7.6.3. HSH Assessment of Service Plan and Budget.

Pending receipt of the final Service Plan and Budget. The Sponsor shall provide an approved services plan and budget within 90 days of loan closing.

8. STAFF RECOMMENDATIONS

8.1. Proposed Loan/Grant Terms

Financial Description of Proposed MOHCD Loan	
Loan Amount:	$60,345,998 (includes $1M AHP Bridge Loan)
Loan Term:	55 years
Loan Maturity Date:	2078
Loan Repayment Type:	Residual Receipts
Loan Interest Rate:	1% (subject to loan condition for true debt test and ceiling of 3%)
Date Loan Committee approves prior expenses can be paid:	INPUT DATE LOAN COMMITTEE APPROVES PAYING EXPENSES, TBD

Financial Description of Proposed MOHCD NPLH Loan	
Loan Amount:	$8,583,241
Loan Term:	55 years
Loan Maturity Date:	2078
Loan Repayment Type:	No Residual Receipts
Loan Interest Rate:	0%
Date Loan Committee approves prior expenses can be paid:	INPUT DATE LOAN COMMITTEE APPROVES PAYING EXPENSES, TBD

8.2. Recommended Loan Conditions

PRIOR TO CONSTRUCTION CLOSING

- Sponsor shall provide a true debt test with respect to the Project's ability to sustain a 3% interest rate instead of a 0% interest rate for the MOCHD Loan only (not including MOHCD NPLH Loan). In the event the Project's true debt test can support a higher (up to 3%) interest rate, such a rate will be applied to the loan.

- A fully developed resident services budget to be presented and approved by MOHCD before construction close.

- Sponsor will provide operating and development budgets that meet MOHCD underwriting guidelines and commercial space policy requirements.
- Sponsor shall continue to seek opportunities to model leveraging additional debt, to bring DSCR down to 1.10 (through Year 20), and provide an updated development budget at loan closing, including taking on a longer debt term.

- 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. Including but not limited to value engineering (VE) for construction cost reduction, and reducing MOHCD loan outlays (e.g., increased permanent private debt or reduced loan costs).

WITHIN 6 MONTHS OF CLOSING

- MOHCD reserves the right to request the Sponsor (and affiliates) transfer operation (assuming a $1/year lease and CAM payment minimum is met) of the neighborhood-community serving center, (subject an approved lease between the Sponsor and future tenant), to another entity, if an appropriate community serving operator is identified by MOHCD. Such a right shall expire when the MOHCD loans are repaid.

- Sponsor to provide MOHCD an analysis and plan for a higher commercial property tax assessment on the commercial spaces, if applicable, prior to closing.

- MOHCD to review and approve commercial space plans and budgets, for all commercial spaces including the neighborhood-serving community center, within three months after TCO. Sponsor shall undertake affirmative efforts throughout closing and construction to recruit tenants for all commercial spaces. In the event such efforts do not identify an appropriate stakeholder for a given identified commercial space, MOHCD staff may approve alternate community serving tenants consistent with Planning Department requirements.

AFTER CLOSING

- Sponsor must provide quarterly updated responses to any letters requesting corrective action.

- 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.

- Sponsor to provide monthly reports to MOHCD on construction issues related to neighbor agreements, construction staging and construction timing and street closures. Sponsor shall identify opportunities to avoid increased delays or costs and seek MOHCD assistance.

- Sponsor will provide the ECEC operating plan and an appropriate signed lease within three (3) months of TCO or lease signing (whichever comes first).

- Within 90 days prior to first lease payment (by the ECEC), MOHCD staff shall evaluate the operating plan, population served, and subsidies (e.g., Head Start) and determine an appropriate lease rate between $1 year to $12,000 per year. Such review shall incorporate ensuring fiscal projections of ECEC, subsidies provided, and population served.

- Sponsor will provide initial draft marketing plan within 12 months of anticipated TCO, outlining the affirmative steps Sponsor will take to market the Project to the City's preference program participants, including COP Holders, Displaced Tenants, and Neighborhood Residents, Senior citizens 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.

- In the event MOHCD and the ECEC identify a capital source, and mutual agreement (by MOHCD and ECEC) to pursue subdivision of the commercial space reserved for the ECEC, and/or Bay 1, and/or Bay 2, Sponsor shall allow for and facilitate subdivision of the commercial space, utilizing a 80% (tenant or tenant partner) and 20% (Sponsor) cost split for associated legal costs as is considered customary and reasonable
.

8. LOAN COMMITTEE MODIFICATIONS

- Borrower will obtain both executed neighbor agreements and approval from SFMTA of all required traffic control plans prior to loan close.

LOAN COMMITTEE RECOMMENDATION

Approval indicates approval with modifications, when so determined by the Committee.
[ ] APPROVE. [ ] DISAPPROVE. [ ] TAKE NO ACTION.

_______________________________________ Date: ___________________
Eric D. Shaw, Director
Mayor's Office of Housing and Community Development

[ ] APPROVE. [ ] DISAPPROVE. [ ] TAKE NO ACTION.

_______________________________________ Date: ___________________
Salvador Menjivar, Director of Housing
Department of Homelessness and Supportive Services

[ ] APPROVE. [ ] DISAPPROVE. [ ] TAKE NO ACTION.

_______________________________________ Date: ___________________
Thor Kaslofsky, Executive Director
Office of Community Investment and Infrastructure

[ ] APPROVE. [ ] DISAPPROVE. [ ] TAKE NO ACTION.

_______________________________________ Date: ___________________
Anna Van Degna, Director
Controller's Office of Public Finance

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

Approval of 730 Stanyan Final Gap Loan

Ely, Lydia (MYR) <lydia.ely@sfgov.org>
Fri 4/21/2023 11:50 AM
To: Amaya, Vanessa (MYR) <Vanessa.Amaya@sfgov.org>
Cc: Amaral, Sara (MYR) <sara.amaral@sfgov.org>

Hi Vanessa,
I approve the above gap loan request, as amended to require, before construction closing, executed neighbor agreements and MTA approval of Traffic Control Plans.

Thank you,
Lydia

- - - -
Lydia Ely
Deputy Director for Housing
SF Mayor's Office of Housing and Community Development
Office phone: (628) 652-5821
Cell phone: (415) 225-2936

730 STANYAN

Menjivar, Salvador (HOM) <salvador.menjivar1@sfgov.org>

Fri 4/21/2023 12:11 PM

To: Shaw, Eric (MYR) <eric.shaw@sfgov.org>

Cc: Amaya, Vanessa (MYR) <Vanessa.Amaya@sfgov.org>;Ely, Lydia (MYR) <lydia.ely@sfgov.org>

I support CCDC and TNDC request for $64,028,926 in final gap financing and a $1MM AHP bridge loan for 730 Stanyan Street to build a 160-unit housing project for families and Transitional Age Youth.

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

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Approval of 730 Stanyan Final Gap Loan

Kaslofsky, Thor (CII) <Thor.Kaslofsky@sfgov.org>

Fri 4/21/2023 11:43 AM

To: Amaya, Vanessa (MYR) <Vanessa.Amaya@sfgov.org>

Cc: Colomello, Elizabeth (CII) <elizabeth.colomello@sfgov.org>;Shaw, Eric (MYR) <eric.shaw@sfgov.org>;Ely, Lydia (MYR) <lydia.ely@sfgov.org>

Hi Vanessa,
I approve the above request on behalf of OCII.

Thanks!

Best Regards,
Thor

office of
COMMUNITY INVESTMENT
and INFRASTRUCTURE
OCII

Thor Kaslofsky
Executive Director

One South Van Ness Avenue, 5th Floor
San Francisco, CA 94103
415.749.2588
thor.kaslofsy@sfgov.org
www.sfocii.org

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*Please note that if you are receiving this email outside of your normal working hours there is no urgent need to respond unless there is a specific request to do so.

RE: REQUEST FOR FINAL PERMANENT GAP FINANCING FOR 730 STANYAN

Trivedi, Vishal (CON) <vishal.trivedi@sfgov.org>

Fri 4/21/2023 11:40 AM

To: Amaya, Vanessa (MYR) <Vanessa.Amaya@sfgov.org>

Cc: Ely, Lydia (MYR) <lydia.ely@sfgov.org>;Shaw, Eric (MYR) <eric.shaw@sfgov.org>

As amended, requiring the completion of neighbor agreements and SFMTA approval for the loan, I vote "yes".
Thanks!

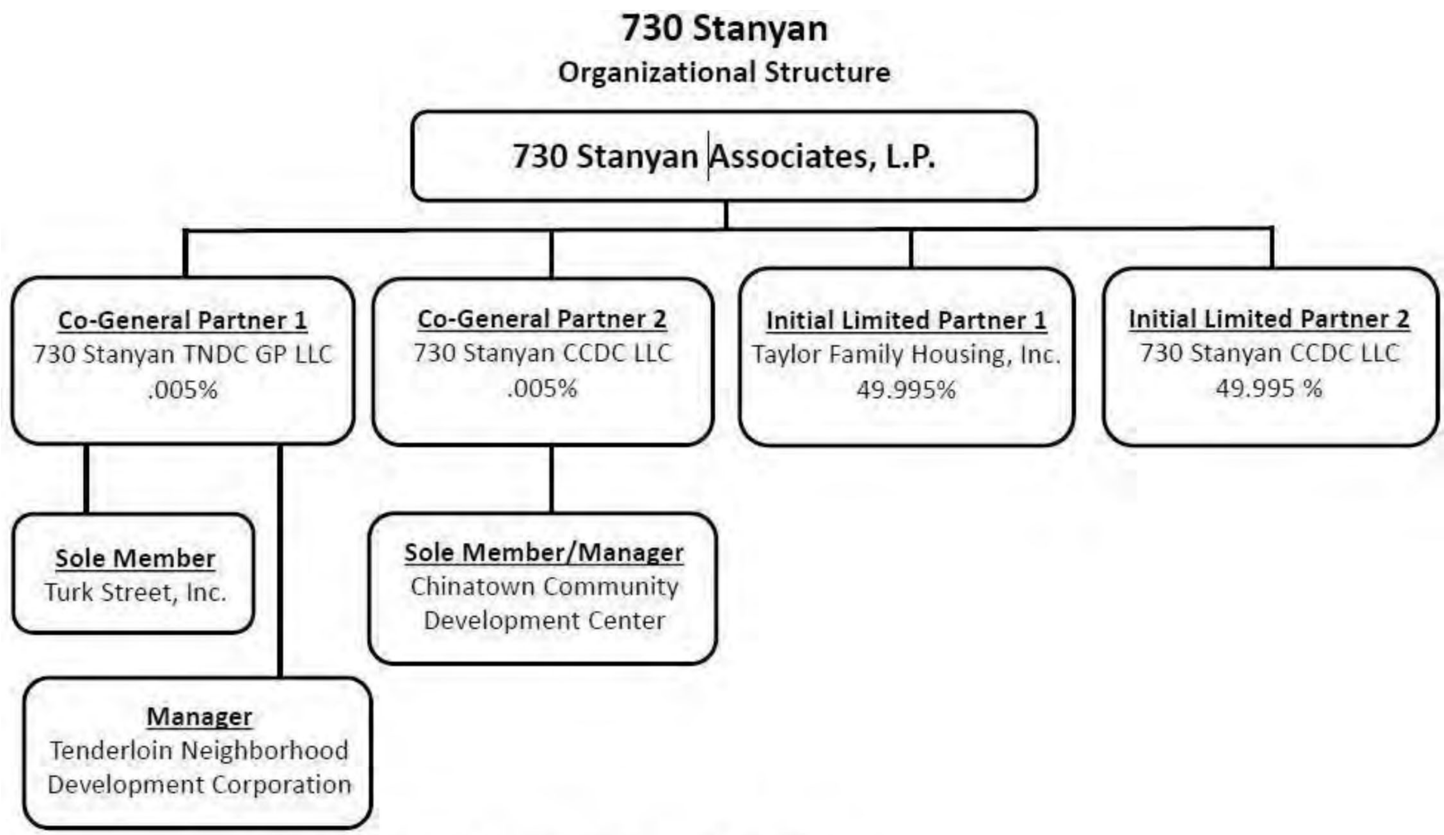
Vishal Trivedi | Financial Analyst
Office of Public Finance | City & County of San Francisco
Email | vishal.trivedi@sfgov.org

Attachment A: Project Milestones and Schedule

No.	Performance Milestone	Estimated or Actual Date	Notes
1.	Prop I Noticing (if applicable)	Pending	
1	Acquisition/Predev Financing Commitment	8/21/2020	
2.	Site Acquisition	N/A	
3.	Development Team Selection	01/10/2020	
a.	Architect	5/14/2020	
b.	General Contractor	8/14/2020	
c.	Owner's Representative	5/29/2020	
d.	Property Manager	N/A	
e.	Service Provider	N/A	
4.	Design		
a.	Submittal of Schematic Design & Cost Estimate	12/16/21	
b.	Submittal of Design Development & Cost Estimate	3/25/2022 9/19/2022	(9/19/2022 – VE Cost Estimate)
c.	Submittal of 50% CD Set & Cost Estimate		
d.	Submittal of Bid Set (85% CDs)	11/28/2022	
5.	Commercial Space		
a.	Commercial Space Plan Submission		
b.	LOI/s Executed	9/21/2022	ECEC only
6.	Environ Review/Land-Use Entitlements		
a.	SB 35 Application Submission	8/25/2021	6/15/2022 approved
b.	CEQA Environ Review Submission	N/A	
c.	NEPA Environ Review Submission	N/A	
d.	CUP/PUD/Variances Submission	N/A	
7.	PUC/PG&E		Temp power demo request & perm power request submitted
a.	Temp Power Application Submission	3/28/2023	Delayed until 7/3/2023 due to the recent storms, emergencies, power outages, and shift in PG&E's resources
b.	Perm Power Application Submission		
8.	Permits		
a.	Building / Site Permit Application Submitted	10/14/2022	
b.	Addendum #1 Submitted	1/12/2023	
c.	Addendum #2 Submitted	1/20/2023	
9.	Request for Bids Issued	Q4 2022	
10.	Service Plan Submission		
a.	Preliminary	11/30/2020	
b.	Final		
c.	GMP	4/21/2023	
11.	Additional City Financing		
a.	Preliminary Gap Financing Application		
b.	Gap Financing Application	2/15/2023	
12.	Other Financing		

a.	SuperNOFA - HCD Application	7/12/2022	
b.	Construction Financing RFP	12/20/2022	
c.	AHP Application	3/10/2024	
d.	CDLAC Application	8/9//2022	
e.	TCAC Application	8/9/2022	
f.	LOSP Funding Request	2/15/2023	
13.	Closing		
a.	Construction Loan Closing	6/1/2023	
b.	Conversion of Construction Loan to Permanent Financing	9/1/2026	
14.	Construction		
a.	Notice to Proceed	6/12/2023	

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 has worked on managing a scattered site project named Throughline, involving major rehab of three existing properties owned by CCDC until the construction closing involving complicated financing in March of 2022. She is currently managing the development of 772 Pacific, an affordable senior housing with ground floor Chinese Banquet hall, spending 50% of her time devoted to 772 Pacific and the rest of the time for 730 Stanyan. 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 balance 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.

Lagi Tevaseu, Assistant Project Manager
Lagi joined Chinatown CDC as a housing assistant in 2019 after completing the BAYHIP program. She has provided project support across a breath of projects in various stages of development: From new construction projects starting with responding to the City's RFQ to procurement of a design team and general contractor, actively partaking in community engagement and participating in design development to working on various rehabilitations phases of buildings within CCDC's portfolio. Lagi will be devoting about 30% of her time to the Project..

TNDC Staffing Capacity:

Director of Housing Development Chris Cummings joined TNDC in October 2013 as Project Manager. In his role as Project Manager, Chris led the development of multiple projects, both new construction and rehab, from concept through completion. After being promoted to Associate, then Interim, Director of Housing Development, Chris directly supervised staff including Associate Directors and oversaw development activities for Housing Development's portfolio of 16 projects totaling ~$1.0B in construction costs. Chris earned a Bachelor of Arts in Architectural Studies and Spanish from College of the Holy Cross and a Master's in City Planning, with a concentration in public-private development, from University of Pennsylvania.

Associate Director 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 from San Jose State University.

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 45 projects in its portfolio, with 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 Recapitalizaion 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.

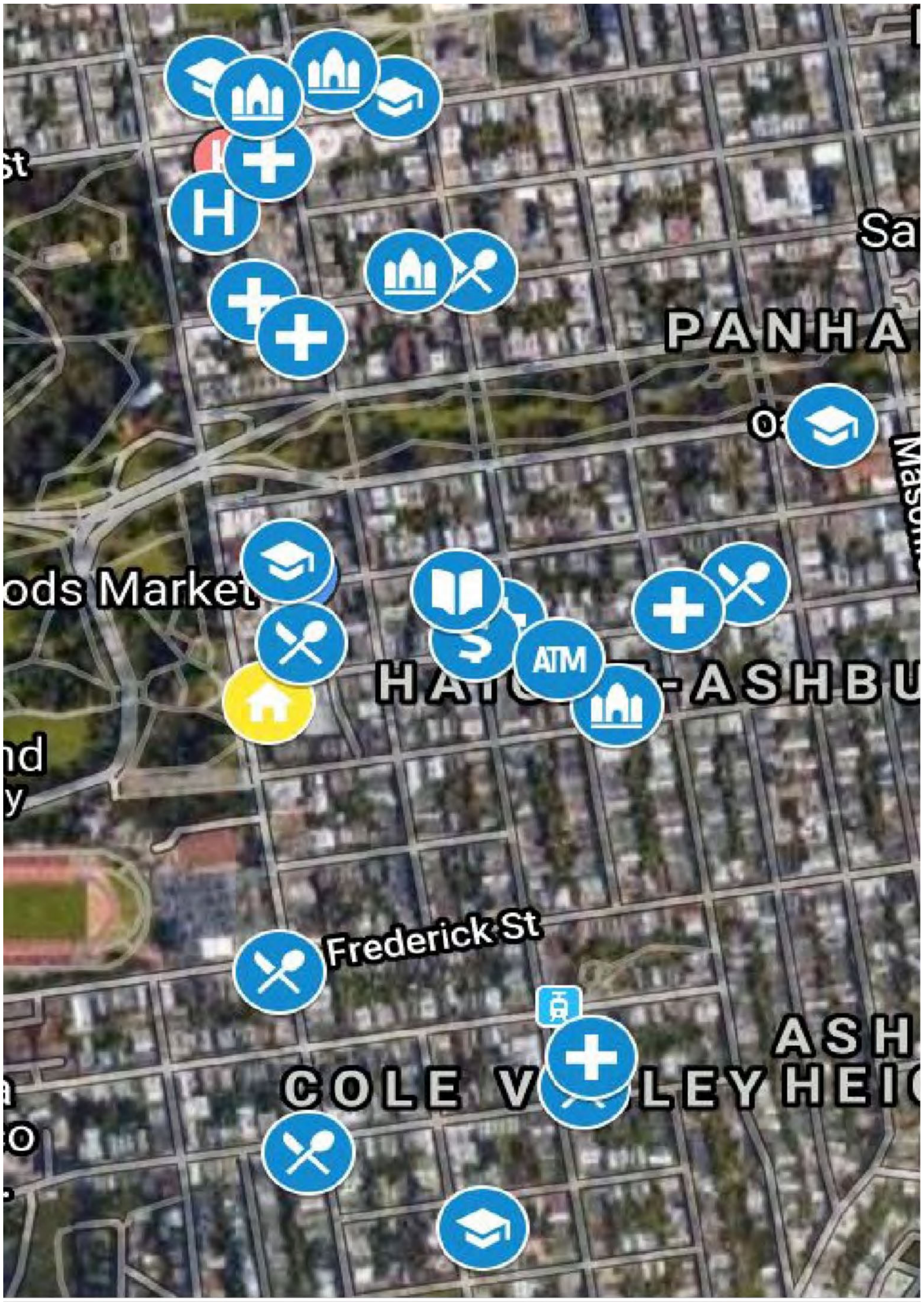
- **# of projects expected to be in sponsor's AM portfolio in 5 years and, if applicable, plans to augment staffing to manage growing portfolio**

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.

Attachment E: Site Map with amenities



Attachment F

Affordable Multifamily Housing New Construction Cost Comparison

Updated 4/14/2023

		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[6]	Soft/unit	Soft/BR	Soft/ sq.ft[6]	Gross TDC/unit	Gross TDC/BR	Gross TDC/ sq.ft[6]	Subsidy / unit	Leveraging [7]
Delta of Subject and Comparable Projects		$ (32,327)	$ (20,866)	$ (197)	$ 102,604	$ 7,375	$ (14)	$ (16,759)	$ (22,028)	$ (38)	$ 52,101	$ (36,434)	$ (85)	$ 176,150	-238.1%
Delta Percentage		-100%	-100%	-100%	16%	2%	-2%	-10%	-21%	-24%	6%	-7%	-10%	70%	-339%
		$ -	$ -	$ -	$ 753,537	$ 427,539	$ 622	$ 143,537	$ 81,440	$ 119	$ 897,074	$ 508,978	$ 741	$ 428,306	52.3%
Comparable Projects	*Average:*	*$ 32,327*	*$ 20,866*	*$ 196.55*	*$ 650,933*	*$ 420,163*	*$ 637*	*$ 160,297*	*$ 103,468*	*$ 157*	*$ 844,973*	*$ 545,412*	*$ 826*	*$ 252,156*	*70.2%*

Costs lower than comparable average (within 10%)	*Costs higher than comparable average (within 10%)*

						Building Square Footage			Total Project Costs									
		Lot sq.ft	Completion/ start date	# of Units	# of BR[1]	Res.[2]	Non-Res. Sq. ft.	Total sg. ft.	Acq. Cost[3]	Constr. Cost[4]	Soft Cost	Total Dev. Cost w/land	Local Subsidy	Total Dev. Cost w/o land	Notes on Financing	Building Type	Stories	Comments
ALL PROJECTS	*Average:*	*19,029*		*118*	*180*	*107,672*	*12,322*	*120,833*	*$ 2,995,708*	*$ 75,897,267*	*$ 19,441,426*	*$ 96,639,988*	*$ 29,473,053*	*$ 93,631,809*				
Comparable Projects Completed (filtered)	*Average:*	*21,521*		*110*	*179*	*97,962*	*19,496*	*117,459*	*$7,348,676*	*$69,993,440*	*$11,723,986*	*$89,066,102*	*$28,873,122*	*$81,717,426*				
Comparable Projects Under Construction (filtered)	*Average:*	*21,869*		*132*	*199*	*124,333*	*11,936*	*136,663*	*$2,430,715*	*$77,725,052*	*$23,399,191*	*$103,554,958*	*$33,934,552*	*$101,124,243*				
Comparable Projects In Predevelopment (filtered)	*Average:*	*12,533*		*99*	*149*	*87,777*	*6,990*	*93,569*	*$1,212,540*	*$73,614,297*	*$19,381,469*	*$94,689,837*	*$22,931,401*	*$93,679,387*				
Total Comparable Projects	*Average:*	*18,641*		*113*	*176*	*103,358*	*12,808*	*115,897*	*$3,663,977*	*$73,777,596*	*$18,168,215*	*$95,770,299*	*$28,579,692*	*$92,173,685*				
730 Stanyan		37,812	Jun-23	160	282	179,254	14,485	193,739	$ -	$ 120,565,883	$ 22,965,993	$ 143,531,876	$ 68,528,927	$ 153,252,004				
Delta of Subject and Comp Project Averages		19,171		47	106	75,896	1,677	77,842	($3,663,977)	$46,788,287	$4,797,778	$47,761,577	$39,949,235	$61,078,319				
Delta Percentage		103%		41%	61%	73%	13%	67%	-100%	63%	26%	50%	140%	66%				

PROJECTS COMPLETED						Building Square Footage			Total Project Costs									
Project Name	Address	Lot sq.ft	Compl. Date	# of Units	# of BR[1]	Res.[2]	Non-Res.	Total	Acq. Cost3	Constr. Cost4	Soft Cost	Total Dev. Cost w/land	Local Subsidy5	Total Dev. Cost w/o land	Notes on Financing	Building Type	Stories	Comments
Mission Family Housing	1036 Mission	15,200	Oct-18	88	134	92,462	6,955	99,417	$ 5,551,029	$ 48,874,635	$ 6,583,453	$ 61,009,117	$ 17,704,400	$ 55,458,088	2 HCD Loans (MHP & T(	Type IB	9	
Eddy and Taylor Family Housing	222 Taylor	22,344	Jun-19	113	211	108,440	21,086	129,526	$ 9,300,000	$ 67,455,234	$ 14,837,459	$ 91,592,693	$ 22,187,436	$ 82,292,693	2 HCD Loans (MHP & T(	Type IB	8	Extensive PG&E regional switch required
1296 Shotwell Senior	1296 Shotwell	11,667	Jan-20	94	94	66,153	-	66,153	$ 831,098	$ 53,683,583	$ 257,523	$ 54,772,204	$ 27,812,014	$ 53,941,106	4% LIHTC HOME AHF	Type IA	9	seismic damper
490 South Van Ness	490 S. Van Ness Avenue	14,250	Apr-21	81	121	51,639	28,985	80,624	$ 18,500,000	$ 55,813,702	$ 13,393,811	$ 87,707,513	$ 28,892,030	$ 69,207,513		Type IA	7 +	Over partial basement
1950 Mission Street	1950 Mission Street	36,590	Mar-21	157	262	113,432	48,142	161,574	$ 9,775,000	$ 107,597,228	$ 15,171,496	$ 132,543,724	$ 44,945,740	$ 122,768,724	HCD AHSC Loan	Type IA	9	30% of sf art and PDR spaces and Paseo Des Artes
2060 Folsom Street	2060 Folsom	29,075	May-21	127	252	155,648	11,810	167,458	$ 134,931	$ 86,536,260	$ 20,100,172	$ 106,771,363	$ 31,697,110	$ 106,636,432	HCD AHSC Loan	Type IB	9	$6MM
500 Turk Street (555 Larkin)	500 Turk Street	18,906	Dec-22	108	186	101,752	7,639	109,391	$ 1,853,895	$ 54,251,461	$ 29,815,020	$ 85,920,376	$ 32,400,000	$ 84,066,481	HCD AHSC Loan	Type I	8	Type I 8 stories on constrained site
681 Florida	681 Florida Street	19,000	Oct-22	130	199	126,830	9,250	136,080	$ 125,091	$ 69,184,293	$ 20,545,793	$ 89,855,177	$ 33,826,507	$ 89,730,086	HCD MHP Loan	Type IB	9	8,400+/- PDR
Completed Projects (average):	*Average:*	*21,147*		*110*	*180*	*98,504*	*16,733*	*118,778*	*5,758,881*	*67,924,550*	*15,088,091*	*88,771,521*	*29,933,155*	*83,012,640*				

PROJECTS UNDER CONSTRUCTION						Building Square Footage			Total Project Costs									
Project Name	Address	Lot sq.ft	Compl. Date	# of Units	# of BR[1]	Res.[2]	Non-Res.	Total	Acq. Cost3	Constr. Cost4	Soft Cost	Total Dev. Cost w/land	Local Subsidy5	Total Dev. Cost w/o land	Notes on Financing	Building Type	Stories	Comments
921 Howard	921 Howard Street	28,893	Aug-23	203	259	235,680	1,970	237,650	$ 14,081,129	$ 111,260,260	$ 36,248,774	$ 161,590,163	$ 46,468,120	$ 147,509,034	CalHfa MIP/ 4% LIHTC	Type IA	18	Incl 3 parking spaces & retail (GMP 4/19/21)
BPUY - Balboa Park Upper Yard	2430 San Jose Ave	30,699	May-23	131	217	164,636	10,741	175,377	$ -	$ 91,871,410	$ 25,523,152	$ 117,394,562	$ 30,493,722	$ 117,394,562	4% Credits; HCD IIG & A	Type IB	8-9	not incl. (GMP Draft Contract 5/21)
180 Jones Street	180 Jones Street	4,853	Nov-24	70	70	36,166	3,304	39,470	$ 10,000	$ 38,293,496	$ 15,262,708	$ 53,566,204	$ 12,858,477	$ 53,556,204	4% LIHTC + MHP	Type I	9	Small very tight site; studios (95% CD est. updated est at close)
Central Freeway Parcel U	78 Haight Street	5,583	Dec-23	63	63	44,185	3,216	47,401	$ 37,439	$ 35,861,808	$ 18,518,268	$ 54,417,515	$ 26,746,467	$ 54,380,076	9% Fed & St. Credits,MH	Type I	7	2022)
600 7th Street (fmly. 801 Brannan)	600 7th Street	37,800	Jul-24	221	334	181,534	4,223	185,757	$ 10,000	$ 125,668,982	$ 19,654,482	$ 145,333,464	$ 17,500,000	$ 145,323,464	4% Credits; HCD IIG & N	Type I	8	Bids GMP 7/2022; commercial semi-warm shell 4 spaces
Mission Bay S. Bl. 9A-HomeOwn	400 China Basin Street	29,939	Jul-24	148	281	129,712	50,351	180,063	$ -	$ 105,209,208	$ 29,936,428	$ 135,145,636	$ 75,184,522	$ 135,145,636	OCII, IIG	Type I	8	Homeownership, (Loan Eval August 2021 data)
Under Construction:	*Average:*	*22,239*		*139*	*204*	*131,986*	*12,301*	*144,286*	*2,356,428*	*84,694,194*	*24,190,635*	*105,759,280*	*34,126,371*	*103,256,463*				

PROJECTS IN PREDEVELOPMENT						Building Square Footage			Total Project Costs									
Project Name	Address	Lot sq.ft	Start Date (anticipated)	# of Units	# of BR[1]	Res.[2]	Non-Res.	Total	Acq. Cost3	Constr. Cost4	Soft Cost	Total Dev. Cost w/land	Local Subsidy	Total Dev. Cost w/o land	Notes on Financing	Building Type	Stories	Comments
266 4th Steet (4th & Folsom)	266 4th Street	8,400	TBD	70	99	60,515	1,580	62,095	$ 133,100	$ 49,982,213	$ 13,943,417	$ 64,058,730	$ 15,629,817	$ 63,925,630	4% Credits; AHSC, St. C	Type I	8	tunnel, structurally complex, small footprint
2550 Irving	2550 Irving Street	19,125	Apr-24	90	161	107,821		107,618		$ 70,979,265	$ 24,946,857	$ 95,926,122	$ 25,573,912	$ 95,926,122	4% LIHTC; HCD - IIG, MI	Type I	7	Incl 11 space, pkg stacker system. 3/18/22 estimate w/15% bid design plus alt contingency 100% SD
772 Pacific Avenue	772 Pacific Avenue	9,219	Apr-24	86	86	45,458	8,847	54,305	$ -	$ 58,265,200	$ 17,129,912	$ 75,395,112	$ 25,176,182	$ 75,395,112	4% Credits; MHP, AHP	Type IA	8	Comml rpl of Asia SF rest (9/30/21 Loan Eval)
1939 Market Street	1939 Market Street	11,860	May-24	187	277	141,915	1,475	143,390	$ -	$ 129,124,023	$ 26,618,903	$ 155,742,926	$ 31,028,625	$ 155,742,926	4% credits, AHP, MHP, I	Type I	15	Concept design, no parking (7/6/2022 GC estimates)
160 Freelon	160 Freelon	13,091	May-24	85	154	91,944	10,282	102,226	$ 20,000	$ 75,256,791	$ 19,236,327	$ 98,614,847	$ 20,077,591	$ 98,594,846	4% Credits, MHP, AHP	Type I assumed -- or Type IIIA	7	No design yet; No pkg. (10/19/21 loan eval est)
Homeless Prenatal Program Hsg (2530 18th)	2530 18th Street	13,504	Feb-24	73	117	79,010	12,768	91,778	$ 5,909,600	$ 58,078,289	$ 14,413,395	$ 78,401,284	$ 20,102,281	$ 72,491,684	4% Credits, MHP, IIG, A	Type I	8	Schematic Design Dates 3/17/22
Transbay 2 EAST - Family OCII	200 Folsom	21,313	May-24	101	195	107,700	10,282	117,982	$20,000	$ 80,324,257	$ 17,831,883	$ 98,156,140	$ 26,695,472	$ 98,136,140	4% Credits, MHP, AHP	Type I	9	Conceptual 2021
Transbay 2 WEST - Senior OCII	200 Folsom	13,091	May-24	150	150	105,850	10,282	116,083	$20,000	$ 78,574,411	$ 18,243,727	$ 96,818,138	$ 30,593,175	$ 96,798,138	4% Credits, MHP, AHP	Type I		Conceptual 2021
In Predevelopment	*Average:*	*13,700*		*105*	*155*	*92,527*	*7,931*	*99,435*	*871,814*	*75,073,056*	*19,045,553*	*95,389,162*	*24,359,632*	*94,626,325*				

Attachment G: Sources & Uses

GENERAL PROJECT INFORMATION

Application Date	4/21/2023
1st Yr of Operations	2025
1st Month of Operations (1-12)	9

Current AMI/Rent Year: 2022

This application for financing is for (*select only one*):
- ☑ New Construction
- ☐ Existing Development

Complete 'New Proj - Rent & Unit Mix' Sheet

Financing is requested for:
- ☐ Acquisition/Predevelopment/Construction
- ☑ Permanent/Gap

Local Funding Programs:
- ☐ Small Sites Program
- ☐ PASS Program
- ☑ LOSP Program

PROPOSED DEVELOPMENT

Project Name	**Project Street #**	**Project Street Name**	**Project Street Suffix** (St/Ave/etc.)	**Project Zip Code**
730 Stanyan	730	Stanyan	Street	94117

Project Neighborhood	**Supervisorial District**	**Real Estate District**	**Building Type**	**Gross SF**	**# Floors**
Haight Ashbury	5	5 - Central	Midrise (40-85', or 4-6 stories)	194,355	8

Total Units	**# of Affordable Units**	**Occupancy Type**	**Supportive Housing?**	**Transitional Housing?**	**If Transitional, # Beds**
160	159	Multi-Room Occupancy	Yes	No	

# Comm Units	**Comm SF**	**Project Sponsor** (parent entit(ies), not LP)	**Ownership Type**	**Property Owner**
4	10,987	TNDC & CCDC	Non Profit Corporation	730 Stanyan Associates, L.P.

Property Owner Contact Name	**Property Owner Contact Title**	**Property Owner Contact Email**	**Property Owner Contact Phone**
Hermandeep Kaur / Bo Han	Proj Manager / Sr. Proj Manager	hkaur@tndc.org / bo.han@chinatowncdc.org	415.417.3086 / 415.722.2947

PROPOSED UNIT DISTRIBUTION

Enter the total proposed number of units, including manager units, and unrestricted units, if any.

Unit Types	**Proposed # Units include Mgr's Unit(s)**	*% of Total Units*
SRO		*0%*
Studio	35	*22%*
1 BR	43	*27%*
2 BR	42	*26%*
3 BR	40	*25%*
4 BR		*0%*
5 BR		*0%*
Total Units	160	*100%*

TARGET POPULATION

Enter # of persons within each target proposed to be served: For persons that qualify for more than one target population group, include the individual in each target population group.

Families	139
Persons with HIV/AIDS	
Homeless Persons	
Mentally or Physically Disabled	
Developmentally Disabled	
Seniors	
Persons with Substance Abuse	
Domestic Violence Survivors	
Veterans	
Formerly Incarcerated	
Transition-Aged Youth ("TAY")	20

Narrative: Please provide summary of target population proposed to be served.

32 of the 160 units will receive LOSP subsidy (12 family units, 20 TAY units).

Of the 160 units, 1 unit will be set aside for a night manager. There will be 20 units for TAY (20 LOSP at 25% MOHCD AMI) and the remaining 139 are for families (12 LOSP, 127 non-LOSP), and 32 of the family units have project-based Section 8 subsidies.

PROJECT FINANCING

In the table below, please provide information about all existing and proposed project financing, including all hard and soft debt lenders. Lenders should be listed in lien order with the most senior lender in the first lien position and the most junior lender in the last lien position. Enter information for all columns. If not applicable, enter "N/A."

Data entry below is required! Drop down menus in the 1st Year Operating Budget will not work if the Project Financing Table is not completed.

Lien Order	**Lender** (and Funding Program if applicable)	**Total Funding Amount**	**Interest Rate**	**First Repymt Due Date**	**Maturity Date**	**Hard Debt/Soft Debt/Both**	**Repayment Terms** (*select from drop down*)	**Annual Payment Amount** (or N/A, if not applicable)	**Notes** (please note any anticipate changes to repayment obligations)
1	Perm TE Loan	10,361,000	6.34%		15 years	Hard	Periodic	1,063,342	15-yr term/15-yr amort
2	MOHCD LOAN	59,945,686	1.00%		55 years	Soft	Residual receipts	N/A	
3	MOHCD NPLH Loan	8,583,241	0.00%		55 years	Soft	Forgivable	N/A	
4	Accrued Def Interest	936,654							
5	FHLB - AHP	1,000,000				Soft	Forgivable	N/A	
6	GP Capital	100							
7	LP Equity	72,425,323							Equity pricing = $1.00
8									
9									
10									
	Total Funding:	**$153,252,004**	*Enter Int Rate!*	*Enter 1st Repymt Date!*	*Enter Maturity Date!*	*Enter Debt Type!*	*Enter Repymt Terms!*	*Enter Annual Pymt Amt!*	

Does the project have/will have HCD financing?	No	Acquisition cost minus the present value of 55 years of ground lease base rent payments. (This data informs the pro rata split of residual receipts, see worksheet 6, I134-I138 for detailed breakdown.)		Does the project have/will have Federal Funding?	No

PROPOSED RENTAL SUBSIDIES

Enter # of units proposed to be supported by each rental subsidy type.

LOSP	32
Project-Based-Section 8	32
Project-Based-Section 8 (Mod Rehab SRO)	
HAP Contract With (Select if any PB-Sec8 Units):	
Section 8-Voucher	
HOPWA	
PRAC - 202	
PRAC - 811	
S+C	
VASH	
HOME TBA	
Other:	

RESIDUAL RECEIPTS/GROUND LEASE INFORMATION

Does/Will the project have a MOHCD/OCII Residual Receipts loan repayment obligation?	Yes
Will the project defer the payment of the Developer Fee, and therefore have two different Residual Receipts splits? (See Developer Fee Policy.)	No
Residual Receipts split for all years.	
% of Residual Receipts available for distribution to all soft debt lenders:	67%
% of Residual Receipts available for distribution to Owner:	33%
Does/Will the project have a MOHCD/OCII ground lease?	Yes
Does/Will the project have a non-MOHCD/OCII ground lease?	No
If yes, enter Lessor name:	

Must Pay Base Rent Amount:	15,000	Residual Rent Amount:		Annual Rent Amount:	15,000

Attachment H

Application Date:	4/21/23	**# Units:**	**160**
Project Name:	730 Stanyan	***# Bedrooms:***	247
Project Address:	730 Stanyan Street	**# Beds:**	
Project Sponsor:	TNDC & CCDC		

LOSP Project

							Total Sources	**Comments**	
SOURCES	**68,528,927**	**936,654**	**10,361,000**	**1,000,000**	**100**	**72,425,323**	**153,252,004**		
Name of Sources:	MOHCD/OCII	MOHCD Accrued Def Interst	Perm TE Loan	FHLB - AHP	GP - EQUITY	LP - EQUITY			
USES									
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**		
CONSTRUCTION (HARD COSTS)									
* Unit Construction/Rehab	17,044,078		10,361,000	1,000,000		72,425,323	100,830,401	Include FF&E	
* Commercial Shell Construction	3,476,615						3,476,615		
* Demolition							0	Commercial T.I. Cost	
Environmental Remediation	100,000						100,000		
* Onsight Improvements/Landscaping	6,754,042						6,754,042		
* Offsite Improvements							0		Construction line item costs as a % of hard costs
* Infrastructure Improvements							0	HOPE SF/OCII costs for streets etc.	
Parking							0		
GC Bond Premium/GC Insurance/GC Taxes	2,090,181						2,090,181		**1.7%**
GC Overhead & Profit	3,437,504						3,437,504		**2.9%**
CG General Conditions	3,071,412						3,071,412		**2.6%**
Sub-total Construction Costs	*35,973,832*	*0*	*10,361,000*	*1,000,000*	*0*	*72,425,323*	*119,760,155*		
Design Contingency (remove at DD)							0	5% up to $30MM HC, 4% $30-$45MM, 3% $45MM+	**0.0%**
Bid Contingency (remove at bid)							0	5% up to $30MM HC, 4% $30-$45MM, 3% $45MM+	**0.0%**
Plan Check Contingency (remove/reduce during Plan Review)							0	4% up to $30MM HC, 3% $30-$45MM, 2% $45MM+	**0.0%**
Hard Cost Construction Contingency	5,904,510						5,904,510	5% new construction / 15% rehab	**4.9%**
Sub-total Construction Contingencies	*5,904,510*	*0*	*0*	*0*	*0*	*0*	*5,904,510*		
TOTAL CONSTRUCTION COSTS	**41,878,342**	**0**	**10,361,000**	**1,000,000**	**0**	**72,425,323**	**125,664,665**		
SOFT COSTS									
Architecture & Design									
Architect design fees	1,595,000						1,595,000	See MOHCD A&E Fee Guidelines: http://sfmohcd.org/documents-reports-and-forms	
Design Subconsultants to the Architect (incl. Fees)	1,130,800						1,130,800		
Architect Construction Admin	648,664						648,664		
Reimbursables							0		
Additional Services	751,986						751,986		
Sub-total Architect Contract	*4,126,450*	*0*	*0*	*0*	*0*	*0*	*4,126,450*		
Other Third Party design consultants (not included under Architect contract)	760,500						760,500	Consultants not covered under architect contract; name consultant type and contract amount	
Total Architecture & Design	**4,886,950**	**0**	**0**	**0**	**0**	**0**	**4,886,950**		
Engineering & Environmental Studies									
Survey	50,000						50,000		
Geotechnical studies	65,000						65,000		
Phase I & II Reports	150,000						150,000		
CEQA / Environmental Review consultants							0		
NEPA / 106 Review	35,000						35,000		
CNA/PNA (rehab only)							0		
Other environmental consultants	570,000						570,000	Special Inspections, LEED Rater	
Total Engineering & Environmental Studies	**870,000**	**0**	**0**	**0**	**0**	**0**	**870,000**		
Financing Costs									
Construction Financing Costs									
Construction Loan Origination Fee	608,284						608,284		
Construction Loan Interest	6,122,244						6,122,244		
Title & Recording	80,000						80,000		
CDLAC & CDIAC fees	33,387						33,387		
Bond Issuer Fees	50,000						50,000	Issuer Financial Advisor	
Other Bond Cost of Issuance	5,975						5,975	*COI Contingency*	
Other Lender Costs (Inspect Fee+Trustee Fee+City Loan	226,778						226,778		
Sub-total Const. Financing Costs	*7,126,668*	*0*	*0*	*0*	*0*	*0*	*7,126,668*		
Permanent Financing Costs									
Permanent Loan Origination Fee	103,610						103,610		
Credit Enhance. & Appl. Fee	*10,000*						10,000	Other Perm Bond Fee: Conversion Fee	
Title & Recording	10,000						10,000		
Sub-total Perm. Financing Costs	*123,610*	*0*	*0*	*0*	*0*	*0*	*123,610*		
Total Financing Costs	**7,250,278**	**0**	**0**	**0**	**0**	**0**	**7,250,278**		
Legal Costs									
Borrower Legal fees	130,000						130,000	GP + LP Syndication & Other predev legal	
Land Use / CEQA Attorney fees							0		
Tax Credit Counsel							0		
Bond Counsel	100,000						100,000		
Construction Lender Counsel	80,000						80,000		
Permanent Lender Counsel	72,000						72,000	Perm Lender Expenses	
* Other Legal (Construction+Perm Closing)	70,000						70,000		
Total Legal Costs	**452,000**	**0**	**0**	**0**	**0**	**0**	**452,000**		
Other Development Costs									
Appraisal	20,000						20,000		
Market Study	15,000						15,000		
* Insurance	2,277,076						2,277,076		
* Property Taxes							0		
Accounting / Audit	55,000						55,000		
* Organizational Costs	20,000						20,000		
Entitlement / Permit Fees	1,300,000						1,300,000		
* Marketing / Rent-up	363,500						363,500	$20K for leasing office + $2K x 160 units for lease-up, & community outreach	
* Furnishings	400,000						400,000	$2,000/unit; See MOHCD U/W Guidelines on: http://sfmohcd.org/documents-reports-and-forms	
PGE / Utility Fees	727,000						727,000		
TCAC App / Alloc / Monitor Fees	139,033						139,033		
* Financial Consultant fees	85,000						85,000		
Construction Management fees / Owner's Rep	250,000						250,000		
Security during Construction							0		
* Relocation							0		
1% SFAC - Required Expenditure	407,000						407,000		
Accrued Deferred Interest		936,654					936,654		
City Loan Fee at Close	609,457						609,457		Total Soft Cost Contingency as % of Total Soft Costs
Total Other Development Costs	**6,668,066**	**936,654**	**0**	**0**	**0**	**0**	**7,604,720**		
Soft Cost Contingency									
Contingency (Arch, Eng, Fin, Legal & Other Dev)	2,080,000		0	0	0	0	2,080,000	Should be either 10% or 5% of total soft costs.	**9.9%**
TOTAL SOFT COSTS	**22,207,294**	**936,654**	**0**	**0**	**0**	**0**	**23,143,948**		
RESERVES									
* Operating Reserves	880,223						880,223		
Replacement Reserves							0		
* Tenant Improvements Reserves							0		
* Capitalized Lease-up Reserve	513,168						513,168		
* Commercial Transition/Lease-up Reserve	50,000						50,000	https://sf.gov/sites/default/files/2023-01/MOHCD%20Commercial%20Underwriting%20Guidelines_0.pdf	
* Other (Neighbor Impact Fee)	200,000						200,000		
TOTAL RESERVES	**1,643,391**	**0**	**0**	**0**	**0**	**0**	**1,643,391**		
DEVELOPER COSTS									
Developer Fee - Cash-out Paid at Milestones	1,100,000						1,100,000		
Developer Fee - Cash-out At Risk	1,499,900						1,499,900		
Commercial Developer Fee	200,000						200,000		
Developer Fee - GP Equity (also show as source)					100		100		
Developer Fee - Deferred (also show as source)							0		
Development Consultant Fees							0	Need MOHCD approval for this cost, N/A for most projects	
Other (specify)							0		
TOTAL DEVELOPER COSTS	**2,799,900**	**0**	**0**	**0**	**100**	**0**	**2,800,000**		
TOTAL DEVELOPMENT COST	**68,528,927**	**936,654**	**10,361,000**	**1,000,000**	**100**	**72,425,323**	**153,252,004**		
Development Cost/Unit by Source	428,306	5,854	64,756	6,250	1	452,658	957,825		
Development Cost/Unit as % of TDC by Source	44.7%	0.6%	6.8%	0.7%	0.0%	47.3%	100.0%		
Acquisition Cost/Unit by Source	0	0	0	0	0	0	0		
Construction Cost (inc Const Contingency)/Unit By Source	261,740	0	64,756	6,250	0	452,658	785,404		
Construction Cost (inc Const Contingency)/SF	215.47	0.00	53.31	5.15	0.00	372.64	646.57		

**Possible non-eligible GO Bond/COP Amount:*	*32,133,702*
City Subsidy/Unit	428,306
Tax Credit Equity Pricing:	1.000
Construction Bond Amount:	81,104,569
Construction Loan Term (in months):	39 months
Construction Loan Interest Rate (as %):	8.36%

Attachment I

Application Date:	**4/21/2023**	LOSP Units	Non-LOSP Units		**Project Name:**	**730 Stanyan**	
Total # Units:	**160**	32	128		**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**	
		20%	80%				

INCOME	**LOSP**	**non-LOSP**	**Total**	**Comments**
Residential - Tenant Rents	66,000	2,404,560	2,470,560	Links from 'New Proj - Rent & Unit Mix' Worksheet
Residential - Tenant Assistance Payments (Non-LOSP)	173,748	694,992	868,740	Links from 'New Proj - Rent & Unit Mix' Worksheet
Residential - LOSP Tenant Assistance Payments	436,956		436,956	
Commercial Space			48,003	from 'Commercial Op. Budget' Worksheet; Commercial to Residential allocation: 100%
Residential Parking	0	0	0	Links from 'Utilities & Other Income' Worksheet
Miscellaneous Rent Income	0	0	0	Links from 'Utilities & Other Income' Worksheet
Supportive Services Income	0	0		
Interest Income - Project Operations	0	0	0	Links from 'Utilities & Other Income' Worksheet
Laundry and Vending	2,265	9,061	11,326	Links from 'Utilities & Other Income' Worksheet
Tenant Charges	0	0	0	Links from 'Utilities & Other Income' Worksheet
Miscellaneous Residential Income	0	0	0	Links from 'Utilities & Other Income' Worksheet
Other Commercial Income			0	from 'Commercial Op. Budget' Worksheet; Commercial to Residential allocation: 100%
Withdrawal from Capitalized Reserve (deposit to operating account)	0	0		
Gross Potential Income	**678,970**	**3,108,613**	**3,835,585**	
Vacancy Loss - Residential - Tenant Rents	(3,300)	(120,228)	(123,528)	Vacancy loss is 5% of Tenant Rents.
Vacancy Loss - Residential - Tenant Assistance Payments	(8,687)	(34,750)	(43,437)	Vacancy loss is 5% of Tenant Assistance Payments.
Vacancy Loss - Commercial			0	from 'Commercial Op. Budget' Worksheet; Commercial to Residential allocation: 100%
EFFECTIVE GROSS INCOME	**666,982**	**2,953,635**	**3,668,620**	***PUPA: 22,929***
OPERATING EXPENSES				
Management				
Management Fee	31,104	124,416	155,520	1st Year to be set according to HUD schedule. ($81/unit/month)
Asset Management Fee	4,856	19,424	24,280	
Sub-total Management Expenses	**35,960**	**143,840**	**179,800**	***PUPA: 1,124***
Salaries/Benefits				
Office Salaries	4,613	18,453	23,066	Office salaries - general and 0.04 asst. facilities mgr.
Manager's Salary	108,000	36,000	144,000	1 FTE GM and 1.5 AGM
Health Insurance and Other Benefits	24,892	99,567	124,459	Health insurance + 403B plan
Other Salaries/Benefits	176,489	58,830	235,318	4.2 Desk clerks, Professional Fees, Training
Administrative Rent-Free Unit	1,762	7,046	8,808	
Sub-total Salaries/Benefits	**315,755**	**219,896**	**535,651**	***PUPA: 3,348***
Administration				
Advertising and Marketing	0	0		broken out as $4,146 in CHP
Office Expenses	10,769	43,074	53,843	
Office Rent	0	0		
Legal Expense - Property	6,000	24,000	30,000	
Audit Expense	2,228	8,911	11,139	
Bookkeeping/Accounting Services	3,648	14,592	18,240	
Bad Debts	6,000	24,000	30,000	
Miscellaneous	3,550	14,201	17,751	Tech Support & Maintenance, Program Expense
Sub-total Administration Expenses	**32,195**	**128,778**	**160,973**	***PUPA: 1,006***
Utilities				
Electricity	20,480	81,920	102,400	All-electric building
Water	61,840	247,360	309,200	includes Water + Sewer
Gas	0	0		
Sewer	0	0		
Sub-total Utilities	**82,320**	**329,280**	**411,600**	***PUPA: 2,573***
Taxes and Licenses				
Real Estate Taxes	1,200	4,800	6,000	
Payroll Taxes	9,823	39,290	49,113	Payroll Service Charges
Miscellaneous Taxes, Licenses and Permits	619	2,478	3,097	
Sub-total Taxes and Licenses	**11,642**	**46,568**	**58,210**	***PUPA: 364***
Insurance				
Property and Liability Insurance	45,906	183,624	229,530	
Fidelity Bond Insurance	0	0		N/A
Worker's Compensation	6,139	24,557	30,696	
Director's & Officers' Liability Insurance	0	0		N/A
Sub-total Insurance	**52,045**	**208,181**	**260,226**	***PUPA: 1,626***
Maintenance & Repair				
Payroll	44,080	176,320	220,400	2 FTE Maintenance + 2 FTE janitorial payrolls
Supplies	5,400	21,600	27,000	Maint. + Janitor Supplies, Staff work clothes
Contracts	12,446	49,784	62,230	Combined total for Exterminating, Grounds, Maintenance & Elevator Maintenance Contracts
Garbage and Trash Removal	38,425	153,700	192,125	
Security Payroll/Contract	0	0		
HVAC Repairs and Maintenance	2,013	8,051	10,064	
Vehicle and Maintenance Equipment Operation and Repairs	157	626	783	Vehicle & Transportation
Miscellaneous Operating and Maintenance Expenses	11,267	45,069	56,336	Combined total for Life Safety Equip, Fire Systems, Flooring Repairs, Plumbing Repairs,
Sub-total Maintenance & Repair Expenses	**113,788**	**455,150**	**568,938**	***PUPA: 3,556***
Supportive Services	0	174,198	174,198	This is for 1.5 FTE TNDC TCS staff member. This number does NOT include 1 FTE HSH-
Commercial Expenses			48,003	from 'Commercial Op. Budget' Worksheet; Commercial to Residential allocation: 100%
TOTAL OPERATING EXPENSES	***643,705***	***1,705,892***	***2,397,599***	***PUPA: 14,985***
Reserves/Ground Lease Base Rent/Bond Fees				
Ground Lease Base Rent	3,000	12,000	15,000	Ground lease with MOHCD — Provide additional comments here, if needed.
Bond Monitoring Fee	500	2,000	2,500	
Replacement Reserve Deposit	16,000	64,000	80,000	
Operating Reserve Deposit	0	0		
Other Required Reserve 1 Deposit	0	0		
Other Required Reserve 2 Deposit	0	0		
Required Reserve Deposit/s, Commercial			0	from 'Commercial Op. Budget' Worksheet; Commercial to Residential allocation: 100%
Sub-total Reserves/Ground Lease Base Rent/Bond Fees	**19,500**	**78,000**	**97,500**	***PUPA: 609***
TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/ Bond Fees)	**663,205**	**1,783,892**	**2,495,099**	***PUPA: 15,594***
NET OPERATING INCOME (INCOME minus OP EXPENSES)	**3,778**	**1,169,744**	**1,173,521**	***PUPA: 7,335***
DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loans)				
Hard Debt - First Lender	0	1,063,342	1,063,342	Perm TE Loan — Provide additional comments here, if needed.
Hard Debt - Second Lender (HCD Program 0.42% pymt, or other 2nd Lender)	0	0	0	Provide additional comments here, if needed.
Hard Debt - Third Lender (Other HCD Program, or other 3rd Lender)	0	0	0	Provide additional comments here, if needed.
Hard Debt - Fourth Lender	0	0	0	Provide additional comments here, if needed.
Commercial Hard Debt Service			0	from 'Commercial Op. Budget' Worksheet; Commercial to Residential allocation: 100%
TOTAL HARD DEBT SERVICE	**0**	**1,063,342**	**1,063,342**	***PUPA: 6,646***

Min DSCR:	1.1
Mortgage Rate:	6.34%
Term (Years):	15
Supportable 1st Mortgage Pmt:	1,066,837
Supportable 1st Mortgage Amt:	$10,312,841
Proposed 1st Mortgage Amt:	$10,361,000

Split	**LOSP**	**non-LOSP**	**Approved By (reqd) / Note**
Alternative LOSP Split		**non-LOSP**	Approved By (reqd)
Residential - Tenant Assistance Payments (Non-LOSP)			
Alternative LOSP Split	**LOSP**	**non-LOSP**	Approved By (reqd)
Supportive Services Income			
Projected LOSP Split	**LOSP**	**non-LOSP**	(only acceptable if LOSP-specific expenses are being tracked at entry level in the project's accounting system)
Tenant Charges			
Alternative LOSP Split	**LOSP**	**non-LOSP**	Approved By (reqd)
Withdrawal from Capitalized Reserve (deposit to operating account)			
Alternative LOSP Split	**LOSP**	**non-LOSP**	Approved By (reqd)
Management Fee			
Asset Management Fee			
Alternative LOSP Split	**LOSP**	**non-LOSP**	Approved By (reqd)
Office Salaries			
Manager's Salary	75.00%	25.00%	
Health Insurance and Other Benefits			
Other Salaries/Benefits	75.00%	25.00%	
Administrative Rent-Free Unit			
Projected LOSP Split	**LOSP**	**non-LOSP**	(only acceptable if LOSP-specific expenses are being tracked at entry level in the project's accounting system)
Legal Expense - Property	20.00%	80.00%	
Projected LOSP Split	**LOSP**	**non-LOSP**	(only acceptable if LOSP-specific expenses are being tracked at entry level in the project's accounting system)
Bad Debts	20.00%	80.00%	
Projected LOSP Split	**LOSP**	**non-LOSP**	(only acceptable if LOSP-specific expenses are being tracked at entry level in the project's accounting system)
Electricity	20.00%	80.00%	
Alternative LOSP Split	**LOSP**	**non-LOSP**	Approved By (reqd)
Real Estate Taxes			
Payroll Taxes			
Alternative LOSP Split	**LOSP**	**non-LOSP**	Approved By (reqd)
Worker's Compensation			
Alternative LOSP Split	**LOSP**	**non-LOSP**	Approved By (reqd)
Payroll			
Supplies	20.00%	80.00%	(LOSP-specific expenses must be tracked at entry level in project's
Contracts			
Alternative LOSP Split	**LOSP**	**non-LOSP**	Approved By (reqd)
Security Payroll/Contract			
Alternative LOSP Split	**LOSP**	**non-LOSP**	Approved By (reqd)
Supportive Services	0.00%	100.00%	
Alternative LOSP Split	**LOSP**	**non-LOSP**	Approved By (reqd)
Replacement Reserve Deposit			
Operating Reserve Deposit			
Other Required Reserve 1 Deposit			
Alternative LOSP Split	**LOSP**	**non-LOSP**	Approved By (reqd)
Hard Debt - First Lender	0.00%	100.00%	
Hard Debt - Second Lender (HCD Program 0.42% pymt, or other 2nd Lender)			
Hard Debt - Third Lender (Other HCD Program, or other 3rd Lender)			
Hard Debt - Fourth Lender			

Attachment I

		LOSP Units	Non-LOSP Units			
Application Date:	**4/21/2023**				**Project Name:**	**730 Stanyan**
Total # Units:	**160**	32	128		**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**
		20%	80%			

	LOSP	Non-LOSP	Total		
CASH FLOW (NOI minus DEBT SERVICE)	**3,778**	**106,402**	**110,179**		
Commercial Only Cash Flow			(0)		
Allocation of Commercial Surplus to LOPS/non-LOSP (residual income)	(0)	(0)			
AVAILABLE CASH FLOW	**3,778**	**106,402**	**110,179**		
USES OF CASH FLOW BELOW (This row also shows DSCR.)			*1.10*		
USES THAT PRECEDE MOHCD DEBT SERVICE IN WATERFALL					
"Below-the-line" Asset Mgt fee (uncommon in new projects, see policy)	0	0			
Partnership Management Fee (see policy for limits)	2,778	11,110	13,888	Asset & Partnership mgmt fee, 2nd	
Investor Service Fee (aka "LP Asset Mgt Fee") (see policy for limits)	1,000	4,000	5,000	1st	
Other Payments	0	0			
Non-amortizing Loan Pmnt - Lender 1 (select lender in comments field)	0	0			Provide additional comments here, if needed.
Non-amortizing Loan Pmnt - Lender 2 (select lender in comments field)	0	0			Provide additional comments here, if needed.
Deferred Developer Fee (Enter amt <= Max Fee from cell I130)	0	0		Def. Develop. Fee split: 0%	Provide additional comments here, if needed.
TOTAL PAYMENTS PRECEDING MOHCD	**3,778**	**15,110**	**18,888**	***PUPA: 118***	
RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHCD)	**(0)**	**91,291**	**91,291**		

Allocation of Commercial Surplus to LOPS/non-LOSP (residual income)			
Alternative LOSP Split	**LOSP**	**non-LOSP**	Approved By (reqd)
Other Payments			
Non-amortizing Loan Pmnt - Lender 1 (select lender in comments field)			
Deferred Developer Fee (Enter amt <= Max F	*0.00%*	*100.00%*	

Residual Receipts Calculation

Does Project have a MOHCD Residual Receipt Obligation?	**Yes**	Project has MOHCD ground lease?	**Yes**
Will Project Defer Developer Fee?	**No**		
Max **Deferred Developer Fee/Borrower** % of Residual Receipts in Yr 1:	33%		
% of Residual Receipts available for distribution to **soft debt lenders** in	67%		

Sum of DD F from LOSP and non-LOSP: 0
Ratio of Sum of DDF and calculated 50%: #VALUE!

Soft Debt Lenders with Residual Receipts Obligations	*(Select lender name/program from drop down)*	**Total Principal Amt**	**Distrib. of Soft Debt Loans**
MOHCD/OCII - Soft Debt Loans	All MOHCD/OCII Loans payable from res. rects	$10,361,000	98.57%
MOHCD/OCII - Ground Lease Value or Land Acq Cost	Ground Lease Value	$150,000	1.43%
HCD (soft debt loan) - Lender 3			0.00%
Other Soft Debt Lender - Lender 4			0.00%
Other Soft Debt Lender - Lender 5			0.00%

MOHCD RESIDUAL RECEIPTS DEBT SERVICE

MOHCD Residual Receipts Amount Due	60,861	60,861	67% of residual receipts, multiplied by 100% -- MOHCD's pro rata share of all soft debt
Proposed MOHCD Residual Receipts Amount to Loan Repayment	60,861	60,861	Enter/override amount of residual receipts proposed for loan repayment.
Proposed MOHCD Residual Receipts Amount to Residual Ground Lease	0	0	If applicable, MOHCD residual receipts amt due LESS amt proposed for loan repymt.
REMAINING BALANCE AFTER MOHCD RESIDUAL RECEIPTS DEBT SERVICE		**30,430**	

NON-MOHCD RESIDUAL RECEIPTS DEBT SERVICE

HCD Residual Receipts Amount Due	0	
Lender 4 Residual Receipts Due	0	
Lender 5 Residual Receipts Due	0	
Total Non-MOHCD Residual Receipts Debt Service	**0**	
REMAINDER (Should be zero unless there are distributions below)	**30,430**	
Owner Distributions/Incentive Management Fee	30,430	100% of Borrower share of 33% of residual receipts
Other Distributions/Uses	0	
Final Balance (should be zero)	**0**	

Attachment J

730 Stanyan

Total # Units:	LOSP Units	Non-LOSP Units	Year 1			Year 2			Year 3			Year 4		
160	32	128	2025			2026			2027			2028		
	20.00%	80.00%												
INCOME	% annual inc LOSP	% annual increase	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total
Residential - Tenant Rents	1.0%	2.0%	66,000	2,404,560	2,470,560	66,660	2,452,651	2,519,311	67,327	2,501,704	2,569,031	68,000	2,551,738	2,619,738
Residential - Tenant Assistance Payments (Non-LOSF	n/a	n/a	173,748	694,992	868,740	177,223	708,892	886,115	180,767	723,070	903,837	184,383	737,531	921,914
Residential - LOSP Tenant Assistance Payment	n/a	n/a	436,956	-	436,956	452,403	-	452,403	468,359	-	468,359	484,842	-	484,842
Commercial Space	n/a	0.0%	-	-	48,003	-	-	48,243	-	-	48,484	-	-	48,727
Other Income			-	-	-	-	-	-	-	-	-	-	-	-
Gross Potential Income			**678,970**	**3,108,613**	**3,835,585**	**698,596**	**3,170,785**	**3,917,624**	**718,810**	**3,234,201**	**4,001,495**	**739,628**	**3,298,885**	**4,087,240**
Vacancy Loss - Residential - Tenant Rent	n/a	n/a	(3,300)	(120,228)	(123,528)	(3,333)	(122,633)	(125,966)	(3,366)	(125,085)	(128,452)	(3,400)	(127,587)	(130,987)
Vacancy Loss - Residential - Tenant Assistance Payment	n/a	n/a	(8,687)	(34,750)	(43,437)	(8,861)	(35,445)	(44,306)	(9,038)	(36,153)	(45,192)	(9,219)	(36,877)	(46,096)
Vacancy Loss - Commercia	n/a	n/a	-	-	-	-	-	-	-	-	-	-	-	-
EFFECTIVE GROSS INCOME			**666,982**	**2,953,635**	**3,668,620**	**686,402**	**3,012,708**	**3,747,353**	**706,405**	**3,072,962**	**3,827,852**	**727,009**	**3,134,421**	**3,910,157**
OPERATING EXPENSES														
Managemen	3.0%	3.0%	35,960	143,840	179,800	37,039	148,155	185,194	38,150	152,600	190,750	39,294	157,178	196,472
Salaries/Benefits	3.0%	3.0%	315,755	219,896	535,651	325,228	226,493	551,721	334,985	233,288	568,272	345,034	240,286	585,320
Administration	3.0%	3.0%	32,195	128,778	160,973	33,160	132,642	165,802	34,155	136,621	170,776	35,180	140,720	175,900
Utilities	3.0%	3.0%	82,320	329,280	411,600	84,790	339,158	423,948	87,333	349,333	436,666	89,953	359,813	449,766
Taxes and Licenses	3.0%	3.0%	11,642	46,568	58,210	11,991	47,965	59,956	12,351	49,404	61,755	12,722	50,886	63,608
Insurance	3.0%	3.0%	52,045	208,181	260,226	53,607	214,426	268,033	55,215	220,859	276,074	56,871	227,485	284,356
Maintenance & Repai	3.0%	3.0%	113,788	455,150	568,938	117,201	468,805	586,006	120,717	482,869	603,586	124,339	497,355	621,694
Supportive Services	3.0%	3.0%	-	174,198	174,198	-	179,424	179,424	-	184,807	184,807	-	190,351	190,351
Commercial Expenses			-	-	44,883	-	-	48,221	-	-	48,442	-	-	48,666
TOTAL OPERATING EXPENSES			**643,705**	**1,705,892**	**2,397,599**	**663,016**	**1,757,068**	**2,468,305**	**682,906**	**1,809,780**	**2,541,128**	**703,393**	**1,864,074**	**2,616,133**
PUPA (w/o Reserves/GL Base Rent/Bond Fees					*14,985*									
Reserves/Ground Lease Base Rent/Bond Fees														
Ground Lease Base Rent			3000	12000	15,000	3000	12000	15,000	3000	12000	15,000	3000	12000	15,000
Bond Monitoring Fee			500	2000	2,500	500	2000	2,500	500	2000	2,500	500	2000	2,500
Replacement Reserve Depos			16000	64000	80,000	16000	64000	80,000	16000	64000	80,000	16000	64000	80,000
Operating Reserve Deposi			0	0	0	0	0	0	0	0	0	0	0	0
Other Required Reserve 1 Depos			0	0	0	0	0	0	0	0	0	0	0	0
Other Required Reserve 2 Depos			0	0	0	0	0	0	0	0	0	0	0	0
Required Reserve Deposit/s, Commercia			0	0	0	0	0	0	0	0	0	0	0	0
Sub-total Reserves/Ground Lease Base Rent/Bond Fees			**19,500**	**78,000**	**97,500**	**19,500**	**78,000**	**97,500**	**19,500**	**78,000**	**97,500**	**19,500**	**78,000**	**97,500**
TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/ Bond Fees			**663,205**	**1,783,892**	**2,495,099**	**682,516**	**1,835,068**	**2,565,805**	**702,406**	**1,887,780**	**2,638,628**	**722,893**	**1,942,074**	**2,713,633**
PUPA (w/ Reserves/GL Base Rent/Bond Fees					*15,594*									
NET OPERATING INCOME (INCOME minus OP EXPENSES)			**3,778**	**1,169,744**	**1,173,521**	**3,887**	**1,177,640**	**1,181,548**	**3,999**	**1,185,182**	**1,189,223**	**4,116**	**1,192,348**	**1,196,524**
DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loans)														
Hard Debt - First Lender			-	1,063,342	1,063,342	-	1,063,342	1,063,342	-	1,063,342	1,063,342	-	1,063,342	1,063,342
Hard Debt - Second Lender (HCD Program 0.42% pymt, or other 2nd Lende			-	-	-	-	-	-	-	-	-	-	-	-
Hard Debt - Third Lender (Other HCD Program, or other 3rd Lende			-	-	-	-	-	-	-	-	-	-	-	-
Hard Debt - Fourth Lender			-	-	-	-	-	-	-	-	-	-	-	-
Commercial Hard Debt Servic			-	-	-	-	-	-	-	-	-	-	-	-
TOTAL HARD DEBT SERVICE			**-**	**1,063,342**	**1,063,342**	**-**	**1,063,342**	**1,063,342**	**-**	**1,063,342**	**1,063,342**	**-**	**1,063,342**	**1,063,342**
CASH FLOW (NOI minus DEBT SERVICE)			**3,778**	**106,402**	**110,179**	**3,887**	**114,298**	**118,206**	**3,999**	**121,840**	**125,881**	**4,116**	**129,006**	**133,182**
USES OF CASH FLOW BELOW (This row also shows DSCR.)		**DSCR:**			*1.104*			*1.111*			*1.118*			*1.125*
USES THAT PRECEDE MOHCD DEBT SERVICE IN WATERFALL														
Deferred Developer Fee (Enter amt <= Max Fee from row 13			-	-	-	-	-	-	-	-	-	-	-	-
"Below-the-line" Asset Mgt fee (uncommon in new projects, see polic	3.0%	3.0%	-	-	-	-	-	-	-	-	-	-	-	-
Partnership Management Fee (see policy for limits	3.0%	3.0%	2,778	11,110	13,888	2,861	11,444	14,305	2,947	11,787	14,734	3,035	12,141	15,176
Investor Service Fee (aka "LP Asset Mgt Fee") (see policy for limit			1,000	4,000	5,000	1,030	4,120	5,150	1,061	4,244	5,305	1,093	4,371	5,464
Other Payments			-	-	-	-	-	-	-	-	-	-	-	-
Non-amortizing Loan Pmnt - Lender			-	-	-	-	-	-	-	-	-	-	-	-
Non-amortizing Loan Pmnt - Lender 2			-	-	-	-	-	-	-	-	-	-	-	-
TOTAL PAYMENTS PRECEDING MOHCD			**3,778**	**15,110**	**18,888**	**3,891**	**15,564**	**19,455**	**4,008**	**16,031**	**20,038**	**4,128**	**16,512**	**20,639**
RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHCD			**(0)**	**91,291**	**91,291**	**(0)**	**98,752**	**98,752**	**0**	**105,843**	**105,843**	**0**	**112,542**	**112,542**
Does Project have a MOHCD Residual Receipt Obligation		**Yes**												
Will Project Defer Developer Fee?		**No**												
Residual Receipts split for all years. - Lender/Owne		**67% / 33%**												
MOHCD RESIDUAL RECEIPTS DEBT SERVICE		Dist. Soft Debt Loans												
MOHCD Residual Receipts Amount Due		100.00%			60,861			65,834			70,562			75,028
Proposed MOHCD Residual Receipts Amount to Residual Ground Leas					-			-			-			-
Proposed MOHCD Residual Receipts Amount to Replacement Reserv					-			-			-			-
REMAINING BALANCE AFTER MOHCD RESIDUAL RECEIPTS DEBT SERVICE					**30,430**			**32,917**			**35,281**			**37,514**
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					**30,430**			**32,917**			**35,281**			**37,514**
Owner Distributions/Incentive Management Fe					30,430			32,917			35,281			37,514
Other Distributions/Uses					-			-			-			-
Final Balance (should be zero)					**-**			**-**			**-**			**-**
RR Running Balance					**80,000**			**160,000**			**240,000**			**320,000**
OR Running Balance					**-**			**-**			**-**			**-**
Other Required Reserve 1 Running Balance					**-**			**-**			**-**			**-**
Other Required Reserve 2 Running Balance					**-**			**-**			**-**			**-**
DEFERRED DEVELOPER FEE - RUNNING BALANCE														
Developer Fee Starting Balanc					-			-			-			-
Deferred Developer Fee Earned in Yea					-			-			-			-
Developer Fee Remaining Balance					**-**			**-**			**-**			**-**

	Year 5			Year 6			Year 7			
	2029			2030			2031			
INCOME	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total	LOSP
Residential - Tenant Rents	68,680	2,602,773	2,671,453	69,367	2,654,829	2,724,195	70,060	2,707,925	2,777,985	70,761
Residential - Tenant Assistance Payments (Non-LOSF	188,070	752,282	940,352	191,832	767,327	959,159	195,668	782,674	978,342	199,582
Residential - LOSP Tenant Assistance Payment	501,867	-	501,867	519,452	-	519,452	537,614	-	537,614	556,371
Commercial Space	-	-	48,970	-	-	49,215	-	-	49,461	-
Other Income	-	-	-	-	-	-	-	-	-	-
Gross Potential Income	**761,069**	**3,364,862**	**4,174,902**	**783,151**	**3,432,160**	**4,264,526**	**805,894**	**3,500,803**	**4,356,158**	**829,316**
Vacancy Loss - Residential - Tenant Rent	(3,434)	(130,139)	(133,573)	(3,468)	(132,741)	(136,210)	(3,503)	(135,396)	(138,899)	(3,538)
Vacancy Loss - Residential - Tenant Assistance Payment	(9,404)	(37,614)	(47,018)	(9,592)	(38,366)	(47,958)	(9,783)	(39,134)	(48,917)	(9,979)
Vacancy Loss - Commercia	-	-	-	-	-	-	-	-	-	-
EFFECTIVE GROSS INCOME	**748,232**	**3,197,110**	**3,994,311**	**770,091**	**3,261,052**	**4,080,358**	**792,607**	**3,326,273**	**4,168,341**	**815,799**
OPERATING EXPENSES										
Managemen	40,473	161,893	202,366	41,687	166,750	208,437	42,938	171,752	214,691	44,226
Salaries/Benefits	355,385	247,495	602,880	366,047	254,920	620,966	377,028	262,567	639,595	388,339
Administration	36,235	144,941	181,177	37,322	149,289	186,612	38,442	153,768	192,210	39,595
Utilities	92,652	370,608	463,259	95,431	381,726	477,157	98,294	393,178	491,472	101,243
Taxes and Licenses	13,103	52,413	65,516	13,496	53,985	67,481	13,901	55,605	69,506	14,318
Insurance	58,577	234,309	292,887	60,335	241,339	301,673	62,145	248,579	310,723	64,009
Maintenance & Repai	128,069	512,276	640,345	131,911	527,644	659,555	135,868	543,473	679,342	139,944
Supportive Services	-	196,061	196,061	-	201,943	201,943	-	208,002	208,002	-
Commercial Expenses	-	-	48,894	-	-	49,125	-	-	49,359	-
TOTAL OPERATING EXPENSES	**724,495**	**1,919,996**	**2,693,385**	**746,230**	**1,977,596**	**2,772,951**	**768,617**	**2,036,924**	**2,854,900**	**791,675**
PUPA (w/o Reserves/GL Base Rent/Bond Fees										
Reserves/Ground Lease Base Rent/Bond Fees										
Ground Lease Base Rent	3000	12000	15,000	3000	12000	15,000	3000	12000	15,000	3000
Bond Monitoring Fee	500	2000	2,500	500	2000	2,500	500	2000	2,500	500
Replacement Reserve Depos	16000	64000	80,000	16000	64000	80,000	16000	64000	80,000	16000
Operating Reserve Deposi	0	0	0	0	0	0	0	0	0	0
Other Required Reserve 1 Depos	0	0	0	0	0	0	0	0	0	0
Other Required Reserve 2 Depos	0	0	0	0	0	0	0	0	0	0
Required Reserve Deposit/s, Commercia	0	0	0	0	0	0	0	0	0	0
Sub-total Reserves/Ground Lease Base Rent/Bond Fees	**19,500**	**78,000**	**97,500**	**19,500**	**78,000**	**97,500**	**19,500**	**78,000**	**97,500**	**19,500**
TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/ Bond Fees	**743,995**	**1,997,996**	**2,790,885**	**765,730**	**2,055,596**	**2,870,451**	**788,117**	**2,114,924**	**2,952,400**	**811,175**
PUPA (w/ Reserves/GL Base Rent/Bond Fees										
NET OPERATING INCOME (INCOME minus OP EXPENSES)	**4,236**	**1,199,114**	**1,203,427**	**4,361**	**1,205,456**	**1,209,908**	**4,490**	**1,211,349**	**1,215,941**	**4,624**
DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loans)										
Hard Debt - First Lender	-	1,063,342	1,063,342	-	1,063,342	1,063,342	-	1,063,342	1,063,342	-
Hard Debt - Second Lender (HCD Program 0.42% pymt, or other 2nd Lende	-	-	-	-	-	-	-	-	-	-
Hard Debt - Third Lender (Other HCD Program, or other 3rd Lende	-	-	-	-	-	-	-	-	-	-
Hard Debt - Fourth Lender	-	-	-	-	-	-	-	-	-	-
Commercial Hard Debt Servic	-	-	-	-	-	-	-	-	-	-
TOTAL HARD DEBT SERVICE	**-**	**1,063,342**	**1,063,342**	**-**	**1,063,342**	**1,063,342**	**-**	**1,063,342**	**1,063,342**	**-**
CASH FLOW (NOI minus DEBT SERVICE)	**4,236**	**135,772**	**140,085**	**4,361**	**142,114**	**146,566**	**4,490**	**148,007**	**152,599**	**4,624**
USES OF CASH FLOW BELOW (This row also shows DSCR.)			*1.132*			*1.138*			*1.144*	
USES THAT PRECEDE MOHCD DEBT SERVICE IN WATERFALL										
Deferred Developer Fee (Enter amt <= Max Fee from row 13	-	-	-	-	-	-	-	-	-	-
"Below-the-line" Asset Mgt fee (uncommon in new projects, see polic	-	-	-	-	-	-	-	-	-	-
Partnership Management Fee (see policy for limits	3,126	12,505	15,631	3,220	12,880	16,100	3,317	13,266	16,583	3,416
Investor Service Fee (aka "LP Asset Mgt Fee") (see policy for limit	1,126	4,502	5,628	1,159	4,637	5,796	1,194	4,776	5,970	1,230
Other Payments	-	-	-	-	-	-	-	-	-	-
Non-amortizing Loan Pmnt - Lender	-	-	-	-	-	-	-	-	-	-
Non-amortizing Loan Pmnt - Lender 2	-	-	-	-	-	-	-	-	-	-
TOTAL PAYMENTS PRECEDING MOHCD	**4,252**	**17,007**	**21,259**	**4,379**	**17,517**	**21,896**	**4,511**	**18,043**	**22,553**	**4,646**
RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHCD	**0**	**118,826**	**118,826**	**0**	**124,669**	**124,669**	**(0)**	**130,046**	**130,046**	**(0)**
MOHCD RESIDUAL RECEIPTS DEBT SERVICE										
MOHCD Residual Receipts Amount Due			79,217			83,113			86,697	
Proposed MOHCD Residual Receipts Amount to Residual Ground Leas			-			-			-	
Proposed MOHCD Residual Receipts Amount to Replacement Reserv			-			-			-	
REMAINING BALANCE AFTER MOHCD RESIDUAL RECEIPTS DEBT SERVICE			**39,609**			**41,556**			**43,349**	
NON-MOHCD RESIDUAL RECEIPTS DEBT SERVICE										
HCD Residual Receipts Amount Due			-			-			-	
Lender 4 Residual Receipts Due			-			-			-	
Lender 5 Residual Receipts Due			-			-			-	
Total Non-MOHCD Residual Receipts Debt Service			**-**			**-**			**-**	
REMAINDER (Should be zero unless there are distributions below			**39,609**			**41,556**			**43,349**	
Owner Distributions/Incentive Management Fe			39,609			41,556			43,349	
Other Distributions/Uses			-			-			-	
Final Balance (should be zero)			**-**			**-**			**-**	
RR Running Balance			**400,000**			**480,000**			**560,000**	
OR Running Balance			**-**			**-**			**-**	
Other Required Reserve 1 Running Balance			**-**			**-**			**-**	
Other Required Reserve 2 Running Balance			**-**			**-**			**-**	
DEFERRED DEVELOPER FEE - RUNNING BALANCE										
Developer Fee Starting Balanc			-			-			-	
Deferred Developer Fee Earned in Yea			-			-			-	
Developer Fee Remaining Balance			**-**			**-**			**-**	

Attachment J

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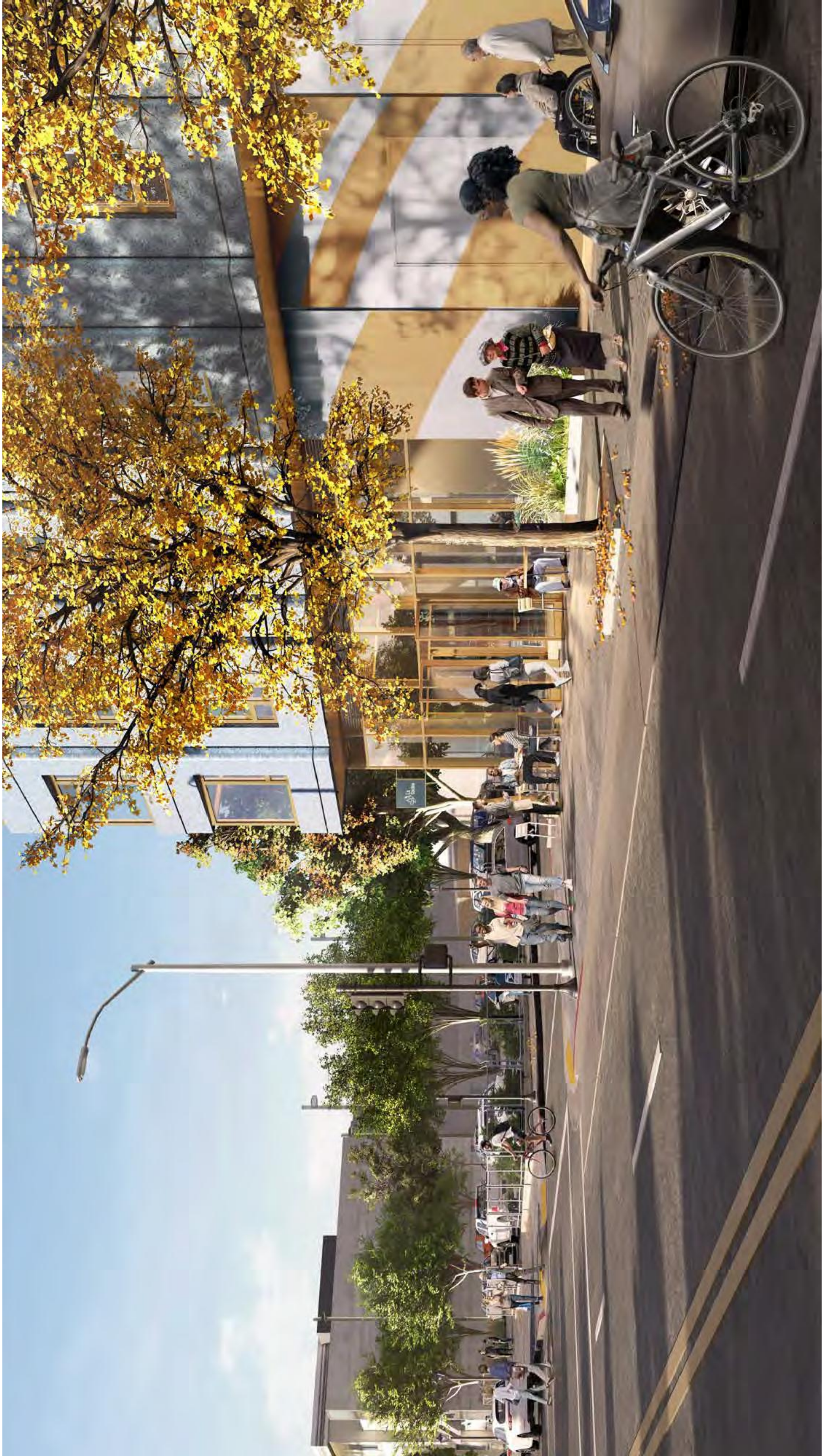
Total # Units:	LOSP Units	Non-LOSP Units	Year 8 2032		Year 9 2033			Year 10 2034			Year 11 2035		
160	32	128											
	20.00%	80.00%											
INCOME	% annual inc LOSP	% annual increase	non-LOSP	Total	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total
Residential - Tenant Rents	1.0%	2.0%	2,762,084	2,832,845	71,469	2,817,325	2,888,794	72,183	2,873,672	2,945,855	72,905	2,931,145	3,004,050
Residential - Tenant Assistance Payments (Non-LOSP	n/a	n/a	798,327	997,909	203,573	814,294	1,017,867	207,645	830,580	1,038,225	211,798	847,191	1,058,989
Residential - LOSP Tenant Assistance Payment	n/a	n/a	-	556,371	575,743	-	575,743	595,749	-	595,749	616,408	-	616,408
Commercial Space	n/a	0.0%	-	49,708	-	-	49,957	-	-	50,207	-	-	50,458
Other Income			-	-	-	-	-	-	-	-	-	-	-
Gross Potential Income			**3,570,819**	**4,449,844**	**853,439**	**3,642,235**	**4,545,632**	**878,284**	**3,715,080**	**4,643,571**	**903,872**	**3,789,382**	**4,743,712**
Vacancy Loss - Residential - Tenant Rents	n/a	n/a	(138,104)	(141,642)	(3,573)	(140,866)	(144,440)	(3,609)	(143,684)	(147,293)	(3,645)	(146,557)	(150,203)
Vacancy Loss - Residential - Tenant Assistance Payment	n/a	n/a	(39,916)	(49,895)	(10,179)	(40,715)	(50,893)	(10,382)	(41,529)	(51,911)	(10,590)	(42,360)	(52,949)
Vacancy Loss - Commercial	n/a	n/a	-	-	-	-	-	-	-	-	-	-	-
EFFECTIVE GROSS INCOME			**3,392,798**	**4,258,306**	**839,687**	**3,460,654**	**4,350,299**	**864,293**	**3,529,867**	**4,444,367**	**889,637**	**3,600,465**	**4,540,560**
OPERATING EXPENSES													
Management	3.0%	3.0%	176,905	221,131	45,553	182,212	227,765	46,920	187,679	234,598	48,327	193,309	241,636
Salaries/Benefits	3.0%	3.0%	270,444	658,783	399,989	278,558	678,547	411,989	286,914	698,903	424,348	295,522	719,870
Administration	3.0%	3.0%	158,381	197,976	40,783	163,133	203,916	42,007	168,027	210,033	43,267	173,067	216,334
Utilities	3.0%	3.0%	404,973	506,216	104,281	417,122	521,403	107,409	429,636	537,045	110,631	442,525	553,156
Taxes and Licenses	3.0%	3.0%	57,273	71,591	14,748	58,991	73,739	15,190	60,761	75,951	15,646	62,583	78,229
Insurance	3.0%	3.0%	256,036	320,045	65,929	263,717	329,647	67,907	271,629	339,536	69,944	279,778	349,722
Maintenance & Repair	3.0%	3.0%	559,778	699,722	144,143	576,571	720,714	148,467	593,868	742,335	152,921	611,684	764,605
Supportive Services	3.0%	3.0%	214,242	214,242	-	220,669	220,669	-	227,289	227,289	-	234,108	234,108
Commercial Expenses			-	49,597	-	-	49,839	-	-	50,085	-	-	50,334
TOTAL OPERATING EXPENSES			**2,098,031**	**2,939,304**	**815,426**	**2,160,972**	**3,026,237**	**839,888**	**2,225,801**	**3,115,775**	**865,085**	**2,292,576**	**3,207,995**
PUPA (w/o Reserves/GL Base Rent/Bond Fees													
Reserves/Ground Lease Base Rent/Bond Fees													
Ground Lease Base Rent			12000	15,000	3000	12000	15,000	3000	12000	15,000	3000	12000	15,000
Bond Monitoring Fee			2000	2,500	500	2000	2,500	500	2000	2,500	500	2000	2,500
Replacement Reserve Deposit			64000	80,000	16000	64000	80,000	16000	64000	80,000	16000	64000	80,000
Operating Reserve Deposit			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
Other Required Reserve 2 Deposit			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
Sub-total Reserves/Ground Lease Base Rent/Bond Fees			**78,000**	**97,500**	**19,500**	**78,000**	**97,500**	**19,500**	**78,000**	**97,500**	**19,500**	**78,000**	**97,500**
TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/ Bond Fees			**2,176,031**	**3,036,804**	**834,926**	**2,238,972**	**3,123,737**	**859,388**	**2,303,801**	**3,213,275**	**884,585**	**2,370,576**	**3,305,495**
PUPA (w/ Reserves/GL Base Rent/Bond Fees													
NET OPERATING INCOME (INCOME minus OP EXPENSES)			**1,216,767**	**1,221,502**	**4,762**	**1,221,682**	**1,226,562**	**4,905**	**1,226,066**	**1,231,093**	**5,052**	**1,229,889**	**1,235,065**
DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loans)													
Hard Debt - First Lender			1,063,342	1,063,342	-	1,063,342	1,063,342	-	1,063,342	1,063,342	-	1,063,342	1,063,342
Hard Debt - Second Lender (HCD Program 0.42% pymt, or other 2nd Lender			-	-	-	-	-	-	-	-	-	-	-
Hard Debt - Third Lender (Other HCD Program, or other 3rd Lender			-	-	-	-	-	-	-	-	-	-	-
Hard Debt - Fourth Lender			-	-	-	-	-	-	-	-	-	-	-
Commercial Hard Debt Service			-	-	-	-	-	-	-	-	-	-	-
TOTAL HARD DEBT SERVICE			**1,063,342**	**1,063,342**	**-**	**1,063,342**	**1,063,342**	**-**	**1,063,342**	**1,063,342**	**-**	**1,063,342**	**1,063,342**
CASH FLOW (NOI minus DEBT SERVICE)			**153,425**	**158,160**	**4,762**	**158,340**	**163,220**	**4,905**	**162,724**	**167,751**	**5,052**	**166,547**	**171,723**
USES OF CASH FLOW BELOW (This row also shows DSCR.)		**DSCR:**		***1.149***			***1.153***			***1.158***			***1.161***
USES THAT PRECEDE MOHCD DEBT SERVICE IN WATERFALL													
Deferred Developer Fee (Enter amt <= Max Fee from row 13			-	-	-	-	-	-	-	-	-	-	-
"Below-the-line" Asset Mgt fee (uncommon in new projects, see polic	3.0%	3.0%	-	-	-	-	-	-	-	-	-	-	-
Partnership Management Fee (see policy for limits	3.0%	3.0%	13,664	17,080	3,519	14,074	17,593	3,624	14,497	18,121	3,733	14,931	18,664
Investor Service Fee (aka "LP Asset Mgt Fee") (see policy for limit			4,919	6,149	1,267	5,067	6,334	1,305	5,219	6,524	1,344	5,376	6,720
Other Payments			-	-	-	-	-	-	-	-	-	-	-
Non-amortizing Loan Pmnt - Lender			-	-	-	-	-	-	-	-	-	-	-
Non-amortizing Loan Pmnt - Lender 2			-	-	-	-	-	-	-	-	-	-	-
TOTAL PAYMENTS PRECEDING MOHCD			**18,584**	**23,230**	**4,785**	**19,141**	**23,927**	**4,929**	**19,716**	**24,645**	**5,077**	**20,307**	**25,384**
RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHCD			**134,930**	**134,930**	**(0)**	**139,293**	**139,293**	**0**	**143,106**	**143,106**	**0**	**146,339**	**146,339**
Does Project have a MOHCD Residual Receipt Obligation		**Yes**											
Will Project Defer Developer Fee?		**No**											
Residual Receipts split for all years. - Lender/Owner		**67% / 33%**											
		Dist. Soft Debt Loans											
MOHCD RESIDUAL RECEIPTS DEBT SERVICE													
MOHCD Residual Receipts Amount Due		100.00%		89,953			92,862			95,404			97,559
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				**44,977**			**46,431**			**47,702**			**48,780**
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				**44,977**			**46,431**			**47,702**			**48,780**
Owner Distributions/Incentive Management Fee				44,977			46,431			47,702			48,780
Other Distributions/Uses				-			-			-			-
Final Balance (should be zero)				**-**			**-**			**-**			**-**
RR Running Balance				**640,000**			**720,000**			**800,000**			**880,000**
OR Running Balance				**-**			**-**			**-**			**-**
Other Required Reserve 1 Running Balance				**-**			**-**			**-**			**-**
Other Required Reserve 2 Running Balance				**-**			**-**			**-**			**-**
DEFERRED DEVELOPER FEE - RUNNING BALANCE													
Developer Fee Starting Balance				-			-			-			-
Deferred Developer Fee Earned in Year				-			-			-			-
Developer Fee Remaining Balance				**-**			**-**			**-**			**-**

	Year 12 2036			Year 13 2037			Year 14 2038			Year 15 2039	
INCOME	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total	LOSP	non-LOSP
Residential - Tenant Rents	73,634	2,989,768	3,063,402	74,370	3,049,563	3,123,934	75,114	3,110,555	3,185,669	75,865	3,172,766
Residential - Tenant Assistance Payments (Non-LOSP	216,034	864,135	1,080,169	220,354	881,418	1,101,772	224,762	899,046	1,123,808	229,257	917,027
Residential - LOSP Tenant Assistance Payment	637,741	-	637,741	659,770	-	659,770	682,515	-	682,515	706,000	-
Commercial Space	-	-	50,710	-	-	50,964	-	-	51,218	-	-
Other Income	-	-	-	-	-	-	-	-	-	-	-
Gross Potential Income	**930,226**	**3,865,169**	**4,846,105**	**957,367**	**3,942,473**	**4,950,803**	**985,321**	**4,021,322**	**5,057,861**	**1,014,111**	**4,101,749**
Vacancy Loss - Residential - Tenant Rents	(3,682)	(149,488)	(153,170)	(3,719)	(152,478)	(156,197)	(3,756)	(155,528)	(159,283)	(3,793)	(158,638)
Vacancy Loss - Residential - Tenant Assistance Payment	(10,802)	(43,207)	(54,008)	(11,018)	(44,071)	(55,089)	(11,238)	(44,952)	(56,190)	(11,463)	(45,851)
Vacancy Loss - Commercial	-	-	-	-	-	-	-	-	-	-	-
EFFECTIVE GROSS INCOME	**915,742**	**3,672,474**	**4,638,926**	**942,631**	**3,745,924**	**4,739,518**	**970,327**	**3,820,842**	**4,842,388**	**998,855**	**3,897,259**
OPERATING EXPENSES											
Management	49,777	199,108	248,885	51,270	205,081	256,352	52,808	211,234	264,042	54,393	217,571
Salaries/Benefits	437,079	304,387	741,466	450,191	313,519	763,710	463,697	322,925	786,622	477,608	332,612
Administration	44,565	178,259	222,824	45,902	183,607	229,509	47,279	189,115	236,394	48,697	194,789
Utilities	113,950	455,801	569,751	117,369	469,475	586,843	120,890	483,559	604,448	124,516	498,066
Taxes and Licenses	16,115	64,461	80,576	16,599	66,395	82,994	17,097	68,387	85,483	17,610	70,438
Insurance	72,043	288,171	360,214	74,204	296,816	371,020	76,430	305,721	382,151	78,723	314,892
Maintenance & Repair	157,509	630,035	787,543	162,234	648,936	811,170	167,101	668,404	835,505	172,114	688,456
Supportive Services	-	241,131	241,131	-	248,365	248,365	-	255,816	255,816	-	263,490
Commercial Expenses	-	-	50,588	-	-	50,845	-	-	51,107	-	-
TOTAL OPERATING EXPENSES	**891,038**	**2,361,353**	**3,302,978**	**917,769**	**2,432,193**	**3,400,807**	**945,302**	**2,505,159**	**3,501,568**	**973,661**	**2,580,314**
PUPA (w/o Reserves/GL Base Rent/Bond Fees											
Reserves/Ground Lease Base Rent/Bond Fees											
Ground Lease Base Rent	3000	12000	15,000	3000	12000	15,000	3000	12000	15,000	3000	12000
Bond Monitoring Fee	500	2000	2,500	500	2000	2,500	500	2000	2,500	500	2000
Replacement Reserve Deposit	16000	64000	80,000	16000	64000	80,000	16000	64000	80,000	16000	64000
Operating Reserve Deposit	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
Other Required Reserve 2 Deposit	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
Sub-total Reserves/Ground Lease Base Rent/Bond Fees	**19,500**	**78,000**	**97,500**	**19,500**	**78,000**	**97,500**	**19,500**	**78,000**	**97,500**	**19,500**	**78,000**
TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/ Bond Fees	**910,538**	**2,439,353**	**3,400,478**	**937,269**	**2,510,193**	**3,498,307**	**964,802**	**2,583,159**	**3,599,068**	**993,161**	**2,658,314**
PUPA (w/ Reserves/GL Base Rent/Bond Fees											
NET OPERATING INCOME (INCOME minus OP EXPENSES)	**5,205**	**1,233,121**	**1,238,448**	**5,362**	**1,235,730**	**1,241,211**	**5,525**	**1,237,683**	**1,243,319**	**5,694**	**1,238,945**
DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loans)											
Hard Debt - First Lender	-	1,063,342	1,063,342	-	1,063,342	1,063,342	-	1,063,342	1,063,342	-	1,063,342
Hard Debt - Second Lender (HCD Program 0.42% pymt, or other 2nd Lender	-	-	-	-	-	-	-	-	-	-	-
Hard Debt - Third Lender (Other HCD Program, or other 3rd Lender	-	-	-	-	-	-	-	-	-	-	-
Hard Debt - Fourth Lender	-	-	-	-	-	-	-	-	-	-	-
Commercial Hard Debt Service	-	-	-	-	-	-	-	-	-	-	-
TOTAL HARD DEBT SERVICE	**-**	**1,063,342**	**1,063,342**	**-**	**1,063,342**	**1,063,342**	**-**	**1,063,342**	**1,063,342**	**-**	**1,063,342**
CASH FLOW (NOI minus DEBT SERVICE)	**5,205**	**169,779**	**175,106**	**5,362**	**172,388**	**177,869**	**5,525**	**174,341**	**179,977**	**5,694**	**175,603**
USES OF CASH FLOW BELOW (This row also shows DSCR.)			***1.165***			***1.167***			***1.169***		
USES THAT PRECEDE MOHCD DEBT SERVICE IN WATERFALL											
Deferred Developer Fee (Enter amt <= Max Fee from row 13	-	-	-	-	-	-	-	-	-	-	-
"Below-the-line" Asset Mgt fee (uncommon in new projects, see polic	-	-	-	-	-	-	-	-	-	-	-
Partnership Management Fee (see policy for limits	3,845	15,379	19,224	3,960	15,841	19,801	4,079	16,316	20,395	4,201	16,805
Investor Service Fee (aka "LP Asset Mgt Fee") (see policy for limit	1,384	5,537	6,921	1,426	5,703	7,129	1,469	5,874	7,343	1,513	6,050
Other Payments	-	-	-	-	-	-	-	-	-	-	-
Non-amortizing Loan Pmnt - Lender	-	-	-	-	-	-	-	-	-	-	-
Non-amortizing Loan Pmnt - Lender 2	-	-	-	-	-	-	-	-	-	-	-
TOTAL PAYMENTS PRECEDING MOHCD	**5,229**	**20,916**	**26,145**	**5,386**	**21,544**	**26,930**	**5,548**	**22,190**	**27,738**	**5,714**	**22,856**
RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHCD	**0**	**148,961**	**148,961**	**0**	**150,939**	**150,939**	**0**	**152,240**	**152,240**	**0**	**152,828**
MOHCD RESIDUAL RECEIPTS DEBT SERVICE											
MOHCD Residual Receipts Amount Due			99,307			100,626			101,493		
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			**49,654**			**50,313**			**50,747**		
NON-MOHCD RESIDUAL RECEIPTS DEBT SERVICE											
HCD Residual Receipts Amount Due			-			-			-		
Lender 4 Residual Receipts Due			-			-			-		
Lender 5 Residual Receipts Due			-			-			-		
Total Non-MOHCD Residual Receipts Debt Service			**-**			**-**			**-**		
REMAINDER (Should be zero unless there are distributions below			**49,654**			**50,313**			**50,747**		
Owner Distributions/Incentive Management Fee			49,654			50,313			50,747		
Other Distributions/Uses			-			-			-		
Final Balance (should be zero)			**-**			**-**			**-**		
RR Running Balance			**960,000**			**1,040,000**			**1,120,000**		
OR Running Balance			**-**			**-**			**-**		
Other Required Reserve 1 Running Balance			**-**			**-**			**-**		
Other Required Reserve 2 Running Balance			**-**			**-**			**-**		
DEFERRED DEVELOPER FEE - RUNNING BALANCE											
Developer Fee Starting Balance			-			-			-		
Deferred Developer Fee Earned in Year			-			-			-		
Developer Fee Remaining Balance			**-**			**-**			**-**		

Attachment J

730 Stanyan

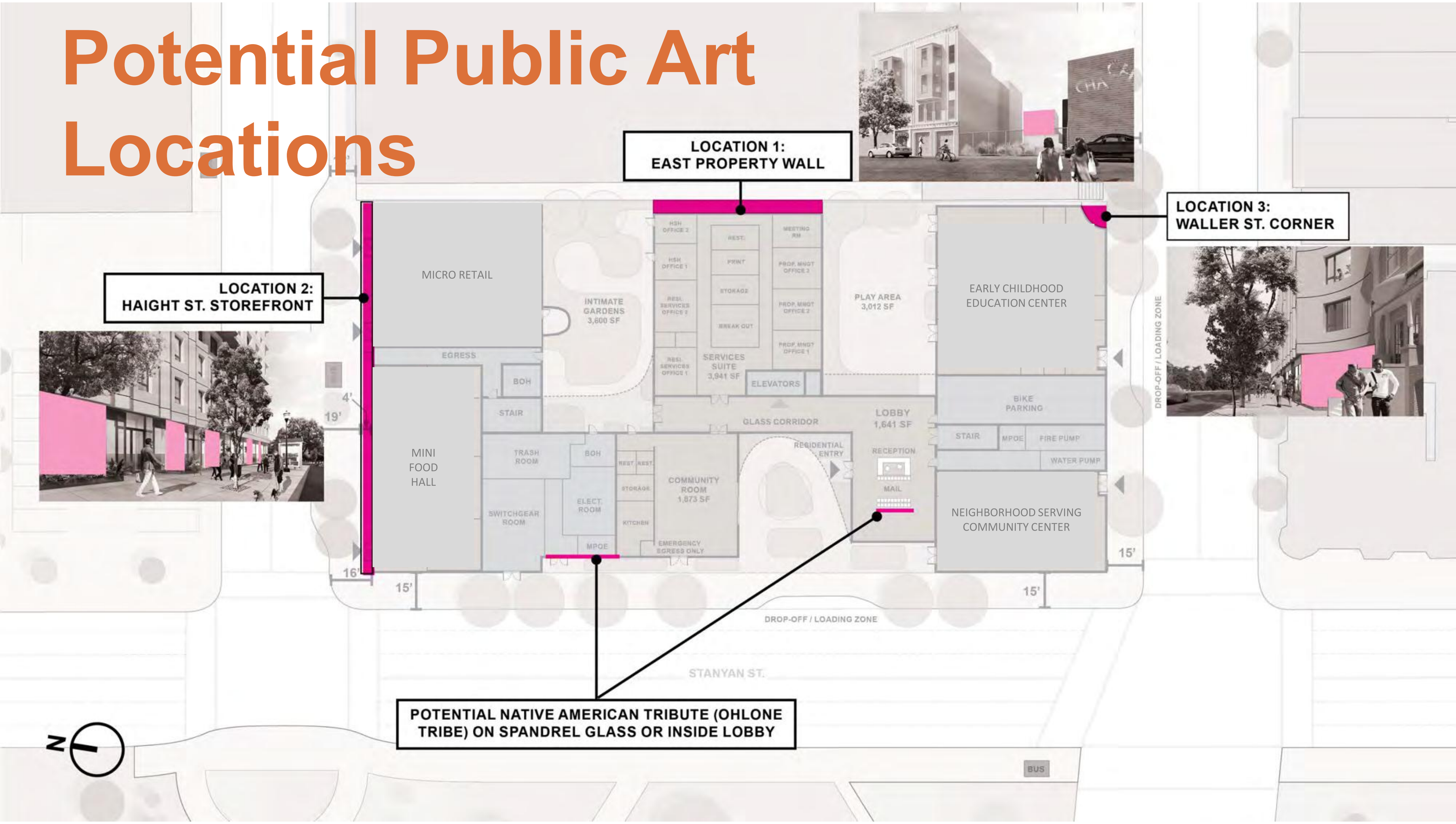
Total # Units:	LOSP Units	Non-LOSP Units		Year 16 2040			Year 17 2041			Year 18 2042			Year 19 2043			Year 20 2044		
160	32	128																
	20.00%	80.00%																
INCOME	% annual inc LOSP	% annual increase	Total	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total	LOSP	non-LOSP	Total
Residential - Tenant Rents	1.0%	2.0%	3,248,631	76,624	3,236,221	3,312,845	77,390	3,300,946	3,378,336	78,164	3,366,965	3,445,129	78,946	3,434,304	3,513,250	79,735	3,502,990	3,582,725
Residential - Tenant Assistance Payments (Non-LOSP	n/a	n/a	1,146,284	233,842	935,368	1,169,210	238,519	954,075	1,192,594	243,289	973,157	1,216,446	248,155	992,620	1,240,775	253,118	1,012,472	1,265,590
Residential - LOSP Tenant Assistance Payment	n/a	n/a	706,000	730,247	-	730,247	755,281	-	755,281	781,127	-	781,127	807,809	-	807,809	835,353	-	835,353
Commercial Space	n/a	0.0%	51,474	-	-	51,732	-	-	51,990	-	-	52,250	-	-	52,512	-	-	52,774
Other Income			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gross Potential Income			**5,167,334**	**1,043,762**	**4,183,784**	**5,279,277**	**1,074,300**	**4,267,459**	**5,393,750**	**1,105,752**	**4,352,808**	**5,510,811**	**1,138,145**	**4,439,865**	**5,630,521**	**1,171,507**	**4,528,662**	**5,752,943**
Vacancy Loss - Residential - Tenant Rents	n/a	n/a	(162,432)	(3,831)	(161,811)	(165,642)	(3,870)	(165,047)	(168,917)	(3,908)	(168,348)	(172,256)	(3,947)	(171,715)	(175,662)	(3,987)	(175,149)	(179,136)
Vacancy Loss - Residential - Tenant Assistance Payment	n/a	n/a	(57,314)	(11,692)	(46,768)	(58,460)	(11,926)	(47,704)	(59,630)	(12,164)	(48,658)	(60,822)	(12,408)	(49,631)	(62,039)	(12,656)	(50,624)	(63,280)
Vacancy Loss - Commercial	n/a	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EFFECTIVE GROSS INCOME			**4,947,588**	**1,028,239**	**3,975,204**	**5,055,174**	**1,058,505**	**4,054,708**	**5,165,203**	**1,089,679**	**4,135,802**	**5,277,732**	**1,121,790**	**4,218,518**	**5,392,820**	**1,154,864**	**4,302,889**	**5,510,527**
OPERATING EXPENSES																		
Management	3.0%	3.0%	271,964	56,025	224,098	280,123	57,705	230,821	288,526	59,436	237,746	297,182	61,219	244,878	306,097	63,056	252,224	315,280
Salaries/Benefits	3.0%	3.0%	810,220	491,936	342,591	834,527	506,694	352,868	859,563	521,895	363,454	885,349	537,552	374,358	911,910	553,678	385,589	939,267
Administration	3.0%	3.0%	243,486	50,158	200,633	250,791	51,663	206,652	258,314	53,213	212,851	266,064	54,809	219,237	274,046	56,453	225,814	282,267
Utilities	3.0%	3.0%	622,582	128,252	513,008	641,259	132,099	528,398	660,497	136,062	544,250	680,312	140,144	560,577	700,721	144,349	577,394	721,743
Taxes and Licenses	3.0%	3.0%	88,048	18,138	72,551	90,689	18,682	74,728	93,410	19,242	76,970	96,212	19,820	79,279	99,099	20,414	81,657	102,072
Insurance	3.0%	3.0%	393,615	81,085	324,339	405,424	83,517	334,069	417,586	86,023	344,091	430,114	88,603	354,414	443,017	91,262	365,046	456,308
Maintenance & Repair	3.0%	3.0%	860,570	177,277	709,109	886,387	182,596	730,383	912,978	188,074	752,294	940,368	193,716	774,863	968,579	199,527	798,109	997,636
Supportive Services	3.0%	3.0%	263,490	-	271,395	271,395	-	279,537	279,537	-	287,923	287,923	-	296,560	296,560	-	305,457	305,457
Commercial Expenses			51,374	-	-	51,644	-	-	51,920	-	-	52,200	-	-	52,485	-	-	52,775
TOTAL OPERATING EXPENSES			**3,605,348**	**1,002,871**	**2,657,723**	**3,712,238**	**1,032,957**	**2,737,455**	**3,822,331**	**1,063,945**	**2,819,579**	**3,935,724**	**1,095,864**	**2,904,166**	**4,052,514**	**1,128,740**	**2,991,291**	**4,172,805**
PUPA (w/o Reserves/GL Base Rent/Bond Fees																		
Reserves/Ground Lease Base Rent/Bond Fees																		
Ground Lease Base Rent			15,000	3000	12000	15,000	3000	12000	15,000	3000	12000	15,000	3000	12000	15,000	3000	12000	15,000
Bond Monitoring Fee			2,500	500	2000	2,500	500	2000	2,500	500	2000	2,500	500	2000	2,500	500	2000	2,500
Replacement Reserve Depos			80,000	16000	64000	80,000	16000	64000	80,000	16000	64000	80,000	16000	64000	80,000	16000	64000	80,000
Operating Reserve Deposi			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Required Reserve 1 Deposi			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Required Reserve 2 Deposi			0	0	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	0	0
Sub-total Reserves/Ground Lease Base Rent/Bond Fees			**97,500**	**19,500**	**78,000**	**97,500**	**19,500**	**78,000**	**97,500**	**19,500**	**78,000**	**97,500**	**19,500**	**78,000**	**97,500**	**19,500**	**78,000**	**97,500**
TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/ Bond Fees			**3,702,848**	**1,022,371**	**2,735,723**	**3,809,738**	**1,052,457**	**2,815,455**	**3,919,831**	**1,083,445**	**2,897,579**	**4,033,224**	**1,115,364**	**2,982,166**	**4,150,014**	**1,148,240**	**3,069,291**	**4,270,305**
PUPA (w/ Reserves/GL Base Rent/Bond Fees																		
NET OPERATING INCOME (INCOME minus OP EXPENSES)			**1,244,740**	**5,868**	**1,239,481**	**1,245,436**	**6,048**	**1,239,253**	**1,245,372**	**6,234**	**1,238,224**	**1,244,508**	**6,426**	**1,236,352**	**1,242,805**	**6,624**	**1,233,598**	**1,240,221**
DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loans)																		
Hard Debt - First Lender			1,063,342	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hard Debt - Second Lender (HCD Program 0.42% pymt, or other 2nd Lende			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hard Debt - Third Lender (Other HCD Program, or other 3rd Lende			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hard Debt - Fourth Lender			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial Hard Debt Service			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL HARD DEBT SERVICE			**1,063,342**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CASH FLOW (NOI minus DEBT SERVICE)			**181,398**	**5,868**	**1,239,481**	**1,245,436**	**6,048**	**1,239,253**	**1,245,372**	**6,234**	**1,238,224**	**1,244,508**	**6,426**	**1,236,352**	**1,242,805**	**6,624**	**1,233,598**	**1,240,221**
USES OF CASH FLOW BELOW (This row also shows DSCR.)		**DSCR:**	***1.171***															
USES THAT PRECEDE MOHCD DEBT SERVICE IN WATERFALL																		
Deferred Developer Fee (Enter amt <= Max Fee from row 13			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
"Below-the-line" Asset Mgt fee (uncommon in new projects, see polic	3.0%	3.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Partnership Management Fee (see policy for limits	3.0%	3.0%	21,007	4,327	17,310	21,637	4,457	17,829	22,286	4,591	18,364	22,955	4,729	18,915	23,643	4,871	19,482	24,353
Investor Service Fee (aka "LP Asset Mgt Fee") (see policy for limit			7,563	1,558	6,232	7,790	1,605	6,419	8,024	1,653	6,611	8,264	1,702	6,810	8,512	1,754	7,014	8,768
Other Payments			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Non-amortizing Loan Pmnt - Lender			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Non-amortizing Loan Pmnt - Lender 2			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL PAYMENTS PRECEDING MOHCD			**28,570**	**5,885**	**23,542**	**29,427**	**6,062**	**24,248**	**30,310**	**6,244**	**24,975**	**31,219**	**6,431**	**25,724**	**32,156**	**6,624**	**26,496**	**33,120**
RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHCD			**152,828**	**(0)**	**1,216,009**	**1,216,009**	**0**	**1,215,062**	**1,215,062**	**0**	**1,213,289**	**1,213,289**	**-**	**1,210,649**	**1,210,649**	**(0)**	**1,207,101**	**1,207,101**
Does Project have a MOHCD Residual Receipt Obligation		**Yes**																
Will Project Defer Developer Fee?		**No**																
Residual Receipts split for all years. - Lender/Owne		**67% / 33%**																
		Dist. Soft Debt Loans																
MOHCD RESIDUAL RECEIPTS DEBT SERVICE																		
MOHCD Residual Receipts Amount Due		100.00%	101,885			810,673			810,041			808,859			807,100			804,734
Proposed MOHCD Residual Receipts Amount to Residual Ground Leas			-			-			-			-			-			-
Proposed MOHCD Residual Receipts Amount to Replacement Reserv			-			-			-			-			-			-
REMAINING BALANCE AFTER MOHCD RESIDUAL RECEIPTS DEBT SERVICE			**50,943**			**405,336**			**405,021**			**404,430**			**403,550**			**402,367**
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			**50,943**			**405,336**			**405,021**			**404,430**			**403,550**			**402,367**
Owner Distributions/Incentive Management Fe			50,943			405,336			405,021			404,430			403,550			402,367
Other Distributions/Uses			-			-			-			-			-			-
Final Balance (should be zero)			**-**			**-**			**-**			**-**			**-**			**-**
RR Running Balance			**1,200,000**			**1,280,000**			**1,360,000**			**1,440,000**			**1,520,000**			**1,600,000**
OR Running Balance			**-**			**-**			**-**			**-**			**-**			**-**
Other Required Reserve 1 Running Balance			**-**			**-**			**-**			**-**			**-**			**-**
Other Required Reserve 2 Running Balance			**-**			**-**			**-**			**-**			**-**			**-**
DEFERRED DEVELOPER FEE - RUNNING BALANCE																		
Developer Fee Starting Balanc			-			-			-			-			-			-
Deferred Developer Fee Earned in Yea			-			-			-			-			-			-
Developer Fee Remaining Balance			**-**			**-**			**-**			**-**			**-**			**-**

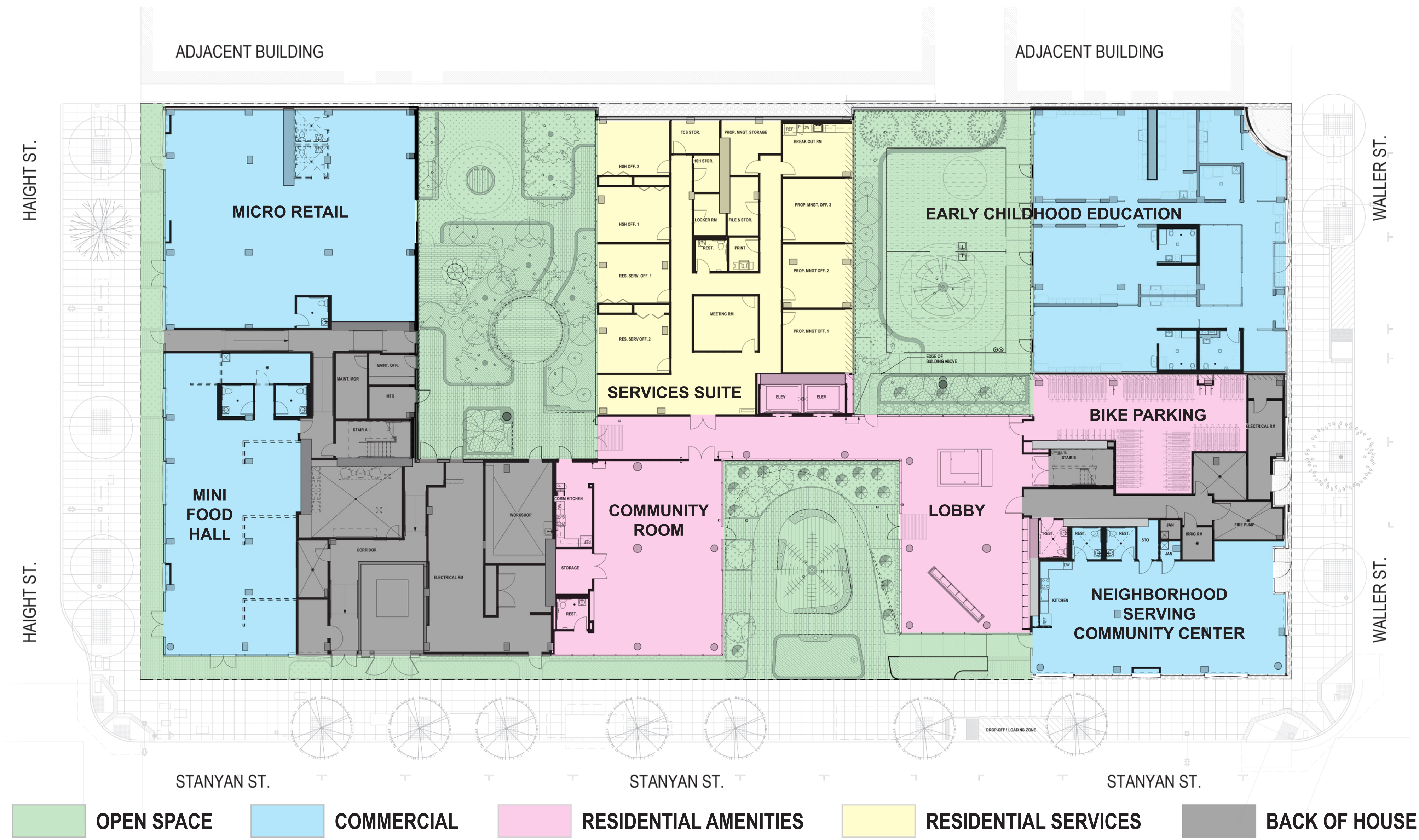



730


POTENTIAL PUBLIC ART LOCATIONS
BOWLING
Amoeba Music

Potential Public Art Locations




ADJACENT BUILDING
ADJACENT BUILDING
HAIGHT ST.
HAIGHT ST.
WALLER ST.
WALLER ST.
MICRO RETAIL
MINI FOOD HALL
SERVICES SUITE
COMMUNITY ROOM
LOBBY
EARLY CHILDHOOD EDUCATION
BIKE PARKING
NEIGHBORHOOD SERVING COMMUNITY CENTER
STANYAN ST.
STANYAN ST.
STANYAN ST.
OPEN SPACE
COMMERCIAL
RESIDENTIAL AMENITIES
RESIDENTIAL SERVICES
BACK OF HOUSE

OVERVIEW LEVEL 2 TO LEVEL 8

L2 PLAN

L3 PLAN

L4 PLAN

L5 PLAN - TERRACE

L6 PLAN

L7 PLAN

L8 PLAN

STUDIO: 35
1-BED: 43
2-BED: 42
3-BED:40
TOTAL: 160

3-BED	2-BED	1BED	STUDIO
25%	26%	27%	22%

Y OMA Studio

SCOPE OF WORK:

CONSTRUCTION OF NEW 8 STORY BUILDING. 100% AFFORDABLE HOUSING. 160 RESIDENTIAL UNITS WITH GROUND FLOOR OFFICES AND COMMUNITY ROOM.

GROUND FLOOR DAY CARE, SENIOR CENTER, TECHNICAL TRAINING, TAYS CENTER AND CAFE WILL BE UNDER FUTURE, SEPARATE TENANT IMPROVEMENT PERMIT APPLICATIONS.

THIS PROJECT IS PUBLICLY FUNDED.

PROJECT DATA:

PROJECT ADDRESS: 730 STANYAN STREET, SAN FRANCISCO, CA 94117
BLOCK / LOT: BLOCK 1249/LOT 024
ZONING: HAIGHT STREET NEIGHBORHOOD COMMERCIAL ZONING DISTRICT
HEIGHT AND BULK DISTRICT: 50-X
RESIDENTIAL ZONING: HIGHER DENSITY

SITE AREA: 37,812 SF

PROPOSED OCCUPANCY TYPE / USE: A-2 (CAFE) / A-3 (ASSEMBLY) / B (OFFICE) / E (CHILDCARE) / R-2 (MULTIFAMILY)
CONSTRUCTION TYPE: TYPE IA CONCRETE SUPERSTRUCTURE
FIRE PROTECTION: FULLY SPRINKLERED NFPA 13 AUTOMATIC SYSTEM
FIRE SEPARATION FOR MIXED-USE OCCUPANCIES AT LEVEL 1 : NONSEPARATED OCCUPANCIES (CBC 508.3)

ALLOWABLE HEIGHT AND AREA:
GROUP A-2: UNLIMITED HEIGHT, UNLIMITED AREA
GROUP A-3: UNLIMITED HEIGHT, UNLIMITED AREA
GROUP B: UNLIMITED HEIGHT, UNLIMITED AREA
GROUP E: UNLIMITED HEIGHT, UNLIMITED AREA
GROUP R-2: UNLIMITED HEIGHT, UNLIMITED AREA

ALLOWABLE STORIES, HEIGHTS, AND AREA (TABLE 504.3,504.4, AB1763): 1 DU/600 SF LOT AREA (63 DUS) *UNLIMITED (AB1763)
FRONT AND SIDE YARD SETBACK: NOT REQUIRED
REAR YARD: 25% OF LOT DEPTH *REDUCED TO 20% (AB1763)
OPEN SPACE: COMMON - 100 SF/UNIT, PRIVATE - 80 SF/UNIT
LOT COVERAGE OR FAR LIMITATIONS: NOT APPLICABLE

PROPOSED BUILDING HEIGHT/STORIES: 83' / 8 STORIES
PROPOSED GSF (EXCLUDES BULKHEAD): 184,809 GSF
RESI AREA: 157,124 GSF
PROPOSED NUMBER OF DWELLING UNITS: 160

BUILDING GRADE PLANE: 270.57'
NORTHWEST CORNER: 267.67'
NORTHEAST CORNER: 272.15'
SOUTHEAST CORNER: 271.55'
SOUTHWEST CORNER: 270.89'

GREEN HALO PROJECT NUMBER: GH329-015-1161

GROUND LEVEL GROSS FLOOR AREA			
FLOOR	PROGRAM	NAME	AREA
LEVEL 1	CHILD CARE FACILITY	EARLY CHILDHOOD EDUCATION	~~3754 SF~~ 3,685
			3754 SF
LEVEL 1	COMMUNITY / PUBLIC FACILITY	~~TECH TRAINING~~ YOUTH CENTER	1603 SF 1,606
LEVEL 1	COMMUNITY / PUBLIC FACILITY	TAYS CENTER	1881 SF 1,520
LEVEL 1	COMMUNITY / PUBLIC FACILITY	~~SENIOR CENTER~~ Neighborhood Serving Community Center	1912 SF 1,852
			5095 SF
LEVEL 1	EATING / DRINKING USES	CAFE	~~2330 SF~~ 2,324
			2330 SF
LEVEL 1	RESIDENTIAL	RESIDENTIAL OFFICE SUITE	3319 SF
LEVEL 1	RESIDENTIAL	COMMON RESIDENTIAL	9984 SF
			13303 SF
LEVEL 1	OUTDOOR OPEN AREA	INTIMATE GARDENS	3556 SF
LEVEL 1	OUTDOOR OPEN AREA	GATHERING COURT	2188 SF
LEVEL 1	OUTDOOR OPEN AREA	CHILDCARE COURTYARD	~~3106 SF~~ 3,071
			8850 SF

10,987 SF

SHOWER AND 6 LOCKERS REQUIRED FOR OFFICE, CHILD CARE, AND COMMUNITY/PUBLIC FACILITIES OVER 10,000 SF AND EATIN/DRINKING FACILITIES OVER 25,000 SF PER SF PLANNING CODE SEC. 155.4

APPLICABLE CODES:

THIS PROJECT SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE TWO VOLUMES OF THE CALIFORNIA BUILDING CODE (CBC) 2019 EDITION, INCLUDING:

2019 CALIFORNIA BUILDING CODE W/ 2019 SFBC AMENDMENTS
2019 CALIFORNIA FIRE CODE W/ SFFD ADMINISTRATIVE BULLETINS
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA REFERENCED STANDARDS CODE
2019 GREEN BUILDING STANDARDS CODE
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
1991 FAIR HOUSING ACCESSIBILITY GUIDELINES

THE BUILDING DESIGN IS ALSO APPLYING THE FOLLOWING SAN FRANCISCO BUILDING AND FIRE CODE ADMINISTRATIVE BULLETINS:SAN FRANCISCO BUILDING CODE ADMINISTRATIVE BULLETINS – TO BE APPLIED WHERE APPLICABLE.

AB-005 PROCEDURES FOR APPROVAL OF LOCAL EQUIVALENCIES
AB-056 DISABLED ACCESS COMPLIANCE STATUS DOCUMENTATION
AB-058 PROCEDURES FOR SEISMIC INSTRUMENTATION OF NEW BUILDINGS
AB-060 INFORMATION TECHNOLOGY ROOMS DEFINED AND REQUIREMENTS
AB-082 GUIDELINES AND PROCEDURES FOR STRUCTURAL DESIGN REVIEW
AB-088 COLLECTION AND STORAGE OF TRASH, RECYCLING, AND COMPOSTABLE MATERIALS

SAN FRANCISCO FIRE DEPARTMENT ADMINISTRATIVE BULLETINS – TO BE APPLIED WHERE APPLICABLE

2.04 FIRE SPRINKLER SUBMITTAL
2.05 FIRE/SMOKE DAMPER SUBMITTAL GUIDELINES FOR TENANT IMPROVEMENTS
2.09 UNDERGROUND PIPE DETAIL PLAN SUBMITTAL
2.11 SUBMITTAL GUIDELINES FOR EMERGENCY EVACUATION SIGNS
2.16 SUBMITTAL GUIDELINES FOR FIRE DEPARTMENT ACCESS AND FIRE FLOW APPROVAL
3.02 FIRE ALARM ANNUNCIATION
3.03 FIRE ALARM CERTIFICATION
4.05 PROTECTION OF STANDPIPE INLETS
4.06 DESIGN CRITERIA FOR FIRE DEPARTMENT CONNECTIONS AND STANDPIPE OUTLET VALVES
4.11 SPRINKLER SYSTEM WATER FLOW ALARMS
4.12 TEMPORARY STANDPIPES IN BUILDINGS UNDER CONSTRUCTION
4.13 SPRINKLER & STANDPIPE FLOW RATE AND REQUIRED PRESSURES
4.15 USE OF POWDER DRIVEN STUDS FOR HANGING SPRINKLER PIPE
4.20 DESIGN OF FIRE PUMP SUCTION PIPING AND FIRE PUMP LOCATION
4.22 DESIGN OF FIRE PUMP WIRING METHODS
4.28 FIRE SPRINKLER SYSTEM COVERAGE REQUIREMENTS FOR BALCONIES AND TERRACES
5.09 LOCKBOX PROGRAM – GUIDELINE FOR NEW EXTERIOR AND REPLACEMENT LOCKBOXES
5.12 FIRE DEPARTMENT APPARATUS ACCES

ALL OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS INCLUDING THE CITY OF SAN FRANCISCO MUNICIPAL CODE

BICYCLE PARKING REQUIREMENTS					
SF PLANNING CODE TABLE 155.2					
PROGRAM	CLASS 1 LOAD FACTOR	CLASS 1	CLASS 2 LOAD FACTOR	CLASS 2	
DWELLING UNITS	100 SPACES + 1 SPACE PER EVERY 4 UNITS OVER 100	115	1 SPACE PER 20 UNITS	8	
OFFICE	1 SPACE PER 5,000 SF	1	2 SPACES PER FIRST 5,000 SF + 1 ADDITIONAL PER ADDT'L 50,000 SF	2	
RESIDENTIAL PROGRAM TOTAL REQUIRED		116	CLASS 2 RESI TOTAL (PROVIDED AS PART OF SITE IMPROVEMENT SCOPE)	10	
RESIDENTIAL PROGRAM TOTAL PROVIDED		122			
CHILD CARE FACILITY	1 SPACE PER 20 CHILDREN	2	1 SPACE PER 20 CHILDREN	2	
COMMUNITY / PUBLIC FACILITY	1 SPACE PER 5,000 SF	2	1 SPACE PER 2,500 SF OF PUBLICLY-ACCESSIBLE AREA	3	
EATING / DRINKING USES	1 SPACE PER 7,500 SF	1	1 SPACE PER 750 SF	4	
TENANT IMPROVEMENT TOTAL (PROVIDED BY TENANT DURING TENANT IMPROVEMENT PHASE, NOT IN SCOPE)		5	CLASS 2 TI TOTAL (PROVIDED AS PART OF SITE IMPROVEMENT SCOPE)	9	

<varies>

PROJECT CALCS:

BUILDING AREA:

LEVEL	GSF	OPEN AREA	# OF UNITS
GRADE PLANE	27788 SF	7366 SF	
LEVEL 2	28725 SF		31
LEVEL 3	28725 SF		30
LEVEL 4	28725 SF		30
LEVEL 5	19944 SF	8424 SF	18
LEVEL 6	19944 SF		17
LEVEL 7	19944 SF		17
LEVEL 8	19944 SF		17
TOTAL	193,739 SF		160

UNITS:

FLOOR	STUDIO	1 BDRM	2 BDRM	3 BDRM	# OF UNITS
1	-	-	-	-	-
2	9	9	7	6	31
3	7	9	8	6	30
4	7	9	8	6	30
5	4	7	4	4	18
6	3	3	5	6	17
7	3	3	5	6	17
8	3	3	5	6	17
TOTAL	35	43	42	40	160
%	21.9%	26.9%	26.3%	25%	

UNITS:

FLOOR	MANAGER 1BDRM	TAY STUDIO	TAY 1 BDRM	FAMILY STUDIO	FAMILY 1 BDRM	FAMILY 2 BDRM	FAMILY 3 BDRM	TOTAL # OF UNITS
1								
2	~~1~~	3	~~2~~ 3	6	6	7	6	31
3		3	2	4	7	8	6	30
4		3	2	4	7	8	6	30
5	1	3	2	0	4	4	4	18
6		2	2	1	1	5	6	17
7		2	1	1	2	5	6	17
8		2	1	1	2	5	6	17
TOTAL	2	18	12	17	29	42	40	160

TOTAL MNGR UNITS = ~~2 (1%)~~ 1
TOTAL TAY UNITS = ~~30 (19%)~~ 20
TOTAL FAMILY UNITS = ~~128 (80%)~~ 149

TOTAL UNITS = 160

ACCESSIBLE UNITS REQUIRED			
BR TYPE	QTY	15% MOB	10% COMM
STUDIO	35	6	4
1 BR	43	7	5
2 BR	42	7	5
3 BR	40	6	4
TOTAL	160	26	18

ACCESSIBLE UNITS PROVIDED			
BR TYPE	QTY	20% MOB	13.1% COMM
STUDIO	35	8	5
1 BR	43	8	6
2 BR	42	9	5
3 BR	40	7	5
TOTAL	160	32	21

UNIT MATRIX

UNIT #	# OF BATHS	UNIT TYPE	# OF BDRM	MOBILITY/ADAPTABLE/ COMMUNICATION	AREA
LEVEL 2					
201	1	1A	1 BR	ADAPTABLE	553 SF
202	1	1B	1 BR	ADAPTABLE	532 SF
203	1	0A	0 BR	ADAPTABLE	417 SF
204	1	0B	0 BR	ADAPTABLE	417 SF
205	1	2A	2 BR	ADAPTABLE	836 SF
206	2	3A	3 BR	ADAPTABLE	1123 SF
207	1	1C	1 BR	ADAPTABLE	517 SF
208	1	0C	0 BR	ADAPTABLE	384 SF
209	1	0D	0 BR	ADAPTABLE	385 SF
210	2	3B	3 BR	ADAPTABLE	1049 SF
211	1	2B	2 BR	ADAPTABLE	840 SF
212	1	2C	2 BR	COMMUNICATION	954 SF
213	1	1D	1 BR	COMMUNICATION	636 SF
214	2	3C	3 BR	ADAPTABLE	1047 SF
215	1	0E	0 BR	ADAPTABLE	411 SF
216	1	0F	0 BR	ADAPTABLE	378 SF
217	1	2D	2 BR	ADAPTABLE	886 SF
218	2	3D	3 BR	ADAPTABLE	1070 SF
219	1	1E	1 BR	ADAPTABLE	513 SF
220	2	3E	3 BR	ADAPTABLE	1051 SF
221	1	2E	2 BR	ADAPTABLE	857 SF
222	1	2F	2 BR	ADAPTABLE	857 SF
223	1	1F	1 BR	ADAPTABLE	517 SF
224	1	1G	1 BR	ADAPTABLE	533 SF
225	1	1H	1 BR	ADAPTABLE	501 SF
226	1	0G	0 BR	ADAPTABLE	357 SF
227	1	1J	1 BR	MOBILITY	544 SF
228	1	0H	0 BR	MOBILITY	398 SF
229	1	2G	2 BR	ADAPTABLE	934 SF
230	2	3F	3 BR	MOBILITY	1178 SF
231	1	0J	0 BR	MOBILITY	432 SF
LEVEL 2: 31					21108 SF
LEVEL 3					
301	1	1A	1 BR	ADAPTABLE	553 SF
302	1	1B	1 BR	ADAPTABLE	532 SF
303	1	0A	0 BR	ADAPTABLE	418 SF
304	1	0B	0 BR	ADAPTABLE	417 SF
305	1	2A	2 BR	ADAPTABLE	836 SF
306	2	3A	3 BR	ADAPTABLE	1122 SF
307	1	1C	1 BR	ADAPTABLE	517 SF
308	1	0C	0 BR	ADAPTABLE	384 SF
309	1	0D	0 BR	ADAPTABLE	385 SF
310	2	3B	3 BR	ADAPTABLE	1049 SF
311	1	2B	2 BR	ADAPTABLE	840 SF
312	1	2C	2 BR	MOBILITY	951 SF
313	1	1D	1 BR	MOBILITY	636 SF
314	2	3C	3 BR	ADAPTABLE	1047 SF
315	1	2H	2 BR	MOBILITY	806 SF
316	1	2D	2 BR	ADAPTABLE	886 SF
317	2	3D	3 BR	ADAPTABLE	1070 SF
318	1	1E	1 BR	ADAPTABLE	513 SF
319	2	3E	3 BR	ADAPTABLE	1051 SF
320	1	2E	2 BR	ADAPTABLE	857 SF
321	1	2F	2 BR	ADAPTABLE	857 SF
322	1	1F	1 BR	ADAPTABLE	517 SF
323	1	1G	1 BR	ADAPTABLE	533 SF
324	1	1H	1 BR	ADAPTABLE	501 SF
325	1	0G	0 BR	ADAPTABLE	357 SF
326	1	1J	1 BR	COMMUNICATION	544 SF
327	1	0H	0 BR	MOBILITY	398 SF
328	1	2G	2 BR	ADAPTABLE	934 SF
329	2	3F	3 BR	COMMUNICATION	1178 SF
330	1	0J	0 BR	ADAPTABLE	432 SF
LEVEL 3: 30					21122 SF
LEVEL 4					
401	1	1A	1 BR	ADAPTABLE	553 SF
402	1	1B	1 BR	ADAPTABLE	532 SF
403	1	0A	0 BR	ADAPTABLE	418 SF
404	1	0B	0 BR	ADAPTABLE	417 SF
405	1	2A	2 BR	ADAPTABLE	836 SF
406	2	3A	3 BR	ADAPTABLE	1123 SF
407	1	1C	1 BR	ADAPTABLE	517 SF
408	1	0C	0 BR	ADAPTABLE	384 SF
409	1	0D	0 BR	ADAPTABLE	385 SF
410	2	3B	3 BR	ADAPTABLE	1049 SF
411	1	2B	2 BR	ADAPTABLE	841 SF
412	1	2C	2 BR	MOBILITY	954 SF
413	1	1D	1 BR	MOBILITY	636 SF
414	2	3C	3 BR	ADAPTABLE	1047 SF
415	1	2H	2 BR	MOBILITY	806 SF
416	1	2D	2 BR	ADAPTABLE	886 SF
417	2	3D	3 BR	ADAPTABLE	1070 SF
418	1	1E	1 BR	ADAPTABLE	513 SF
419	2	3E	3 BR	ADAPTABLE	1051 SF
420	1	2E	2 BR	ADAPTABLE	857 SF
421	1	2F	2 BR	ADAPTABLE	857 SF
422	1	1F	1 BR	ADAPTABLE	517 SF
423	1	1G	1 BR	ADAPTABLE	533 SF
424	1	1H	1 BR	ADAPTABLE	501 SF
425	1	0G	0 BR	ADAPTABLE	357 SF
426	1	1J	1 BR	COMMUNICATION	544 SF
427	1	0H	0 BR	COMMUNICATION	398 SF
428	1	2G	2 BR	ADAPTABLE	934 SF
429	2	3F	3 BR	COMMUNICATION	1178 SF
430	1	0J	0 BR	MOBILITY	432 SF
LEVEL 4: 30					21126 SF
LEVEL 5					
501	1	1A	1 BR	ADAPTABLE	553 SF
502	1	1B	1 BR	ADAPTABLE	524 SF
503	1	1K	1 BR	ADAPTABLE	509 SF
504	2	3G	3 BR	ADAPTABLE	1180 SF
505	1	2C	2 BR	MOBILITY	951 SF
506	1	1D	1 BR	MOBILITY	636 SF
507	2	3C	3 BR	ADAPTABLE	1049 SF
508	1	2H	2 BR	COMMUNICATION	800 SF
509	1	1L	1 BR	ADAPTABLE	598 SF
510	1	2J	2 BR	ADAPTABLE	836 SF
511	2	3H	3 BR	ADAPTABLE	1058 SF
512	1	1H	1 BR	ADAPTABLE	501 SF
513	1	0G	0 BR	ADAPTABLE	357 SF
514	1	1J	1 BR	MOBILITY	544 SF
515	1	0H	0 BR	MOBILITY	398 SF
516	1	2G	2 BR	ADAPTABLE	934 SF
517	2	3F	3 BR	MOBILITY	1178 SF
518	1	0J	0 BR	COMMUNICATION	432 SF
LEVEL 5: 18					13038 SF
LEVEL 6					
601	2	3J	3 BR	ADAPTABLE	1171 SF
602	1	2K	2 BR	ADAPTABLE	883 SF
603	2	3K	3 BR	MOBILITY	1208 SF
604	1	2C	2 BR	COMMUNICATION	951 SF
605	1	1D	1 BR	MOBILITY	636 SF
606	2	3C	3 BR	ADAPTABLE	1047 SF
607	1	2H	2 BR	MOBILITY	800 SF
608	2	3L	3 BR	COMMUNICATION	1179 SF
609	1	2L	2 BR	ADAPTABLE	906 SF
610	2	3M	3 BR	ADAPTABLE	1078 SF
611	1	1H	1 BR	ADAPTABLE	501 SF
612	1	0G	0 BR	ADAPTABLE	357 SF
613	1	1J	1 BR	COMMUNICATION	544 SF
614	1	0H	0 BR	MOBILITY	398 SF
615	1	2G	2 BR	ADAPTABLE	934 SF
616	2	3F	3 BR	MOBILITY	1178 SF
617	1	0J	0 BR	MOBILITY	432 SF
LEVEL 6: 17					14204 SF
LEVEL 7					
701	2	3J	3 BR	ADAPTABLE	1170 SF
702	1	2K	2 BR	ADAPTABLE	883 SF
703	2	3K	3 BR	COMMUNICATION	1208 SF
704	1	2C	2 BR	MOBILITY	951 SF
705	1	1D	1 BR	COMMUNICATION	636 SF
706	2	3C	3 BR	ADAPTABLE	1047 SF
707	1	2H	2 BR	COMMUNICATION	800 SF
708	2	3L	3 BR	MOBILITY	1179 SF
709	1	2L	2 BR	ADAPTABLE	906 SF
710	2	3M	3 BR	ADAPTABLE	1078 SF
711	1	1H	1 BR	ADAPTABLE	501 SF
712	1	0G	0 BR	ADAPTABLE	357 SF
713	1	1J	1 BR	MOBILITY	544 SF
714	1	0H	0 BR	COMMUNICATION	398 SF
715	1	2G	2 BR	ADAPTABLE	934 SF
716	2	3F	3 BR	MOBILITY	1178 SF
717	1	0J	0 BR	COMMUNICATION	432 SF
LEVEL 7: 17					14204 SF
LEVEL 8					
801	2	3J	3 BR	ADAPTABLE	1170 SF
802	1	2K	2 BR	ADAPTABLE	883 SF
803	2	3K	3 BR	MOBILITY	1208 SF
804	1	2C	2 BR	COMMUNICATION	951 SF
805	1	1D	1 BR	MOBILITY	636 SF
806	2	3C	3 BR	ADAPTABLE	1047 SF
807	1	2H	2 BR	MOBILITY	800 SF
808	2	3L	3 BR	COMMUNICATION	1179 SF
809	1	2L	2 BR	ADAPTABLE	906 SF
810	2	3M	3 BR	ADAPTABLE	1078 SF
811	1	1H	1 BR	ADAPTABLE	501 SF
812	1	0G	0 BR	ADAPTABLE	357 SF
813	1	1J	1 BR	COMMUNICATION	544 SF
814	1	0H	0 BR	MOBILITY	398 SF
815	1	0G	2 BR	ADAPTABLE	934 SF
816	2	3F	3 BR	MOBILITY	1178 SF
817	1	0J	0 BR	COMMUNICATION	432 SF
LEVEL 8: 17					14204 SF

PROJECT DIRECTORY:

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

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

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

DESIGN ARCHITECT:
OMA*AMO ARCHITECTURE PC
180 VARICK STREET, SUITE 1328
NEW YORK, NY 10014
212.337.0770

EXECUTIVE ARCHITECT:
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777 FLORIDA STREET, SUITE 301
SAN FRANCISCO, CA 94107
415.920.1839

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

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

URBAN AGRICULTURE:
TOP LEAF FARMS
3949 39TH AVENUE
OAKLAND, CA 94619
831.667.2376

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

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

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

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

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

MOD PLAN REVIEW

Mayor's Office on Disability

London N. Breed
Mayor
Carmen Chu
City Administrator
Nicole Bohn
Director

DISABILITY ACCESS COMPLIANCE FOR CITY FUNDED PROJECTS

Permit applicant: Fill in project name and address and then scan onto plans.

Project: 730 STANYAN
Project Address: 730 STANYAN ST, SAN FRANCISCO, CA 94117

Leave Area Below Blank – For MOD Staff Use Only

PLAN REVIEW - MOD has approved:
- ☐ Unreasonable Hardship / Technical Infeasibility Date:
- ☐ Playground ADA Inventory Form Date:
- ☐ Pre-application review / Site permit Date:
- ☐ Final construction plans Date:

INSPECTIONS - The following MOD inspections are required:
To schedule an inspection, contact MOD at (415) 554-6789
- ☐ Pre-construction conference
- ☐ Rough framing, after plumbing and electrical rough is complete
- ☐ Mock up inspection of bathrooms / kitchens
- ☐ Demonstration of adaptable cabinetry
- ☐ Signage, including proofs and color samples prior to fabrication
- ☐ Door closer pressure and timing
- ☐ Power door operator testing per ANSI/BHMA A156.19
- ☐ Playground equipment, surface, and path of travel
- ☐ **Final Signoff of Project**

The following additional documents are required:
- ☐ Approved Reasonable Accommodation Notices
- ☐ Signage approval from Lighthouse for the Blind
- ☐ Illustrated instruction manual to adapt unit interiors
- ☐ Inspection matrix listing each covered dwelling unit and common areas

MOD Plan Reviewer Signature   Date

1155 Market St, 1st Floor, San Francisco, CA 94103
Main: (415) 554-6789 Fax: (415) 554-6159 TTY: (415) 554-6799 Email: mod@sfgov.org Rev. 4/23/2021

ADDENDA SCHEDULE

Y.A.studio

Date: September 12, 2022

To: San Francisco Department of Building Inspections
49 South Van Ness Ave

Subject: Addenda Schedule / 730 Stanyan (100% Affordable)

Project Address: 730 Stanyan Street
San Francisco CA 94117
Block / Lot: 1249 / 024
Permit Application#: 2021.0331.7637

To Whom it may concern,

Y.A. studio respectfully requests the following Addendum Schedule for the above mentioned permit application.

Addendum 1: Grading, Below Grade Utilities, Ground Improvement, Underground MEP, Foundation, and Super Structure
Addendum 2: Architecture + Mechanical, Electrical, Plumbing, Photovoltaic, Exterior Building Management
Addendum 3: Tower Crane
Addendum 4: Building Envelope / Unitized Glass Fiber Reinforced Concrete Panel
Addendum 5: Steel Stair
Addendum 6: Sprinklers
Addendum 7: Fire Alarm and 2-Way communication / Emergency Responder Radio Communications Systems

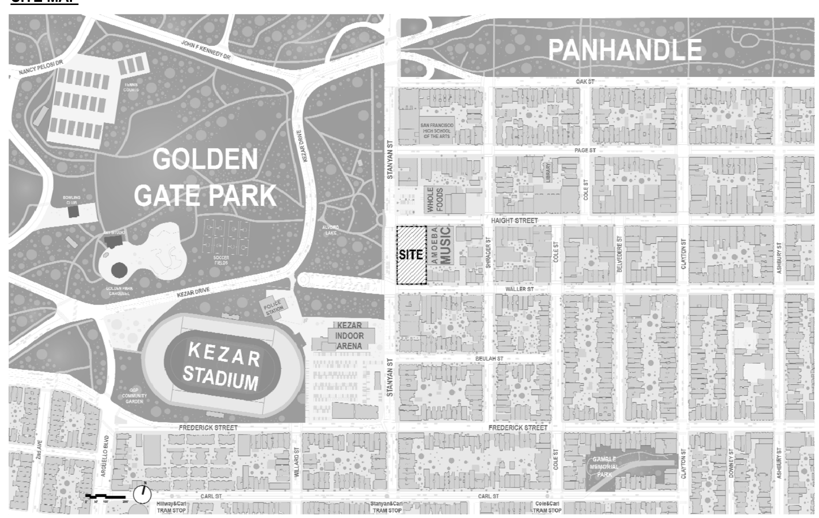
Please let me know if you have any questions or if you need any additional information. You can reach me at (415)420-8740 or paul@ya-studio.com. Thank you for your attention to this matter

Accepted Approved Schedule
Stephen Kwok, DBI
SEP 12 2022

Paul Wang
Senior Associate

777 Florida Street, Suite 301, San Francisco, CA 94110 / office 415.920.1839 / fax 415.920.1840 / www.ya-studio.com

SITE MAP



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
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CM / OWNER'S REP:
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PH: 323.627.8291

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180 VARICK ST. SUITE 1328
NEW YORK, NY 10014
PH: 212.337.0770

EXECUTIVE ARCHITECT:
Y.A. STUDIO
777 FLORIDA STREET, SUITE 301
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CIVIL ENGINEER & DRY UTILITIES:
URBAN DESIGN CONSULTING ENGINEERS
350 TOWNSEND STREET, SUITE 409
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PH: 415.658.5850

LANDSCAPE ARCHITECT:
GLS LANDSCAPE | ARCHITECTURE
2677 MISSION STREET, NO. 200
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STRUCTURAL ENGINEER:
MAR STRUCTURAL DESIGN
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BERKELEY, CA 94710
PH: 510.991.1101

MEP ENGINEERS:
ENGINEERING 350
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SAN FRANCISCO, CA 94105
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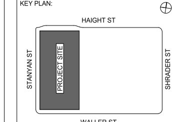
LIGHTING DESIGN:
DOT DASH
120 WALKER STREET
NEW YORK, NY 10013
PH: 212.951.0660

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

KEY PLAN:



ISSUANCE

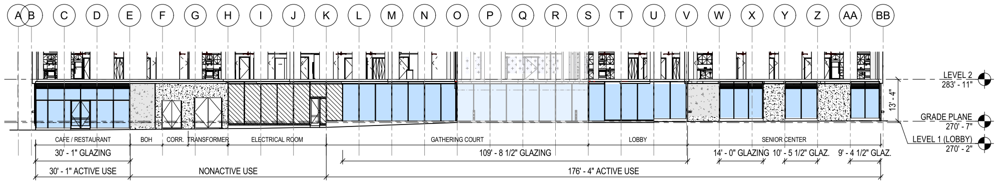
NO.	DESCRIPTION	DATE
2	SITE PERMIT / R2	10/01/2021
3	SITE PERMIT / R3	02/09/2022
4	SITE PERMIT / R4	05/24/2022
6	85% CD / BID SET	11/23/2022

STATUS:
85% CD / BID SET

DRAWING TITLE:
PROJECT INFO AND INDEX

SEAL & SIGNATURE:

DATE: 11/23/2022
PROJECT: 20010180
DRAWN BY: YA
FORMAT: 42"X30"
DRAWING NUMBER:
G0.01A



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

BUILDING ELEVATION NOTES:

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.

LEGEND:

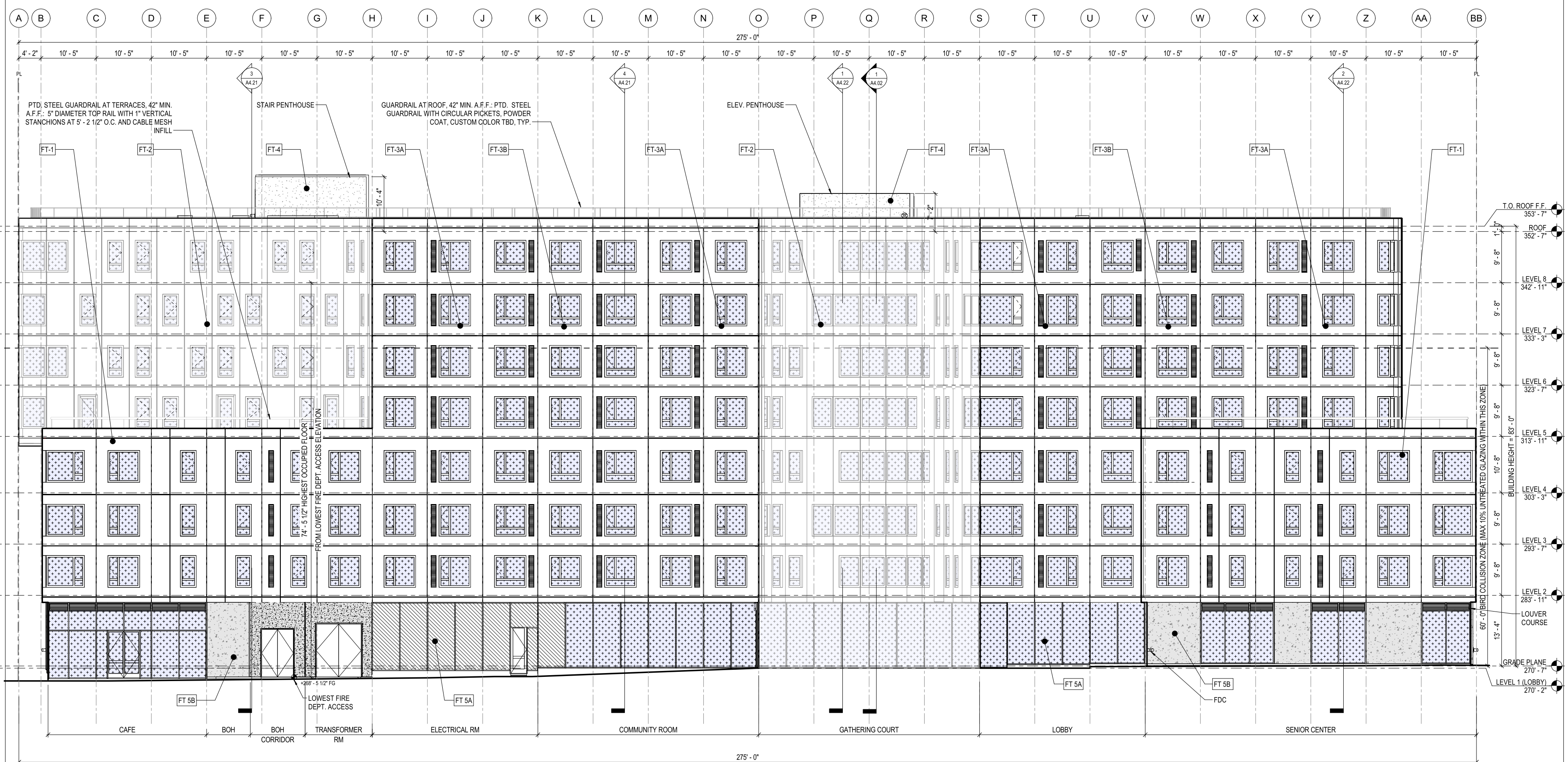
GL-1: ALL EXT. GLAZING, U.O.N.
VITRO SOLARBAN 70(2) CLEAR + CLEAR
VITRO SOLARBAN 70(2) CLEAR + CLEAR

GL-2 BIRD HAZARD GLAZING: ALL EXT. GLAZING ON WEST ELEVATION
VITRO SOLARBAN 70(2) CLEAR + CLEAR
BIRD HAZARD AREAS: WALKER AVIPROTEK ACID ETCH PATTERN 221 ON VITRO SOLARBAN 70(2) CLEAR + CLEAR

SP-1: SPANDREL PANEL

EIFS WALL

PRECAST PANELS



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

ED 13-01

100% AFFORDABLE HOUSING VIA MOHCD

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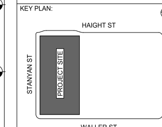
KEY PLAN:



ISSUANCE

NO.	DESCRIPTION	DATE
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3	SITE PERMIT / R3	02/09/2022
4	SITE PERMIT / R4	05/24/2022
6	85% CD / BID SET	11/23/2022

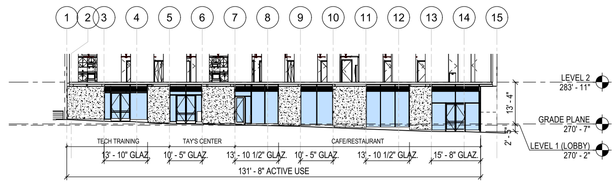
STATUS:
85% CD / BID SET

DRAWING TITLE:
EXTERIOR ELEVATIONS - WEST

SEAL & SIGNATURE:

DATE:	11/23/2022
PROJECT:	20010180
DRAWN BY:	YA
FORMAT:	42"X30"
DRAWING NUMBER:	

A3.01



2 NORTH 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

BUILDING ELEVATION NOTES:

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.

LEGEND:

- GL-1: ALL EXT. GLAZING, U.O.N. VITRO SOLARBAN 70(2) CLEAR + CLEAR VITRO SOLARBAN 70(2) CLEAR + CLEAR
- GL-2 BIRD HAZARD GLAZING: ALL EXT. GLAZING ON WEST ELEVATION VITRO SOLARBAN 70(2) CLEAR + CLEAR BIRD HAZARD AREAS: WALKER AVIPROTEK ACID ETCH PATTERN 221 ON VITRO SOLARBAN 70(2) CLEAR + CLEAR
- SP-1: SPANDREL PANEL
- EIFS WALL
- PRECAST PANELS

1 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 1328
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

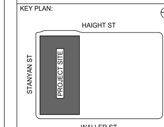
MEP ENGINEERS:
ENGINEERING 350
256 MOULTON STREET
SAN FRANCISCO, CA 94123
PH: 415.328.1450

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: 415.986.3873

KEY PLAN:



ISSUANCE

NO.	DESCRIPTION	DATE
2	SITE PERMIT / R2	10/01/2021
3	SITE PERMIT / R3	02/09/2022
4	SITE PERMIT / R4	05/24/2022
6	85% CD / BID SET	11/23/2022

STATUS:
85% CD / BID SET

DRAWING TITLE:
EXTERIOR ELEVATIONS - NORTH

SEAL & SIGNATURE:

DATE:	11/23/2022
PROJECT:	20010180
DRAWN BY:	YA
FORMAT:	42"X30"
DRAWING NUMBER:	

A3.02

ED 13-01

100% AFFORDABLE HOUSING VIA MOHCD

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.

PANEL B — 10' - 8" — OVERALL WALL AREA: 668 SF; OPENING AREA: 72 SF; 11% OPENING PER STORY; < 15% ALLOWABLE OPENING AREA

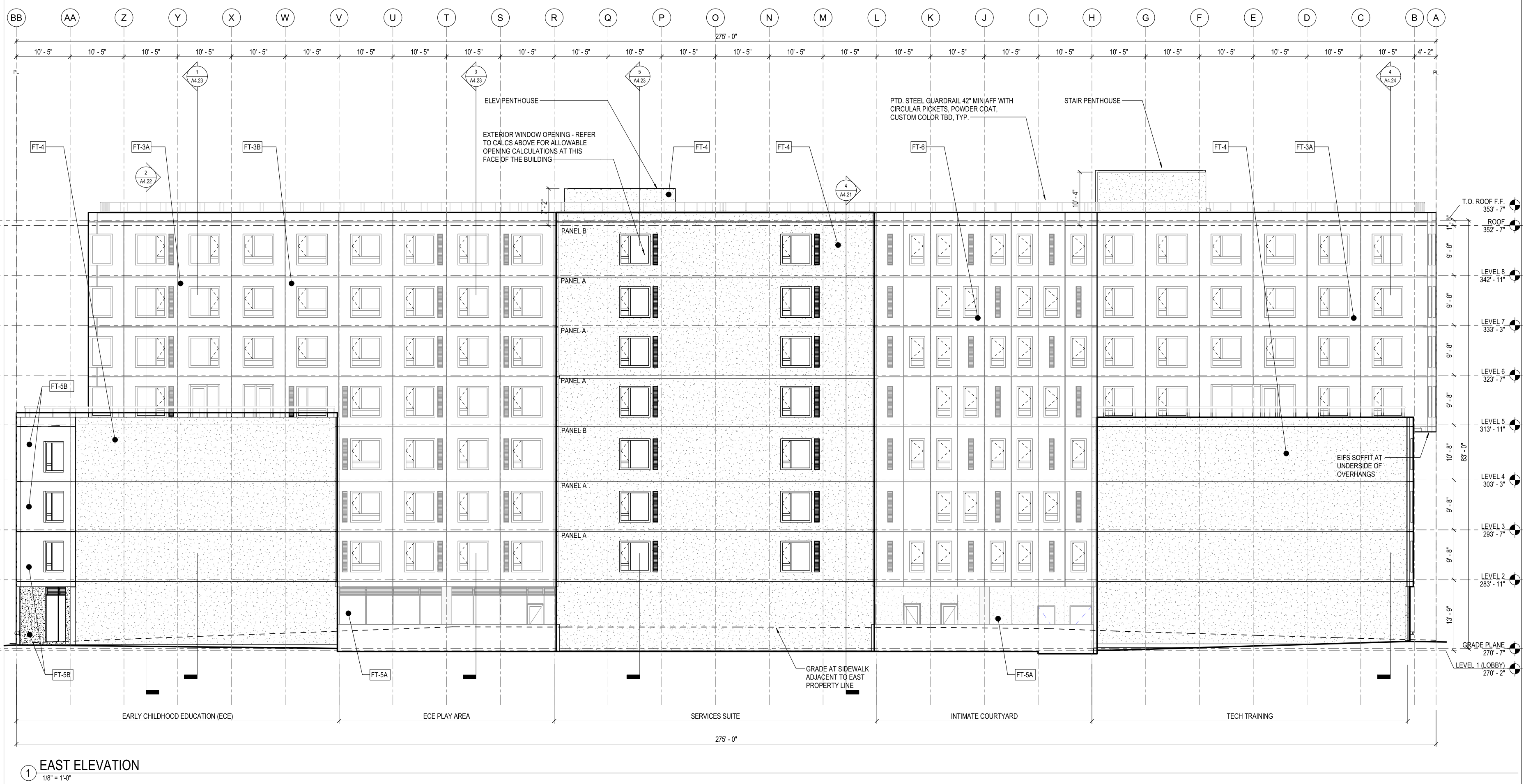
PANEL A — 9' - 8" — OVERALL WALL AREA: 605 SF; OPENING AREA: 72 SF; 12% OPENING PER STORY; < 15% ALLOWABLE OPENING AREA

BUILDING ELEVATION NOTES:

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.

LEGEND:

- GL-1: ALL EXT. GLAZING, U.O.N. VITRO SOLARBAN 70(2) CLEAR + CLEAR VITRO SOLARBAN 70(2) CLEAR + CLEAR
- GL-2 BIRD HAZARD GLAZING: ALL EXT. GLAZING ON WEST ELEVATION VITRO SOLARBAN 70(2) CLEAR + CLEAR BIRD HAZARD AREAS: WALKER AVIPROTEK ACID ETCH PATTERN 221 ON VITRO SOLARBAN 70(2) CLEAR + CLEAR
- SP-1: SPANDREL PANEL
- EIFS WALL
- PRECAST PANELS



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

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

CLIENT:
CHINATOWN COMMUNITY DEVELOPMENT CENTER
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PH: 415.285.3614

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MAR STRUCTURAL DESIGN
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BERKELEY, CA 94710
PH: 510.991.1101

MEP ENGINEERS:
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SAN FRANCISCO, CA 94123
PH: 415.328.1450

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

KEY PLAN:

ISSUANCE

NO.	DESCRIPTION	DATE
2	SITE PERMIT / R2	10/01/2021
3	SITE PERMIT / R3	02/09/2022
4	SITE PERMIT / R4	05/24/2022
6	85% CD / BID SET	11/23/2022

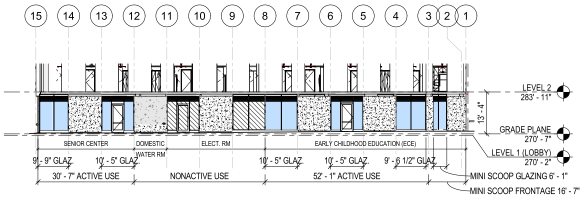
STATUS:
85% CD / BID SET

DRAWING TITLE:
EXTERIOR ELEVATIONS - EAST

SEAL & SIGNATURE:

DATE:	11/23/2022
PROJECT:	20010180
DRAWN BY:	YA
FORMAT:	42"X30"
DRAWING NUMBER:	

A3.03



2 SOUTH ELEVATION
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

BUILDING ELEVATION NOTES:

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.

LEGEND:

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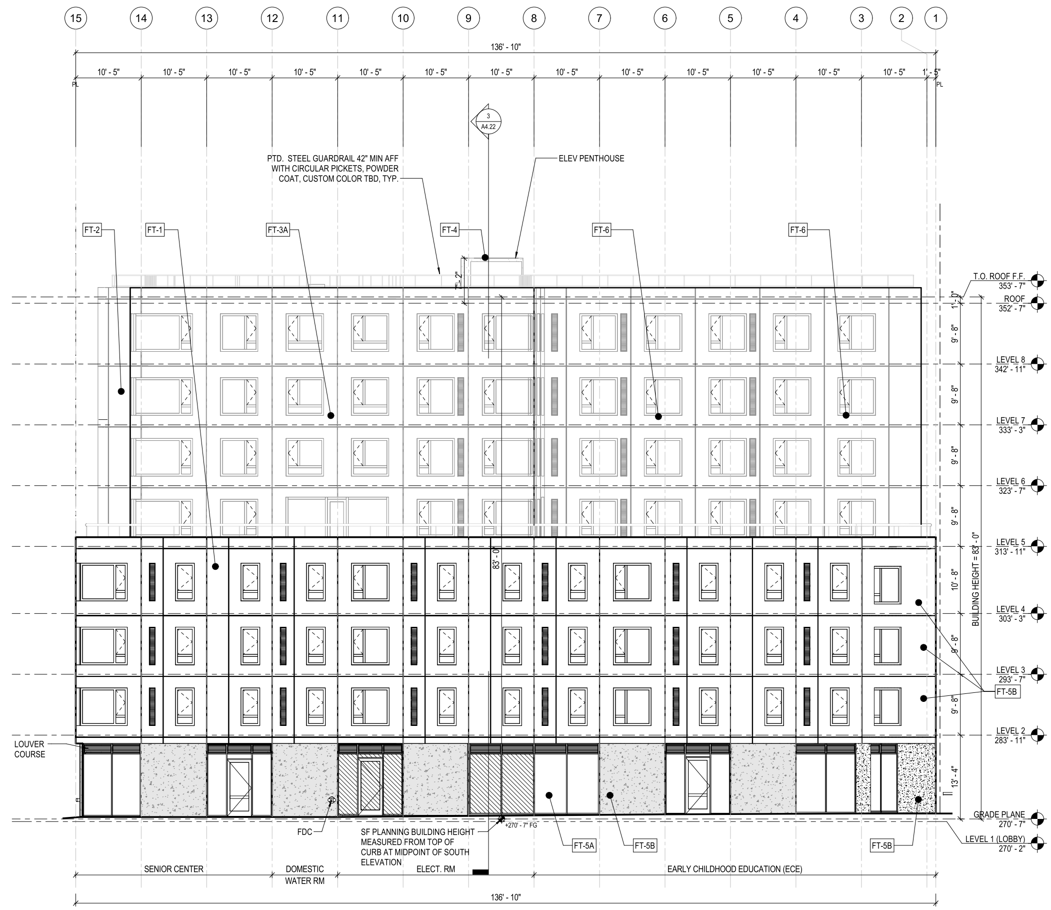
- SP-1: SPANDREL PANEL
- EIFS WALL
- PRECAST PANELS



1 SOUTH 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
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SAN FRANCISCO, CA 94109
PH: 415.984.1450

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SAN FRANCISCO, CA 94102
PH: 415.776.2151

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

DESIGN ARCHITECT:
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180 VARICK ST. SUITE 1328
NEW YORK, NY 10014
PH: 212.337.0770

EXECUTIVE ARCHITECT:
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SAN FRANCISCO, CA 94102
PH: 415.920.1839

CIVIL ENGINEER & DRY UTILITIES:
URBAN DESIGN CONSULTING ENGINEERS
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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
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PH: 510.991.1101

MEP ENGINEERS:
ENGINEERING 350
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SAN FRANCISCO, CA 94105
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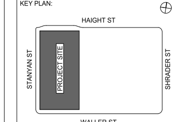
WATERPROOFING CONSULTANT:
MCGINNIS CHEN ASSOCIATES
1019 MISSION STREET
SAN FRANCISCO, CA 94103
PH: 415.986.3873

KEY PLAN:



ISSUANCE

NO.	DESCRIPTION	DATE
2	SITE PERMIT / R2	10/01/2021
3	SITE PERMIT / R3	02/09/2022
4	SITE PERMIT / R4	05/24/2022
6	85% CD / BID SET	11/23/2022

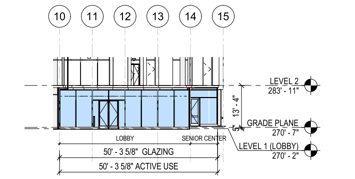
STATUS:
85% CD / BID SET

DRAWING TITLE:
EXTERIOR ELEVATIONS - SOUTH

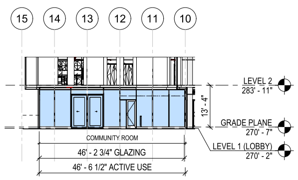
SEAL & SIGNATURE:

DATE:	11/23/2022
PROJECT:	20010180
DRAWN BY:	YA
FORMAT:	42"X30"
DRAWING NUMBER:	

A3.04



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%
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:

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.

LEGEND:

- GL-1: ALL EXT. GLAZING, U.O.N. VITRO SOLARBAN 70(2) CLEAR + CLEAR VITRO SOLARBAN 70(2) CLEAR + CLEAR
- GL-2 BIRD HAZARD GLAZING: ALL EXT. GLAZING ON WEST ELEVATION VITRO SOLARBAN 70(2) CLEAR + CLEAR BIRD HAZARD AREAS: WALKER AVIPROTEK ACID ETCH PATTERN 221 ON VITRO SOLARBAN 70(2) CLEAR + CLEAR
- SP-1: SPANDREL PANEL
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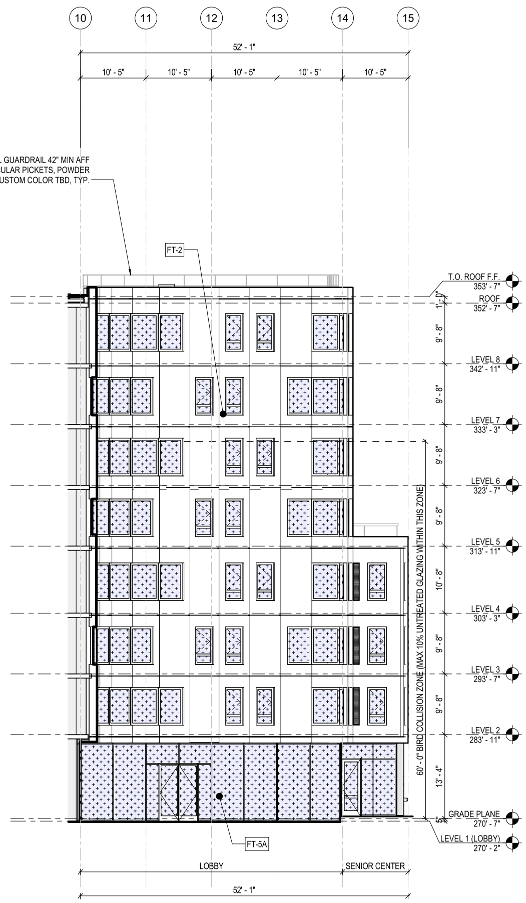
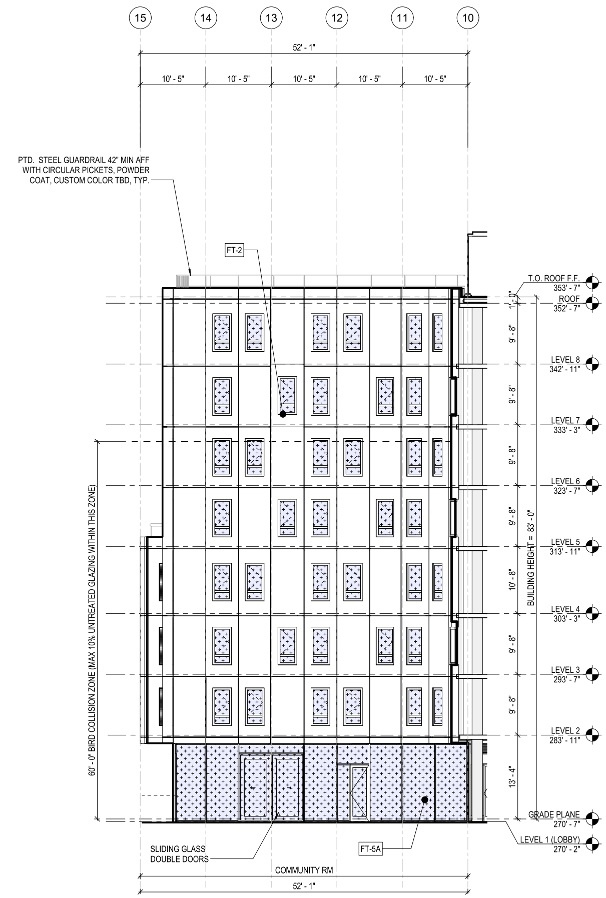
- PRECAST PANELS



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



1 GATHERING COURT - 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 1328
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

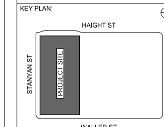
MEP ENGINEERS:
ENGINEERING 350
256 MOULTON STREET
SAN FRANCISCO, CA 94123
PH: 415.328.1450

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: 415.986.3873

KEY PLAN:



ISSUANCE

NO.	DESCRIPTION	DATE
2	SITE PERMIT / R2	10/01/2021
3	SITE PERMIT / R3	02/09/2022
4	SITE PERMIT / R4	05/24/2022
6	85% CD / BID SET	11/23/2022

STATUS:
85% CD / BID SET

DRAWING TITLE:
EXTERIOR ELEVATIONS - GATHERING COURT

SEAL & SIGNATURE:

DATE:	11/23/2022
PROJECT:	20010180
DRAWN BY:	YA
FORMAT:	42"X30"
DRAWING NUMBER:	

A3.05

ED 13-01

100% AFFORDABLE HOUSING VIA MOHCD

BUILDING ELEVATION NOTES:

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.

LEGEND:

- GL-1: ALL EXT. GLAZING, U.O.N. VITRO SOLARBAN 70(2) CLEAR + CLEAR VITRO SOLARBAN 70(2) CLEAR + CLEAR
- GL-2 BIRD HAZARD GLAZING: ALL EXT. GLAZING ON WEST ELEVATION VITRO SOLARBAN 70(2) CLEAR + CLEAR BIRD HAZARD AREAS: WALKER AVIPROTEK ACID ETCH PATTERN 221 ON VITRO SOLARBAN 70(2) CLEAR + CLEAR
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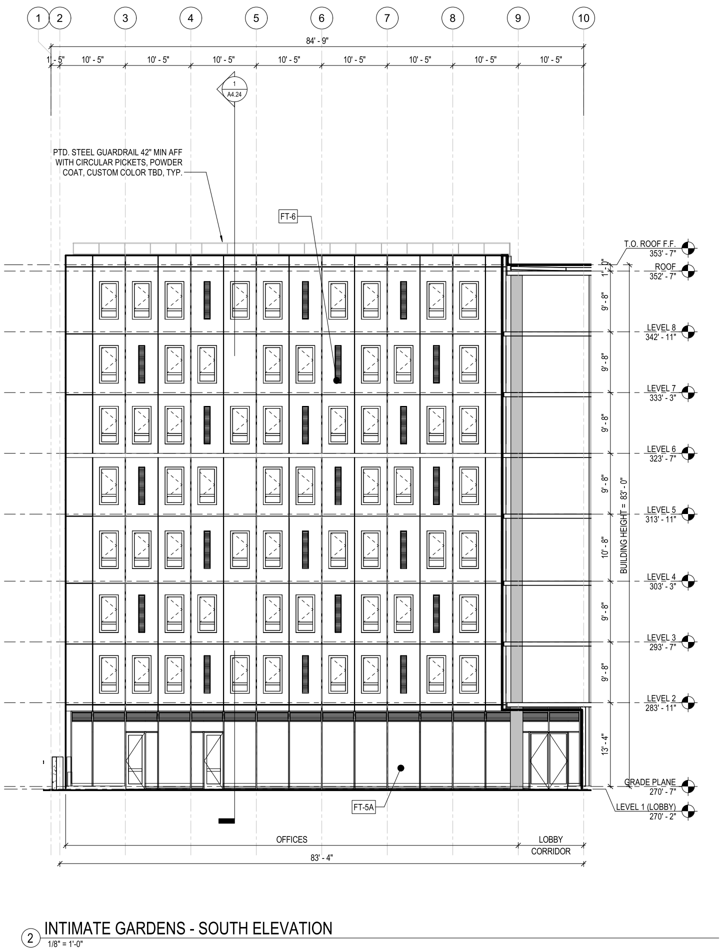
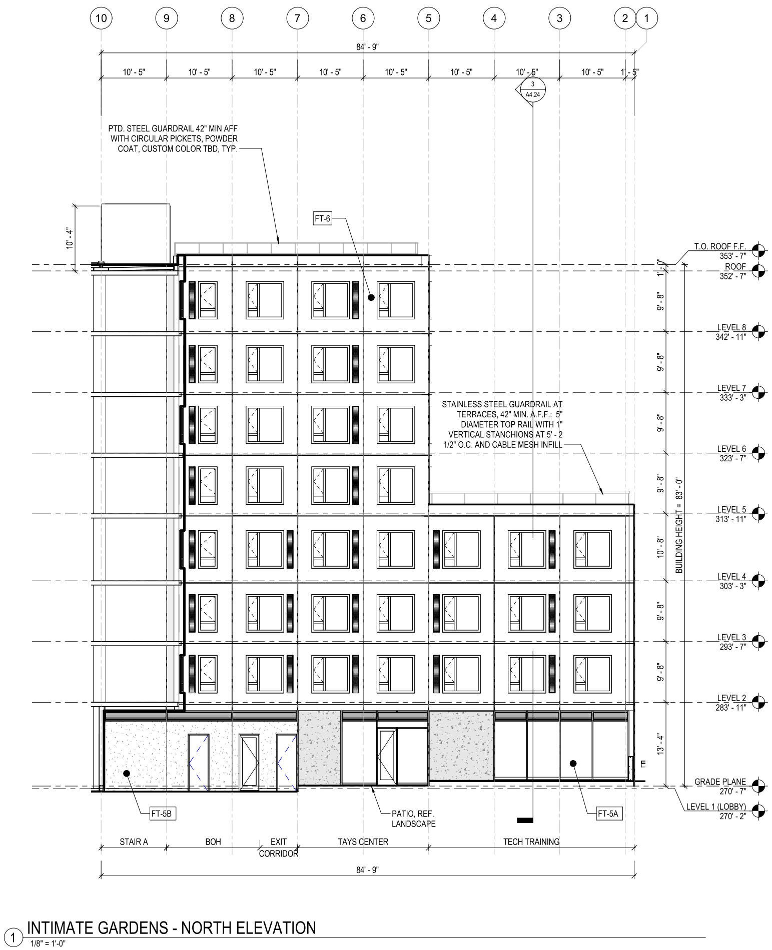


2 INTIMATE GARDENS - SOUTH ELEVATION
1/8" = 1'-0"



1 INTIMATE GARDENS - NORTH ELEVATION
1/8" = 1'-0"

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

CLIENT:
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1515 VALLEJO STREET, 4TH FLOOR
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LANDSCAPE ARCHITECT:
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SAN FRANCISCO, CA 94110
PH: 415.285.3614

STRUCTURAL ENGINEER:
MAR STRUCTURAL DESIGN
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WATERPROOFING CONSULTANT:
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1019 MISSION STREET
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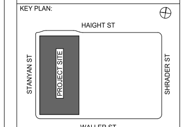
PH: 415.986.3873

KEY PLAN:



ISSUANCE

NO.	DESCRIPTION	DATE
2	SITE PERMIT / R2	10/01/2021
3	SITE PERMIT / R3	02/09/2022
4	SITE PERMIT / R4	05/24/2022
6	85% CD / BID SET	11/23/2022

STATUS:
85% CD / BID SET

DRAWING TITLE:
EXTERIOR ELEVATIONS - INTIMATE GARDENS

SEAL & SIGNATURE:

DATE:	11/23/2022
PROJECT:	20010180
DRAWN BY:	YA
FORMAT:	42"X30"
DRAWING NUMBER:	

A3.06

ED 13-01

100% AFFORDABLE HOUSING VIA MOHCD

BUILDING ELEVATION NOTES:

1. SEE A4.1X SHEETS FOR FACADE TYPE SCHEDULE AND TYPICAL ASSEMBLIES.
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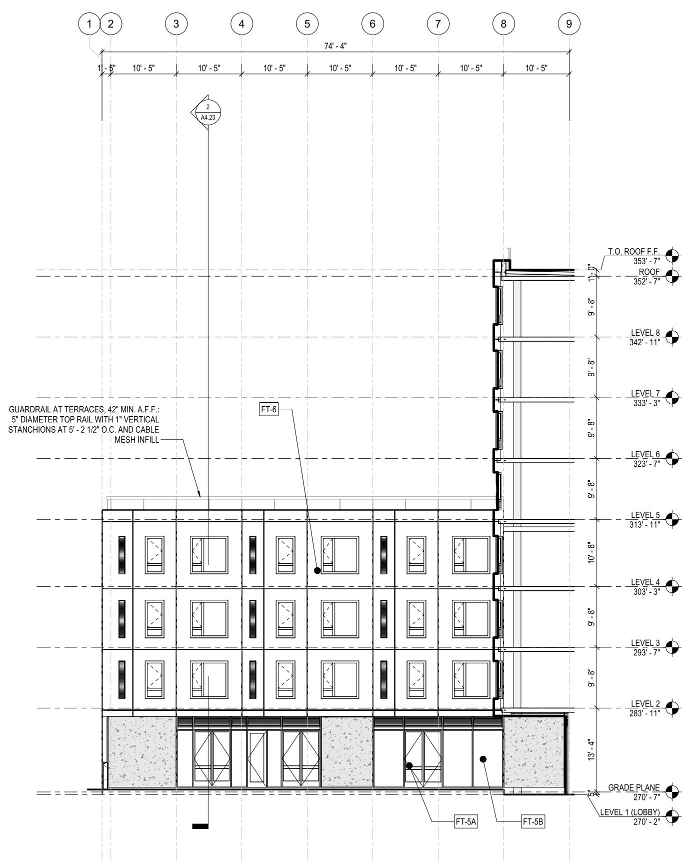
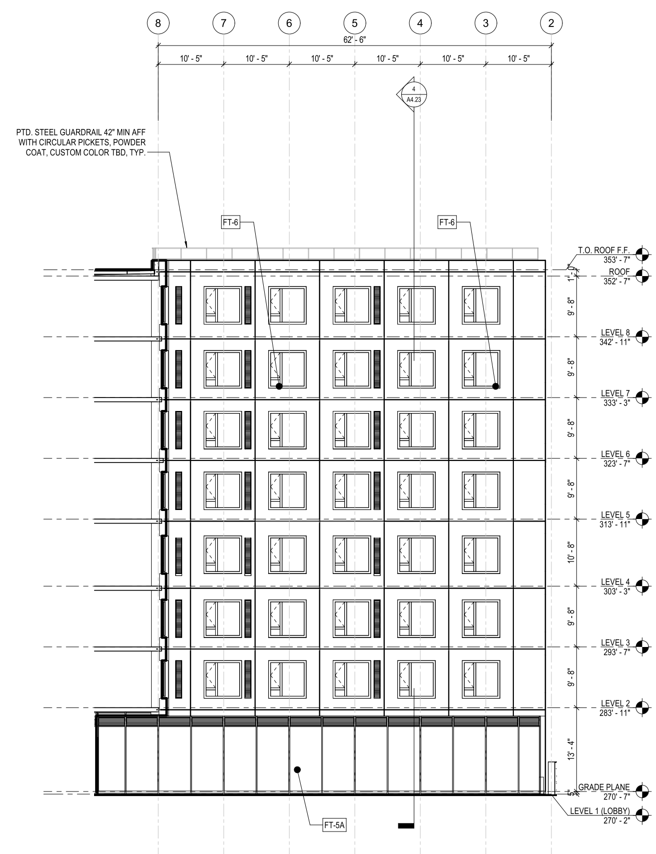
LEGEND:

- GL-1: ALL EXT. GLAZING, U.O.N. VITRO SOLARBAN 70(2) CLEAR + CLEAR VITRO SOLARBAN 70(2) CLEAR + CLEAR
- GL-2 BIRD HAZARD GLAZING: ALL EXT. GLAZING ON WEST ELEVATION VITRO SOLARBAN 70(2) CLEAR + CLEAR BIRD HAZARD AREAS: WALKER AVIPROTEK ACID ETCH PATTERN 221 ON VITRO SOLARBAN 70(2) CLEAR + CLEAR
- SP-1: SPANDREL PANEL
- EIFS WALL
- PRECAST PANELS



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



1 CHILDREN'S PLAY AREA - NORTH ELEVATION
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
180 VARICK ST. SUITE 1328
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

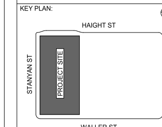
MEP ENGINEERS:
ENGINEERING 350
256 MOULTON STREET
SAN FRANCISCO, CA 94123
PH: 415.328.1450

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: 415.986.3873

KEY PLAN:



ISSUANCE

NO.	DESCRIPTION	DATE
2	SITE PERMIT / R2	10/01/2021
3	SITE PERMIT / R3	02/09/2022
4	SITE PERMIT / R4	05/24/2022
6	85% CD / BID SET	11/23/2022

STATUS:
85% CD / BID SET

DRAWING TITLE:
EXTERIOR ELEVATIONS - PLAY AREA

SEAL & SIGNATURE:

DATE:	11/23/2022
PROJECT:	20010180
DRAWN BY:	YA
FORMAT:	42"X30"
DRAWING NUMBER:	

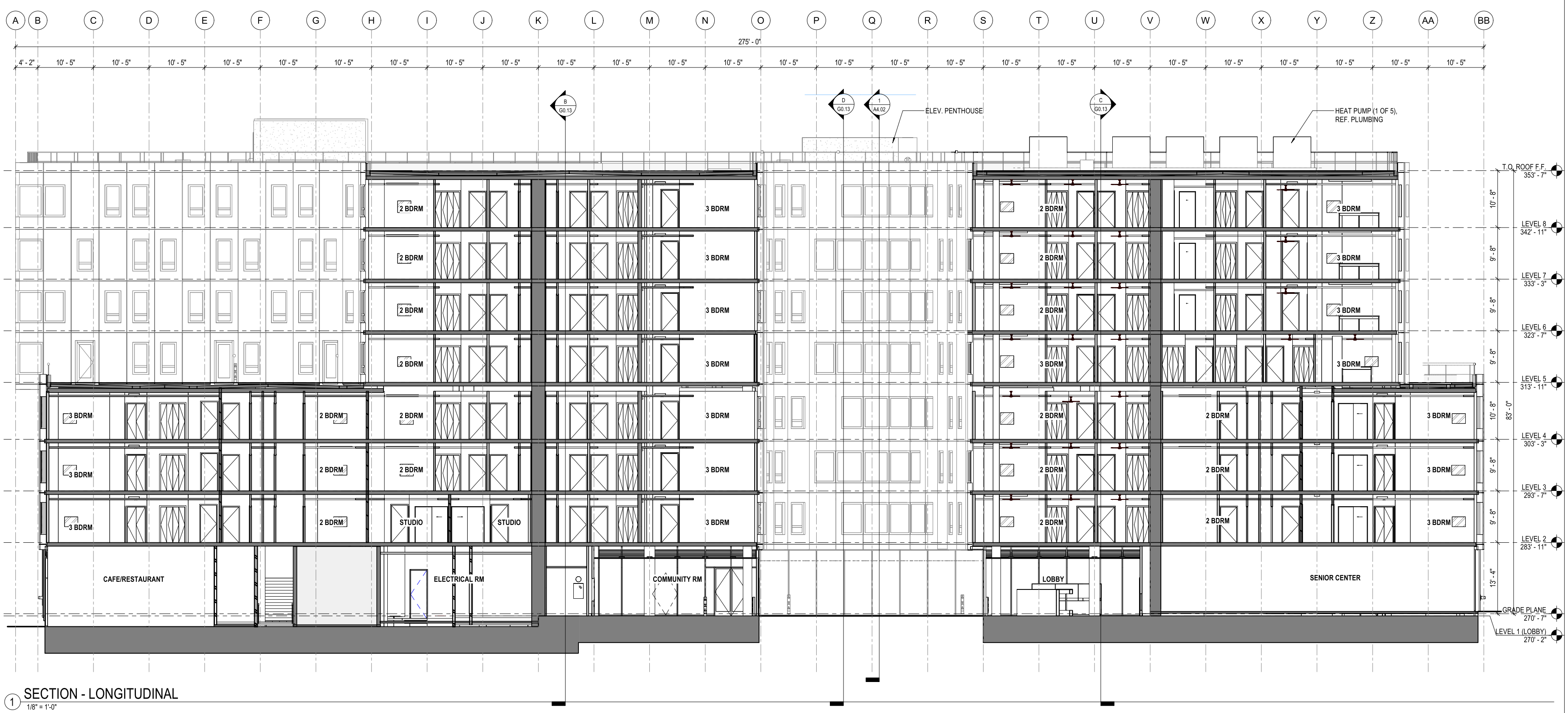
A3.07

ED 13-01

100% AFFORDABLE HOUSING VIA MOHCD

WALL LEGEND:

- 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 - LONGITUDINAL
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
180 VARICK ST. SUITE 1328
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

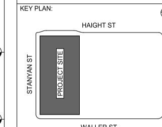
MEP ENGINEERS:
ENGINEERING 350
256 MOULTON STREET
SAN FRANCISCO, CA 94123
PH: 415.328.1450

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: 415.986.3873

KEY PLAN:



ISSUANCE

NO.	DESCRIPTION	DATE
2	SITE PERMIT / R2	10/01/2021
3	SITE PERMIT / R3	02/09/2022
4	SITE PERMIT / R4	05/24/2022
6	85% CD / BID SET	11/23/2022

STATUS:
85% CD / BID SET

DRAWING TITLE:
BUILDING SECTION

SEAL & SIGNATURE:

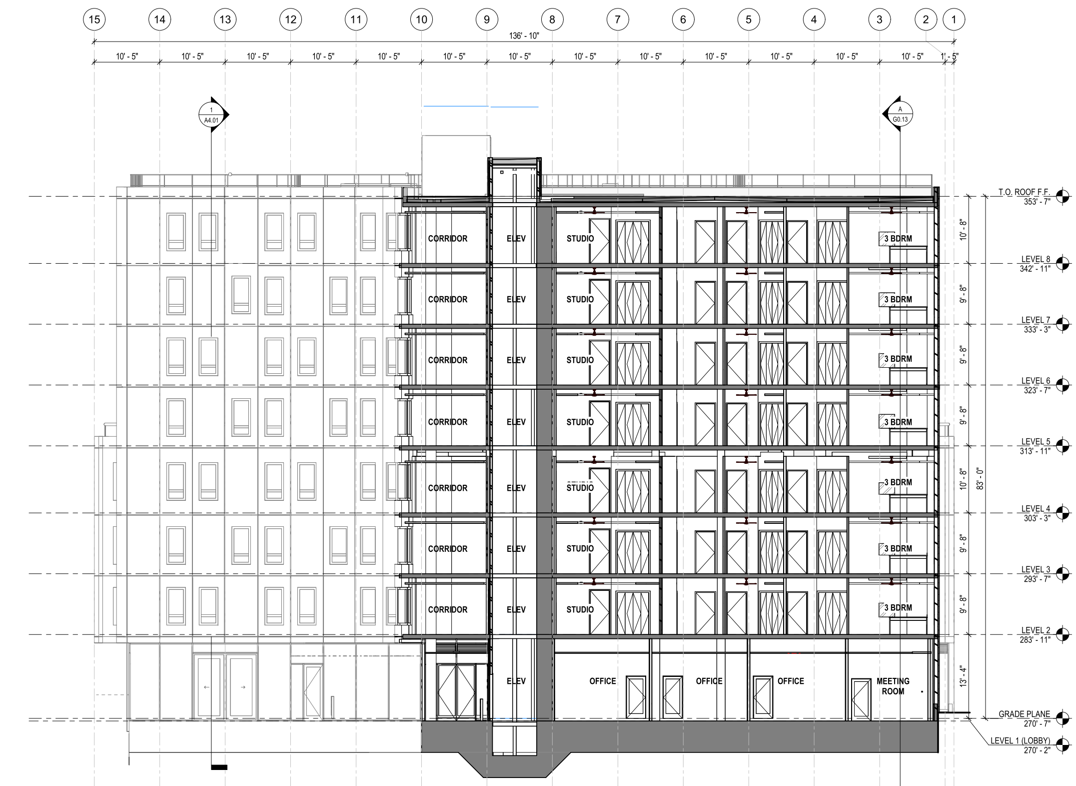
DATE:	11/23/2022
PROJECT:	20010180
DRAWN BY:	YA
FORMAT:	42"X30"
DRAWING NUMBER:	A4.01

ED 13-01

100% AFFORDABLE HOUSING VIA MOHCD

WALL LEGEND:

- 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"

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 1328
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
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: 415.986.3873

KEY PLAN:

HAIGHT ST / STANYAN ST / PROJECT SITE / SHRADER ST / WALLER ST

ISSUANCE

NO.	DESCRIPTION	DATE
2	SITE PERMIT / R2	10/01/2021
3	SITE PERMIT / R3	02/09/2022
4	SITE PERMIT / R4	05/24/2022
6	85% CD / BID SET	11/23/2022

STATUS:
85% CD / BID SET

DRAWING TITLE:
BUILDING SECTION

SEAL & SIGNATURE:

DATE:	11/23/2022
PROJECT:	20010180
DRAWN BY:	YA
FORMAT:	42"X30"
DRAWING NUMBER:	

A4.02

ED 13-01

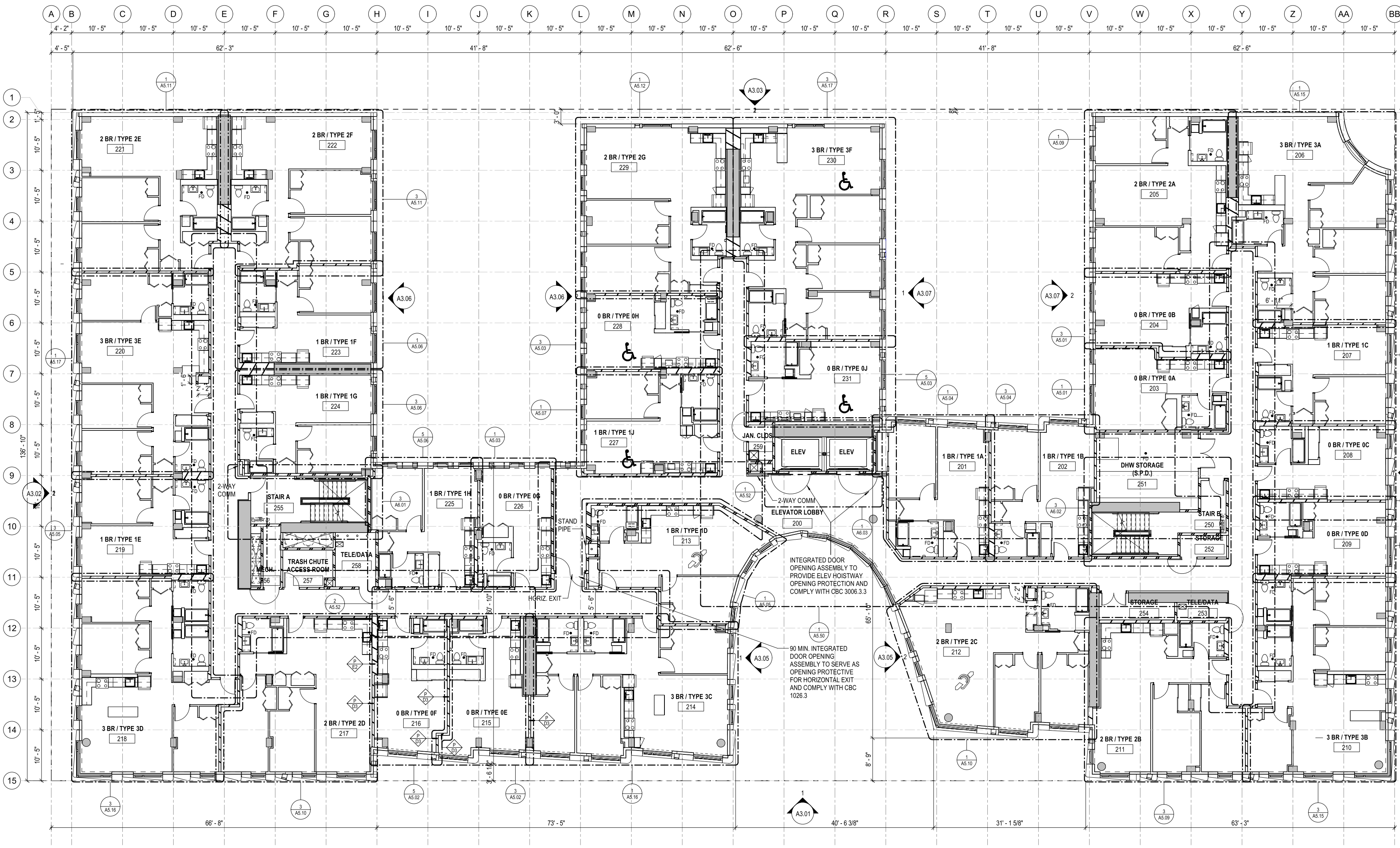
100% AFFORDABLE HOUSING VIA MOHCD

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 ADN CLEARANCES AT TOILET ROOMS AND BATHROOMS.
8. ALL SPOT ELEVATIONS FROM T.O. CONCRETE OR T.O. GYPSUM CEMENT, U.O.N.
9. SEE LEVEL 3 FLOOR PLAN FOR WALL TAGS ON LEVELS 2 AND 4.
10. SEE LEVEL 6 FLOOR PLAN FOR WALL TAGS ON LEVELS 7 AND 8.
11. REFER TO A6 SERIES FOR DETAIL INFORMATION ABOUT VERTICAL CIRCULATION.

LEGEND:

- NON RATED WALL
- 1HR FIRE RATED WALL
- 2HR FIRE RATED WALL
- 2HR/3HR FIRE RATED CONCRETE WALL
- STOREFRONT SYSTEM
- PRECAST CONC. PANEL
- CONCRETE TOPPING SLAB SEE DETAIL R2 / A8.02
- CONCRETE PAVER SEE DETAIL R1 / A8.02
- VEGETATED ROOF SEE DETAIL R3 / A8.02
- GRAVEL BALLAST SEE DETAIL R4 / A8.02, R5 / A8.02
- MOBILITY UNIT
- COMMUNICATION UNIT



1 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: 323.627.8291

DESIGN ARCHITECT:
OMA*AMO ARCHITECTURE PC
180 VARICK ST. SUITE 1328
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

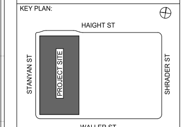
MEP ENGINEERS:
ENGINEERING 350
256 MOULTON STREET
SAN FRANCISCO, CA 94123
PH: 415.328.1450

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: 415.986.3873

KEY PLAN:



ISSUANCE

NO.	DESCRIPTION	DATE
3	SITE PERMIT / R3	02/09/2022
4	SITE PERMIT / R4	05/24/2022
6	85% CD / BID SET	11/23/2022

STATUS:
85% CD / BID SET

DRAWING TITLE:
FLOOR PLAN - LEVEL 2

SEAL & SIGNATURE:

DATE:	11/23/2022
PROJECT:	20010180
DRAWN BY:	YA
FORMAT:	42"X30"
DRAWING NUMBER:	

A2.02

ED 13-01

100% AFFORDABLE HOUSING VIA MOHCD

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 ADN CLEARANCES AT TOILET ROOMS AND BATHROOMS.
8. ALL SPOT ELEVATIONS FROM T.O. CONCRETE OR T.O. GYPSUM CEMENT, U.O.N.
9. SEE LEVEL 3 FLOOR PLAN FOR WALL TAGS ON LEVELS 2 AND 4.
10. SEE LEVEL 6 FLOOR PLAN FOR WALL TAGS ON LEVELS 7 AND 8.
11. REFER TO A6 SERIES FOR DETAIL INFORMATION ABOUT VERTICAL CIRCULATION.

LEGEND:

- NON RATED WALL
- 1HR FIRE RATED WALL
- 2HR FIRE RATED WALL
- 2HR/3HR FIRE RATED CONCRETE WALL
- STOREFRONT SYSTEM
- PRECAST CONC. PANEL
- CONCRETE TOPPING SLAB SEE DETAIL R2 / A8.02
- CONCRETE PAVER SEE DETAIL R1 / A8.02
- VEGETATED ROOF SEE DETAIL R3 / A8.02
- GRAVEL BALLAST SEE DETAIL R4 / A8.02, R5 / A8.02
- MOBILITY UNIT
- COMMUNICATION UNIT

FLOOR PLAN - LEVEL 3
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
180 VARICK ST. SUITE 1328
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

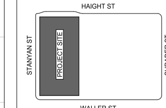
MEP ENGINEERS:
ENGINEERING 350
256 MOULTON STREET
SAN FRANCISCO, CA 94123
PH: 415.328.1450

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: 415.986.3873

KEY PLAN:



ISSUANCE

NO.	DESCRIPTION	DATE
2	SITE PERMIT / R2	10/01/2021
3	SITE PERMIT / R3	02/09/2022
4	SITE PERMIT / R4	05/24/2022
6	85% CD / BID SET	11/23/2022

STATUS:
85% CD / BID SET

DRAWING TITLE:
FLOOR PLAN - LEVEL 3

SEAL & SIGNATURE:

DATE:	11/23/2022
PROJECT:	20010180
DRAWN BY:	YA
FORMAT:	42"X30"
DRAWING NUMBER:	A2.03

ED 13-01

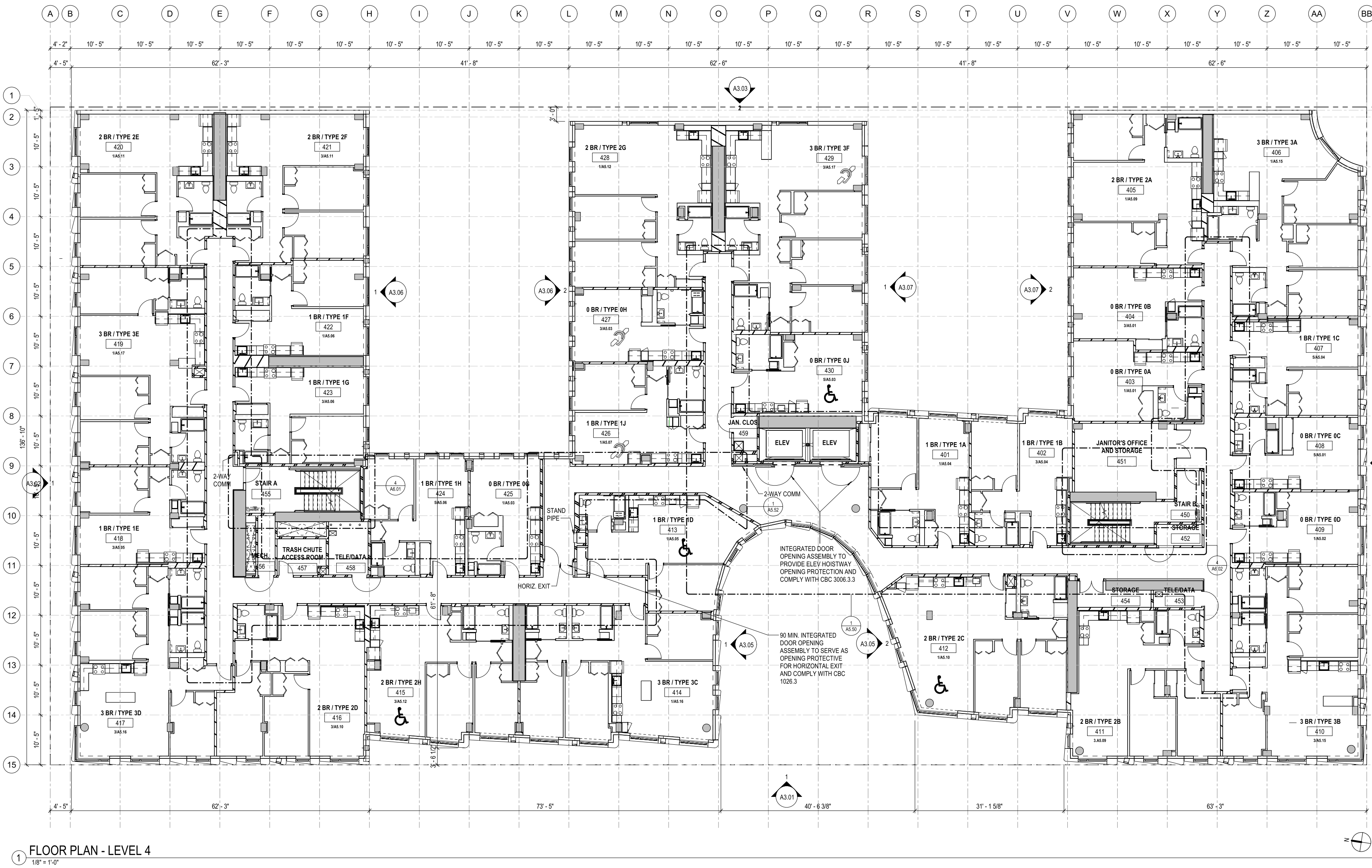
100% AFFORDABLE HOUSING VIA MOHCD

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 ADN CLEARANCES AT TOILET ROOMS AND BATHROOMS.
8. ALL SPOT ELEVATIONS FROM T.O. CONCRETE OR T.O. GYPSUM CEMENT, U.O.N.
9. SEE LEVEL 3 FLOOR PLAN FOR WALL TAGS ON LEVELS 2 AND 4.
10. SEE LEVEL 6 FLOOR PLAN FOR WALL TAGS ON LEVELS 7 AND 8.
11. REFER TO A6 SERIES FOR DETAIL INFORMATION ABOUT VERTICAL CIRCULATION.

LEGEND:

NON RATED WALL
1HR FIRE RATED WALL
2HR FIRE RATED WALL
2HR/3HR FIRE RATED CONCRETE WALL
STOREFRONT SYSTEM
PRECAST CONC. PANEL
CONCRETE TOPPING SLAB SEE DETAIL R2 / A8.02
CONCRETE PAVER SEE DETAIL R1 / A8.02
VEGETATED ROOF SEE DETAIL R3 / A8.02
GRAVEL BALLAST SEE DETAIL R4 / A8.02, R5 / A8.02
MOBILITY UNIT
COMMUNICATION UNIT



FLOOR PLAN - LEVEL 4
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:
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EXECUTIVE ARCHITECT:
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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

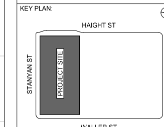
MEP ENGINEERS:
ENGINEERING 350
256 MOULTON STREET
SAN FRANCISCO, CA 94123
PH: 415.328.1450

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: 415.986.3873

KEY PLAN:



ISSUANCE

NO.	DESCRIPTION	DATE
2	SITE PERMIT / R2	10/01/2021
3	SITE PERMIT / R3	02/09/2022
4	SITE PERMIT / R4	05/24/2022
6	85% CD / BID SET	11/23/2022

STATUS:
85% CD / BID SET

DRAWING TITLE:
FLOOR PLAN - LEVEL 4

SEAL & SIGNATURE:

DATE:	11/23/2022
PROJECT:	20010180
DRAWN BY:	YA
FORMAT:	42"X30"
DRAWING NUMBER:	

A2.04

EXTERIOR LIGHTING LEGEND:

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

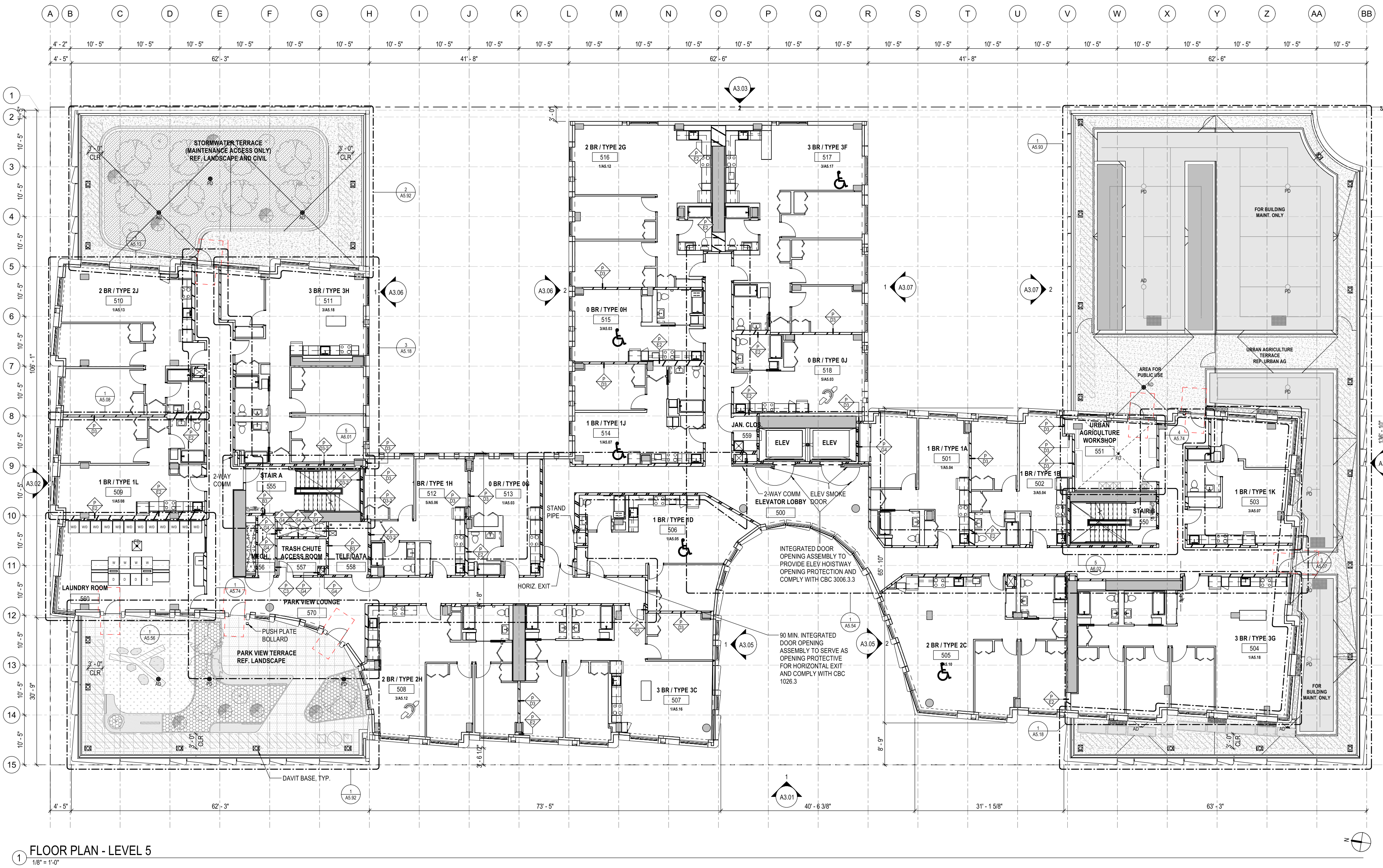
* -EM DENOTES EMERGENCY BACKUP BATTERY

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 ADN CLEARANCES AT TOILET ROOMS AND BATHROOMS.
8. ALL SPOT ELEVATIONS FROM T.O. CONCRETE OR T.O. GYPSUM CEMENT, U.O.N.
9. SEE LEVEL 3 FLOOR PLAN FOR WALL TAGS ON LEVELS 2 AND 4.
10. SEE LEVEL 6 FLOOR PLAN FOR WALL TAGS ON LEVELS 7 AND 8.
11. REFER TO A6 SERIES FOR DETAIL INFORMATION ABOUT VERTICAL CIRCULATION.

LEGEND:

- NON RATED WALL
- 1HR FIRE RATED WALL
- 2HR FIRE RATED WALL
- 2HR/3HR FIRE RATED CONCRETE WALL
- STOREFRONT SYSTEM
- PRECAST CONC. PANEL
- CONCRETE TOPPING SLAB SEE DETAIL R2 / A8.02
- CONCRETE PAVER SEE DETAIL R1 / A8.02
- VEGETATED ROOF SEE DETAIL R3 / A8.02
- GRAVEL BALLAST SEE DETAIL R4 / A8.02, R5 / A8.02
- MOBILITY UNIT
- COMMUNICATION UNIT



FLOOR PLAN - LEVEL 5
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 1328
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

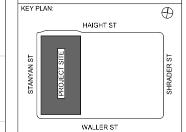
MEP ENGINEERS:
ENGINEERING 350
256 MOULTON STREET
SAN FRANCISCO, CA 94123
PH: 415.328.1450

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: 415.986.3873

KEY PLAN:



ISSUANCE

NO.	DESCRIPTION	DATE
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3	SITE PERMIT / R3	02/09/2022
4	SITE PERMIT / R4	05/24/2022
6	85% CD / BID SET	11/23/2022

STATUS:
85% CD / BID SET

DRAWING TITLE:
FLOOR PLAN - LEVEL 5

SEAL & SIGNATURE:

DATE:	11/23/2022
PROJECT:	20010180
DRAWN BY:	YA
FORMAT:	42"X30"
DRAWING NUMBER:	

A2.05

ED 13-01

100% AFFORDABLE HOUSING VIA MOHCD

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.
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9. SEE LEVEL 3 FLOOR PLAN FOR WALL TAGS ON LEVELS 2 AND 4.
10. SEE LEVEL 6 FLOOR PLAN FOR WALL TAGS ON LEVELS 7 AND 8.
11. REFER TO A6 SERIES FOR DETAIL INFORMATION ABOUT VERTICAL CIRCULATION.

LEGEND:

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- 2HR FIRE RATED WALL
- 2HR/3HR FIRE RATED CONCRETE WALL
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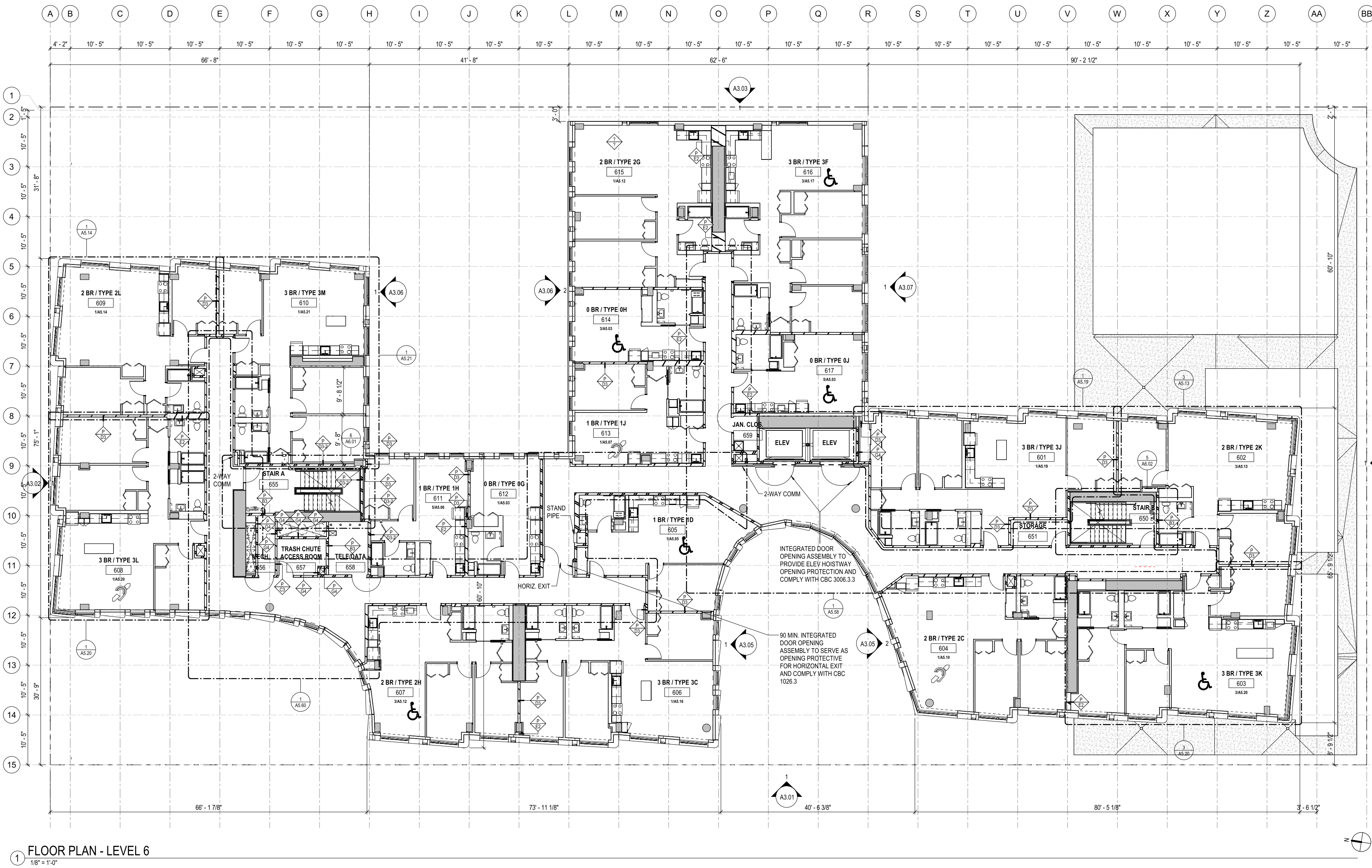
- PRECAST CONC. PANEL
- CONCRETE TOPPING SLAB SEE DETAIL R2 / A8.02
- CONCRETE PAVER SEE DETAIL R1 / A8.02
- VEGETATED ROOF SEE DETAIL R3 / A8.02
- GRAVEL BALLAST SEE DETAIL R4 / A8.02, R5 / A8.02
- MOBILITY UNIT
- COMMUNICATION UNIT



FLOOR PLAN - LEVEL 6
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
180 VARICK ST. SUITE 1328
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

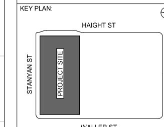
MEP ENGINEERS:
ENGINEERING 350
256 MOULTON STREET
SAN FRANCISCO, CA 94123
PH: 415.328.1450

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: 415.986.3873

KEY PLAN:



ISSUANCE

NO.	DESCRIPTION	DATE
2	SITE PERMIT / R2	10/01/2021
3	SITE PERMIT / R3	02/09/2022
4	SITE PERMIT / R4	05/24/2022
6	85% CD / BID SET	11/23/2022

STATUS:
85% CD / BID SET

DRAWING TITLE:
FLOOR PLAN - LEVEL 6

SEAL & SIGNATURE:

DATE:	11/23/2022
PROJECT:	20010180
DRAWN BY:	YA
FORMAT:	42"X30"
DRAWING NUMBER:	

A2.06

ED 13-01

100% AFFORDABLE HOUSING VIA MOHCD

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.
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6. SEE G0.10 FOR ACCESSIBILITY COMPLIANCE NOTES AND DETAILS.
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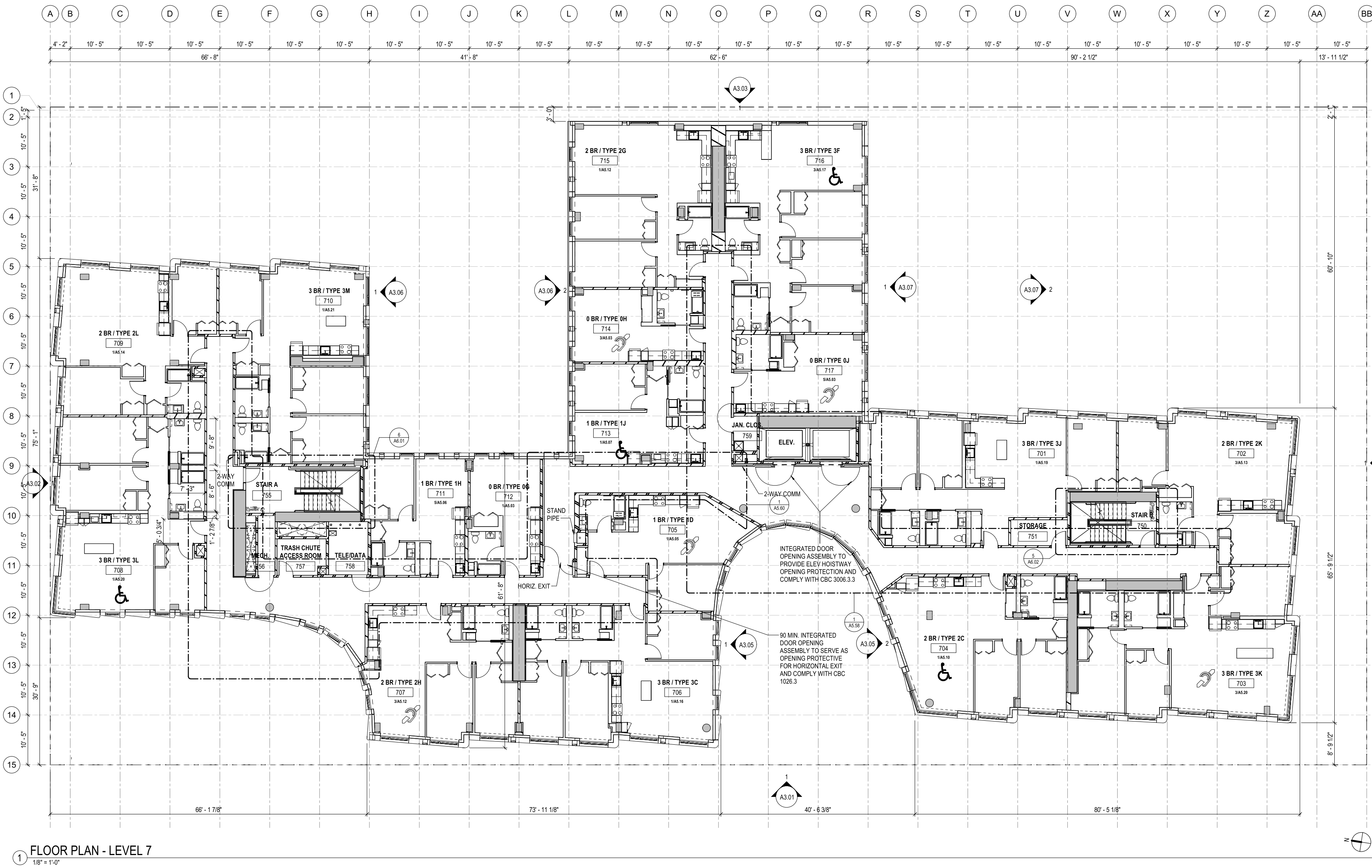
- CONCRETE PAVER SEE DETAIL R1 / A8.02
- VEGETATED ROOF SEE DETAIL R3 / A8.02
- GRAVEL BALLAST SEE DETAIL R4 / A8.02, R5 / A8.02
- MOBILITY UNIT
- COMMUNICATION UNIT



1 FLOOR PLAN - LEVEL 7
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
180 VARICK ST. SUITE 1328
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

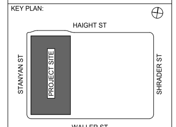
MEP ENGINEERS:
ENGINEERING 350
256 MOULTON STREET
SAN FRANCISCO, CA 94123
PH: 415.328.1450

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: 415.986.3873

KEY PLAN:



ISSUANCE

NO.	DESCRIPTION	DATE
2	SITE PERMIT / R2	10/01/2021
3	SITE PERMIT / R3	02/09/2022
4	SITE PERMIT / R4	05/24/2022
6	85% CD / BID SET	11/23/2022

STATUS:
85% CD / BID SET

DRAWING TITLE:
FLOOR PLAN - LEVEL 7

SEAL & SIGNATURE:

DATE:	11/23/2022
PROJECT:	20010180
DRAWN BY:	YA
FORMAT:	42"X30"
DRAWING NUMBER:	

A2.07

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.
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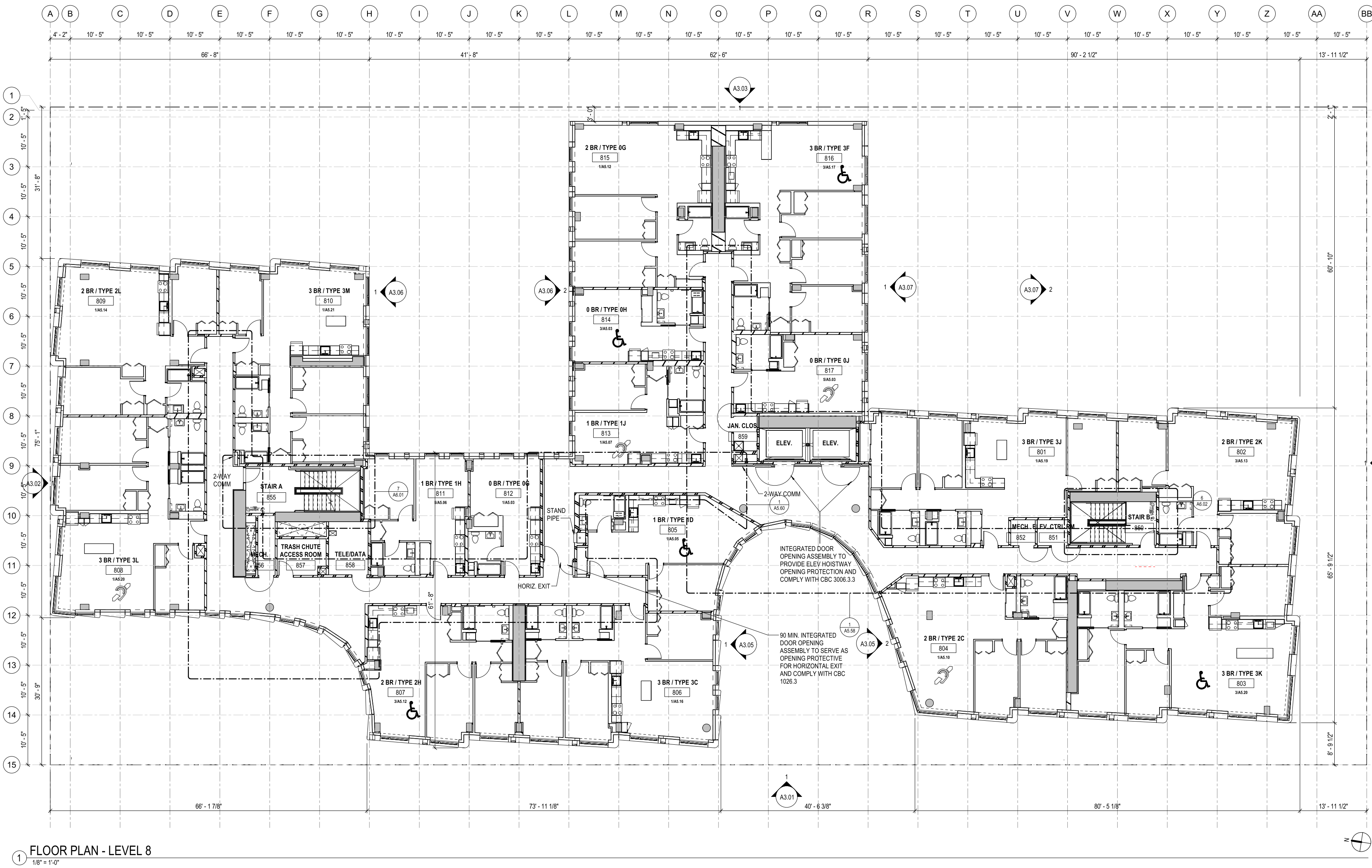
11. REFER TO A6 SERIES FOR DETAIL INFORMATION ABOUT VERTICAL CIRCULATION.

LEGEND:

- NON RATED WALL
- 1HR FIRE RATED WALL
- 2HR FIRE RATED WALL
- 2HR/3HR FIRE RATED CONCRETE WALL
- STOREFRONT SYSTEM
- PRECAST CONC. PANEL
- CONCRETE TOPPING SLAB SEE DETAIL R2 / A8.02
- CONCRETE PAVER SEE DETAIL R1 / A8.02
- VEGETATED ROOF SEE DETAIL R3 / A8.02
- GRAVEL BALLAST SEE DETAIL R4 / A8.02, R5 / A8.02
- MOBILITY UNIT
- COMMUNICATION UNIT



1 FLOOR PLAN - LEVEL 8
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 1328
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
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PH: 415.658.5850

LANDSCAPE ARCHITECT:
GLS LANDSCAPE | ARCHITECTURE
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SAN FRANCISCO, CA 94110
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STRUCTURAL ENGINEER:
MAR STRUCTURAL DESIGN
2332 5TH STREET, SUITE D
BERKELEY, CA 94710
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ENERGY & PASSIVE HOUSE CONSULTANT:
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301 HOWARD STREET, SUITE 1030
SAN FRANCISCO, CA 94105
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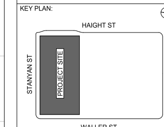
LIGHTING DESIGN
DOT DASH
120 WALKER STREET
NEW YORK, NY 10013
PH: 212.951.0660

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

KEY PLAN:



ISSUANCE

NO.	DESCRIPTION	DATE
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3	SITE PERMIT / R3	02/09/2022
4	SITE PERMIT / R4	05/24/2022
6	85% CD / BID SET	11/23/2022

STATUS:
85% CD / BID SET

DRAWING TITLE:
FLOOR PLAN - LEVEL 8

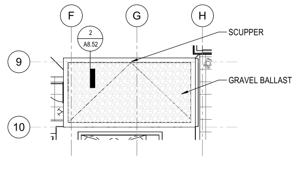
SEAL & SIGNATURE:

DATE:	11/23/2022
PROJECT:	20010180
DRAWN BY:	YA
FORMAT:	42"X30"
DRAWING NUMBER:	

A2.08

ED 13-01

100% AFFORDABLE HOUSING VIA MOHCD



STAIR A PENTHOUSE ROOF PLAN
2 1/8" = 1'-0"

EXTERIOR LIGHTING LEGEND:

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

* -EM DENOTES EMERGENCY BACKUP BATTERY

FLOOR PLAN GENERAL NOTES:

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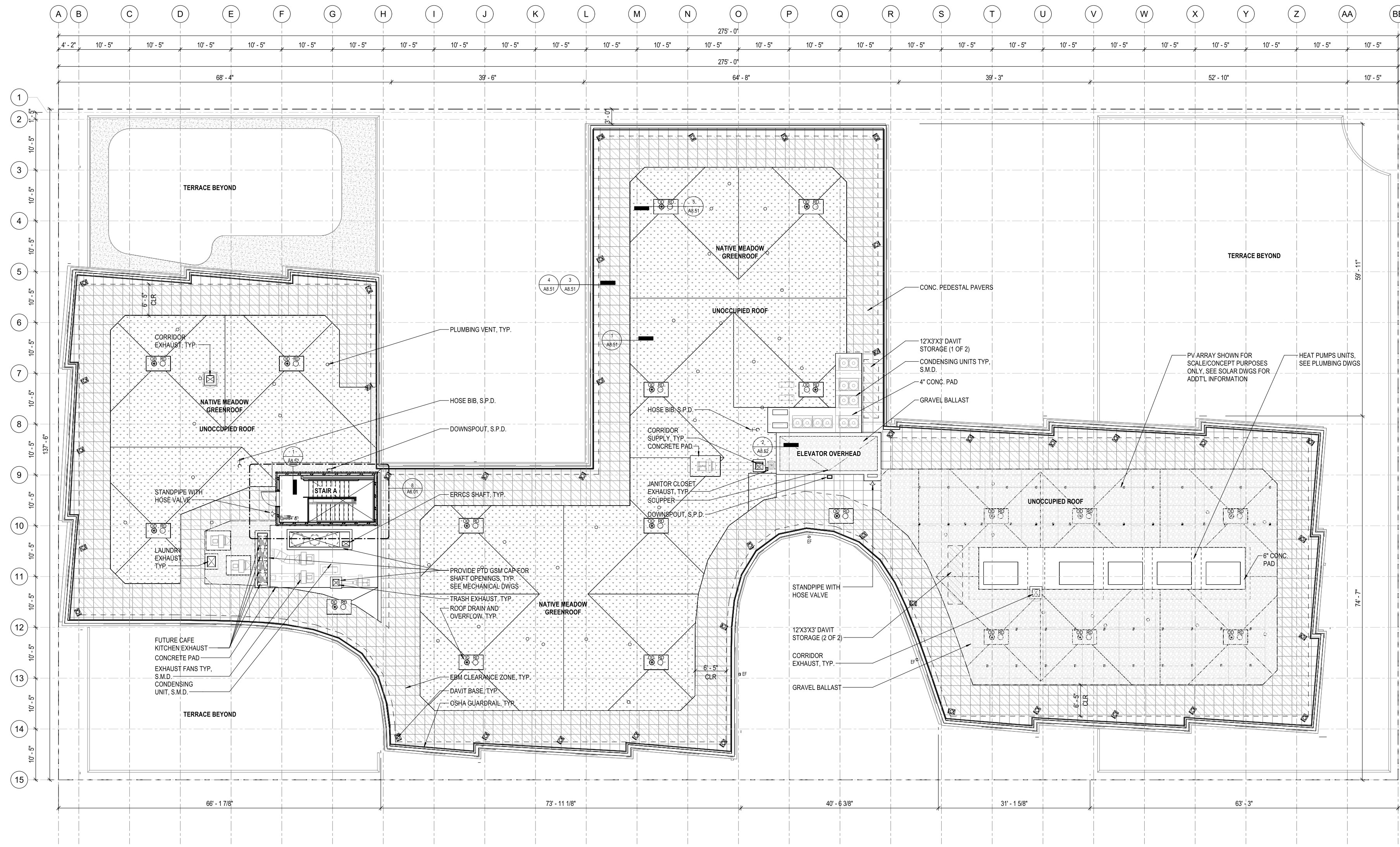
LEGEND:

NON RATED WALL
1HR FIRE RATED WALL
2HR FIRE RATED WALL
2HR/3HR FIRE RATED CONCRETE WALL
STOREFRONT SYSTEM
PRECAST CONC. PANEL
CONCRETE TOPPING SLAB SEE DETAIL R2 / A8.02
CONCRETE PAVER SEE DETAIL R1 / A8.02
VEGETATED ROOF SEE DETAIL R3 / A8.02
GRAVEL BALLAST SEE DETAIL R4 / A8.02, R5 / A8.02
MOBILITY UNIT
COMMUNICATION UNIT



COMPOSITE ROOF PLAN
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
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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 1328
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

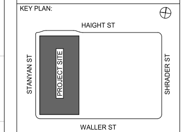
MEP ENGINEERS:
ENGINEERING 350
256 MOULTON STREET
SAN FRANCISCO, CA 94123
PH: 415.328.1450

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: 415.986.3873

KEY PLAN:



ISSUANCE

NO.	DESCRIPTION	DATE
2	SITE PERMIT / R2	10/01/2021
3	SITE PERMIT / R3	02/09/2022
4	SITE PERMIT / R4	05/24/2022
6	85% CD / BID SET	11/23/2022

STATUS:
85% CD / BID SET

DRAWING TITLE:
FLOOR PLAN - ROOF

SEAL & SIGNATURE:

DATE:	11/23/2022
PROJECT:	20010180
DRAWN BY:	YA
FORMAT:	42"X30"
DRAWING NUMBER:	

A2.09

PLANTING PLAN