

2021 TCAC Threshold Basis Limit for HCD Developer Fee 2017 UMR §8312(c) & (b) and High Cost Test for HCD Limits on Development Costs 2017 UMR §8311(a) & (b) (revised 2/19/21)						
Complete all yellow shaded cells; see cell comments for tips						
Project Name:	The Plateau		County:	Mendocino	HCD Phase:	Origination
Unit Size	1/5/21 TCAC Threshold Basis Limits (TBL)		Number of Units		Basis x Number of Units	
SRO/Studio	\$262,291		0		\$0	
1 Bedroom	\$302,419		35		\$10,584,665	
2 Bedrooms	\$364,800		9		\$3,283,200	
3 Bedrooms	\$466,944		25		\$11,673,600	
4+ Bedrooms	\$520,205		0		\$0	
Number of Manager Units in Project:		1	Total units:		69	
TOTAL UNADJUSTED THRESHOLD BASIS LIMIT (TBL):					\$25,541,465	
TBL ADJUSTMENTS §10327(c)(5)(A-F):					Yes/No	
(A)	Project paid in whole or part out of public funds subject to a legal requirement for the payment of state or federal prevailing wages or financed in part by a labor-affiliated organization requiring the employment of construction workers who are paid at least state or federal prevailing wages. (20%)				No	\$0
	Project certifies that (1) they are subject to a project labor agreement within the meaning of §2500(b)(1) of the Public Contract Code, or (2) they will use a skilled and trained workforce as defined by §25536.7 of the Health and Safety Code to perform all onsite work within an apprenticeship occupation in the building and construction trades. (5%)				No	\$0
	New construction project required to provide parking beneath residential units (not "tuck under" parking) or through construction of an on-site parking structure of two or more levels. (10%)				No	\$0
	Project where a day care center is part of the development. (2%)				No	\$0
	Project where 100 percent of the Low Income units are for Special Needs populations. (2%)				No	\$0
	Project where at least 95% of the project's upper floor units are serviced by an elevator. (10%)					\$0
	Project wherein at least 95% of the building(s) is constructed as Type I as defined in the California Building Code, in which case, the Type III 10% increase below is not allowed. (15%)				No	\$0
	Project wherein at least 95% of the building(s) is constructed as a Type III as defined in the California Building Code, or a Type III/Type I combination, in which case, the Type I 15% increase above is not allowed. (10%)				No	\$0
(B)	Project applying under §10325 or §10326 of these regulations that include one or more of the features below. (up to 10%)					\$1,021,659
Proposed energy efficiency/resource conservation/indoor air quality items	(1) Project shall have onsite renewable generation estimated to produce 50% or more of annual tenant electricity use. If the combined available roof area of the Project structures, including carports, is insufficient for provision of 50% of annual electricity use, then the Project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. Available solar accessible area is defined as roof area less north facing roof area for sloped roofs, equipment, solar thermal hot water and required local or state fire department set-backs and access routes. A Project not availing itself of the 90% roof area exception may also receive an increase under paragraph (2) only if the renewable generation used to calculate each basis increase does not overlap. (5%)				No	
	(2) Project shall have onsite renewable generation estimated to produce 75% or more of annual common area electricity use. If the combined available roof area of the Project structures, including carports, is insufficient for provision of 75% of annual electricity use, then the Project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. Available solar accessible area is defined as roof area less north facing roof area for sloped roofs, equipment, solar thermal hot water and required local or state fire department set-backs and access routes. A Project not availing itself of the 90% roof area exception may also receive an increase under paragraph (1) only if the renewable generation used to calculate each basis increase does not overlap. (2%)				No	
	(3) Newly constructed Project buildings shall be 15% or more energy efficient than the 2016 Energy Efficiency Standards (California Code of Regulations, Part 6 of Title 24), except that if the local building department has determined that building permit applications submitted on or before December 31, 2016 are complete, then newly constructed Project buildings shall be fifteen percent (15%) or more energy efficient than the 2013 Energy Efficiency Standards (California Code of Regulations, Part 6 of Title 24). (4%)				No	
	(4) Rehab Project buildings shall have 80% decrease in estimated TDV energy use (or improvement in energy efficiency) post rehab as demonstrated using the appropriate performance module of CEC software. (4%)				No	
	(5) Irrigate only with reclaimed water, greywater, or rainwater (excepting water used for Community Gardens) or irrigate with reclaimed water, grey water, or rainwater in an amount that annually equals or exceeds 20,000 gallons or 300 gallons per unit, whichever is less. (1%)				Yes	
	(6) Community Gardens of at least 60 square feet per unit. Permanent site improvements that provide a viable growing space within the Project including solar access, fencing, watering systems, secure storage space for tools, and pedestrian access. (1%)				Yes	
	(7) Install bamboo, cork, salvaged or FSC-Certified wood, natural linoleum, natural rubber, or ceramic tile in all kitchens, living rooms, and bathrooms (where no VOC adhesives or backing is also used). (1%)				No	
	(8) Install bamboo, stained concrete, cork, salvaged or FSC-Certified wood, ceramic tile, or natural linoleum in all common areas. (2%)				Yes	
	(9) Meet all requirements of the U.S. Environmental Protection Agency Indoor Air Plus Program. (2%)				No	
(D)	Project requires seismic upgrading of existing structures, and/or requires toxic or other environmental mitigation as certified by the Project architect/ engineer. (lesser of costs or 15% basis adjustment)				No	\$0
	If Yes, select type of work:		Enter Certified Costs of Work:	\$0		
(E)	Local development impact fees required to be paid to local government entities. Certification from local entities assessing fees also required. WAIVED IMPACT FEES ARE INELIGIBLE.				Yes	\$932,035
Please Enter Amount Above:						
(F)	Projects within a county with an unadjusted 9% threshold basis limit for a 2-bedroom unit equal or less than \$400,000 and within a census tract designated on the TCAC/HCD Opportunity Map as Highest or High Resource. (10%)				No	\$0
County eligibility:	Yes	TCAC/HCD Opportunity Area Map Tract ID #:	60450105004	Opportunity Map Resource level:	Moderate Resource	In yellow cells, enter Tract ID # and TCAC/HCD Opportunity Map Resource level

Permanent Local Housing Allocation (PLHA) Program

Notice of Funding Availability (NOFA) June 7, 2021

Non-Entitlement Local Government Competitive Application

Rev. 6/24/21



**Gavin Newsom, Governor
State of California**

**Lourdes Castro Ramirez, Secretary
Business, Consumer Services and Housing Agency**

**Gustavo Velasquez, Director
Department of Housing and Community Development (HCD)
2020 West El Camino Avenue, Suite 500
Sacramento, CA 95833
Phone: (916) 263-2771**

**PLHA Program Email: CPLHA@hcd.ca.gov
<http://www.hcd.ca.gov/grants-funding/nofas.shtml>**

**Application Technical Support email:
AppSupport@hcd.ca.gov**

Overview

Rev. 6/24/21

Proposed Activity §401; Funding Limits/Request NOFA

(a) Select below the proposed Activity you are applying for. **Note: you may only apply for one Project or one Program Activity and the eligible Activity must take place within the jurisdiction of the Applicant.**

(1) Development of a new or substantial rehabilitation of a multifamily rental housing project that is Affordable to households at or below 60% of AMI, but which is not currently restricted as Affordable housing

Fully describe the proposed Activity above. If your proposed program Activity is assistance to persons who are experiencing homelessness or At-risk of homelessness (2d), describe all subactivities.

Construction of 69-unit housing project in Fort Bragg, CA. There are a total of 68 affordable units with a mix of special needs, senior and family units as well as a manager's unit. Project includes community building and site amenities.

Funding limit	\$5,000,000	Funds requested including admin expenses (min. \$500,000)	\$2,400,000	Admin limit 5%	\$120,000	Admin requested	\$120,000
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Have you applied, do you plan to apply, or have you been awarded other HCD program funds for the proposed Activity? Yes

Other HCD Program(s) Name(s):	Funding Amount	Funding Status	NOFA Date	Award Date/Expected Award Date
IIG	\$3,089,000	Funding awarded	10/30/19	6/26/20

Applicant §400

(a) Eligible Applicants for this non-entitlement competitive allocation described in §100(b)(3) are limited to non-entitlement local governments. For development of Rental Housing Projects, Sponsor(s) must be co-Applicant(s). **If there are two co-Applicants (two General Partners) both must complete and submit co-applicant information and documentation.**

Applicant Name	Fort Bragg	Organization Type:	Local Government
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Address	416 N Franklin Street	City	Fort Bragg	County	Mendocino	State	CA	Zip	95437
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Auth Rep: Name	Tabatha Miller	Title	City Manager	Email	TMiller@FortBragg.com	Phone	(707) 961-2829
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Contact: Name	Sarah McCormick	Title		Email	SMcCormick@fortbragg.com	Phone	(415) 933-1165
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File Name:	App Cert & Legal	Reference 'Certifications & Legal Status' worksheet. Only complete Certification part.	Uploaded to HCD?	
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File Name:	App TIN Form	Taxpayer Identification Number (TIN) on the PLHA webpage .	Uploaded to HCD?	
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Co-Applicant 1 Name	Danco Communities	Organization Type:	For-profit
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Address	5251 Ericson Way	City	Arcata	County	Humboldt	State	CA	Zip	95521
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Auth Rep: Name	Chris Dart	Title	Secretary	Email	cdart@danco-group.com	Phone	(707) 825-1531
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Contact: Name	McKenzie Dibble	Title	Project Manager	Email	mdibble@danco-group.com	Phone	(707) 825-1588
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File Name:	Co-App1 Cert & Legal	Reference 'Certifications & Legal Status' worksheet.	Uploaded to HCD?	Yes
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File Name:	Co-App1 OrgDoc1, OrgDoc2,	Reference Sponsor Org Docs worksheet	Uploaded to HCD?	Yes
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File Name:	Co-App1 OrgChart	Sponsor Organization Chart	Uploaded to HCD?	Yes
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File Name:	Co-App1 Signature Block	Signature Block - upload in Microsoft Word document.	Uploaded to HCD?	Yes
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File Name:	Co-App1 Payee Data Record	Payee Data Record STD-204 on the PLHA webpage .	Uploaded to HCD?	Yes
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File Name:	Co-App1 Cert of Good Standing	Must be dated 30 days or less from the application due date.	Uploaded to HCD?	
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File Name:	Co-App1 Tax-Exempt Status	Evidence of tax-exempt status from IRS and from FTB for Corporations.	Uploaded to HCD?	N/A
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Co-Applicant 2 Name	Community Revitalization and Development Corporation	Organization Type:	Nonprofit
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Address	635 Parkview Ave	City	Redding	County	Shasta	State	CA	Zip	96099
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Auth Rep: Name	David Rutledge	Title	President	Email	david@crdc-housing.org	Phone	(530) 241-6960
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Contact: Name	David Rutledge	Title	President	Email	david@crdc-housing.org	Phone	(530) 241-6960
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File Name:	Co-App2 Cert & Legal	Reference 'Certifications & Legal Status' worksheet.	Uploaded to HCD?	Yes
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File Name:	Co-App2 OrgDoc1, OrgDoc2,	Reference Sponsor Org Docs worksheet	Uploaded to HCD?	Yes
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File Name:	Co-App2 OrgChart	Sponsor Organization Chart	Uploaded to HCD?	Yes
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File Name:	Co-App2 Signature Block	Signature Block - upload in Microsoft Word document.	Uploaded to HCD?	Yes
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File Name:	Co-App2 Payee Data Record	Payee Data Record STD-204 on the PLHA webpage .	Uploaded to HCD?	Yes
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File Name:	Co-App2 Cert of Good Standing	Must be dated 30 days or less from the application due date.	Uploaded to HCD?	
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File Name:	Co-App2 Tax-Exempt Status	Evidence of tax-exempt status from IRS and from FTB for Corporations.	Uploaded to HCD?	Yes
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Threshold Requirements §402

(a) Does the Applicant have a Housing Element that has been adopted by the jurisdiction's governing body by the application due date and subsequently determined to be in substantial compliance with state Housing Element Law pursuant to GC §65585. Current Housing Element compliance status can be obtained by referencing the Department's website at http://www.hcd.ca.gov/community-development/housing-element .	Yes
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(b) Has the Applicant submitted to HCD the Annual Progress Report (APR) required by GC §65400 for the current or prior year by the application due date?	Yes
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(c)(2) and (3) Submission of an application by the Applicant and one or more co-Applicants must be authorized by resolutions of the governing boards of both the Applicant and all co-Applicants. Applicants may use their own resolution format as long as it contains ALL of the authorizations as in the sample.

The person attesting to the resolution signing cannot be the same person authorized to execute the documents in the name of the Applicant.

If more than one authorized signatory is identified, state whether both signatories are required or only one signatory is required to submit and execute Program docs.

If the application is being signed by a designee of the authorized signatory, the Applicant must also submit a designee letter or other proof of signing authority.

File Name:	App Reso	Copy of the local government Resolution - sample on the PLHA webpage	Uploaded to HCD?	
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File Name:	Co-App1 Reso	Copy of the Resolution - sample on the PLHA webpage	Uploaded to HCD?	Yes
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File Name:	Co-App2 Reso	Copy of the Resolution - sample on the PLHA webpage	Uploaded to HCD?	Yes
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Legislative and Congressional Information

Rev. 6/24/21

*Provide the Legislative and Congressional information for the applicant and each activity location, (if different than applicant location).
To locate or verify the Legislative and Congressional information, click on the respective links below and enter the applicant office location zip code, the activity location site zip code(s) (i.e. zip code(s) where activities are performed), and any additional activity location site(s), as applicable.*

[California State Assembly](#)

[California State Senate](#)

[U.S. House of Representatives](#)

Applicant Office Location

	District #	First Name	Last Name
State Assembly Member	2	Jim	Wood
State Senate Member	2	Mike	McGuire
US House of Representatives	2	Jared	Huffman

Activity Location 1 (if different from applicant location)

	District #	First Name	Last Name
State Assembly Member	2	Jim	Wood
State Senate Member	2	Mike	McGuire
US House of Representatives	2	Jared	Huffman

Activity Location 2 (if different from applicant location)

	District #	First Name	Last Name
State Assembly Member			
State Senate Member			
US House of Representatives			

Activity Location 3 (if different from applicant location)

	District #	First Name	Last Name
State Assembly Member			
State Senate Member			
US House of Representatives			

Activity Location 4 (if different from applicant location)

	District #	First Name	Last Name
State Assembly Member			
State Senate Member			
US House of Representatives			

Activity Location 5 (if different from applicant location)

	District #	First Name	Last Name
State Assembly Member			
State Senate Member			
US House of Representatives			

Multifamily Rental Housing (MF) or Navigation Center (NC)

Rev. 6/24/21

Development Name	The Plateau			Type	New construction		County	Mendocino		
If the Development is known under another name(s) or was formerly known under another name(s), provide the name(s).				NA						
Address	441 South Street			City	Fort Bragg		Zip	95437		
Census Tract #1	105.00	APN #1	018-340-04	Census Tract #2	105.00	APN #2	018-340-06	Census Tract 3	NA	
Number of units in the Development:		69	MF only: Number of rental units in the Development that will be restricted to 60% of AMI or less:					68		
Rehabilitation Projects only (rows 7-10)										
MF Substantial Rehabilitation projects only:		Total rehabilitation costs (must complete Dev Budget worksheet):				0	Rehab cost per unit:		\$0	
<p>Rehabilitation projects only: Provide a description of the current condition of the structure(s) and a general description of the overall scope of work. Include a discussion of any proposed modification to the unit configurations, unit mix, need for seismic retrofit, or modifications in use (e.g., commercial/tourist hotel to SRO or studio apartments). All projects must submit a Physical Needs Assessment (PNA) or Capital Needs Assessment (CNA) by a qualified independent third party contractor, which supports the proposed scope of work. Both the contractor and the PNA are subject to HCD approval. Include in the CNA upload, the current rent roll and tenant income and household size information, submit by unit.</p>										
File Name:	Rehab Description	Narrative of current condition of structure(s) and description of overall scope of work. Include a discussion of any proposed modification to unit configurations, unit mix, need for seismic retrofit, or modifications in use (e.g., commercial/tourist hotel to SRO).					Uploaded to HCD?	N/A		
File Name:	CNA	PNA or CNA by qualified independent third party contractor.					Uploaded to HCD?	N/A		
Explain any specific development issues (demolition, relocation, environmental, historical, topography, etc.) at the Development site.										
NA - Not Rehab										
File Name:	EFC1; EFC2; EFC3; etc.	Provide Enforceable Funding Commitments for development funding sources.					Uploaded to HCD?			
MF only: Does market study demonstrate financial feasibility? - Must submit a market study that meets the requirements specified in TCAC Regs §10322(h)(10)										
File Name:	Market Study	MF only: Completed market study prepared or updated within one year prior to the application due date.					Uploaded to HCD?			
(c)(4) Site Control: Does Sponsor have Site Control of the Development? If yes, enter form of site control and most recent execution date below.										
Form of site control:		Fee Title			Most recent document execution date:		11/20/20			
If leasehold estate, answer the following:	Is rent based on restricted land value?	N/A	Is acquisition cost \$0 in Development Budget?	N/A	Prepaid lease loan used? If Yes, answer (a-c) below		N/A			
(a) Funding amount based on the Present Value of lease payments?	N/A	(b) Lender requesting Res. Receipts (not permissible)	N/A	(c) Has loan amount been entered as a finance cost?		N/A				
Purchase price of the site(s):	\$2,760,000	Appraised value:	\$2,760,000	MF only: has Applicant completed any other units in this subdivision?			N/A			
Describe any special circumstances regarding site control:										
None.										
File Name:	Site Control	Provide appropriate documentation to demonstrate the form of site control indicated above.					Uploaded to HCD?	Yes		
File Name:	Prelim	Provide the Preliminary Title Report to verify the accuracy of the site control document.					Uploaded to HCD?			
File Name:	Appraisal	If available, provide a current appraisal of the site(s). If land and/or acquisition costs are shown on the Dev Budget, provide an appraisal report dated within 24 months prior to the application due date.					Uploaded to HCD?	Yes		
File Name:	Site Map	Provide a site map of proposed site.					Uploaded to HCD?	Yes		
(c)(4) Status of all discretionary local land use approvals: Provide a listing and status of all discretionary local land use approvals, excluding design review, required to complete the Development that have been granted, submitted or to be applied for to the appropriate local agencies, or consistent with local planning documents. This information must match the information provided on the Verification of the Status of Environmental Review and Land Use Entitlements worksheet.										
Agency / Issuer		Land Use Approval Date	Approval Type		Type and Comments					
City of Fort Bragg		2/3/19	Site Plan Approval		Site Plan Review					
Not Applicable		NA	NA		Conditional Use Permits					
NA - Zoned for the intended use		NA	NA		Zoning Approval					
(c)(4) Environmental: is the Development free from adverse environmental conditions that are economically infeasible to remove and cannot be mitigated?										
Yes										
Attach all available Phase I and Phase II Environmental Site Assessments (ESA) prepared or updated within 12 months prior to the application due date. Include any follow-up analysis, (e.g., asbestos or lead-based paint analysis), or information on mitigation completed. It is NOT necessary to include a copy of the Database Records Search section of the ESA.										
File Name	Env Report 1	Phase I					Uploaded to HCD?			
File Name	Env Report 2						Uploaded to HCD?			
File Name	Env Report 3						Uploaded to HCD?			
File Name	Env Report 4						Uploaded to HCD?			
File Name	Env Report 5						Uploaded to HCD?			
Soils/engineering/geotechnical: has a site report been prepared?										
File Name:	Soils-Engineering-Geo	Attach the Soils, Engineering, or Geotechnical report.					Uploaded to HCD?	Yes		
File Name:	Rehab Env Reports	Attach the lead-based paint, mold, and asbestos reports related to rehab					Uploaded to HCD?	N/A		

Multifamily Rental Housing (MF) or Navigation Center (NC)										Rev. 6/24/21
(c)(4) and NOFA II(D)(1)(d)(4) Are at least 40% of the permanent funds committed for the Development Project (must complete "Dev Sources" worksheet)?										Yes
Americans with Disabilities Act										
Sponsor certifies Development will comply with Americans with Disabilities Act and its implementing regulations.										Yes
Violence Against Women Act										
Sponsor certifies Development will comply with Violence Against Women Act.										Yes
Davis-Bacon Wage & State Prevailing Wage Requirements										
Sponsor certifies the Development will comply with Davis-Bacon wage requirements and State prevailing wage law, as set forth in Labor Code Section 1720 et seq., which requires the payment of prevailing wages unless the Development meets one of the exceptions of Labor Code 1720(c) as determined by the Department of Industrial Relations (DIR). Sponsors are urged to seek professional advice as to how to comply with State prevailing wage law.										Yes
If your Development requires demolition of existing residential units, are the number of bedrooms in the proposed Development at least equal to the total number of bedrooms in the demolished structures per UMR §8303(b)? Explain below how this requirement is satisfied including how many bedrooms in the units to be demolished and how many replacement units.										Yes
Article XXXIV										
Article XXXIV legal opinion submitted to HCD demonstrates that the Sponsor has considered both the legal requirements of Article XXXIV and the relevant facts of the Development. Any conclusion that the Development is exempt from Article XXXIV is supported by specific facts and a specific legal theory for exemption that itself is supported by the Constitution, statute, and/or case law. Documentation provided shall be subject to HCD review and approval.										Yes
File Name:	Article XXXIV Legal Opinion	Demonstrate legal requirements of Article XXXIV and relevant Project facts have been considered.						Uploaded to HCD?	Yes	
File Name:	Article XXXIV Authority	Copy of document providing Authority.						Uploaded to HCD?	Yes	
Tenant Selection UMR §8305										
Sponsor certifies the Development will comply with the requirements of UMR §8305 as applicable.										Yes
Fair Housing Act										
Does Development propose to restrict occupancy based on gender or age? If yes, include in legal opinion how Development satisfies fair housing laws (include supporting materials). Attach a specific legal opinion labeled "Fair Housing" with supporting materials describing how the Development complies with fair housing laws. For senior Developments, attach evidence that units are lawfully restricted to senior households in compliance with state and federal fair housing laws.										Yes
File Name:	Fair Housing	Legal opinion with supporting materials describing how Development complies.						Uploaded to HCD?	Yes	
Pet Friendly Housing Act										
Sponsor certifies that residents of the housing development will be authorized to own or otherwise maintain one or more common household pets pursuant to the Pet Friendly Housing Act of 2017 (California Health & Safety Code, Section 50466)										Yes
Tax Credits (TC)										
Type (Select One)	4%	Federal	Yes	Proposed Equity Investor Contribution (\$)	\$8,553,880	Anticipated TC Factor	0.920	App. Rate	#####	
		State	Yes	Proposed Equity Investor Contribution (\$)	\$4,774,563	Anticipated TC Factor	0.700	App. Rate	#####	
Timeframe for Applying for tax credits	Proposed Month	January	Proposed Year	2020	If already awarded, enter TCAC Reservation date:				4/14/20	
File Name:	Tax Credit Reservation	If Development has received a tax credit reservation, attach documentation.						Uploaded to HCD?	Yes	

Rental Development Team

Rev. 6/24/21

Owner/Borrower Entity										
Legal Name	Fort Bragg South Street LP					Organization Type	Nonprofit			
Address	5251 Ericson Way, Suite A				City	Arcata	State	CA	Zip	95521
Auth Rep Name	Daniel J. Johnson			Title	Member	Email	djohnson@danco-group.com		Phone	(707) 825-1588
Contact Name	McKenzie Dibble			Title	Project Manager	Email	mdibble@danco-group.com		Phone	(707) 825-1588
Address	5251 Ericson Way, Suite A				City	Arcata	State	CA	Zip	95521
File Name	Bwr Applicant Reso	Copy of the local government Resolution - sample on the PLHA webpage						Uploaded to HCD?		
File Name:	Bwr Cert & Legal	Reference 'Certifications & Legal Status' Worksheet.						Uploaded to HCD?		
File Name:	Bwr OrgDoc1, OrgDoc2, etc...	Reference Sponsor Org Docs worksheet						Uploaded to HCD?		
File Name:	Bwr OrgChart	Sponsor Organization Chart						Uploaded to HCD?		
File Name:	Bwr Signature Block	Signature Block - upload in Microsoft Word Document.						Uploaded to HCD?		
File Name	Bwr Payee Data Record	Payee Data Record STD-204 on the PLHA webpage .						Uploaded to HCD?		
File Name:	Bwr Cert of Good Standing	Must be dated 30 days or less from the application due date.						Uploaded to HCD?		
File Name:	Bwr Tax-Exempt Status	Evidence of tax-exempt status from IRS and from FTB for Corporations.						Uploaded to HCD?		
Managing General Partner										
Legal Name	Community Revitalization and Development Corporation					Organization Type	Nonprofit			
Address	P.O. Box 990490				City	Redding	State	CA	Zip	96099
Auth Rep Name	David Rutledge			Title	President	Email	david@crdc-housing.org		Phone	(530) 241-6960
Contact Name	David Rutledge			Title	President	Email	david@crdc-housing.org		Phone	(530) 241-6960
Address	P.O. Box 990490				City	Redding	State	CA	Zip	(530) 241-6960
File Name	MGP Applicant Reso	Copy of the local government Resolution - sample on the PLHA webpage						Uploaded to HCD?		
File Name:	MGP Cert & Legal	Reference 'Certifications & Legal Status' Worksheet.						Uploaded to HCD?		
File Name:	MGP OrgDoc1, OrgDoc2, etc...	Reference Sponsor Org Docs worksheet						Uploaded to HCD?		
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File Name:	MGP Tax-Exempt Status	Evidence of tax-exempt status from IRS and from FTB for Corporations.						Uploaded to HCD?		
Administrative General Partner #1										
Legal Name	Johnson & Johnson Investments LLC					Organization Type	Limited Liability Company			
Address	5251 Ericson Way, Suite A				City	Arcata	State	CA	Zip	95521
Auth Rep Name	Daniel J. Johnson			Title	Member	Email	djohnson@danco-group.com		Phone	(707) 825-1588
Contact Name	McKenzie Dibble			Title	Project Manager	Email	mdibble@danco-group.com		Phone	(707) 825-1588
Address	5251 Ericson Way, Suite A				City	Arcata	State	CA	Zip	95521
File Name	AGP Applicant Reso	Copy of the local government Resolution - sample on the PLHA webpage						Uploaded to HCD?		
File Name:	AGP Cert & Legal	Reference 'Certifications & Legal Status' Worksheet.						Uploaded to HCD?		
File Name:	AGP OrgDoc1, OrgDoc2, etc...	Reference Sponsor Org Docs worksheet						Uploaded to HCD?		
File Name:	AGP OrgChart	Sponsor Organization Chart						Uploaded to HCD?		
File Name:	AGP Signature Block	Signature Block - upload in Microsoft Word Document.						Uploaded to HCD?		
File Name	AGP Payee Data Record	Payee Data Record STD-204 on the PLHA webpage .						Uploaded to HCD?		
File Name:	AGP Cert of Good Standing	Must be dated 30 days or less from the application due date.						Uploaded to HCD?		
File Name:	AGP Tax-Exempt Status	Evidence of tax-exempt status from IRS and from FTB for Corporations.						Uploaded to HCD?		
Property Management Agent										
Legal Name	Danco Property Management			Contact Name	Blair Brown		Email	blairbrown@danco-group.com		
Phone	(707) 825-1528	Address	5251 Ericson Way, Suite A		City	Arcata	State	Ca	Zip	95521
Financial Consultant										
Legal Name	NA			Contact Name			Email			
Phone		Address			City		State		Zip	
Lead (primary) Service Provider										
Legal Name	Redwood Quality Management Co			Contact Name	Camille Shraeder		Email	camille@rqmc.org		
Phone	(707) 472-0350	Address	350 E Gobbi St		City	Ukiah	State	CA	Zip	95482
Borrower Legal Counsel										
Legal Name	Odu & Associates			Contact Name	Nkechi Odu		Email	nkechi@odulaw.com		
Phone	(951) 215-6212	Address	31805 Temecula Parkway, #720		City	Temecula	State	CA	Zip	92592
General Contractor										
Legal Name	Danco Builders Northwest			Contact Name	Dan Johnson		Email	djohnson@danco-group.com		
Phone	(707) 822-9000	Address	5251 Ericson Way, Suite A		City	Arcata	State	CA	Zip	95521
Architect										
Legal Name	McSorley Architecture			Contact Name	Garrett McSorley		Email	garrett.mcsorley@gmail.com		
Phone	707.633.9283	Address	PO Box 2472		City	McKinleyville	State	CA	Zip	95519
Development Funding Source										
Legal Name	RedStone Equity Partners			Contact Name			Email			
Phone		Address			City		State		Zip	
Development Funding Source										
Legal Name	Pacific Western Bank			Contact Name			Email			
Phone		Address			City		State		Zip	
Development Funding Source										
Legal Name	IIG (HCD)			Contact Name			Email			
Phone		Address			City		State		Zip	
Development Funding Source										
Legal Name	HEAP - Fort Bragg & Mendocino			Contact Name			Email			
Phone		Address			City		State		Zip	
Rent/Operating Subsidy Source										
Legal Name	Danco Communities			Contact Name			Email			
Phone		Address			City		State		Zip	
Rent/Operating Subsidy Source										
Legal Name				Contact Name			Email			
Phone		Address			City		State		Zip	

Sources of Funds

Rev. 6/24/21

Construction Period Sources of Funds

Funding Committed by Application Due Date?	Source Name (listed in order of lien priority)	Source Type	Local Support	Lien No.	Residential Amount	Commercial Amount	Total Amount	Interest Rate	Required Payment	Loan Term (months)	*Details of Deferred Costs	
											Amount	Description
1	Yes	HCD PLHA Funds	State-HCD	No			\$0					
2	Yes	Pacific Western Bank Construction Loan	Private		\$15,900,000		\$15,900,000	4.10%				
3							\$0					
4							\$0					
5							\$0					
6							\$0					
7							\$0					
8							\$0					
9							\$0					
10							\$0					
11							\$0					
12							\$0					
13							\$0					
14							\$0					
15							\$0					
16							\$0					
17							\$0					
18							\$0					
19							\$0					
20		Deferred costs (detail at right)			\$0		\$0					
21		Equity Investor					\$0					
	\$15,900,000	<Total funds committed	100.00%	<% Funds committed	\$15,900,000		\$0	\$15,900,000				\$0

Permanent Sources of Funds

Funding Committed by Application Due Date?	Source Name (listed in order of lien priority)	Source Type	Local Support	Lien No.	Residential Amount	Commercial Amount	Total Amount	Interest Rate		Repayment Terms		Required Residential Debt Service	Required Commercial Debt Service
								Type	Rate	Type	Due in (yrs)		
1	Yes	HCD PHLA Funds	State-HCD	No	\$2,400,000		\$2,400,000						
2	Yes	City of Fort Bragg & County of Mendocino HEP	Local		\$3,250,000		\$3,250,000						
3	Yes	IIG Funds	State-HCD		\$3,089,000		\$3,089,000						
4	Yes						\$0						
5	Yes	Developer Note	Private		\$784,026		\$784,026						
6	Yes	Pacific Western Bank Permanent Loan	Private		\$6,077,000		\$6,077,000		5.10%				
7	Yes	Solar Tax Credit Equity			\$118,696		\$118,696						
8							\$0						
9							\$0						
10							\$0						
12							\$0						
12							\$0						
13							\$0						
14		Private mortgage financing					\$0						
15		Deferred costs					\$0						
16	Yes	Equity Investor	RedStone		\$13,209,747		\$13,209,747			Project Tax Credit Type:			
				Totals	\$28,928,469	\$0	\$28,928,469				Totals	\$0	\$0
	\$28,928,469	<Total funds committed	100.00%	<% Funds committed									

File: Perm EFC #1, #2, etc Commitment letter or other evidence documenting permanent financing commitments (see Guidelines for explanation of funding commitments) Uploaded to HCD?

Applicant comments: Include a description of balloon payments and unusual or extraordinary circumstances that have resulted in higher than expected project costs and provide a justification as to why these costs are reasonable.

Residential Permanent Sources/Uses of Funds

Tax Credit Basis

Commercial Sources

USES OF FUNDS	HCD PHLA Funds	City of Fort Bragg & County of Mendocino HEP	IIG Funds	0	Developer Note	Pacific Western Bank Permanent Loan	Solar Tax Credit Equity	0	Private mortgage financing	Deferred costs	Equity Investor	Total Residential Sources	30% PVC for New Const/Rehab	30% PVC for Acquisition	Total Commercial Sources	Source Name:	Source Name:
Project Development Costs																	
LAND COST/ACQUISITION																	
Land Cost or Value											\$2,760,000	\$2,760,000			\$0		
Demolition												\$0			\$0		
Legal												\$0			\$0		
Land Lease Rent Prepayment												\$0			\$0		
Total Land Cost or Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,760,000	\$2,760,000			\$0	\$0	\$0
Existing Improvements Cost or Value												\$0			\$0		
Off-Site Improvements												\$0			\$0		
Total Acquisition Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0
Total Land Cost / Acquisition Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,760,000	\$2,760,000			\$0	\$0	\$0
Predevelopment Interest/Holding Cost												\$0			\$0		
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)												\$0			\$0		
Excess Purchase Price Over Appraisal												\$0			\$0		
REHABILITATION																	
Site Work												\$0			\$0		
Structures												\$0			\$0		
General Requirements												\$0			\$0		
Contractor Overhead												\$0			\$0		
Contractor Profit												\$0			\$0		
Prevailing Wages												\$0			\$0		
General Liability Insurance												\$0			\$0		
Urban Greening												\$0			\$0		
Other Rehabilitation: (Specify)												\$0			\$0		
Other Rehabilitation: (Specify)												\$0			\$0		
Other Rehabilitation: (Specify)												\$0			\$0		
Total Rehabilitation Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Relocation Expenses												\$0			\$0		
NEW CONSTRUCTION																	
Site Work											\$1,009,220	\$1,009,220	\$1,009,220		\$0		
Structures						\$6,077,000	\$118,696				\$778,996	\$6,974,692	\$6,974,692		\$0		
General Requirements											\$671,035	\$671,035	\$671,035		\$0		
Contractor Overhead											\$237,099	\$237,099	\$237,099		\$0		
Contractor Profit											\$711,297	\$711,297	\$711,297		\$0		
Prevailing Wages											\$0	\$0	\$0		\$0		
General Liability Insurance											\$203,422	\$203,422	\$203,422		\$0		
Urban Greening											\$0	\$0	\$0		\$0		
IIG Budget			\$3,089,000									\$3,089,000	\$3,089,000		\$0		
Supportive Housing Construction		\$3,000,000									\$200,000	\$3,200,000	\$3,200,000		\$0		
Other New Construction: (Specify)												\$0			\$0		
Total New Construction Costs	\$0	\$3,000,000	\$3,089,000	\$0	\$0	\$6,077,000	\$118,696	\$0	\$0	\$0	\$3,811,069	\$16,095,765	\$16,095,765	\$0	\$0	\$0	\$0
ARCHITECTURAL FEES																	
Design											\$300,000	\$300,000	\$300,000		\$0		
Supervision											\$150,000	\$150,000	\$150,000		\$0		
Total Architectural Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450,000	\$450,000	\$450,000	\$0	\$0	\$0	\$0
Total Survey & Engineering											\$250,000	\$250,000	\$250,000		\$0		
CONSTRUCTION INTEREST & FEES																	
Construction Loan Interest											\$869,986	\$869,986	\$869,986		\$0		
Origination Fee											\$159,000	\$159,000	\$159,000		\$0		
Credit Enhancement/Application Fee											\$45,000	\$45,000	\$45,000		\$0		
Bond Premium											\$0	\$0	\$0		\$0		
Cost of Issuance											\$169,528	\$169,528	\$169,528		\$0		
Title & Recording											\$52,500	\$52,500	\$52,500		\$0		
Taxes											\$55,200	\$55,200	\$55,200		\$0		
Insurance											\$0	\$0	\$0		\$0		
Employment Reporting											\$0	\$0	\$0		\$0		
3rd Party Reports											\$16,000	\$16,000	\$16,000		\$0		
Inspection Fees											\$20,000	\$20,000	\$20,000		\$0		
Consultants											\$30,000	\$30,000	\$30,000		\$0		
Other Construction Int. & Fees: (Specify)											\$0	\$0	\$0		\$0		
Total Construction Interest & Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,417,214	\$1,417,214	\$1,417,214	\$0	\$0	\$0	\$0
PERMANENT FINANCING																	
Loan Origination Fee												\$0			\$0		
Credit Enhancement/Application Fee											\$5,000	\$5,000			\$0		
Title & Recording											\$2,500	\$2,500			\$0		
Taxes												\$0			\$0		

HCD 2021 Developer Fee Calculator - revised 2/4/21 (complete YELLOW shaded cells)

Project Phase:	Origination	Proposed Project Type:	4% Credits New Construction		
Project Name:	The Plateau				

Project's Developer Fee Summary	HCD Limit	Project Amt.
Maximum Total Developer Fee - 2d	\$3,071,439	\$3,001,690
Max Developer Fee payable from development funding sources - lesser of 1e & 2d	\$2,200,000	\$2,200,000
Deferred Developer Fee payable on a priority basis from available Cash Flow	\$871,439	\$801,690
Deferred Developer Fee payable exclusively from Sponsor Distributions	\$0	\$0
Total Budgeted or Actual Developer Fee	\$3,001,690	
Developer Fee Contributed as Capital	\$0	Deferred Developer Fee \$801,690

Section 1. UMR §8312(c)(1) Max Developer Fee payable from funding sources - 4% Projects use TCAC 9% rules

a. Project's type of construction:	New Construction		\$2,200,000
b. Project's Unadjusted Eligible Basis (excluding Developer Fee) - §10327(c)(2)(A)	\$20,476,263	x 15% =	\$3,071,439
c. Project's Unadjusted Eligible Acquisition Basis (excluding Developer Fee) - §10327(c)(2)(A)	\$0	x 5% =	\$0
d. Project's Non-Residential Costs (excluding Developer Fee) - §10327(c)(2)(A)	\$0	x 15% =	\$0
e. Maximum Developer Fee payable from development funding sources - UMR §8312(c)(1) - lesser of 1a or (1b + 1c + 1d)			\$2,200,000

Section 2. UMR §8312(c) - Maximum Developer Fee using TCAC 4% rules

a. BIPOC Project meeting CDLAC §5230(f)(1)(B) - §10327(c)(2)(E)			No
b. New Construction & Rehab - Unadjusted Eligible Basis (exclude Developer Fee) - §10327(c)(2)(B)(i)	\$20,476,263	x 15% =	\$3,071,439
c. Basis for non-residential project costs (exclude Developer Fee) - §10327(c)(2)(B)(ii)	\$0	x 15% =	\$0
d1. Not Applicable			
d2. Not Applicable			
d3. Not Applicable			
d4. Not Applicable	\$0	X 5% =	\$0
e. Maximum Total Developer Fee using TCAC 4% rules §8312(c)			\$3,071,439
f. Total Budgeted or Actual Developer Fee			\$3,001,690
g. Budgeted Developer Fee paid from Development Sources	\$801,690	<i>Sum of Deferred and Contributed Developer Fee</i>	\$2,200,000
h. Deferred Developer Fee payable on a priority basis from available Cash Flow			\$801,690

Supportive Services Costs - HCD 2017 UMR Limits (for projects with HCD funding) - 2.5% annual increase

HCD UMR §8301(t): "Supportive Services" - social, health, educational, income support and employment services and benefits, coordination of community building and educational activities, individualized needs assessment, and individualized assistance with obtaining services and benefits.

HCD UMR §8301(u): "Supportive Services Costs" - the costs of providing tenants service coordination, case management, and direct resident and Supportive Services. It includes: (1) the cost of providing tenants with information on and referral to social, health, educational, income support and employment services and benefits, coordination of community building and educational activities, individualized needs assessment, and individualized assistance with obtaining services and benefits; (2) salaries, benefits, contracted services, telecommunication expenses, travel costs, supplies, office expenses, staff training, maintenance of on-site equipment used in services programs, such as computer labs, incidental costs related to resident events, and other similar costs approved by the Department.

A. Supportive Services Units:	Total number of units:	69	Certification Year - based on completion or update date from Universal Application ('General' worksheet cell K10):	2021	Total Units	Max PUPY Expense	Max Costs
(1) UMR §8314(e)(1): Total number of Supportive Housing (SH) units anticipated to be restricted to individuals or families experiencing chronic homelessness as defined consistent with Health and Safety Code (HSC) §50675.14.					20	\$4,504	\$90,080
(2) UMR §8314(e)(2): Total number of Supportive Housing (SH) units (other than those restricted to individuals or families experiencing chronic homelessness pursuant to HSC §50675.14), PLUS the total number of units restricted to occupancy by Special Needs Populations (SNP)* under any HCD program. (* click here for definition - §7301(s) of the MHP Regulations). Do not include units included in (1) above.						\$3,377	\$0
(3) UMR §8314(e)(3): Total number of units where the Sponsor, their affiliate, or a service provider under contract to provide Supportive Services at the Project has both: (A) qualified staff devoted exclusively to oversight and quality control of resident services in affordable housing, including the Project; and (B) a system to track and report on tenant outcomes, such as changes in employment status and income. Do not include units included in items (1) and (2) above.					48	\$1,160	\$55,680
(4) UMR §8314(e)(4): Total number of units anticipated to be offered Supportive Services provided by the Project Sponsor, a Sponsor affiliate, or contracted service provider that do not satisfy the criteria in items (1), (2) and (3) above.						\$276	\$0
(5) Maximum Supportive Services Costs					68		\$145,760

Rev. 6/24/21

Year 1 Annual Income and Expenses

Employee Information					Comments
No.	FTE	Employee Job Title	Salary/Wages	Value of Free Rent	
		On-Site Manager(s)	\$58,281	\$0	
		On-Site Assistant Manager(s)	\$0	\$0	
		Supportive Services Staff Supervisor(s)	\$0		
		Supportive Services Coordinator, On-Site	\$0		
		Other Supportive Services Staff (inc. Case Manager)	\$0		
		On-Site Maintenance Employee(s)	\$12,047	\$0	
		On-Site Leasing Agent/Administrative Employee(s)	\$0	\$0	
		On-Site Security Employee(s)	\$0	\$0	
			\$0	\$0	
			\$0	\$0	
Total Salaries and Value of Free Rent Units			\$70,328	\$0	
	6711	Payroll Taxes	\$4,223	Show free rent as an expense?	
	6722	Workers Compensation	\$0		
	6723	Employee Benefits	\$0		Yes
Employee(s) Payroll Taxes, Workers Comp. & Benefits			\$4,223		
Total Employee(s) Expenses			\$74,551		

Employee Units				
Income Limit	Job Title(s) of Employee(s) Living On-Site	Unit Type (No. of bdrms.)	Square Footage	
		0	0	
		0	0	
		0	0	
Total Square Footage			0	

Year 1 Annual Operating Budget

Acct. No.	Revenue - Income	Residential	Commercial	Comments
5120/5140	Rent Revenue - Gross Potential		\$0	
	Restricted Unit Rents	\$648,888		
	Unrestricted Unit Rents	\$0		
5121	Tenant Assistance Payments			
	Section 8 PBVs	\$252,696		
	Subsidy Program Name	\$0		
	Operating Subsidies	\$152,000		COSR for \$152,000/yr for 15 years
	Other: (specify)	\$0	\$0	
5910	Laundry and Vending Revenue	\$17,940		
5170	Garage and Parking Spaces	\$0	\$0	
5990	Miscellaneous Rent Revenue	\$0	\$0	
Gross Potential Income (GPI)		\$1,071,524	\$0	

	Vacancy Rate: Restricted Units	7.0%		
	Vacancy Rate: Unrestricted Units	5.0%		
	Vacancy Rate: Tenant Assistance Payments	5.0%		
	Vacancy Rate: Other: (specify)	7.0%		
	Vacancy Rate: Laundry & Vending & Other Income	7.0%		
	Vacancy Rate: Commercial Income		50.0%	
5220/5240	Vacancy Loss(es)	\$59,313	\$0	
Effective Gross Income (EGI)		\$1,012,211	\$0	

Acct. No.	Expenses	Residential	Commercial	Comments
Administrative Expenses: 6200/6300				
6203	Conventions and Meetings	\$0	\$0	
6210	Advertising and Marketing	\$3,571	\$0	
6250	Other Renting Expenses	\$0	\$0	
6310	Office/Administrative Salaries -- from above	\$0	\$0	
6311	Office Expenses	\$0	\$0	
6312	Office or Model Apartment Rent	\$0	\$0	
6320	Management Fee	\$43,377	\$0	
6330	Site/Resident Manager(s) Salaries -- from above	\$58,281	\$0	
6331	Administrative Free Rent Unit -- from above	\$0	\$0	
6340	Legal Expense -- Project	\$1,894	\$0	
6350	Audit Expense	\$5,030	\$0	
6351	Bookkeeping Fees/Accounting Services	\$3,949	\$0	
6390	Miscellaneous Administrative Expenses	\$4,000	\$0	
6263T	Total Administrative Expenses	\$120,102	\$0	

Acct. No.	Expenses	Residential	Commercial	Comments
Utilities Expenses: 6400				
6450	Electricity	\$7,980	\$0	

Rev. 6/24/21		Year 1 Annual Income and Expenses		
6451	Water	\$30,000	\$0	
6452	Gas	\$0	\$0	
6453	Sewer	\$30,330	\$0	
	Other Utilities: (specify)	\$0	\$0	
6400T	Total Utilities Expenses	\$68,310	\$0	
Operating and Maintenance Expenses: 6500				Comments
6510	Payroll -- from above	\$12,047	\$0	
6515	Supplies	\$8,911	\$0	
6520	Contracts	\$0	\$0	
6521	Operating & Maintenance Free Rent Unit -- from above	\$0	\$0	
6525	Garbage and Trash Removal	\$20,089	\$0	
6530	Security Contract	\$145,000	\$0	
6531	Security Free Rent Unit -- from above	\$0	\$0	
6546	Heating/Cooling Repairs and Maintenance	\$38,129	\$0	
6548	Snow Removal	\$0	\$0	
6570	Vehicle & Maintenance Equipment Operation/Reports	\$0	\$0	
6590	Miscellaneous Operating and Maintenance Expenses	\$18,133	\$0	Grounds Maint & Painting
6500T	Total Operating & Maintenance Expenses	\$242,309	\$0	
Taxes and Insurance: 6700				Comments
6710	Real Estate Taxes	\$0	\$0	
6711	Payroll Taxes (Project's Share) -- from above	\$4,223	\$0	
6720	Property and Liability Insurance (Hazard)	\$20,555	\$0	
6729	Other Insurance (e.g. Earthquake)	\$0	\$0	
6721	Fidelity Bond Insurance	\$0	\$0	
6722	Worker's Compensation -- from above	\$0	\$0	
6723	Health Insurance/Other Employee Benefits--from above	\$0	\$0	
6790	Miscellaneous Taxes, Licenses, Permits & Insurance	\$0	\$0	
6700T	Total Taxes and Insurance	\$24,778	\$0	
Supportive Services Costs: 6900				Comments
6990	Staff Supervisor(s) Salaries - from above	\$0	\$0	
6990	Services Coordinator Salaries, On-Site - from above	\$0	\$0	
6990	Other Supportive Services Staff Salaries - from above	\$0	\$0	
6990	Supportive Services Admin Overhead	\$0	\$0	
6990	Other Supportive Services Costs: (specify)	\$39,250	\$0	
6990	Other Supportive Services Costs: (specify)	\$70,000	\$0	
6900T	Total Supportive Services Costs	\$109,250	\$0	
Total Operating Expenses		\$564,749	\$0	Comments
Funded Reserves: 7200		Residential	Commercial	
7210	Required Replacement Reserve Deposits	\$34,500	\$0	
7220	Other Reserves: (specify)	\$0	\$0	
7230	Other Reserves: (specify)	\$0	\$0	
7240	Other Reserves: (specify)	\$0	\$0	
	Total Reserves	\$34,500	\$0	
Ground Lease		Residential	Commercial	
	Ground Lease	\$0	\$0	
	Total Ground Lease	\$0	\$0	
Net Operating Income		\$412,962	\$0	
Financial Expenses: 6800				Comments
6820	1st Mortgage Debt Service	\$356,481	\$0	
6830	2nd Mortgage Debt Service	\$0	\$0	
6840	3rd Mortgage Debt Service	\$0	\$0	
6890	Monitoring Fee	\$0	\$0	
6890	Miscellaneous Financial Expenses: (specify)	\$0	\$0	
6890	Miscellaneous Financial Expenses: (specify)	\$0	\$0	
6890	Miscellaneous Financial Expenses: (specify)	\$0	\$0	
6800T	Total Financial Expenses	\$356,481	\$0	
Cash Flow		\$56,481	\$0	
7190	Asset Management/Similar Fees	\$0	\$0	
Total Operating Expenses Per Unit		Per Year	Per Month	
Without any Adjustments		\$8,185	\$682	
With the Value of Rent-Free Units Included		\$8,185	\$682	
Without RE Taxes, Social Services Coordinator or Social Services/Social Programs and With the Value of Rent Fee Units Included		\$6,601	\$550	

HCD Reserve Requirements <i>(all reserve withdrawals will require prior HCD approval)</i>			
Project Name:	The Plateau	Number of Project Units:	69 <i>Rev. 6/24/21</i>
Replacement Reserve Calculator UMR §8309			
(a)	0.6% of new construction costs (structures excluding contractor profit, overhead, and general requirements and insurance):	\$14,272,912	\$85,637
(b)	\$500 per unit:	\$500	\$34,500
(c)	If a third-party physical needs assessment (PNA) was performed for this Project, must attach PNA: PNA per unit amount:		\$0
(d)	Replacement Reserve amount = <i>New construction: lesser of (a), (b) and (c) above; Rehab: lesser of (b) and (c)</i>		\$34,500
HCD Required Replacement Reserve Amount - must be included in 'Operating' budget			\$34,500
Operating Reserve Calculator UMR §8308			
1	Total Operating Expenses <i>(including Property Taxes and excluding Service Coordinator salary)</i>:		\$564,749
2	Replacement Reserve amount (from above):		\$34,500
3	Mandatory Permanent Debt Service <i>(enter lender name below)</i>:		
(a)	1st Mortgage Debt Service	Pacific Western Bank	\$356,481
(b)	2nd Mortgage Debt Service		\$0
(c)	3rd Mortgage Debt Service		\$0
(d)	Misc. Financial Expenses:		\$0
Total Annual Mandatory Debt Service:			\$356,481
4a	HCD Required Operating Reserve Amount <i>(Tax Credit Project - 3 months)</i> - must be included in 'Dev Budget' for tax credit projects		\$238,933
4b	HCD Required Operating Reserve Amount <i>(Non-Tax Credit Project - 4 months)</i> - must be included in 'Dev Budget' if no tax credits		\$318,577
If Reserve amounts are different than the required amount, enter reserve amounts and how they are calculated below:			

Cash Flow Analysis

Is Income from Restricted Units based on Restricted or Proposed Rents?		Proposed Rents														
Income From Housing Units	Inflation	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Restricted Unit Rents	2.5%	648,888	665,110	681,738	698,781	716,251	734,157	752,511	771,324	790,607	810,372	830,631	851,397	872,682	894,499	916,862
Unrestricted Units	2.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tenant Assistance Payments																
Section 8 PBVs	2.5%	252,696	259,013	265,489	272,126	278,929	285,902	293,050	300,376	307,886	315,583	323,472	331,559	339,848	348,344	357,053
Subsidy Program Name	2.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Subsidies	0.0%	152,000	152,000	152,000	152,000	152,000	152,000	152,000	152,000	152,000	152,000	152,000	152,000	152,000	152,000	152,000
Other: (specify)	2.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gross Potential Income - Housing		1,053,584	1,076,124	1,099,227	1,122,907	1,147,180	1,172,060	1,197,561	1,223,700	1,250,493	1,277,955	1,306,104	1,334,956	1,364,530	1,394,844	1,425,915
Other Income																
Laundry & Vending	2.5%	17,940	18,389	18,848	19,319	19,802	20,297	20,805	21,325	21,858	22,405	22,965	23,539	24,127	24,730	25,349
Other Income	2.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Commercial Income	2.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gross Potential Income - Other		17,940	18,389	18,848	19,319	19,802	20,297	20,805	21,325	21,858	22,405	22,965	23,539	24,127	24,730	25,349
Gross Potential Income - Total		1,071,524	1,094,512	1,118,075	1,142,227	1,166,982	1,192,357	1,218,366	1,245,025	1,272,351	1,300,359	1,329,068	1,358,495	1,388,658	1,419,574	1,451,263
Vacancy Assumptions																
Restricted Units	7.0%	45,422	46,558	47,722	48,915	50,138	51,391	52,676	53,993	55,342	56,726	58,144	59,598	61,088	62,615	64,180
Unrestricted Units	5.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tenant Assistance Payments	5.0%	12,635	12,951	13,274	13,606	13,946	14,295	14,652	15,019	15,394	15,779	16,174	16,578	16,992	17,417	17,853
Other: (specify)	7.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Laundry/Vending/Other Income	7.0%	1,256	1,287	1,319	1,352	1,386	1,421	1,456	1,493	1,530	1,568	1,608	1,648	1,689	1,731	1,774
Commercial Income	50.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Vacancy Loss		59,313	60,796	62,315	63,873	65,470	67,107	68,785	70,504	72,267	74,074	75,925	77,823	79,769	81,763	83,807
Effective Gross Income		1,012,211	1,033,717	1,055,759	1,078,353	1,101,512	1,125,250	1,149,581	1,174,521	1,200,084	1,226,286	1,253,143	1,280,672	1,308,888	1,337,811	1,367,456
Operating Expenses & Reserve Deposits																
Residential Exp. (w/o Real Estate Taxes & Sup. Services)	3.5%	455,499	471,441	487,942	505,020	522,696	540,990	559,925	579,522	599,805	620,798	642,526	665,015	688,290	712,380	737,314
Real Estate Taxes	2.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Supportive Services Costs	2.5%	109,250	111,981	114,781	117,650	120,592	123,606	126,697	129,864	133,111	136,438	139,849	143,345	146,929	150,602	154,367
Replacement Reserve	0.0%	34,500	34,500	34,500	34,500	34,500	34,500	34,500	34,500	34,500	34,500	34,500	34,500	34,500	34,500	34,500
Other Reserves	0.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ground Lease	2.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Commercial Expenses	3.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenses & Reserves		599,249	617,923	637,223	657,170	677,787	699,096	721,121	743,886	767,416	791,737	816,876	842,860	869,719	897,483	926,181
Net Operating Income		412,962	415,794	418,537	421,183	423,725	426,154	428,460	430,635	432,668	434,549	436,268	437,811	439,169	440,328	441,275
Debt Service																
1st Mortgage		356,481	356,481	356,481	356,481	356,481	356,481	356,481	356,481	356,481	356,481	356,481	356,481	356,481	356,481	356,481
Bridge Loan (repaid from Investor equity)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2nd Mortgage		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3rd Mortgage Debt Service		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Monitoring Fee	0.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. Financial Expenses: (specify)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Required Debt Service		356,481	356,481	356,481	356,481	356,481	356,481	356,481	356,481	356,481	356,481	356,481	356,481	356,481	356,481	356,481
Cash Flow after all debt service		56,481	59,313	62,056	64,702	67,244	69,673	71,979	74,154	76,187	78,068	79,787	81,330	82,688	83,847	84,794
Debt Service Coverage Ratio (DSCR)		1.16	1.17	1.17	1.18	1.19	1.20	1.20	1.21	1.21	1.22	1.22	1.23	1.23	1.24	1.24
Use of Cash Flow After Debt Service - HCD Projects																
Asset Mgmt./ Similar Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Deferred Developer Fee prior to Distributions & residual receipt payments		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cash Available for Residual Receipts Loans and Sponsor Distributions		56,481	59,313	62,056	64,702	67,244	69,673	71,979	74,154	76,187	78,068	79,787	81,330	82,688	83,847	84,794
Sponsor Distributions	50%	28,241	29,656	31,028	32,351	33,622	34,836	35,990	37,077	38,094	39,034	39,893	40,665	41,344	41,923	42,397
Jurisdiction Residual Payment	50%	28,241	29,656	31,028	32,351	33,622	34,836	35,990	37,077	38,094	39,034	39,893	40,665	41,344	41,923	42,397
Other Residual Payments	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Residual Payments	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Residual Payments	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Residual Payments	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Max Asset Mgmt./Similar Fees	3.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative paid Deferred Dev. Fee		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Deferred Developer Fee budgeted for payment prior to distributions and residual receipt payer		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Certifications

State of California

On behalf of the entity identified in the signature block below, I certify that:

1. The information, statements and attachments included in this application are, to the best of my knowledge and belief, true and correct.
2. I possess the legal authority to submit this application on behalf of the entity identified in the signature block.
3. The following is a complete disclosure of all identities of interest -- of all persons or entities, including affiliates, that will provide goods or services to the Project either (a) in one or more capacity or (b) that qualify as a "Related Party" to any person or entity that will provide goods or services to the project. "Related Party" is defined in Section 10302 of the California Code of Regulations (TCAC Regulations):
Daniel J. Johnson is a member of Johnson & Johnson Investments, LLC, AGP of Fort Bragg South Street LP. He is also the President & CFO of Danco Communities, Developer, President & CFO of Danco Builders Northwest and Danco Property Management, the intended GC and Property Manager. Daniel J. Johnson is member of Johnson & Johnson Investments, LLC, the AGP. Chris Dart is the secretary of Danco Communities, Danco Builders Northwest and Danco Property Management. No other party of entity involved in Fort Bragg South Street LP serves in more than one capacity or qualifies as a related party. The project's MGP, Community Revitalization and Development Corporation does not have any identities of interest with the aforementioned parties.
4. As of the date of application, the Project, or the real property on which the Project is proposed (Property) is not part to or the subject of any claim or action at the State or Federal appellate level.
5. I have disclosed and described below any claim or action undertaken which affects or potentially affects the feasibility of the Project.
6. The identified public owner of the facility which is responsible for the long-term operation and maintenance of the Project has approved the technical feasibility of the proposed Project.

In addition, I acknowledge that all information in this application and attachments is public, and may be disclosed by the State.

Daniel J. Johnson, Member	[Signature]	8/24/21
Printed Name and Title of Signatory	Signature	Date

Legal Disclosure

For purposes of the following questions, and with the exceptions noted below, the term "applicant" shall include the applicant and joint applicant, and any subsidiary of the applicant or joint applicant if the subsidiary is involved in (for example, as a guarantor) or will be benefited by the application or the Project.

In addition to each of these entities themselves, the term "applicant" shall also include the direct and indirect holders of more than ten percent (10%) of the ownership interests in the entity, as well as the officers, directors, principals and senior executives of the entity if the entity is a corporation, the general and limited partners of the entity if the entity is a partnership, and the members or managers of the entity if the entity is a limited liability company. For projects using tax-exempt bonds, it shall also include the individual who will be executing the bond purchase agreement.

The following questions must be responded to for each entity and person qualifying as an "applicant," or "joint applicant" as defined above.

Exceptions:

Public entity applicants without an ownership interest in the proposed project, including but not limited to cities, counties, and joint powers authorities with 100 or more members, are not required to respond to this questionnaire.

Members of the boards of directors of non-profit corporations, including officers of the boards, are also not required to respond. However, chief executive officers (Executive Directors, Chief Executive Officers, Presidents or their equivalent) must respond, as must chief financial officers (Treasurers, Chief Financial Officers, or their equivalent).

Civil Matters

- | | |
|---|--|
| 1. Has the applicant filed a bankruptcy or receivership case or had a bankruptcy or receivership action commenced against it, defaulted on a loan or been foreclosed against in <i>past ten years</i> ? | |
| 2. Is the applicant currently a party to, or been notified that it may become a party to, any civil litigation that may materially and adversely affect (a) the financial condition of the applicant's business, or (b) the project that is the subject of the application? | |
| 3. Have there been any administrative or civil settlements, decisions, or judgments against the applicant within the past ten years that materially and adversely affected (a) the financial condition of the applicant's business, or (b) the project that is the subject of the application? | |
| 4. Is the applicant currently subject to, or been notified that it may become subject to, any civil or administrative proceeding, examination, or investigation by a local, state or federal licensing or accreditation agency, a local, state or federal taxing authority, or a local, state or federal regulatory or enforcement agency? | |
| 5. In the past ten years, has the applicant been subject to any civil or administrative proceeding, examination, or investigation by a local, state or federal licensing or accreditation agency, a local, state or federal taxing authority, or a local, state or federal regulatory or enforcement agency that resulted in a settlement, decision, or judgment? | |

Criminal Matters

- | | |
|--|--|
| 6. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, involving, or that could result in, felony charges against the applicant? | |
| 7. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, involving, or that could result in, misdemeanor charges against the applicant for matters relating to the conduct of the applicant's business? | |
| 8. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, involving, or that could result in, criminal charges (whether felony or misdemeanor) against the applicant for any financial or fraud related crime? | |
| 9. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, that could materially affect the financial condition of the applicant's business? | |
| 10. Within the past ten years, has the applicant been convicted of any felony? | |
| 11. Within the past ten years, has the applicant been convicted of any misdemeanor related to the conduct of the applicant's business? | |
| 12. Within the past ten years, has the applicant been convicted of any misdemeanor for any financial or fraud related crime? | |

Please provide a letter of explanation if you responded "Yes" to any of the questions above.

Johnson & Johnson Investments, LLC	[Signature]	8/24/21
Printed Name of Applicant or Joint Applicant	Signature of Applicant or Joint Applicant	Date
Daniel J. Johnson	Member	
Printed Name of Signatory	Printed Title of Signatory	

Verification of Environmental Review & Land Use Entitlements

Rev. 6/24/21

TO THE APPLICANT: Submit this form to the Agency or Department of local government responsible for administration of the items listed. This form may be submitted to more than one Agency or Department, if necessary. Applicants need only submit one completed form per locality. If the NEPA Responsible Entity is not a local government, submit a copy of this form to the appropriate NEPA Responsible Entity. If an item is not required, include the reason why in the box provided.

Applicant

Entity Name	City of Fort Bragg	Applicant Type	City
Address	416 N Franklin Street	City	Fort Bragg
		State	CA
		Zip	95437

Rental Project or Navigation Center

Project Name	The Plateau	Project County	Mendocino
Address	441 South Street	City	Fort Bragg
		State	CA
		Zip	95437
Census Tract	105.00	APN	018-340-04
		Census Tract	105.00
		APN	018-340-06

Environmental Review

To the Local Jurisdiction or NEPA Responsible Entity: The Applicant named above will submit an application to the State of California, Department of Housing and Community Development, requesting funding for the project named above under the PLHA Program. Projects will be evaluated based upon readiness. Please answer the following questions:

Is this Rental Project or Navigation Center approved "by-right"? No

This form must be completed in its entirety regardless of the answer to the preceding question.

All Environmental Clearances NEPA and California Environmental Quality Act (CEQA) necessary to begin construction:	Not Required for this Project	Has a Negative Declaration been issued?	Final Date of Public Comment Period	Date(s) EIR Certified / Notice of Determination filed	Date Appeal Period Ends	Have any appeals been filed?
NEPA	Required	Yes	8/9/19	8/26/19	8/26/19	No
CEQA	Required	Yes	2/27/19	2/13/19	2/27/19	No

In the box below, explain why any items are not required and include documentation, if applicable:

Signature Block for Environmental Review

I certify that the information on this form is true and correct to the best of my knowledge. Date:

Printed name of party completing form:	Tabatha Miller	Signature of party completing form:	
Title of party completing form:	City Manager	Agency and/or Dept. name:	City of Fort Bragg
Agency/Dept. Address	416 N Franklin Street	City	Fort Bragg
		State	CA
		Zip	95437

File Name: Auth to Use Grant Funds	For National Environmental Policy Act (NEPA) only, provide a copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify current status of the issuance of HUD form.	Uploaded to HCD?	Yes
File Name: Environmental	Provide a copy of all environmental clearances or Notice of Exemption.	Uploaded to HCD?	Yes
File Name: Environmental Verify	Provide a PDF copy of this worksheet with the wet signature of the person(s) completing the Environmental Review.	Uploaded to HCD?	Yes

Land Use Entitlements (indicate below the status of the following local approvals)

All necessary and discretionary public land use approvals except building permits and other ministerial approvals are:	Not Required for this Project	Project is consistent with local planning documents & zoning ordinances	An Application has been submitted, accepted and deemed complete for processing.	Date Approved
General Plan Amendment:	Not Required	Yes	No	NA
Site Plan Review:	Required	Yes	Yes	2/13/19
Zoning Approval:	Not Required	Yes	No	NA
Conditional Use Permits:	Not Required	Yes	No	NA
Density Bonus:	Not Required	Yes	No	NA
Other Variances:				
Other Variances:				
Other Variances:				
Other Variances:				
Other Variances:				

In the box below, explain why any items are not required and include documentation, if applicable:

Signature Block for Land Use Entitlements

I certify that the information on this form is true and correct to the best of my knowledge. Date:

Printed name of party completing form:	Tabatha Miller	Signature of party completing form:	
Title of party completing form:	City Manager	Agency and/or Dept. name:	City of Fort Bragg
Agency/Dept. Address	416 N Franklin Street	City	Fort Bragg
		State	CA
		Zip	95437

File Name: Land Use Verify	Provide a PDF copy of this sheet with the wet signature of the person(s) completing the Land Use Entitlements section.	Uploaded to HCD?	Yes
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Sponsor Organizational Documents

Corporations - [click here for sample resolution](#)

Articles of Incorporation (Corp. Code §154, 200 and 202) as certified by the CA Secretary of State.

Bylaws and any amendments thereto (Corp. Code §207(b), 211 and 212)

Certificate of Amendment of Articles of Incorporation (Corp. Code §900-910 (general stock), §5810-5820 (public benefit and religious corporations), §7810-7820 (mutual benefit corporations), or §12500-12510 (general cooperative corporations)) as applicable.

Restated Articles of Incorporation (Corp. Code §901, 906, 910 (general stock), §5811, 5815, 5819 (public benefit and religious corporations), §7811, 7815 and 7819 (mutual benefit corporations) and §12501, 12506 and 12510 (general cooperative corporations)) as applicable.

Statement of Information (CA Secretary of State form SI-100 or SI-200)

Shareholder Agreements (Corp. Code §186) if applicable.

Certificate of Good Standing certified by Secretary of State.

[Any other CA Secretary of State filings applicable to revivals, conversions or mergers.](#)

Limited Liability Company - [click here for sample resolution](#)

Articles of Organization (CA Secretary of State form LLC-1)

Certificate of Amendment (CA Secretary of State form LLC-2) if applicable.

Restated Articles of Organization (CA Secretary of State form LLC-10) if applicable.

Certificate of Correction (CA Secretary of State form LLC-11) if applicable.

Statement of Information (CA Secretary of State form LLC-12 or LLC-12NC)

Operating Agreement (Corp. Code §17707.02(s) and 17701.10.)

Certificate of Good Standing certified by Secretary of State.

[Any other CA Secretary of State filings applicable to revivals, conversions or mergers.](#)

Limited Partnership - [click here for sample resolution](#)

Certificate of Limited Partnership (CA Secretary of State form LP-1)

Amendment to Certificate of Limited Partnership (CA Secretary of State form LP-2) if applicable.

Certificate of Correction (CA Secretary of State form LP-2) if applicable.

Limited Partnership Agreement (CA Corp. Code §15901.02(x) and 15901.10)

Certificate of Good Standing certified by Secretary of State.

[Any other CA Secretary of State filings applicable to revivals, conversions or mergers.](#)

Selection Criteria §403(a)					Rev. 6/24/21		
100 Points Max (points in blue shaded cells)					Total Score		90
(1) Priority - 25 Points Max							25
(A) Population: Is the Applicant a county that has a population of 200,000 or less within the unincorporated areas of the county? - 5 points					Yes		5
(B) Prior Award: Did the Applicant receive an award based on the formula specified in 42 USC, Section 5306 in 2016? 5 points					No		5
(C)(i) Assistance for Homeless Persons through Program Activities: Application will assist persons experiencing or At risk of homelessness, including but not limited to, through programs providing rapid rehousing, or rental assistance, or operating assistance to navigation centers? - 15 points; OR					No		0
(C)(ii) Assistance for Homeless Persons through Development of Navigation Centers: Application is for construction of a navigation center(s)? - 15 points; OR					No		0
(C)(ii) Assistance for Homeless Persons through Rental Projects: Application is for the new construction, rehabilitation, or preservation of permanent or transitional rental housing in which all or at least 10% of the units are restricted to occupancy by tenants who are homeless or At risk of homelessness? - 15 points					Yes		15
(2) Evaluation Criteria - 75 Points Max							35
(A) Community Need: Select the rate (percentage) of households experiencing the most severe housing need according to the most recent HUD CHAS dataset in the Applicant Local Government - 30 points max					0.33		20
(B) Applicant Administrative Experience: (i) Applicants with prior experience in the past five years from the NOFA date administering local, state or federal affordable housing or community development programs or who have entered into a contract with an entity with prior experience in the past five years from the NOFA date in the implementation of local, state, or federal affordable housing or community development programs - 15 points max							15
NOTE: Data must be entered in all fields to earn points.							
Name of Affordable Housing or Community Development Program	Program Type	Program Description	Who Administers the Program	If Contracted with an Entity, enter Entity Name	Date Completed		
1	X	Local	X	Applicant	X	1/1/19	
2	X	Local	X	Applicant	X	1/2/19	
3	X	Local	X	Applicant	X	1/3/19	
4	X	Local	X	Applicant	X	1/4/19	
5	X	Local	X	Applicant	X	1/5/19	
6	X	Local	X	Applicant	X	1/6/19	
7	X	Local	X	Applicant	X	1/7/19	
8	X	Local	X	Applicant	X	1/8/19	
9	X	Local	X	Applicant	X	1/9/19	
10							
11							
12							
(C) Demonstrated Capacity: 30 points max					NOTE: Data must be entered in all fields below to earn points.		30
(i)(a) Sponsor experience in affordable housing development and ownership in the past five years from the NOFA date - 30 points max; OR							30
Name of Affordable Rental Housing Development	Project Address and City	Currently owned by the Co-Applicant	Had comprehensive development responsibilities	Project Units	Date Completed		
1	Phyllis Rex Townhomes	65 Vance Ave, Samoa, CA 95555	Yes	Yes	80	5/29/21	
2	Bayview Heights	108 4th St, Eureka, CA 95501	Yes	Yes	51	4/30/20	
3	River Bluff Cottages	355 Center St, Rio Dell, CA 95562	Yes	Yes	26	1/30/20	
4	Creamery Row	977 8th St, Arcata, CA 95521	Yes	Yes	18	12/28/18	
5	Inn at Temescal	3720 Telegraph Ave, Oakland, CA	Yes	Yes	22	3/1/21	
6	Lodge at Eureka	428 8th St, Eureka, CA 95501	Yes	Yes	50	1/30/17	
7							
8							
File Name:	RHD Comp1, RHD Comp2, RHD Comp3, etc...	Document with Notice of Completion, Placed in Service, Certificate of Occupancy or equivalent.			Uploaded to HCD?		
(i)(b) Navigation center development and ownership experience of Applicant or Co-Applicant (for development and operation of these facilities) in the past five years from the NOFA date - 30 points max; OR							0
Name of Navigation Center	Project Address and City	Currently operated by the Applicant or Co-Applicant	Had comprehensive development responsibilities	Project Beds	Date Completed		
1							
2							

Selection Criteria §403(a)					Rev. 6/24/21
3					
4					
5					
File Name:	NC1, NC2, NC3	Narrative description of Development/Operating Experience to document experience for each project listed above.		Uploaded to HCD?	N/A
File Name:	NC Comp1, NC Comp2, NC Comp3, etc...	Document with Notice of Completion, Placed in Service, Certificate of Occupancy or equivalent.		Uploaded to HCD?	N/A
(i)(c) Program Operator experience (for non-development Activities) in the past five years from the NOFA date - 30 points max					0
	Name and Description of Program that Applicant or Co-Applicant has Operated	Program Address and City	Total Program Funding Amount		
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
File Name:	Operator1, Operator2, Operator3, etc.	Narrative description of Program Operating Experience to document experience for each program listed above.		Uploaded to HCD?	N/A

Application Development Team (ADT) Support Form

Rev. 6/24/21

For application related issues/questions only complete the "yellow" cells in the form below and email a copy to: AppSupport@hcd.ca.gov. A member of the Application Development Team will respond to your request ASAP.

Full Name:		Date Requested:		Application Version Date:	
Organization:		Email:		Contact Phone:	

Justification:

Issue #	Program Name &	Tab	Section	Cell#	Update/Comment	Urgency	ADT Status	Status Date
1								
2								
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								
14								
15								