San Mateo County – Capital Projects Application (FY 2025-26)

I. COVER PAGE

			_	
Δ	Pro	iect	Sum	marv

A. Project Summary			
Project Name:	Test Housi	ng Project	
Project Address:	City:	Zip:	
Application Type:			
	☐ New Co	onstruction	
	Resync	lication/Rehabilitation	
		y Acquisition (no Rehab involved)	
		,	
	☐ Predev	elopment Costs	
		tion (of residential or commercial occupants)	
		e Improvements	
		amprovements	
Darroot (ADM)		Street Address City	
Parcel (APN)		Street Address City	
luviadiation with Di-	nning Fatt	domonto authoritu	
Jurisdiction with Pla		<u> </u>	
Provide a one senter	ice project	summary:	
Total Request Under	this NOFA		
Total Project Cost:	ans NOPA	·	
rotar i roject cost.			
3. Applicant/Project	Snonear Si	ımmarv	
Applicant/Project Sp			
чррпсани гтојест ор Name:	0.1301	Test Housing Agency	
Borrower Name if dif	ferent		
rom Applicant/Proje			
Sponsor Name:			
Applicant/Project Sp	onsor	123 Main St. City: San Maton. Zin: 04040	
Address:		123 Main St City: San Mateo Zip: 94949	
Applicant/Project Sp	onsor	6505551212	
Phone:		0000001212	
Applicant/Project Sp	onsor	jag150s@yahoo.com	
Email:)0	
Applicant/Project Sp	onsor's	Tax Credit LLC/LP	
Гуре of Entity:		For Profit Entity	
		General Partnership	
		Non-Profit: Attach IRS Determination Letter for 501(c)	(3) tax-exempt status
		(I.B1)	no, ian onompi siaius
		Not Uploaded	
		Other:	
Applicant/Project Sp	onsor	Applicant/Project Sponsor SAM/UEI	
ederal EIN/TIN #:		#:	
Borrower's Type of E	ntity if	O Tax Credit LLC/LP	
Borrower is different		For Profit Entity	
Applicant/Project Sp	onsor:		
		General Partnership	
		Non-Profit: Attach IRS Determination Letter for 501(c) Non-Profit: Attach IRS Determination Letter for 501(c)	(ദ) tax-exempt status
		(I.B2)	
		Not Uploaded	
Porrower Foderal FII	M/TIM #-	Other:	1
Borrower Federal Ell		Borrower SAM/UEI #:	
Federal EIN/TIN Num	iner iKS	Not Uploaded	
_etter (I.B3):		Project Sponsor Director	
Name:		Title:	
Phone:		Email:	
none.			
Namo: I		Project Manager	
Name:		Title:	
Phone:		Email:	
Nama: I		Finance Manager	
Name:		Title:	
Phone:	A	Email:	r this Drain-t
	rson Autho	orized to Execute Legal Documents with the County for	i uns Project
Name:		Title:	
hone:	u/ A mm!! 1	Email:	
i otner than Sponso	r/Applicant	/Project Sponsor, please explain:	

C. Housing Funding Summary

Phase	Use		xpended (from Award date)	Total Projected Housing	
Filase	Use	0-12 Months (A)	13 Months-Completion (b)	Funding Needed (C)	
Predevelopment	Soft Cost			\$0	
	Acquisition			\$0	
Development	Soft Cost			\$0	

						\$0
	Acquisition					\$0
	Developer Fee					\$(
	Reserves					\$0
Total Fu	inding Request:		\$0	\$0		\$0
. Projected Dat	tes					
rojected Const	truction Start:					
rojected Const	truction End:					
APPLICAN	T INFORMATI	ON				
	am Information.					
				ce, and roles and respo		eveloper Team
ember. Indicate ot Uploaded	the percentage of	of time each p	erson w	II work on the Project. (II.A)	
ornarata Parra	wing Poselution	2 (II A 2):		Not Unloaded		
	wing Resolution		ars (II.A	Not Uploaded Not Uploaded		
	npleted final aud					
	r most recent ta			Not Uploaded		
. Structure / Ro	Nee					
		ect developme	ent and p	ost-development struct	ure.	
Projec	t Role	N	lame of	Entity & Relationship		ant
ponsor/Applicar	nt:	Test Housing	Agency			
eveloper:						
		Owner sa				
wner:		_		from Borrower:		
		Special P	urpose l	Entity to be formed		
Property Manage Resident Service						
		m Developer	Borrow	er, or Owner, please pro	vide a brief explana	tion here for
ow the parties a		in Developer,	DOITOW	cr, or owner, picase pro	vide a brief explaine	illori ricic ioi
riefly describe the sident Service:	s Agency(s): ur first affordable	d capacity of l	ed by Sa	ect parties, including the		
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Describe additional strategic priorities not listed above that your project meets (if applicable):

Rehabilitation of rent-restricted, existing multi-family affordable housing.

4. Project Timeline. Submit a table (III.A4) which lists all major project milestones such as: entitlement submissions/approvals; financing submissions/approvals; tenant relocation; construction start/completion dates; 100% lease up; placed in service date, etc. The table should have three columns indicating the milestone, the status, and actual or projected approval/completion dates.
Not Uploaded

Briefly describe the major project milestones that have been accomplished to date, and remaining major milestones (and anticipated dates) until project completion:

5. Is there a possibility that one or more of the milestones listed in your project timeline will be delayed or accelerated? Please explain why and the effect of this change on your overall project schedule.

B. Project Amenities

Check	Amenity	Availability
	Service Provider Office / Meeting Space	Choose
	Community Garden	Choose
	Community Kitchen	Choose
	Community Room	Choose
	Computer Room	Choose
	Exercise Room	Choose
	Laundry Facilities	Choose
	Outdoor Rec Space	Choose
	Playground	Choose
	Other:	Choose

Describe amenities that need further explanation (if applicable):

C. Project Details.

C. Project Details.	
1) # of Residential Buildings	
2) # of Stories	
3) # of Units	
4) # of Parking Spaces (total)	
5) Parking Type (podium, surface, etc.)	Select
6) Total Livable Space (sq. ft)	SF
7) Amount of Community Space (sq. ft)	SF
8) Community Facility Space, if any, not Exclusively for Project Residents (sq. ft.) e.g. Senior Center, etc.	SF
Uses of Community Facility Space not Exclusively for Project Re	sidents
10) Amount of Commercial Space (sq. ft.)	SF
11) Uses of any Commercial Space	

D. Site Location

Submit a site location map (III.D)

Not Uploaded

E. Relocation of Residential / Commercial Occupants.

F. Proximity to transit and services. Submit a map that shows amenities within a one (1) mile radius of Project site (III.F).

Not Uploaded

Please describe the Project's proximity to transit and services, e.g. public transit options, shopping and other neighborhood services, and whether site is located in a walkable area:

G. Accessibility. For projects involving new construction (5+ units) or substantial rehabilitation (15+ units), HUD requires 5% of the Project be accessible to persons with mobility impairments, and another 2% to persons with sensory impairments for a total of 7%. Describe the accessibility of your proposed project including the number of units to be made accessible and the extent of that accessibility.

Unit Accessibility Type	Current #	% of Total	Proposed #	% of Total
Currently Accessible:				
Can be Adapted for Accessibility:				
Non-accessible or adaptable:				
TOTAL:	0		0	

IV. TENANT POPULATION

A. Proposed tenancy for the project.

1. Please provide a brief descriptive summary of the tenant population including the numbers and types of units targeted for special needs populations:

2. Is this a Senior Project?

3. Indicate the proposed tenancy for the Project. Include any units targeted to persons who are: homeless; persons with disabilities; special needs, or other special populations. "Total" should equal the total number of units in the project.

Targeted Populations	Number of Units	% of Total Resident Units
Clients of Count	y Services	
General Homeless/County Clients		
Duals Frail Elderly		
Former Foster Youth		
Homeless/ At-Risk Veterans (VASH/VHHP)		
I/DD (Receiving County Services)		
Mental Health Services Act Clients (MHSA)		
No Place Like Home Eligible		
Other:		
Subtotal (Clients of County Services):	0	
Other Targeted P	opulations	
Extremely Low Income		
Non-Homeless Veterans		
Targeted Employee Populations:		
I/DD (Not receiving County Services)		
Other Targeted Populations:		
Other Targeted Populations:		
Other Un	its	
Other Targeted Populations earning > 80% AMI		
Non-restricted units		
Manager's Unit(s)		
TOTAL:	0	100%

B. Unit Information. Total Number of Units in the Project and PBV units by Unit Size.

		Stud				1BF	₹			2BF	₹			3BF	₹		Total
AMI Restriction	PBV Units	PBV- Requested Rent	NPBV Units	NPBV Rent	Units at AMI bands												
<30%																	0
31%-35%																	0
36%-50%																	0
51%-60%																	0
61%-80%																	0
Total Units up to 80% AMI:	0		0		0		0		0		0		С		0		0
81%-100%																	0
101%-120%																	0
121%-180%																	0
Managers Units																	0
Unrestricted																	0
Total Units in Project:	0		0		0		0		0		0		C		0		0
Total PBV Units in F	Project:																0

Provide a brief description of the unit breakdown below (optional):

1. Quality of Proposed Services Plan:

Attach a brief description (one page maximum) of general resident services that the project will provide, including name of the service provider, brief description of specific services to be provided location where services will be provided, how residents will access services, frequency and length of time services will be provided, any monitoring of resident use of services, and any cost to residents. Also briefly describe the types of supportive services that are anticipated to be provided (on or off-site) to any targeted special needs populations (IV.B1). Not Uploaded

2 General Resident Services Budget

2. General Resident Gervices Budget				
Total Budget	Number of Units up to 80%	PUPA		

3. Services Coordinator(s) (%FTE):

4. Commitment for Provision of Supportive ServicesAttach any conditional commitments, or letters of intent, to provide supportive services that have already been obtaied (if any) (IV.B4) Not Uploaded

- 5. How will Supportive Housing Services be paid for?
- 6. Total Supportive Services Budget (over and above General Resident Services Budget):
- C. Section 3 Requirements. Developers must comply with the federal Section 3 requirements of the Housing & Urban Development Act of 1968 (12 U.S.C. 1701u) (Section 3). Please briefly describe below whether Developer meets the Section 3 requirements by having either: (a) a Section 3 plan, or (b) a history of meeting Section 3 requirements (IV.C): Not Uploaded

V.A. Architectural Site Plan. Attach Site Plan, Elevations and Schematic Drawings (if available) (III.D) Not Uploaded

B. Current Use of the Site. Briefly describe below the current use of the site:

C. Property Information:

APNs	
Project Address:	, CA
Census Tract(s):	Find Census Tracts: Click Here
Total acreage:	
Is the site, or any part of it, within a 100-year floodplain?	lf yes, explain:
FIRM Map number:	

D. Status of Site Control. The Applicant must obtain an enforceable right to use a parcel of land for the proposed development prior to submission of this application.

Evidence of Site Control (V.D1) Not Uploaded Attach the Preliminary Title Report (V.D2) Not Uploaded

Form of Site Control: (e.g. fee title, purchase agreement, ground lease, or enforceable option agreement)	
Dates of Any Key Expirations: (e.g. when an option agreement expires)	
 Please describe the level of access and ability to disturb each parcel, granted to you by your site control document(s): 	

E. Environmental. Please attach the following Environmental Clearances/Reports, if available: Environmental Assessment (Part 58) (V.E1) Not Uploaded

Environmental Assessment (Part 58) (V.E1) Not Uploaded Authority to Use Grant Funds (V.E2) Not Uploaded Phase I (V.E3) Not Uploaded

☐ Phase I is clean, no Phase II necessary.

Phase II (V.E4) Not Uploaded

If Phase II was conducted, what were the results and what remedial actions are required, if any? Submit a Remedial Action Plan (if applicable), Attachment (V.E5): Not Uploaded

F. Appraisal

Do you have a recent appraisal obtained within the past 12 months on this property? Estimated Land Value, based upon a minimum

of three recent comparable sales

Submit documentation on the three

comparables (V.F2)

Explain below when an appraisal will be

obtained

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VI. PROJECT FINANCE

A. Funding & Sources

1. Previously Awarded County Funding for this Project:

Source	Amount	Fiscal Year Approved

Construction Sources

Commercial Loan	Lender	Amount	Cost Per Dwelling Unit	Proof if Committed
Туре		Amount	\$/DU	Proof if Committed
San Mateo County		Amount	\$/DU	Proof if Committed
San Mateo Cities		Amount	\$/DU	Proof if Committed
State		Amount	\$/DU	Proof if Committed
Federal		Amount	\$/DU	Proof if Committed
Other	Lender	Amount	\$/DU	Proof if Committed
Total		\$0		

Permanent Sources

Commercial Loan	Lender	Amount	Cost Per Dwelling Unit	Proof if Committed
Туре		Amount	\$/DU	Proof if Committed
San Mateo County		Amount	\$/DU	Proof if Committed
San Mateo Cities		Amount	\$/DU	Proof if Committed
State		Amount	\$/DU	Proof if Committed
Federal		Amount	\$/DU	Proof if Committed
Other	Lender	Amount	\$/DU	Proof if Committed
Total		\$0		

3. Use of Requested Funds - check as many as applicable; indicate the total gap amount in the right column, and the sub-totals needed in the next 12 months, and the period after that to completion.

Please attach copies of any construction bids/ estimates obtained, (VI.A3) - Not Uploaded

	Amount to be Expended (From Time of Award)			
Use	0-12 Months	13 -24 Months	25 Months- Completion	
Site Acquisition				
Off-Site Improvements				
Demolition				
Predevelopment (Drawings, Engineering, Permits, Legal, etc.)				
New Construction (Direct Hard/Soft Costs)				
Rehabilitation Work Direct Hard/Soft Costs)				
Relocation (Occupants or Businesses)				
Reserves and Other Fees				
Totals	\$0	\$0	\$0	
Total Funding			\$0	

- **4.** Please describe how the requested funding will allow you to move closer to construction closing. Describe how and when the funding will allow you to close (if applicable). If the funds do not directly lead to a construction start, describe the intended use of the funds and when you expect to utilize them.
- **5. Affordability Restrictions.** If the County provides funds to your project, an affordability term will be required as described in the NOFA Overview and Funding Guidelines. Describe below any affordability restrictions that will/may be imposed by other funding sources:
- **6.** Anticipated/ Approved Land Donation or Below-Market-Rate Land Provision. Project has anticipated or approved land donation, or provision of below-market-rate land transfer or ground lease, provided by (a) the local jurisdiction or (b) another entity.
- 7. Anticipated / Approved Cost-Saving Incentives from the Local Jurisdiction. The local jurisdiction with entitlement authority for the Project has provided, or is anticipated to provide the Project, one or more cost-saving incentives, such as fee reductions or waivers, by-right zoning, density bonus, parking requirement reduction, or other such cost-saving incentive.
- 8. Fees. Please complete the chart below by listing confirmed or anticipated fees to be paid. If a fee waiver or reduction has been granted, or anticipated, enter the fee amount with and without the reduction/waiver. If the fee does not apply to your project, please enter zero (0) for the applicable line item. If no waiver or reduction is anticipated for a given fee, enter the same amount in both columns. The sum of the fees listed in the "Amount with Reductions/Waiver" column should equate to the cost of the fees included in the Project development budget. Use the space below the table to explain any issues.

Fee	Amount of Fee	Amount of Fee Waived	Amount with Reductions/Waiver (to be paid)
	Planning and Building Fees	•	
Plan Review Fee			\$0
Permitting Fee			\$0
Other Planning/Building Fee:			\$0
Other Planning/Building Fee:			\$0
Other Planning/Building Fee:			\$0
Other Planning/Building Fee:			\$0
	Impact Fees		
Community Development Fees			\$0
Drainage Facilities			\$0
Facilities Assessment			\$0
Fire Facilities			\$0
General Facilities			\$0
Governmental/Environmental			\$0
Law Enforcement Facilities			\$0
Library Facilities			\$0
Parks & Recreation			\$0
Public Facilities			\$0
Schools			\$0
Streets & Signals			\$0
Traffic Fees			\$0
Waste Water Collection			\$0
Waste Water Treatment			\$0
Water Facilities			\$0
Other Impact Fee:			\$0
Other Impact Fee:			\$0
Other Impact Fee:			\$0
Other Impact Fee:			\$0
Other Impact Fee:			\$0
	unt Waived by Jurisdiction:	\$0	
Comments / Issues:	-	<u> </u>	

1. Development Budget Narrative. Describe committed or anticipated construction and permanent sources, attempts to leverage County funds to the greatest degree possible, and considerations for including 4% or 9% tax credit financing scenarios for the Project. Include also a discussion of the applicability of Affordable Housing and Sustainable Communities funding for the Project. If multiple financing scenarios are currently under consideration, describe the variables, what information you expect will lead to the determination of the final financing plan, and your expectations for the outcome.

- 2. Development Budget. Attach as Attachment (VI.B2), a Development Financial Proforma, including itemized development budget, construction and permanent sources and uses table, year 1 income projection with unit breakdown by AMI level and size, year 1 operating expense projections (including services), loan sizing worksheet, and tax credit assumptions with basis calculation and equity raise expectations.

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- 3. Operating Budget. Attach as Attachment (VI.B3), a 30-year cash flow projection showing estimated project income, operating expenses (including services), reserves, debt service and distributions.

Save and Continue

VII. HOME/CDBG Guidelines:

A. Income Verification

- 1. Rental Housing Activities At least 51% of tenants in a rental development must be low income (80% of AMI or less) and their rents must be affordable. How will you obtain, verify, and maintain proof of tenant household income?
- B. Geographic Impact.. Describe Geographic impact of Project
- C. Green Building. Specify how you intend to incorporate Green Building elements and features to your program (See Section V.25 of Funding Guidelines).
- D. Federal Labor Standards Compliance Projects requesting funds for actual hard costs of rehabilitation/ new construction must follow Davis-Bacon requirements regarding payment of prevailing wages to construction workers, which is required if: -CDBG funds are part of a construction contract of (1),000+ for non-housing activities; -CDBG is used for rehabilitation of 8+ dwelling units in a project; -HOME funds are used to assist 12+ units (HOMEassisted units), regardless of the specific use of HOME funds in the Project; -Project (rehab/new construction) will be under contract for 9+ project-based vouchers. If you are using County funds under this NOFA for construction, please describe how you will meet DavisBacon requirements.
- **E. CHDO** Are you a San Mateo County-certified CHDO (Community Housing Development Organization under the HOME Investment Partnerships Program, 24 CFR Part 92)?

Please update (if currently a CHDO) or complete (if not a County-certified CHDO) the CHDO Certification Form and include it and all required supplemental documents as a part of this application. See Program Guidelines Exhibit 2.

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Attachments

If attachments are unavailable to upload, please explain when they Proposed Homebuyer Loan Terms (I.A1) Applicant IRS Determination Letter for 501(c)(3) tax-exempt status(I.B1) Borrower IRS Determination Letter for 501(c)(3) tax-exempt status(I.B2) Federal EIN/TIN Number IRS Letter (I.B3) ☐ Development Team Information. (II.A1) Corporate Borrowing Resolution authorizing submission of this funding application, OR an explanation of when you anticipate receiving such authorization (II.A2) Borrower's Financial Statements for last two (2) years (II.A3) Borrower's most recent completed final audit report available (II.A4) Borrower's IRS Form 990 for most recent tax year (II.A5) Evidence of Developer Experience. (II.C1) □ Applicant Reference (II.C2) Project Schedule/ Timeline (III.A4) Architectural. Site Plan and Elevations. Schematic Drawing (III.D) ☐ Relocation Plan (III.E) ☐ Transit and Services Map. (III.F) Quality of Proposed Services (IV.B1) Commitment for Provision of Supportive Services (IV.B4) ☐ HUD Section 3 Plan (IV.C) ☐ Site Location Map (V.A)

Evidence of Site Control. (V.I	D1)			
☐ Preliminary Title Report (V.D.	2)			
NEPA Environmental Assess 58) (V.E1)	ment (Part			
☐ HUD Authority to Use Grant	Funds (V.E2)			
☐ Phase I (V.E3)				
☐ Phase II (V.E4)				
Remedial Action Plan (V.E5)				
Appraisal, obtained within the months (V.F1)	e last 12			
☐ Recent Comparable Sales (\	/.F2)			
Construction Estimate. Bids/eavailable.(VI.A3)	estimates, if			
Evidence of Land Donation of Below-Market-Rate Land.(
Financial Proforma - Upload unlocked Excel doc (VI.B2)	as an			
30-Year Cash Flow Projectio - Upload as an unlocked Exc (VI.B3)				
Other -				
This application was prepared by:				
Name:	Title:	Email:		
Date Signed	12/01/2023			