



# CITY OF MOUNTAIN VIEW

COMMUNITY DEVELOPMENT DEPARTMENT • NEIGHBORHOOD PRESERVATION DIVISION  
500 Castro Street • Post Office Box 7540 • Mountain View, California 94039-7540  
650-903-6379 • FAX 650-962-8502

February 5, 2014

The City of Mountain View is pleased to announce a Notice of Funding Availability (NOFA) for affordable rental and ownership housing development. Up to \$12.5 million in local housing funds is being made available for this NOFA. Funds are available on a first come first served basis until all funds have been committed. A complete description of the NOFA process is provided in the attached NOFA application package.

The City of Mountain View has a tradition of providing quality affordable housing through an open and inclusive public participation process. Qualified affordable housing developers, who can demonstrate their ability to design, build and manage affordable housing are welcome to submit proposals.

We strongly encourage potential applicants to attend an information meeting on Friday, February 28, 2014 from 2:00 p.m. to 3:30 p.m., where City staff will be available to respond to questions. The NOFA is posted on the City's website, [www.mountainview.gov](http://www.mountainview.gov), under "Announcements". Please check this site periodically, as we will be posting any updates or changes to the NOFA process on the web site.

If you have any questions or would like to receive a Word version of the NOFA application, please contact Vera Gil, Affordable Housing Project Manager, at (650) 903-6459 or [vera.gil@mountainview.gov](mailto:vera.gil@mountainview.gov).

Sincerely,



Linda Lauzze  
Administrative and Neighborhood  
Services Manager

Enclosure

# **CITY OF MOUNTAIN VIEW**

Community Development Department

## **NOTICE OF FUNDING AVAILABILITY FOR AFFORDABLE HOUSING DEVELOPMENTS**

The City of Mountain View invites proposals from affordable housing developers that will increase the City's supply of affordable housing and will provide long-term affordability.

February 5, 2014



COMMUNITY DEVELOPMENT DEPARTMENT • NEIGHBORHOOD PRESERVATION DIVISION  
500 Castro Street • Post Office Box 7540 • Mountain View, California 94039-7540  
650-903-6379 • FAX 650-962-8502

## **CITY OF MOUNTAIN VIEW**

### **NOTICE OF FUNDING AVAILABILITY (NOFA) Application Information and Instructions February 5, 2014**

#### **INTRODUCTION**

The City of Mountain View is announcing the availability of funds for new affordable housing projects in Mountain View. A total of up to \$12.5 million in local housing funds is available under this NOFA to support the acquisition-rehabilitation or new construction of housing that will provide long-term affordability. At the City Council's discretion, up to an additional \$3.0 million may be available for exceptional projects. The funding is intended to fill the financing gap between the projected total development costs and other available funding sources.

Qualified affordable housing developers who can meet the NOFA qualifications and demonstrate their ability to design, build and manage affordable housing are encouraged to submit proposals. Funding will be awarded by the City Council on a first-come, first-served- basis to those projects that address the City's affordable housing needs and benefit the community.

The City is seeking proposals that demonstrate an understanding of the community, the unique attributes and opportunities of the neighborhood where the project would be located, successful experience in developing and managing affordable housing, and a commitment to an inclusive and responsive public participation process. The City is looking for developers who are capable of maintaining a collaborative partnership with City staff that results in high quality affordable housing.

#### **Funding Sources**

Funding under this NOFA will be provided from the following sources: Below-Market-Rate (BMR) Housing Program In-Lieu Fees, Housing Impact Fees and Rental Housing Impact Fees. The City also receives Federal Community Development Block Grant (CDBG) funds and HOME Investment Partnership (HOME) funds which, for certain

projects, may be used to help supplement local housing funds. The CDBG and HOME funds are awarded through a separate process. This NOFA is for the City housing funds only.

### **Eligible Applicants**

Eligible applicants include for-profit or nonprofit corporations, general or limited partnerships, joint ventures or limited liability companies. Applicants must have demonstrated experience and capacity in the development and management of affordable housing. Applicants must have successfully completed a minimum of five affordable housing projects of similar size and complexity as the proposed project to be eligible to submit a proposal.

### **Eligible Projects**

Each applicant is permitted to submit only one project application for this NOFA. Eligible projects include new construction or acquisition- rehabilitation, for the purpose of developing affordable housing for extremely low-, very low- and low-income households.

Mixed-use projects (containing both residential and nonresidential space) are eligible, as well as mixed-income projects (containing both affordable and market-rate rental units). Generally, for mixed-use projects, living space should make up the majority of the development. For both mixed-use and mixed-income projects, only the affordable housing portion of the project can be assisted under this NOFA and the commercial costs as well as the market-rate-unit costs need to be funded separately from the affordable housing costs.

### **Selection Criteria**

The City will evaluate proposals based on project goals and housing priorities. All proposals will be reviewed for consistency with these goals and priorities. The priorities are a guide to the types of projects the City is especially interested in funding. There will not be a point system applied to these goals and priorities.

### Project Goals

- Housing units will remain affordable for at least 55 years;
- The project's management plan promotes a healthy living environment for tenants and a compatible relationship with neighbors.

- The project is consistent with the goals and objectives of the City's Housing Element and General Plan;
- The project has reasonable costs, is structured to compete well in securing competitive funding sources and is soundly underwritten;
- The project will allow the City to spend housing funds expeditiously;
- The project site is near transit and services and is convenient for the target population;
- The project site would allow for a development to achieve maximum density;
- The building design/construction will incorporate "Green" building practices and material;
- The project is compatible with the zoning and neighborhood setting;
- The project incorporates appropriate community spaces, amenities and services for the target population; and
- The development team has demonstrated experience with successful affordable housing projects and the capacity to work cooperatively with the community in the design and development of the project.
- The development team has a demonstrated ability to work cooperatively and effectively with City staff during the initial evaluation and subsequent entitlement process.

#### Housing Priorities

- Housing targeted to households earning less than 80% AMI, with preference to projects serving very low- and extremely low-income households.
- Housing providing the dual benefit of developing affordable housing and creating a substantial improvement of a blighted property and/or neighborhood.

## APPLICATION PROCESS

### Application Submittal Requirements

Applicants must submit the following material:

- One (1) original and twelve (12) copies of a complete application with all required supporting materials.
- All application materials must also be submitted on a CD or USB flash drive.
- Applications will be accepted on a on a first-come, first-served basis until all funds are committed.

Under the California Public Records Act, all documents submitted as part of this application are considered public records and will be made available to the public upon request.

### Application Process

Staff will review all the proposals for completeness and to verify the applicant is eligible. Proposals from developers that do not meet the City's minimum required experience will not be considered. All proposals must be complete and contain all the required application information when submitted. Incomplete proposals will not be considered.

All proposals will be reviewed by a NOFA Review Committee (NRC) made up of the City Manager, the Community Development Director, Administrative and Neighborhood Service Manager and two appointed City Council members. Based on the project goals and housing priorities, the NOFA Review Committee will evaluate and make a reservation of funding recommendation to the full City Council. Applicants may be requested to provide additional information or tours of similar projects in their portfolio.

If the NRC recommends reserving funding for a project, the next steps would be:

- Applicant and City staff hold a neighborhood meeting to solicit public input;
- Applicant makes a formal presentation at a Council study session; and
- City Council holds a public hearing to make a final decision on the reservation of funding.

If the City Council reserves funding for the project, the applicant may move forward in the entitlement process and submit development review applications for the project

design. The final funding commitment will be made by the Council after the project has received all land use entitlements and an environmental review has been completed. The "Reservation of Funding" is intended to allow the project to proceed to the entitlement and environmental review process. The Reservation of Funding is not binding until contract documents are negotiated and executed at the completion of the entitlement process and the final funding commitment.

### **Environmental Review and Assessment**

Prior to the final funding commitment, projects must be assessed in accordance with the California Environmental Quality Act (CEQA). If Federal funding is involved, the project will also be assessed in accordance with the National Environmental Policy Act (NEPA). The environment review will typically be conducted during the entitlement process.

Applicants must refrain from undertaking activities, including acquisition, that would limit the choice of reasonable alternatives between the time of the NOFA application submittal and when the City has completed its environmental review process for the project. Options for the purchase of property must be subject to completion of the environmental review and project approval.

### **NOFA Informational Meeting**

Applicants are encouraged to attend a NOFA Information Meeting.

NOFA Informational Meeting  
February 28, 2014  
2:00 p.m. to 3:30 p.m.  
Plaza Conference Room  
Mountain View City Hall  
500 Castro Street, Mountain View

### **Application Process Time Line**

The tentative time line for evaluating and selecting proposals is anticipated to be the following.

Circulate NOFA	February 5, 2014
NOFA Informational Meeting	February 28, 2014
NRC Recommendation	Within 45 days after application submitted
Neighborhood Meeting	Within 30 days of NRC Recommendation
Council Study Session and Hearing	Within 45 days of Neighborhood Meeting

## **CONTACT INFORMATION**

Questions regarding this NOFA may be directed to Vera Gil, Project Manager Affordable Housing, by calling (650) 903-6459 or sending an e-mail to *vera.gil@mountainview.gov*.

## **CHANGES TO NOFA PROCESS**

The City of Mountain View reserves the right to request additional information from applicants, reject any and all submittals, waive any irregularities in the submittal requirements, or cancel, suspend or amend the provisions of this NOFA. If such an action occurs, the City will notify all interested parties.



## APPLICATION SUPPORTING MATERIAL

In addition to submitting a complete application, the following additional supporting material must be provided with the application.

### 1. **Cover Letter**

Provide a brief summary of the proposed project and discuss your agency's qualifications and why your proposal should be selected for funding.

### 2. **Evidence of Site Control**

At the time a development proposal is submitted, the developer must have site control of the property for which funding is requested. The developer must provide documentation that if the proposal is selected, site control can be maintained through completion of the entitlement process and until the property can be acquired. As evidence of site control, one of the following documents must be submitted with the application:

- Purchase agreement, including evidence that the agreement is for a term that is sufficient to hold the property until the anticipated date of purchase.
- Option to purchase or lease, binding on seller or landlord, including evidence that options are renewable until the anticipated date of purchase.
- A long-term lease agreement with a term of not less than 55 years.
- Executed land sales contract or other enforceable agreement for acquisition.
- Other evidence that developer has site control.

Land acquisition costs must be justified and represent a competitive market price. Prior to closing on any City funding, the City will commission its own appraisal to confirm property value.

### 3. **Appraisal**

An appraisal is required that has been completed within three (3) months of submitting an application. The appraisal must conform to the Uniform Standards of Professional Appraisal Practice and the appraisal requirements of the Appraisal Institute's Regulation 3. All appraisers must be California State licensed/certified. The appraisal must include a separate as-is value for any improvements

to be retained, or a demolition cost for any to be removed. Site value must be as-is, with no presumed condition such as a rezoning or environmental cleanup.

4. **Preliminary Title Report**

A preliminary title report dated within thirty (30) days of the application deadline.

5. **Ten-Year Projects List (Do not include projects in application Section 26)**

For each project the applicant has completed in the past ten (10) years, provide the following information in a consistent format. If more than six (6) projects have been completed, provide information for the last six (6) projects.

- Name of Project:
- Location:
- Type of Development (senior, family, etc.):
- Number of Units:
- Mix of Unit Sizes:
- Number of Affordable Units and Level of Affordability:
- Number of Stories:
- Type of Construction:
- Project Amenities:
- Total Project Cost:
- Funding Sources and Amounts:
- Entitlement Date:
- Occupancy Date:
- Name of Project Manager:

## 6. **Rehabilitation Scope of Work, Property Inspection and Cost Estimate**

If the project involves rehabilitation, include the following information:

- Preliminary Scope of Work;
- A third-party physical needs assessment, property inspection report or predesign report;
- A preliminary independent cost estimate; and
- Basic unit configurations/plans.

## 7. **Preliminary Relocation Analysis**

If the project involves temporary or permanent relocation of residential or commercial tenants, provide a description of tenants eligible for relocation assistance and a preliminary budget for the relocation assistance. (A full Relocation Plan will be required during the entitlement process for projects that received reserved funding.) The preliminary relocation analysis should include:

- A description of the applicable relocation requirements and relocation benefits to be provided;
- A reasonable cost estimate of the relocation expenses;
- Identification of the number of households or businesses to be displaced;
- The current rent roll; and
- Name, contact information and a description of the consultant or agency that will prepare the Relocation Plan and provide assistance to the displaced households/businesses.

## 8. **Community Outreach Plan**

A plan for conducting community outreach to neighbors of the proposed development and community groups. The Outreach Plan should describe how the developer intends to build support for the project and address community concerns. The Outreach Plan should also discuss some anticipated community concerns and how they would be handled.

**9. Development Schedule**

Detailed project schedule, identifying all major milestones. The schedule must include major milestones for the development approval process, purchase of the property, community outreach process, financing applications, approvals and closings, project construction and lease-up.

**10. Resident Services Plan**

A Resident Services Plan that describes services to be provided to tenants (child care, computer training, etc.) and demonstrates how supportive and social services for the tenant population will be provided and funded. Projects with units set aside for formerly homeless households or special needs groups must provide sufficient supportive services for the target population and show sufficient funding commitments for services.

**11. Management Companies**

If the proposal includes the use of a management company other than the applicant, provide detailed information on that company, including:

- References;
- Total number of projects and units managed;
- Listing of projects managed and their locations,
- Number of company employees; and
- Management philosophy.

**12. Marketability of Mixed-Use Projects**

Proposals for development of housing with commercial space must include evidence of demand for commercial/retail and marketability of space by submitting a market study or a survey of comparable and vacancy rates or have at least half of the commercial/retail space preleased.

### 13. Detailed Development Budget

Provide a detailed development budget that includes all anticipated funding sources and provides a breakdown of all development costs. The following requirements should be considered in preparing the budget:

- Construction Contingency

The City requires a 10 percent minimum construction contingency, which should be factored into the development budget. For projects involving extensive rehabilitation work, a 15 percent construction contingency may be required.

- Prevailing Wage Requirements

It is the City's policy that any affordable housing projects funded by the City will require State prevailing wage payments or if Federal funds are used for the project, Davis-Bacon wage payments. Applicants will be expected to comply with all State and Davis-Bacon wage requirements. Any previous unsettled violation of the prevailing wage requirements of the City may disqualify the contractor or any subcontractors from participating bidding as contractors or subcontractors on City financed projects.

- Insurance/Bonding Requirements

The selected agency will be required to comply with the City's insurance requirements, which should be factored into the project budget. Please refer to Attachment 1 for more information on the City's insurance and bonding requirements.

### 14. Detailed Operating Budget and 30-Year Pro Forma Analysis (Rental Projects Only)

For rental project proposals, a detailed operating budget and 30-year pro forma analysis should be submitted which uses the assumptions detailed below:

- Five percent (5%) annual vacancy/collection loss for family and senior projects.
- Ten percent (10%) annual vacancy/collection loss for efficiency studio, SRO or special needs projects.

- Three and one-half percent (3.5%) annual increase for expenses (other than property taxes and replacement reserve deposit).
- Two and one-half percent (2.5%) annual increase for income.
- Tenant utility allowances should be based on the Housing Authority of Santa Clara 2010 Utility Allowance Table available at [www.hacsc.org/p\\_rentlimits.php](http://www.hacsc.org/p_rentlimits.php).
- If Section 8 or other rental or operating assistance is assumed, an additional operating pro forma should be included that assumes the contract will expire after its initial term. Applicants should include transition reserves in their budgets due to the risk that rental assistance contracts may not be renewed.
- Partnership/Asset Management fees (for tax credit projects only) may not exceed a combined total of \$25,000 annually but may increase by 3 percent per year.
- The interest rate on the City's funds for low-income housing tax credit projects will be set on a case-by-case basis. The interest rate typically will range from 1 percent to 3 percent simple interest per annum, where there is a financial benefit to the project. Payments of interest and principal will be due from excess cash flow from operations after payment of operating costs, senior debt, reserves and deferred developer fee. All loans are due on sale, refinancing or transfer (except to a related entity, such as a limited partnership, subject to City approval).

The pro forma should clearly list all assumptions and include information on all debt sources, including term, interest rate information and name of intended debt providers.

The pro forma should also include information on the number of units, sizes, rent and utility levels, targeted levels of affordability and basis of rent level calculations.

#### 15. **Developer Financial Reports**

Provide independent audit reports for the last three (3) years, including copies of management letters. This should include complete financial statements, including balance sheets, income statements and statement of cash flows with notes for the last three (3) years.

**16. Experience and References**

Provide resumés and project experience for all key staff working on the project, including, but not limited to, principals, project manager, project staff and financial officer. Indicate the level of experience of the project manager with projects similar to the proposal. Provide at least three (3) references from City or County staff involved with projects completed in the last six (6) years.

Information specifically related to experience in successfully completing projects with prevailing wage or Davis-Bacon wage requirements is preferred. It is highly desirable that the developer's contractor has experience in this area, but it is not mandatory.

**17. Partnership Agreement or Corporate Articles and Bylaws (if applicable)**

**18. 501(c)(3) Letter of Determination from IRS (if applicable)**

**19. Photos**

Attach recent, clearly labeled photos of the project site and surrounding area.

**20. Board of Directors**

Provide a listing of the Board of Directors, including the city of residence.

AG/7/CDD  
850-11-17-10NOFA-E^

## ATTACHMENT 1

### INSURANCE REQUIREMENTS

The City's standard insurance requirements for projects with reserved City funding and appropriated predevelopment funding are as follows:

(a) A commercial general liability policy in the amount of Two Million Dollars (\$2,000,000) each occurrence, Two Million Dollars (\$2,000,000) annual aggregate, together with Three Million Dollars (\$3,000,000) excess liability coverage, or such other policy limits as City may require in its reasonable discretion, including coverage for bodily injury, property damage, products, completed operations and contractual liability coverage. Such policy or policies shall be written on an occurrence basis and shall name the Indemnitees as additional insureds.

(b) A comprehensive automobile liability coverage in the amount of Two Million Dollars (\$2,000,000), combined single limit including coverage for owned and non-owned vehicles and shall furnish or cause to be furnished to City evidence satisfactory to City that Owner and any contractor with whom Owner has contracted for the performance of work on the Property or otherwise pursuant to this Agreement carries workers' compensation insurance as required by law. Automobile liability policies shall name the Indemnitees as additional insureds.

(c) Applicant shall furnish or cause to be furnished to City evidence satisfactory to City that Applicant and any contractor with whom Applicant has contracted for the performance of work carries statutory Workers' Compensation insurance and Employer's Liability insurance in a minimum amount of One Million Dollars (\$1,000,000) per accident.

(d) Companies writing the required insurance required shall be licensed to do business in the State of California. Insurance shall be placed with insurers with a current A.M. Best's rating of no less than A: VII. The Commercial General Liability and comprehensive automobile policies required shall name the Indemnitees as additional insureds.

(e) Applicant shall furnish City with certificates of insurance in form acceptable to City evidencing the required insurance coverage and duly executed endorsements evidencing such additional insured status. The certificates shall contain a statement of obligation on the part of the carrier to notify City of any material adverse change, cancellation, termination or non-renewal of the coverage at least thirty (30) days in advance of the effective date of any such material adverse change, cancellation, termination or non-renewal.



# **NOFA APPLICATION**

**CITY OF MOUNTAIN VIEW**  
**FEBRUARY 5, 2014 NOFA APPLICATION**

**PROJECT APPLICANT**

**1. Project Applicant:**

Applicant Name (Organization/ Agency):

Principal (with Power of Attorney):

Primary Contact Person:

Address:

Phone No.:

Fax No.:

E-Mail:

Federal Tax ID No.:

What is the role of the Applicant in the project? *(check all that apply)*

- Ownership Entity
- Managing Partner or Managing Member
- Sponsoring Organization
- Developer
- Other (describe):

**2. Legal Status of Applicant:**

- General Partnership       Limited Partnership       Corporation
- Joint Venture<sup>1</sup>       Nonprofit Organization
- Other (specify):

**3. Status of Organization:**

- Currently Exists
- To be formed, estimated date:

---

<sup>1</sup> If the Applicant is a Joint Venture, a Joint Venture Agreement is required, clearly describing the roles and responsibilities of each partner, who is the lead partner or if the responsibilities are approximately equally split between the partners.

4. **Name(s) of individual(s) who will be General Partner(s) or Principal Owner(s):**

**PROJECT DESCRIPTION**

5. **Project Name:**

**Project Address:**

**Assessor's Parcel No.:**

**Census Tract:**

6. **Project Type (*check all that apply*):**

- |                                 |  |  |
|---------------------------------|--|--|
| <input type="checkbox"/> Rental | <input type="checkbox"/> Ownership         |  |
| <input type="checkbox"/> Family | <input type="checkbox"/> Special Needs     | <input type="checkbox"/> SRO/Studio Apartments |
| <input type="checkbox"/> Senior | <input type="checkbox"/> Other (describe): |  |

7. **Project Activity (*check all that apply*):**

- Acquisition
- Rehabilitation
- Redevelopment
- New Construction
- Expiring Tax Credit Property
- Mixed Income
- Mixed Use
- Other (please specify):

8. **Project Description:**

No. Units:	Commercial/Office Uses (specify):
No. Res. Bldgs.:	Commercial Floor Area:
No. Stories:	Office Floor Area:
Land Area:	Elevators:
Residential Floor Area:	Other Uses (specify):
Community Room(s) Floor Areas:	

9. **Parking:**

Total Parking Spaces:

Parking Type:

Residential Spaces and Ratio:

Guest Spaces:

Commercial Spaces and Ratio:

Office Spaces and Ratio:

10. **Number of Housing Units by Income Category:**

Category	Number of Units	Percentage of Units
0% to 30% AMI (Extremely Low-Income)		
31% to 50% AMI (Very Low-Income)		
51% to 80% AMI (Low-Income)		
Unrestricted		

11. **Unit Amenities (air conditioning, laundry in unit, balconies, etc.):**

12. **Number of Unit Types:**

Studio \_\_\_\_\_

1 Bedroom \_\_\_\_\_

2 Bedroom \_\_\_\_\_

3 Bedroom \_\_\_\_\_

## PROJECT NARRATIVE

### 13. **Project Description:**

Provide a brief narrative summary of the proposed project. Please include location, project type (new versus rehab), target population and any unique project characteristics.

### 14. **Project Design:**

Provide a description of the project's architectural and site plan concepts and how these concepts address the opportunities and limitations of the site and location.

### 15. **Green Building Features:**

Describe the green building features that will be incorporated into the project.

### 16. **On-Site Amenities:**

Describe any on-site amenities, including any project characteristics that address the special needs of the population you intend to serve.

17. **Neighborhood/Off-Site Amenities:**

Describe the property location, neighborhood, transportation options, local services and amenities within 1/4-mile and 1/2-mile of the site.

18. **Potential Development Obstacles:**

Are there any known issues or circumstances that may delay or create challenges for the project? If yes, list issues below, including an outline of steps that will be taken and the time frame needed to resolve these issues.

**SITE INFORMATION**

19. **Site Control:**

a. Site control at the time of application is required. What is the level of site control currently held by the applicant?

b. Will site acquisition be a purchase or long-term lease?



- d. Provide the following information for each on-site building to be retained as part of this project:

Square Footage:

Date Built:

No. of Stories:

- e. Provide a brief description of the condition of any buildings to be rehabilitated.

- f. Describe unique site features (Heritage trees, parcel shape, etc.).

- g. Identify problem site conditions (high noise levels, ingress/ egress issues, etc.).

- h. Is the site in a floodplain? Yes  No  Map used:

If yes, type of floodplain (number of years):

- i. Describe adjoining land uses:

West:

East:

North:

South:





22. Households and Businesses on Site

- a. If residential exists on the proposed site, how many households currently reside on the property?
  
- b. How many of the residential units are vacant?
  
- c. Have the tenants signed a lease or a month-to-month rental agreement?
  
- d. If businesses are located on the site, provide the name, type of business and the associated square footage for each business.

23. **Community Priorities:**

- a. Explain how this project meets the objectives of the housing goals and priorities identified in this NOFA and the goals and objectives of the City's Housing Element and General Plan.

**PROJECT FUNDING**

24. **Project Budget:**

- a. City Funds Requested: \$ \_\_\_\_\_ Funds Per Assisted Unit: \$ \_\_\_\_\_
- b. Total Project Cost: \$ \_\_\_\_\_ Cost Per Assisted Unit: \$ \_\_\_\_\_

c. Other Sources of Permanent Financing (not including private bank loans):

<b>Type of Funding</b>	<b>Amount</b>
<input type="checkbox"/> 9% Low-Income Housing Tax Credits	
<input type="checkbox"/> 4% Low-Income Housing Tax Credits	
<input type="checkbox"/> CalHFA/Conventional Lender	
<input type="checkbox"/> Tax-Exempt Multi-Family Bonds	
<input type="checkbox"/> Multi-Family Housing Program (MHP)	
<input type="checkbox"/> Affordable Housing Program (AHP)	
<input type="checkbox"/> County of Santa Clara, Office of Affordable Housing	
<input type="checkbox"/> Housing Trust Silicon Valley	
<input type="checkbox"/> Stanford Housing Funds (administered by County of Santa Clara)	
<input type="checkbox"/> Other:	

d. How will the requested City funding be used?

e. Amount of developer fee and percentage of project cost:

f. Assess the chances of the project securing required funding and steps that will be taken to make the project competitive. What is the self-scored nine percent (9%) tax credit tie breaker score for the project (if applicable)?

## **DEVELOPER EXPERIENCE**

*Developers must have successfully completed a minimum of three affordable housing projects of similar size and complexity as the proposed project to qualify for this NOFA.*

**25. Provide a summary of affordable housing experience:**

Years Experience:

Number of Projects:

Number of Projects in Santa Clara County:

Average Size of Projects:

Number of Units Placed in Service:

**26. Describe awards given to projects completed in the last 10 years.**

**27. Describe three projects completed in the last ten years that are similar to the proposed project and provide photographs of each project:**

a. Project 1

Name of Project:

Location:

Number of Units:

Type of Development (senior, family, etc.):

Name of Project Manager:

Number of Stories:

Unit Types (studio, 1-bedroom, etc.):

Type of Construction:

Project Amenities:

Entitlement Date:

Occupancy Date:

Funding Sources:

b. Project 2

Name of Project:

Location:

Number of Units:

Type of Development (senior, family, etc.):

Name of Project Manager:

Number of Stories:

Unit Types (studio, 1-bedroom, etc.):

Type of Construction:

Project Amenities:

Entitlement Date:

Occupancy Date:

Funding Sources:

c. Project 3

Name of Project:

Location:

Number of Units:

Type of Development (senior, family, etc.):

Name of Project Manager:

Number of Stories:

Unit Types (studio, 1-bedroom, etc.):

Type of Construction:

Project Amenities:

Entitlement Date:

Occupancy Date:

Funding Sources:

28. **Personnel:**

List the names of key members of the applicant's development team, their titles, responsibilities and their years of experience in affordable housing:

<b>Project Staff</b>	<b>Name</b>	<b>Role in Proposed Project</b>	<b>Years of Hsg Dev Experience</b>	<b>Years with this Developer</b>
<b>Project Manager</b>				
<b>Director of Real Estate Development</b>				
<b>Executive Director</b>				
<b>Chief Financial Officer</b>				
<b>Other</b>				
<b>Other</b>				
<b>Other</b>				

29. **Other Team Members:**

Indicate which of the following development team members have been selected and identify them:

Developer, if Different from Applicant

Architect(s)/Engineer(s)

Attorney(s) and/or Tax Professionals

Property Management Agent

Financial and Other Consultant(s)

General Contractor

Investor

30. **List all other participants and affiliates (people, businesses and organizations) proposing to participate in the project:**

**Name**

**Address**

31. **Property Management:**

Describe how the property will be managed, including the number of staff, locations and management office hours.

32. **If the project will be managed by an agency other than the project applicant, describe the project applicant's role in the ongoing management of the project and resolution of management issues.**

33. List the names of key property management staff, their titles, responsibilities and their years of experience in affordable housing:

Name	Title ( <i>e.g., project manager, intake staff</i> )	Job Responsibilities	Years Experience in Affordable Housing

34. Explain your marketing strategy and the tenant selection process (including how local preferences will be handled) and the establishment and management of waiting lists.



## Applicant Certification

I certify that the information submitted in this application and all supporting materials is true, accurate and complete to the best of my knowledge. I acknowledge that if facts and/or information herein are found to be misrepresented, it shall constitute grounds for disqualification of my proposal.

I further certify that all of the following statements are true, except if I have indicated otherwise on this certification:

- a. I have not sold any of the projects listed on the "10-Year Projects" list;
- b. No mortgage on a project listed by me has ever been in default, assigned to the government or foreclosed, nor has mortgage relief by the mortgagee been given;
- c. I have not experienced defaults or noncompliance under any contract or regulatory agreement nor issued IRS Form 8823 on any Low-Income Housing Tax Credit (LIHTC) project on the "10-Year Projects" list;
- d. To the best of my knowledge, there are no unresolved findings raised as a result of Agencies' audits, management reviews or other investigations concerning me or my projects for the past ten years;
- e. I have not been suspended, debarred or otherwise restricted by any state agency from participating in the LIHTC program or other affordable housing programs; and
- f. I have not failed to use state funds or LIHTC allocated to me in any state.

Statements above (if any) to which I cannot certify have been deleted by striking through the words with a pen. I have initialed each deletion (if any) and have attached a true and accurate signed statement (if applicable) to explain the facts and circumstances which I think helps to qualify me as a responsible principal for participation in this NOFA.

Applicant Name(s)

---

Signature/Date

---

Print Name and Title

*This application and all supporting material are regarded as public records under the California Public Records Act.*

## Applicant Certification

I certify that the information submitted in this application and all supporting materials is true, accurate and complete to the best of my knowledge. I acknowledge that if facts and/or information herein are found to be misrepresented, it shall constitute grounds for disqualification of my proposal.

I further certify that all of the following statements are true, except if I have indicated otherwise on this certification:

- a. I have not sold any of the projects listed on the "10-Year Projects" list;
- b. No mortgage on a project listed by me has ever been in default, assigned to the government or foreclosed, nor has mortgage relief by the mortgagee been given;
- c. I have not experienced defaults or noncompliance under any contract or regulatory agreement nor issued IRS Form 8823 on any Low-Income Housing Tax Credit (LIHTC) project on the "10-Year Projects" list;
- d. To the best of my knowledge, there are no unresolved findings raised as a result of Agencies' audits, management reviews or other investigations concerning me or my projects for the past ten years;
- e. I have not been suspended, debarred or otherwise restricted by any state agency from participating in the LIHTC program or other affordable housing programs; and
- f. I have not failed to use state funds or LIHTC allocated to me in any state.

Statements above (if any) to which I cannot certify have been deleted by striking through the words with a pen. I have initialed each deletion (if any) and have attached a true and accurate signed statement (if applicable) to explain the facts and circumstances which I think helps to qualify me as a responsible principal for participation in this NOFA.

Applicant Name(s)

---

Signature/Date

---

Print Name and Title

*This application and all supporting material are regarded as public records under the California Public Records Act.*

