

APPLICATION PART B OPPORTUNITY SITE

B.1. DEVELOPMENT PLAN

B.1.1 Briefly describe the proposed property (a detailed Property Profile is required in Part B.2).

B.1.2 Summarize the plan to acquire and construct/renovate the property to produce permanent supportive housing, including estimated development costs and sources of funds. State whether it is feasible to use federal housing funds as a source of County match funds.

B.1.3 Summarize the number and type of units planned, incomes targeted, and proposals to serve specific populations (homeless, chronically homeless, homeless youth, people at risk of homelessness, youth at risk of homelessness, or other populations).

B.1.4 Summarize any investigations or negotiations that have occurred to date and site control status.

B.1.5 Describe possible barriers to the success of the development plan, including any challenges to meeting the Homekey timeline or accurately estimating development and operating costs.

B.1.6 Describe current occupants and why you do not believe they require re-location.

B.1.7 Explain why you recommend the site to the County for Homekey 3.0 consideration.

B.2. PROPERTY PROFILE

B.2.1 OWNERSHIP AND LOCATION

B.2.1.1 PROPERTY NAME:

B.2.1.2 ADDRESS, CITY, ZIP:

B.2.1.3 ASSESSOR PARCEL NUMBER:

B.2.1.4 OWNER OF RECORD:

B.2.1.5 OWNER TYPE OF LEGAL ENTITY:

B.2.1.6 FLOOD ZONE: Yes No

B.2.1.7 SUSCEPTIBLE TO SEA LEVEL RISE: Yes No

B.2.1.8 AFFECTED BY AIRPORT NOISE: Yes No

B.2.1.9 ANY RISK OF LANDSLIDES, RUPTURES, LIQUEFACTION: Yes No

B.2.1.10 ELIGIBLE FOR NON-DISCRETIONARY LOCAL APPROVAL PROCESS: Yes No

B.2.1.11 PROPERTY WEBSITE:

B.2.1.12 LISTED FOR SALE: Yes No AT WHAT PRICE:

B.2.1.13 PROXIMITY TO PUBLIC TRANSPORTATION:

B.2.1.14 PROXIMITY TO LIBRARY:

B.2.1.15 PROXIMITY TO GROCERY STORE:

B.2.1.16 PROXIMITY TO PHARMACY:

B.2.1.17 PROXIMITY TO HEALTH FACILITY:

B.2.1.18 PROXIMITY TO OTHER:

B.2.2 PHYSICAL DESCRIPTION

B.2.2.1 LOT SIZE:

B.2.2.2 IMPROVEMENTS SIZE (Building Footprint):

B.2.2.3 NUMBER OF FLOORS:

B.2.2.4 TOTAL BUILDING AREA (all floors):

B.2.2.5 NUMBER OF ELEVATORS:

B.2.2.6 TOTAL NUMBER OF GUEST ROOMS:

B.2.2.6.1 Number with private bathrooms:

B.2.2.6.2 Number with kitchens (sink, refrigerator, microwave, 2 burner range, and hood):

B.2.2.6.3 Number with kitchenettes (sink, mini-fridge, microwave):

B.2.2.6.4 Number of guest rooms with mobility accessibility:

B.2.2.6.5 Number of guest rooms with communication accessibility:

B.2.2.7 SIZE OF GUEST ROOMS (a range from min SF to max SF or an average):

B.2.2.8 RESIDENT MANAGER APARTMENT: Yes No

B.2.2.9 RESIDENT COMMON ROOMS AND AREAS:

B.2.2.10 VENTILATION: Independent to each room? Yes No

B.2.2.11 TYPE OF PARKING:

B.2.2.12 TOTAL NUMBER OF PARKING SPACES:

B.2.2.13 ANY CURRENT PERMANENT RESIDENTS:

B.2.2.14 DATE OF CONSTRUCTION:

B.2.2.15 FENCING: Yes No

B.2.2.16 VEHICULAR GATES: Yes No

B.2.2.17 SECURITY CAMERA SYSTEM: Yes No

B.2.2.18 QUICK RESPONSE FIRE SPRINKLER AND FIRE ALARM SYSTEM: Yes No

B.2.2.19: WALL SEPARATIONS THAT MEET MINIMUM FIRE RATING STANDARDS: Yes No

B.2.2.20: OFFICE SPACES FOR PROPERTY MANAGEMENT: Yes No

B.2.2.21: OFFICE SPACES FOR SERVICE PROVIDERS: Yes No

B.2.3 INVESTIGATIONS AND NEGOTIATIONS

B.2.3.1 AVAILABILITY OF AS-BUILT PLANS AND DRAWINGS: Yes No

B.2.3.2 AVAILABILITY OF INSPECTIONS, PHYSICAL NEEDS ASSESSMENT, OTHER REPORTS: Yes No

B.2.3.3 AVAILABILITY OF ENVIRONMENTAL PHASE I: Yes No

B.2.3.4 AVAILABILITY OF RECENT APPRAISAL: Yes No

B.2.3.5 EVIDENCE OF SITE CONTROL: Yes No

B.2.3.6 DESCRIBE ANY NEGOTIATIONS THAT HAVE OCCURRED WITH THE OWNER:

B.2.3.7 DESCRIBE ANY FACTORS THAT MAY PREVENT SITE CONTROL:

B.2.3.8 DESCRIBE ANY FACTORS THAT MAY AFFECT TIMELY CONSUMMATION OF SALE:

B.2.3.9 DESCRIBE ANY ESTIMATES MADE OF REHABILITATION COSTS:

B3 REQUIRED ATTACHMENTS FOR EACH OPPORTUNITY SITE

B.3.1 Location Map showing the Property in relation to transit, shopping, services, etc.

B.3.2 Marketing Materials, Tax Assessor's listing or real estate listings that describe the Property, its assessed value and the asking price

B.3.3 Photographs of the Property's exterior (and interior if available)

B.3.4 Homekey Program Concept proposing a specific number and type of units (Homekey and non-Homekey), income limits, rent limits, and specific populations to be served and showing the calculation of the projected amount of the state Homekey capital award and the state Homekey operating subsidy award (attachments B.3.5, B.3.6 and B.3.7 **must** be consistent with this Homekey Program Concept).

B.3.5 Development Sources and Uses listing all estimated costs of acquisition and renovation and showing the estimated Homekey capital subsidy, the amount and sources of capital subsidy requested from the County (particularly any federal sources), and any other sources of development funding.

B.3.6 Five Year Income and Expense Projections, showing the projected rental income (if PSH), operating expenses, property management fees, and supportive services costs and subtracting the projected three-year state Homekey operating subsidy award in order to estimate the amount of County funds required to cover operating expenses for each of the first five years of operations.

B.3.7 Preliminary Development Schedule, listing a schedule of benchmark activities and projected dates

(a) from the date the County announces the Team's qualification to the date of the County's submission of the state Homekey application for the Opportunity Site; and (b) from the date of the County's submission of the state Homekey application for the Opportunity Site until the date the County receives a state award of Homekey 3.0 funds; and (C) from the date the County receives a state award of Homekey 3.0 funds for the Opportunity Site until completion of construction and full occupancy, showing the ability to expend Homekey funds within 8 months of the state's award date; complete construction within 12 months of the state's award date; and complete occupancy within 3 months of the completion of construction.

IF ANY REQUIRED ATTACHMENTS ARE OMITTED, PLEASE EXPLAIN (identify by number and name):

B4 OPTIONAL ATTACHMENTS FOR EACH OPPORTUNITY SITE (to support competitive ranking)

B.4.1 Evidence of Site Control

B.4.2 Preliminary Title Report

B.4.3 Appraisal

B.4.4 Physical Needs Assessment

B.4.5 Inspection Reports

B.4.6 Reports of Recently Completed Rehab.

B.4.7 As Built Plans and Drawings

B.4.8 Zoning Letter from City Planning concerning the proposed use

B.4.9 For new construction, preliminary renderings, showing a site plan, building elevations, and unit designs.

B.4.10 Phase I Environmental Assessment

B.4.11 Phase II Environmental Assessment

B.4.12 Other (please describe any additional optional attachments):