

2022 SuperNOFA Application
 Project Name: North Housing Senior Apartments
 Project Sponsor: Island City Development

93. Sponsor/Applicant SOQ - Special Needs Populations in the Sponsor Portfolio – 301 units

AHA/AAHC Owned													
	ACR	Yardi GL	Address	AHA/ Ownership	AAHC Ownership	Role	Manager Unit	Units		#	Developer	Year Built	Year Acq
								Senior/DIS	Family	Bldgs.			
1	Anne B Diamant Plaza	ABD	affabd	920 Park Street		100%	Owner	X	65	3	AHA	1975	1975
2	China Clipper Plaza	CC	affccp	460 Buena Vista Avenue		100%	Owner	X	26	1		1964	1998
3	Eagle Village	EV	6100	700 Block Eagle Avenue	100%		Owner	X	36	7	AHA	1983	1983
4	Esperanza	ESP	2100	1903 Third /101-223 Brush /150-284 Maple Way	100%		Owner	X	120	24	AHA	1971	1971
5	Independence Plaza	IP	affind	703 Atlantic Avenue		100%	Owner	X	186	5	Bridge	1990	1990
6	Lincoln House	LH	1120	745 Lincoln Avenue	100%		Owner		4	1		1897	2010
7	Lincoln-Willow	L/W	afflwa	2101-2103 Lincoln and 1602 Willow St.		100%	Owner		5	1		1909	1996
8	Mulberry Townhomes	BMR	4110	2102 & 2116 Clement; 1911 Mulberry; 2101 Eagle	100%		Owner		4	4	City Ventures	2017	2017-2018/2019
9	Parrot Gardens	PG	6030	1845 Bay Street	100%		Owner	X	8	7	AUSD	1935	1976
10	Parrot Village	PV	3100	1850 Wood Street	100%		Owner		50	25	AHA	1980	1980
11	Paru Street	BMR	4110	1825 Paru Street	100%		Owner		1	1	KB Homes	2003	2016
12	Rosefield Village	RV	4542	700 block Eagle Ave; 700 block Buena Vista Ave	100%		Owner		53	15	AHA	1934/1940/1976/1983	1955/1999
13	Senior Condos 1	SC	6060	2137 Otis Drive #213	100%		Owner		1	1		1961	1996
14	Senior Condos 2	SC	6060	2209 Otis Drive #C	100%		Owner		1	1		1961	1996
15	Senior Condos 3	SC	6060	1825 Shoreline Drive #105	100%		Owner		1	1		1961	1996
16	Senior Condos 4-6	SC	6060	955 Shorepoint Court #108,#114, #213	100%		Owner		3	1		1969	1996
17	Senior Condos 7	SC	6060	965 Shorepoint Court #113	100%		Owner		1	1		1969	1996
18	Sherman House	SHM	1110	1416 Sherman Street	100%		Owner		9	1		1960	2010
19	Stanford House	SH	affsta	1917 Stanford Street		100%	Owner		4	1		1940	1996
20	AHA Office	OFFICE	1100	701 Atlantic Avenue	100%		Owner		0	1	Bridge	1991	1991
				TOTAL			578		251	327	102		
AHA Partnership													
	ACR	Yardi GL	Address	AHA Ownership		Role		Units		#	Developer	Year Built	Year Acq
								Senior/DIS	Family	Bldgs.			
21	Breakers at Bayport		1140	459 Neptune Gardens	0%	Land Lease	X	52	12	12	RCD	2006	
22	Jack Capon Villa**		6110	2216 Lincoln	0.0049%	Land Lease	X	19	1	1	SAHA	2014	
23	Park Alameda		1140	2428 Central	0.0055%	Co-GP	X	62	1	1	RCD	2013	
24	Regent Street Land		6080	1129 & 1131 Regent Street	0%	Land Lease		3	2	2	AHA	1998	1998
25	Santa Clara Avenue Land		6090	2201 & 2203 Santa Clara; 1502 Walnut	0%	Land Lease		3	2	2	AHA	2001	2001
26	Shinsei Gardens		6131	401 Willie Stargell	0%	Land Lease	X	39	4	4	RCD	2009	
				TOTAL			178	19	159	22			
Island City Development													
	ACR	Yardi GL	Address	ICD Ownership		Role		Units		#	Developer	Year Built	Year Acq
								Senior/DIS	Family	Bldgs.			
27	Stargell Commons		4520	2700,2710,2720,2726 Bette	0.10%	Sp-LP			32	6	RCD/ICD	2017	
28	Littlejohn Comons (Ika Del Monte)		4538	1301 Buena Vista	0.01%	GP	X	31	1	1	AHA/ICD	2018	2016
29	Everett Commons		4540	2437 Eagle, 2477 Eagle, 1807 Eagle	0.01%	GP	X	5 VASH	15	3	AHA/ICD	2019	2008
				TOTAL			78	31	47	10			
				GRAND TOTAL			834	301	533	134			

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48. Resume Principal and Supportive Housing Experience Section 7302

Sylvia Martinez is the Housing Director of the Housing Authority of the City of Alameda, which provides staff to Island City Development for housing and development services. She is an experienced affordable housing developer and has worked for three nonprofit affordable developers that qualify for full experience points: Community HousingWorks, Wakeland Housing and Community Development, and MAAC Project.

Island City Development is applying as an Emerging Developer and its experience is provided in Item 10. The attached resume and documentation is provided to demonstrate that through its Principal, Sylvia Martinez, ICD meets the additional requirements of the supportive housing in Section 7302.

Per **Section 7302.** (f) (1) *Have a Sponsor with at least two years' experience during the past five years owning or operating a rental housing development with at least 10 units occupied by people experiencing Homelessness, with on-site Comprehensive Management services. Occupancy by persons experiencing Homelessness may be evidenced by public agency restrictions requiring this occupancy.*

In evidence of this:

Community HousingWorks' supportive housing experience is attached. Among other experience, Community HousingWorks has operated Las Casitas, with 14 units with comprehensive management services since 2001 under a McKinney Vento contract of the Supportive Housing Program, Grant Number CA0703L9D012013, which is still in place as of June 2022. This contract is through the San Diego Regional Task Force for the Homeless which runs the San Diego County Continuum of Care (<https://www.rtfhsd.org/about-rtfh/our-purpose/>). The COC documentation is attached:

1. Executed Contract with CoC
2. Inventory list, Public Notice of Ranking, HUD CoC list
<https://www.rtfhsd.org/updates/public-notice-fy-2021-coc-nofo-final-ranking/>

HUD's McKinney-Vento programs provide permanent housing for people experiencing homelessness.

Sylvia Marguerite Martinez
Director of Housing Development

PROFESSIONAL EXPERIENCE

Director of Housing Development
HOUSING AUTHORITY OF THE CITY OF ALAMEDA
2020-Present

Directs AHA's acquisition strategy, structuring, finance, and overall real estate department functions for AHA's new developments and major renovations. Leads a five-person project management team to implement a development pipeline of 700 units, to double the portfolio of the Housing Authority and its affiliates over the next decade. First year successes include an update to the Board of Commissioners' Reserves Policy for preservation and affordable housing production activities, the creation of the Alameda Affordable Housing Trust Fund and successful matching fund award from the State of California, refinance of two portfolio properties, and acquisition of twelve below market rate condominiums.

Vice President of Forward Planning, Housing and Real Estate Development
COMMUNITY HOUSINGWORKS
2018 to 2020

Leads and supervises the acquisitions team in meeting the organization's annual project acquisition and new construction goals through land acquisition and conceptual planning of new construction projects, and acquisition of existing multifamily projects throughout California. The team includes two Directors of Acquisitions and an Assistant / Associate Project Manager. The primary functions include: 1) strategic planning of target geographies and product types to meet the company goals; 2) prioritizing, screening and securing site control of new construction sites, and securing acquisitions of existing multifamily developments through supervision of the acquisition team ; 3) driving early feasibility and early conception design and due diligence of secured sites from Letter of Intent or equivalent to through handoff to the Development Project Manager ; and, 4) leading creation of related tools, external relationships and strategic initiatives as part of the department's Senior Team. Results include adding four new sites to pipeline, opening new relationships in Santa Clara, Riverside, and San Bernardino Counties, and developing protocols for LOI approvals, transitions, and underwriting of new developments.

Senior Project Manager
COMMUNITY HOUSINGWORKS
2011-2018

Reports to Sr. Vice President of Housing and Real Estate Development. Responsible for managing all aspects of project development in order to deliver projects on schedule within budget, including: Site acquisition; financial and development feasibility; planning; entitlements; design; budgets; construction; financing, and coordination with investors, lenders, partners, Asset Management and Resident Services Divisions Direct supervision and training of three project management staff. 463 units completed with 259 in pipeline. Awards include USGBC Project of the Year (LEED Platinum), Affordable Housing Finance Reader's Choice, California APA Innovation and Advocacy awards. Initiated CHW response to AB1699 Tenant-based broadband initiative, resulting in free wifi for eight complexes. Initiated Solar partnership with Everyday Energy resulting in over a dozen solar installations on CHW portfolio projects serving both tenant and common area electrical use. First AHSC development in the City of San Diego (closed late 2019). Successful development and lease up of first LGBTQ-affirming senior housing complex in San Diego County (one of a handful in the nation – featured in national primer on LGBTQ-friendly senior housing).

Project Manager
WAKELAND HOUSING & DEVELOPMENT CORPORATION
2006-2011

Reported to Director of Real Estate/Acquisition. Responsible for managing all aspects of project development in order to deliver projects on schedule within budget, including: Site acquisition; financial and development feasibility; planning; entitlements; design; budgets; construction; financing, and coordination with investors, lenders, partners, Asset

Management and Resident Services departments. Project leader for award-winning, LEED Platinum, Net-Zero, Los Vecinos, and acquisition/rehabilitation of Vista Grande Apartments (9% preservation).

Project Manager

COMMUNITY HOUSING OF NORTH COUNTY

1998-2000

Reported to Executive Director. Responsible for managing all aspects of project development in order to deliver projects on schedule within budget, including: Site acquisition; financial and development feasibility; planning; entitlements; design; budgets; construction; financing, and coordination with investors, lenders, partners, Asset Management and Resident Services departments. Project lead for Eucalyptus View Co-operative (with onsite childcare) and Old Grove Apartments.

Community Development Specialist

MAAC PROJECT

1993-1999

Project Manager of the Laurel Tree Apartments, 138 units of affordable multi-family rental housing in Carlsbad. Responsible for land purchase negotiation, pro forma development, hiring and oversight of technical consultants, market study, and subsidy applications. Project Manager of the St. Martin de Porres Apartments, 116 units of affordable multi-family housing, with onsite childcare. Project Manager of the Retail Cart Incubator. Design entrepreneurial training for low-income minority residents of San Diego. Coordinate business plan counseling, financing advice, and technical assistance to start up small businesses. Provide cart management services and oversight of \$20,000 Microloan Fund. Coordinate FastTrac business course in Spanish for entrepreneurs already in business who wish to improve their skills.

EDUCATION

Princeton School of Public and International Affairs

Master's in Public Affairs, Urban and Regional Planning, June 1992.

Stanford University

Bachelor of Arts, June 1985. Human Biology

LISC Statewide Affordable Housing Training Program, Santa Barbara, CA

Participant Mar-Nov, 1994.

Leadership and Management Program, Development Training Institute, Baltimore MD

Participant Feb-May, 1995.

LEED Associated Professional 2010

Sylvia Martinez
Personal Project List

Updated 6/9/20

I consider the complete project management role to encompass entitlement, design, predevelopment, financing, construction, lease-up, and closeout/8609. Financing includes successful local, state and federal awards of financing, negotiation of investor terms, loan documents, and legal conditions. Unless noted, I was the lead PM in all roles for these developments.

	SM Role	Project	Location	Description	Financing	Awards	Completed
1	PM- Up to Construction Loan Closing - Dec 2019	Keeler Court	San Diego, CA	71-unit new construction, family development with 7 VASH units	LIHTC, Tax-Exempt Bond, AHSC, IIG, RDA, VASH, AHP-SF, AHF-Atl	Circulate San Diego Mini Mobility Certification	TBD
2	PM	North Park Seniors	San Diego, CA	76-unit new construction, LGBT affirming, senior housing, 8 PSH	LIHTC, Tax-Exempt Bonds, HOME, San Diego Trust Funds, Federal Home Loan Bank/AHP	Gold Nugget; SDHF "Innovation" Ruby Award	2017
3	PM	Mayberry	San Diego, CA	70-unit acquisition rehab, family	LIHTC, Freddie Tax-Exempt, restated redevelopment and City of San Diego trust funds, MASH	SDG&E Energy Efficiency Award; 100% solar Tenants/Common Area	2016
4	PM	Manzanita	Escondido, CA	200-unit, acquisition rehab, family	LIHTC, Tax-Exempt Bonds, HOME, MASH	SDHF Ruby - Acquisition/rehab of the year; 100% solar Tenants/Common Area	2016
5	PM	Los Robles	Vista, CA	76-unit HUD preservation, family	LIHTC, Tax-Exempt Bonds, MASH, NeighborWorks capital grant for sustainability	SDG&E Energy Efficiency Award; 100% solar Tenants/Common Area	2013
6	PM	Avocado Court	Escondido, CA	36-unit new construction with 4 units PSH for disabled homeless veterans	LIHTC, HOME, RDA, HUD McKinney-Vento Supportive Housing Program, HUD Neighborhood Stabilization Program, Federal Home Loan Bank, The Kendeda Fund/LISC Green Development Center	Affordable Housing Finance "Green" Reader's Choice Award; SDG&E Energy Efficiency Award. Development contains innovative shallow geothermal system.	2013
7	PM Predevelopment through closeout	Kalos	San Diego, CA	83-unit new construction, family, with units dedicated to the developmentally disabled and to young mothers with infant children.	LIHTC, Tax-Exempt Bonds, RDA, HOME, San Diego Trust fund	USGBC, Affordable Project of the Year 2013 (awarded at GreenBuild 2014); Affordable Housing Finance, Merit Finalist, Green 2014 ; Ruby, SDG&E Energy Efficiency Award – New Construction. LEED Platinum.	2013
8	PM through mid-construction	Vista Grande	San Diego, CA	70- unit family 9% rehab development	LIHTC, redevelopment funds		2011
9	PM Post entitlement through close out/8609	Los Vecinos	Chula Vista, CA	42-unit new construction family	LIHTC, redevelopment funds, AHP, solar incentives	Affordable Housing Finance "Green"; SDG&E Energy Efficiency Award; Case Study: California Public Utility Commission	2009
10	PM Early design and pre-development (up to tax credit application)	Old Grove	Oceanside, CA	56-unit new construction, family, farmworker, disabled, HIV/AIDS housing	LIHTC, MHP, HOPWA, Joseph Serna Farmwork Housing, CalHFA, AHP		2003
11	PM to successful 9% and construction loan closing	Eucalyptus View	Escondido, CA	24-unit new construction, cooperative housing, farmworker	LIHTC, LISC, HOME/CDBG, Joseph Serna Farmworker Housing		2001
12	PM to successful 9% and construction loan closing	San Martin de Porres	Spring Valley, CA	132-unit new construction family development	9% tax credits, Roman Catholic Diocese of San Diego land donation, County of San Diego HOME		1999
13	PM	Laurel Tree Apartments	Carlsbad, CA	116 -unit new construction family development with onsite HeadStart. (Subject to Coastal Commission)	9% tax credits, Inclusionary housing dollars, City of Carlsbad redevelopment, State of CA HOME, AHP	Orchid Award for Good Bulb Planted	1998
14	Associate PM Mid-construction through close out/8609	Mercado Apartments	San Diego, CA	144-unit new construction family development with onsite HeadStart childcare	9%, redevelopment funds, AHP	Gold Nugget	1994



PUBLIC NOTICE
FY 2021 Continuum of Care (CoC) NOFO
PROJECT FINAL RANKING and ALLOCATIONS

The U.S. Department of Housing and Urban Development (HUD) requires the Collaborative Applicant for the Continuum of Care (CoC) to provide a series of public notices during the annual CoC NOFO Competition.

This notice provides the FINAL rating and ranking results as approved by the CoC Board in its meeting of October 21, 2021.

Applicant and Project Information							
Rank	Score	Applicant Name	Project Name	Funding for Project	Project Type	Allocated Amount	Notes
1	115	Regional Task Force on the Homeless Inc.	HMIS San Diego County 2021	CA0702	HMIS	\$734,003	System Placed
2	114	Regional Task Force on the Homeless Inc.	CoC Regional CAHP 2021	CA1511	CES	\$707,000	System Placed
3	114	Regional Task Force on the Homeless Inc.	CES for DV Safety 2021	CA1880	CES	\$377,336	System Placed
4	108	Crisis House	New Journey Expansion	DV Bonus	Joint - DV	\$457,778	HUD Incentive
5	106	Home Start	DV Housing First	DV Bonus	Joint -DV	\$573,757	HUD Incentive
6	102.5	Crisis House	New Journey 2021	CA1690	Joint - DV	\$398,934	
7	98.5	St. Vincent de Paul Village, Inc.	Village Rapid Rehousing (Consolidated in 2019)	CA1348	RRH	\$1,729,971	
8	97	Alpha Project for the Homeless	Rapid Rehousing Programs	CA1600	RRH	\$1,405,442	
9	96.5	Crisis House	Journey Home 2021	CA1433	RRH - DV	\$538,203	
10	95.5	Catholic Charities, Diocese of San Diego	Ninth & F Street Apts	CA0539	PSH	\$33,277	
11	95.5	San Diego Housing Commission	TAY Rapid Rehousing	CA1602	RRH	\$788,304	
12	94	The Salvation Army, a California Corporation	Door Of Hope Rapid Rehousing Program	CA1436	RRH	\$438,985	
13	92	Interfaith Community Services, Inc.	Raymond's Refuge	CA0944	PSH	\$106,313	
14	92	Mental Health Systems Inc	Housing Plus 1 Renewal S+C I	CA0693	PSH	\$436,868	
15	90.5	St. Vincent de Paul Village, Inc.	Benson Place	CA1883	PSH	\$352,375	

16	90	TACHS, Housing Innovation Partners	TACHS Unity	CA1257	PSH	\$186,891	
17	87.5	YMCA of San Diego County	Turning Point	CA0553	TH	\$177,096	
18	87	St. Vincent de Paul Village, Inc.	Boulevard Apartments	CA0802	PSH	\$55,781	
19	86	Community HousingWorks	Las Casitas Permanent Supportive Housing	CA0703	PSH	\$64,593	
20	85.5	Home Start, Inc.	Maternity Shelter Program	CA0999	PSH	\$289,414	
21	85	TACHS, Housing Innovation Partners	TACHS/HIP Operations	CA0926	PSH	\$185,436	
22	83.5	Community Housing Works	Manzanita PSH	CA0709	PSH	\$86,909	
23	82	Vietnam Veterans of San Diego	Joint TH & RRH For Homeless Veteans	CA1692	Joint	\$210,512	
24	81.5	Community Housing Works	El Norte Permanent Supportive Housing	CA1025	PSH	\$74,210	
25	81	San Diego Housing Commission	SDHC Rapid Rehousing Project	CA1349	RRH	\$430,614	
26	81	Catholic Charities, Diocese of San Diego	Rachels' Rapid Rehousing Project	CA1438	RRH	\$158,059	
27	80.5	Community Resource Center	DV Bonus Renewal	CA1793	RRH - DV	\$379,206	
28	80	PATH (People Assisting the Homeless)	PATH Connections Housing	CA1115	PSH	\$938,206	
29	79.5	Mental Health Systems Inc.	North County Safe Haven Renewal 2021	CA0708	Safe Haven	\$282,511	
30	78	City of Oceanside	Women's Resource Center – TH	CA0714	TH	\$145,091	
31	74.4	TACHS, Housing Innovation Partners	TACHS PRIZM	CA0803	PSH	\$548,852	
32	73.5	Alpha Project for the Homeless	Alpha Square	CA1508	PSH	\$562,311	
33	73	Community Resource Center	RRH Renewal FY 2021	CA1598	RRH	\$279,729	
34	71.5	San Diego Housing Commission	SDHC Merged Grant	CA0534	PSH	\$4,160,128	
35	70.5	The Salvation Army, a California Corporation	Salvation Army Th-RRH	CA1794	Joint	\$489,118	

36	68	St. Vincent de Paul Village, Inc.	St. Vincent de Paul Village 2015 Bonus Project	CA1510	PSH	\$1,928,645	
37	68	South Bay Community Services, Inc.	Casas de Luz + Expansion	CA1697	Joint - DV	\$378,522	
38	67.5	Home Start, Inc.	East County RRH	CA1882	RRH	\$392,397	
39	67.5	Interfaith Community Services, Inc.	Path to Permanence	CA1693	Joint	\$230,536	
40	65.5	Interfaith Community Services, Inc.	Rental Assistance Program	CA1253	PSH	\$304,440	
41	65	Alpha Project for the Homeless	The Lofts	CA1792	PSH	\$382,899	
42	62.5	The Salvation Army, a California Corporation	Door of Hope PSH	CA1885	PSH	\$195,343	
43	54	Vietnam Veterans of San Diego	Escondido Veteran Apartments	CA1434	PSH	\$267,314	
44	53.5	San Diego Housing Commission	San Diego Rapid Re Housing Program	CA1208	RRH	\$272,456	
45	50.5	Interfaith Community Services, Inc.	Home Now	CA1601	RRH	\$590,029	
46	50.5	Volunteers of America Southwest CA	Focus on Housing First	CA1695	Joint	\$684,795	Straddle Tier I, II if New DV are ARD funded
47	36.5	Mental Health Systems, Inc.	MHS S+C II (Housing Plus I) Renewal	CA0689	PSH	\$435,937	
48	10	Mental Health Systems, Inc.	Next Steps PSH Renewal 2021	CA1698	PSH	\$192,290	<i>Project Data Missing; End Tier I if DV Bonus Projects Funded</i>
BONUS PROJECTS							
49	100	Hope Through Housing	PSH	CoC Bonus	PSH	\$250,000	
50	95.5	St. Vincent de Paul Village, Inc.	17th Street Project	CoC Bonus	PSH	\$776,120	
51	78	San Diego Youth Services	Forward	DV Bonus	Joint	\$401,170	

52	Not included, insufficient CoC Bonus funds available.	77.5	San Diego Youth Services	Legacy	CoC Bonus	Joint	\$0	\$413, 743 Requested Insufficient funds.
53	System Placed		Regional Task Force on the Homeless	HMIS San Diego County 2021 - Expansion	CoC Bonus	HMIS	\$269,952	System Placed
CoC Planning Funds								
Unranked	New		Regional Task Force on the Homeless	CoC Planning Grant 2021	3% Planning	Planning	\$839,947	
YHDP - Hold Harmless								
Unranked	Review only		Regional Task Force on the Homeless Inc.	YHDP San Diego - CES 2021	CA1819	CES	\$82,500	
Unranked	Review only		Regional Task Force on the Homeless Inc.	YHDP San Diego - HMIS 2021	CA1820	HMIS	\$153,816	
Unranked	Review only		Regional Task Force on the Homeless Inc.	YHDP San Diego - Host Homes 2021	CA1818	OPH	\$167,582	
Unranked	Review only		Regional Task Force on the Homeless Inc.	YHDP San Diego - Joint TH/RRH 2021	CA1816	Joint	\$2,136,851	
Unranked	Review only		Regional Task Force on the Homeless Inc.	YHDP San Diego - Prevention Diversion Replacement 2021	CA1815	YHDP replacement	\$630,000	
Unranked	Review only		Regional Task Force on the Homeless Inc.	YHDP San Diego - RRH 2021	CA1814	RRH	\$170,193	
Unranked	Review only		Regional Task Force on the Homeless Inc.	YHDP San Diego - Youth System Navigation 2021	CA1817	YHDP replacement	\$650,000	
YHDP Subtotal			7 projects				\$3,990,942	
END OF LIST								
TOTAL APPLICATION							\$31,675,947	

Row #	Year	Proj. Type	Organization Name	HMSA Org ID	Project Name	HMSA Proj ID	Eso Code	HMSA Participating	Inventory Type	Bed Type	Target Pop.	Beds HH w/ Children	Units HH w/ Children	Beds HH w/ Children	Beds HH w/ only Children	Veteran Beds HH w/ Children	Youth Beds HH w/ Children	CH Beds HH w/ Children	Veteran Beds HH w/o Children	Youth Beds HH w/o Children	CH Beds HH w/o Children	CH Beds HH w/ only Children	Victim Service Provider	Housing Type	McKinney Vento	McKinney Vento: Coc	McKinney Vento: YHPD	Year-Round Beds	Total Seasonal Beds	Availability Start Date	Availability End Date	Overflow Beds	PT Count	Total Beds	Utilization Rate
505838	2022	PSH	Alpha MHSA Developments	136	Alpha - PSH - Benson - MS D.P. CL	718	63220	Yes	C	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	Site-based - single site	No	No	0	16	16	100%	100%	16	16	100%	
505839	2022	RHR	Alpha Project for the Homeless	136	Alpha - PSH - RRH - HUD Street (16104)	712	63220	Yes	C	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	Tenant-based - scattered site	Yes	Yes	0	104	104	100%	104	104	100%		
505740	2023	PSH	Alpha Project for the Homeless	2	Alpha - PSH - The Luffs	329	63220	Yes	C	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	Site-based - single site	Yes	Yes	0	48	52	92%	48	52	92%		
505634	2023	ES	Alpha Project for the Homeless	2	City of Oceanside - ES - Coc HEAP ROBOT MOTOR	409	60720	Yes	C	Voucher beds	NA	0	0	0	0	0	0	0	0	0	0	0	0	Tenant-based - scattered site	No	No	0	1	1	100%	1	1	100%		
505831	2023	PSH	Alpha Project for the Homeless	2	HOA - PSH - Homefinders - Alpha	361	63220	Yes	C	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	Tenant-based - scattered site	No	No	0	180	180	100%	180	180	100%		
505678	2023	ES	Alpha Project for the Homeless	2	HOA - ES - 15th & Newton Bridge Shelter City	281	63220	Yes	U	Facility-based beds	NA	0	0	0	0	0	0	0	0	0	0	0	0	Site-based - single site	No	No	0	180	180	100%	180	180	100%		
505678	2023	ES	Alpha Project for the Homeless	2	HOA - ES - 15th & Imperial Bridge Shelter City	499	63220	Yes	U	Facility-based beds	NA	0	0	0	0	0	0	0	0	0	0	0	0	Site-based - single site	No	No	0	106	106	100%	106	106	100%		
505636	2023	ES	Alpha Project for the Homeless	2	DOHC - ES - Cortez Hill ESG - Alpha (S833)	306	63220	Yes	C	Facility-based beds	NA	0	139	42	0	0	0	0	0	0	0	0	0	0	Site-based - single site	Yes	No	0	139	139	86%	139	139	86%	
505738	2023	PSH	Alpha Project for the Homeless	2	DOHC - PSH - Alpha Square - Alpha	712	63220	Yes	C	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	Site-based - single site	No	No	0	139	139	100%	139	139	100%		
505738	2023	PSH	Alpha Project for the Homeless	2	DOHC - PSH - Alpha Square Coc - Alpha	228	63220	Yes	C	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	Site-based - single site	Yes	Yes	0	66	66	100%	66	66	100%		
505610	2023	ES	Catholic Charities	13	CATHOLIC CHARITIES - ES - LA VISTA DE	230	60564	Yes	C	Facility-based beds	NA	0	0	0	0	0	0	0	0	0	0	0	0	Site-based - single site	Yes	No	0	34	34	68%	34	34	68%		
505610	2023	ES	Catholic Charities	13	Catholic Charities - ES - Rachel's Night Shelter (53	63220	Yes	C	Facility-based beds	NA	0	0	0	0	0	0	0	0	0	0	0	0	Site-based - single site	No	No	0	35	35	49%	35	35	49%		
505744	2023	DPH	Catholic Charities	13	Catholic Charities - PH - Casa Manos(7031)	54	63220	Yes	C	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	Site-based - single site	No	No	0	4	4	4	4	4	100%		
505744	2023	DPH	Catholic Charities	13	Catholic Charities - PH - House of Rachel(7032)	55	63220	Yes	C	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	Site-based - single site	No	No	0	5	5	60%	5	5	60%		
505810	2023	RHR	Catholic Charities	15	Rehau	85	63220	Yes	C	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	Tenant-based - scattered site	Yes	Yes	0	2	2	100%	2	2	100%		
505810	2023	RHR	Catholic Charities	15	CATHOLIC CHARITIES - PSH - NORTH RAY ST	15	63220	Yes	C	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	Site-based - single site	No	No	0	3	3	5	3	3	100%		
505810	2023	RHR	Catholic Charities	15	APT/509	10	63220	Yes	C	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	Site-based - single site	Yes	Yes	0	3	3	91%	3	3	91%		
505810	2023	PSH	City of Oceanside	26	Vouchers(6636)	206	62512	Yes	C	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	Tenant-based - scattered site	No	No	0	30	30	100%	30	30	100%		
505712	2023	PSH	City of Oceanside	26	Urban and Safe - ES - Hotel/Motel Vouchers Coc	48	63220	Yes	C	Voucher beds	NA	0	0	0	0	0	0	0	0	0	0	0	0	Tenant-based - scattered site	No	No	0	1	1	100%	1	1	100%		
505626	2023	PSH	Community Housing Works (CHW)	3	CHW - PSH - El Norte(446)	48	63220	Yes	C	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	Site-based - single site	Yes	Yes	0	8	8	99%	8	8	99%		
505733	2023	PSH	Community Housing Works (CHW)	3	CHW - PSH - Las Cañitas (5949)	260	63220	Yes	C	NA	NA	0	42	14	0	0	0	0	0	0	0	0	0	0	Tenant-based - scattered site	Yes	Yes	0	42	42	86%	42	42	86%	
505733	2023	PSH	Community Housing Works (CHW)	3	CHW - PSH - Maricopa Veterans (Pine View)	51	63220	Yes	C	NA	NA	0	4	9	0	0	0	0	0	0	0	0	0	0	Site-based - single site	Yes	Yes	0	13	13	100%	13	13	100%	
505698	2023	PSH	Community Housing Works (CHW)	3	CHW - PSH - Private Funds	882	63220	Yes	C	NA	NA	0	11	0	0	0	0	0	0	0	0	0	0	Site-based - single site	No	No	0	8	8	100%	8	8	100%		
505714	2023	PSH	Community Research Foundation (CRF)	23	CRF - PSH - COPE RD (8370)	207	63220	Yes	C	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	Tenant-based - scattered site	No	No	0	89	89	100%	89	89	100%		
505812	2023	PSH	Community Research Foundation (CRF)	23	CRF - PSH - IMPACT POA (8896)	99	63220	Yes	C	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	Tenant-based - scattered site	No	No	0	261	261	100%	261	261	100%		
505812	2023	PSH	Community Research Foundation (CRF)	23	CRF - PSH - Senior IMPACT POA (8895)	101	63220	Yes	C	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	Tenant-based - scattered site	No	No	0	30	30	87%	30	30	87%		
505708	2023	PSH	Community Research Foundation (CRF)	23	CRF - PSH - VIP 1 Vouchers (8340)	209	63220	Yes	C	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	Tenant-based - scattered site	No	No	0	25	25	84%	25	25	84%		
505712	2023	PSH	Community Research Foundation (CRF)	23	CRF - PSH - VIP 2 Vouchers (8402)	104	63220	Yes	C	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	Tenant-based - scattered site	No	No	0	35	35	94%	35	35	94%		
505709	2023	DPH	Community Research Foundation (CRF)	23	DOHC - PSHs - Atmosphere - CRF	540	63220	Yes	C	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	Site-based - single site	No	No	0	31	31	97%	31	31	97%		
505709	2023	DPH	Community Research Foundation (CRF)	23	DOHC - PSHs - Celsdon - CRF	417	63220	Yes	C	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	Site-based - single site	No	No	0	113	113	77%	113	113	77%		
505709	2023	DPH	Community Research Foundation (CRF)	23	DOHC - PSHs - Mason Hotel - CRF	431	63220	Yes	C	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	Site-based - single site	No	No	0	148	148	88%	148	148	88%		
505810	2023	DPH	Community Research Foundation (CRF)	23	DOHC - PSHs - Mearns - CRF	660	63220	Yes	C	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	Site-based - single site	No	No	0	59	59	97%	59	59	97%		
505810	2023	DPH	Community Research Foundation (CRF)	23	DOHC - PSHs - Parker Kier - CRF	556	63220	Yes	C	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	Site-based - single site	No	No	0	11	11	100%	11	11	100%		
505810	2023	DPH	Community Research Foundation (CRF)	23	DOHC - PSHs - Quality Inn - CRF	501	63220	Yes	C	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	Site-based - single site	No	No	0	12	12	75%	12	12	75%		
505714	2023	PSH	Community Research Foundation (CRF)	23	DOHC - PSH - San Ysidro Senior Village - CRF	538	63220	Yes	C	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	Site-based - single site	No	No	0	12	12	75%	12	12	75%		
505814	2023	RHR	Community Resource Center (CRC)	34	CRC - PH - RRH - Coc(8915)	20	63220	Yes	C	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	Tenant-based - scattered site	Yes	Yes	0	29	29	100%	29	29	100%		
517249	2023	PSH	County BHS	43	County - PSHs - Ivy Senior	844	63220	Yes	U	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	Site-based - single site	No	No	0	7	7	7	7	7	100%		
517249	2023	PSH	County BHS	43	County - PSHs - Trinity Place	844	63220	Yes	U	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	Site-based - single site	No	No	0	7	7	7	7	7	100%		
505877	2023	DPH	County BHS	43	DOHC - PSHs - West Park - County BHS	737	63220	Yes	C	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	Site-based - single site	No	No	0	23	23	96%	23	23	96%		
505877	2023	DPH	County BHS	43	DOHC - PSHs - Family DRUGCARE PROGRAM (PUPP)	540	63220	Yes	C	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	Site-based - single site	No	No	0	30	30	94%	30	30	94%		
505877	2023	DPH	County Child Welfare Services	133	HOA - ES - Air Hotel 2020	802	63220	Yes	C	Voucher beds	NA	0	0	0	0	0	0	0	0	0	0	0	0	Tenant-based - scattered site	No	No	0	50	50	44%	50	50	44%		
505631	2023	ES	County of San Diego Emergency Response	133	HOA - ES - Comfort Inn Hotel	814	63220	Yes	C	Facility-based beds	NA	0	1	71	0	0	0	0	0	0	0	0	0	0	Site-based - single site	No	No	0	72	76	95%	72	76		

Organization Name	Project or Award Name	Grant Number	FY2020 Amount
Los Angeles County Development Authority	CA1596 LAC Dept of Mental Health 12	CA1596L9D002004	\$1,355,367
Los Angeles County Development Authority	CA1597 Union Station Homeless Services 2	CA1597L9D002004	\$1,071,860
Los Angeles Homeless Services Authority	CA1684 The Salvation Army CIS PSH (DedicatedPLUS) for TAY	CA1684L9D002003	\$1,375,596
Los Angeles Homeless Services Authority	CA1685 The Salvation Army CIS PSH	CA1685L9D002003	\$1,524,003
Los Angeles Homeless Services Authority	CA1686 - Step Up Los Angeles County 2017	CA1686L9D002003	\$1,992,877
Los Angeles County Development Authority	CA1687 St Joseph Center 2	CA1687L9D002003	\$1,385,309
Los Angeles County Development Authority	CA1688 LAC Dept of Mental Health 13	CA1688L9D002003	\$4,045,872
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES (HACLA)	CA1689 The People Concern	CA1689L9D002003	\$1,570,709
Los Angeles Homeless Services Authority	CA1789 Los Angeles CoC DV TH-RRH	CA1789D9D002002	\$4,595,248
Los Angeles Homeless Services Authority	CA1790 Los Angeles CoC DV SSO-CE	CA1790D9D002001	\$1,000,000
Los Angeles Homeless Services Authority	CA-600 CoC Planning Project Application 2020	CA1946L9D002000	\$1,250,000
Los Angeles Homeless Services Authority	Rapid Re-Housing for Domestic Violence Survivors (DV RRH)	CA1879D9D002001	\$2,991,298
Los Angeles Homeless Services Authority	SJWCFC Permanent Supportive Housing Program	CA1787L9D002001	\$1,329,928
United States Veterans Initiative	Veterans in Progress CA0520	CA0520L9D002013	\$295,315

CoC Number: CA-601

CoC Name: San Diego City and County CoC

Mental Health Systems Inc	2019 MHS- Next Steps PSH RENEWAL	CA1698L9D012003	\$192,290
Mental Health Systems Inc	2019 MHS S+C II Renewal	CA0689L9D012007	\$435,937
Mental Health Systems Inc	2019 North County Safehaven RENEWAL	CA0708L9D012013	\$282,511
Mental Health Systems Inc	2019 Renewal S+C I	CA0693L9D012013	\$436,868
Alpha Project for the Homeless	Alpha Square	CA1508L9D012005	\$562,311
St. Vincent de Paul Village, Inc.	Benson Place	CA1883L9D012001	\$352,375
St. Vincent de Paul Village, Inc.	Boulevard Apartments	CA0802L9D012012	\$55,781
Regional Task Force on the Homeless Inc.	CA-601 CoC Planning Project Application 2020	CA1947L9D012000	\$816,573
South Bay Community Services, Inc.	Casas de Luz + Expansion	CA1697L9D012003	\$378,522

Organization Name	Project or Award Name	Grant Number	FY2020 Amount
Regional Task Force on the Homeless Inc.	CES for DV Safety 2019	CA1880D9D012001	\$377,336
Regional Task Force on the Homeless Inc.	CoC Regional CAHP 2019	CA1511L9D012005	\$707,000
The Salvation Army, a California Corporation	Door of Hope PSH	CA1885L9D012001	\$195,343
The Salvation Army, a California Corporation	Door Of Hope Rapid Rehousing Program	CA1436L9D012005	\$438,985
Community Resource Center	DV Bonus Renewal	CA1793D9D012002	\$379,206
Home Start, Inc.	East County RRH	CA1882L9D012001	\$392,397
Community HousingWorks	El Norte Permanent Supportive Housing	CA1025L9D012006	\$74,210
Vietnam Veterans of San Diego	Escondido Veteran Apartments	CA1434L9D012005	\$267,314
Volunteers of America Southwest CA	Focus on Housing First	CA1695L9D012003	\$684,795
Regional Task Force on the Homeless Inc.	HMIS San Diego County Expansion 2019	CA0702L9D012013	\$734,003
Interfaith Community Services, Inc.	Home Now	CA1601L9D012004	\$590,029
Vietnam Veterans of San Diego	Joint TH & RRH For Homeless Veteans	CA1692L9D012003	\$210,512
Crisis House, Inc.	Journey Home 2019	CA1433L9D012005	\$538,203
Community HousingWorks	Las Casitas Permanent Supportive Housing	CA0703L9D012013	\$64,593
Community HousingWorks	Manzanita PSH	CA0709L9D012013	\$86,909
Home Start, Inc.	Maternity Shelter Program	CA0999L9D012007	\$289,414
Crisis House, Inc.	New Journey 2019	CA1690L9D012003	\$398,934
Catholic Charities, Diocese of San Diego	Ninth & F Street Apts	CA0539L9D012013	\$33,277
PATH (People Assisting the Homeless)	PATH Connections Housing	CA1115L9D012009	\$938,206
Interfaith Community Services, Inc.	Path to Permanence	CA1693L9D012003	\$230,536
Catholic Charities, Diocese of San Diego	Rachels' Rapid Rehousing Project	CA1438L9D012005	\$158,059
Alpha Project for the Homeless	Rapid Rehousing Programs	CA1600L9D012004	\$1,405,442
Interfaith Community Services, Inc.	Raymond's Refuge	CA0944L9D012011	\$106,313
Interfaith Community Services, Inc.	Rental Assistance Program	CA1253L9D012007	\$304,440
Community Resource Center	RRH Renewal FY 2019	CA1598L9D012004	\$279,729

Organization Name	Project or Award Name	Grant Number	FY2020 Amount
The Salvation Army, a California Corporation	Salvation Army Th-RRH	CA1794L9D012002	\$489,118
SAN DIEGO HOUSING COMMISSION	San Diego Rapid Re Housing Program	CA1208L9D012007	\$272,456
SAN DIEGO HOUSING COMMISSION	SDHC Merged Grant	CA0534L9D012013	\$4,160,128
St. Vincent de Paul Village, Inc.	St. Vincent de Paul Village 2015 Bonus Project	CA1510L9D012005	\$1,928,645
The Association For Community Housing Solutions, dba Housing Innovation	TACHS PRIZM	CA0803L9D012012	\$548,852
The Association For Community Housing Solutions, dba Housing Innovation	TACHS Unity	CA1257L9D012006	\$186,891
The Association For Community Housing Solutions, dba Housing Innovation	TACHS/HIP Operations	CA0926L9D012011	\$185,436
SAN DIEGO HOUSING COMMISSION	TAY Rapid Rehousing	CA1602L9D012004	\$788,304
Alpha Project for the Homeless	The Lofts	CA1792L9D012002	\$382,899
YMCA of San Diego County	Turning Point	CA0553L9D012013	\$177,096
St. Vincent de Paul Village, Inc.	Village Rapid Rehousing Consolidated	CA1348L9D012006	\$1,729,971
City of Oceanside	Women's Resource Center Transitional Housing	CA0714L9D012013	\$145,091
Regional Task Force on the Homeless Inc.	YHDP San Diego FY2018 - CES	CA1819Y9D012001	\$82,500
Regional Task Force on the Homeless Inc.	YHDP San Diego FY2018 - HMIS	CA1820Y9D012001	\$153,816
Regional Task Force on the Homeless Inc.	YHDP San Diego FY2018 - Host Homes	CA1818Y9D012001	\$167,582
Regional Task Force on the Homeless Inc.	YHDP San Diego FY2018 - Joint TH/RRH	CA1816Y9D012001	\$2,136,851
Regional Task Force on the Homeless Inc.	YHDP San Diego FY2018 - Prevention/Diversion	CA1815Y9D012001	\$630,000
Regional Task Force on the Homeless Inc.	YHDP San Diego FY2018 - RRH	CA1814Y9D012001	\$170,193
Regional Task Force on the Homeless Inc.	YHDP San Diego FY2018 - Youth System Navigation	CA1817Y9D012001	\$650,000
SAN DIEGO HOUSING COMMISSION	YWCA of San Diego Rapid Re Housing Program	CA1349L9D012006	\$430,614

CoC Number: CA-602

CoC Name: Santa Ana, Anaheim/Orange County CoC

Orange County Housing Authority	#1 Consolidated Shelter Plus Care TRA 2019 Renewal Project	CA0581L9D022013	\$4,451,459
Orange County Housing Authority	#2 Consolidated Continuum of Care TRA 2019 Renewal Project	CA0804L9D022012	\$1,930,508
Orange County Housing Authority	#3 Consolidated Continuum of Care TRA 2019 Renewal Project	CA0865L9D022007	\$2,944,957



U.S. Department of Housing and Urban
Development Office of Community Planning and
Development 300 N. Los Angeles Street Suite 4054
Los Angeles, CA 90012

Grant Number (FAIN): CA0703L9D012013
Tax ID Number: 33-0317950
DUNS Number: 931425235

CONTINUUM OF CARE PROGRAM (CDFA# 14.267)
GRANT AGREEMENT

This Grant Agreement (“this Agreement”) is made by and between the United States Department of Housing and Urban Development (“HUD”) and Community HousingWorks (the “Recipient”).

This Agreement, the use of funds provided under this Agreement (the “Grant” or “Grant Funds”), and the operation of projects assisted with Grant Funds are governed by title IV of the McKinney-Vento Homeless Assistance Act 42 U.S.C. 11301 et seq. (the “Act”), the Continuum of Care Program rule at 24 CFR part 578 (the “Rule”), as amended from time to time, and the Fiscal Year (FY) 2020 Continuum of Care (CoC) Program Non-competitive Funding Notice, Notice CPD-21-01. Capitalized terms that are not defined in this Agreement shall have the meanings given in the Rule.

Only the project (those projects) listed below are funded by this Agreement. HUD’s total funding obligation for this grant is \$64,593, allocated between the projects listed below and, within those projects, between budget line items, as shown below.

Project No.	Grant Term	Budget Period/Performance Period	Total Amount
CA0703L9D012013	12	10/1/2021 - 9/30/2022	\$64,593

allocated between budget line items as follows:

a. Continuum of Care planning activities	\$0
b. Leasing	\$0
c. Rental assistance	\$0
d. Supportive Services	\$0
e. Operating costs	\$59,718
f. Homeless Management Information System	\$0
g. Administrative costs	\$4,875
h. Relocation costs	\$0
i. HPC homelessness prevention activities:	
Housing relocation and stabilization services	\$0
Short-term and medium term rental assistance	\$0

Pre-award Costs for Continuum of Care Planning

The Recipient may, at its own risk, incur pre-award costs for continuum of care planning awards, after the date of the HUD selection notice and prior to the start date of the award budget period/performance period, if such costs: a) are consistent with 2 CFR 200.458; and b) would be allowable as a post-award cost; and c) do not exceed 10 percent of the total funds obligated to this award. The incurrence of pre-award costs in anticipation of an award imposes no obligation on HUD either to make the award, or to increase the amount of the approved budget, if the award is made for less than the amount anticipated and is inadequate to cover the pre-award costs incurred.

These provisions apply to all Recipients:

The Agreement constitutes the entire agreement between the parties, and may be amended only in writing executed by HUD and the Recipient.

The budget period/performance period of renewal projects funded by this Agreement will begin immediately at the end of the budget period/performance period (or final operating year for Supportive Housing Program (SHP) and Shelter Plus Care (S+C) grants being renewed for the first time) under the grant agreement being renewed. Eligible costs incurred between the end of Recipient's budget period/performance period (or final operating year for SHP and S+C grants being renewed for the first time) under the grant agreement being renewed and the date this Agreement is executed by both parties may be reimbursed with Grants Funds from this Agreement. No Grant Funds for renewal projects may be drawn down by Recipient before the end date of the project's budget period/performance period (or final operating year for SHP and S+C grants being renewed for the first time) under the grant that has been renewed.

The Recipient must complete the attached "Indirect Cost Rate Schedule" and return it to HUD with this Agreement. The Recipient must provide HUD with a revised schedule when any change is made to the rate(s) included in the schedule. The schedule and any revisions HUD receives from the Recipient will be incorporated into and made part of this Agreement, provided that each rate included satisfies the applicable requirements under 2 CFR part 200 (including appendices).

This Agreement shall remain in effect until the earlier of 1) written agreement by the parties; 2) by HUD alone, acting under the authority of 24 CFR 578.107; 3) upon expiration of the budget period/performance period for all projects funded under this Agreement; or 4) upon the expiration of the period of availability of Grant Funds for all projects funded under this Agreement.

HUD notifications to the Recipient shall be to the address of the Recipient as stated in the Recipient's applicant profile in e-snaps. Recipient notifications to HUD shall be to the HUD Field Office executing the Agreement. No right, benefit, or advantage of the Recipient hereunder may be assigned without prior written approval of HUD.

The Agreement constitutes the entire agreement between the parties and may be amended only in writing executed by HUD and the Recipient.

By signing below, Recipients that are states and units of local government certify that they are following a current HUD approved CHAS (Consolidated Plan).

This agreement is hereby executed on behalf of the parties as follows:

**UNITED STATES OF AMERICA,
Secretary of Housing and Urban Development**

By:



(Signature)

Rufus Washington, Director

(Typed Name and Title)

May 19, 2021

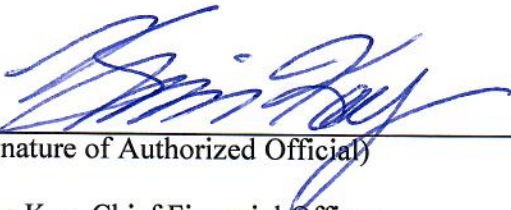
(Date)

RECIPIENT

Community Housing Works

(Name of Organization)

By:



(Signature of Authorized Official)

Brian Kay, Chief Financial Officer

(Typed Name and Title of Authorized Official)

(Date)

5/20/2021

INDIRECT COST RATE SCHEDULE

Agency/Dept./Major Function	Indirect cost rate	Direct Cost Base
CHW-Administrative	10 %	MTDC
	%	
	%	
	%	

This schedule must include each indirect cost rate that will be used to calculate the Recipient’s indirect costs under the grant. The schedule must also specify the type of direct cost base to which each included rate applies (for example, Modified Total Direct Costs (MTDC)). Do not include indirect cost rate information for subrecipients.

For government entities, enter each agency or department that will carry out activities under the grant, the indirect cost rate applicable to each department/agency (including if the de minimis rate is used per 2 CFR §200.414), and the type of direct cost base to which the rate will be applied.

For nonprofit organizations that use the Simplified Allocation Method for indirect costs or elects to use the de minimis rate of 10% of Modified Total Direct Costs in accordance with 2 CFR §200.414, enter the applicable indirect cost rate and type of direct cost base in the first row of the table.

For nonprofit organizations that use the Multiple Base Allocation Method, enter each major function of the organization for which a rate was developed and will be used under the grant, the indirect cost rate applicable to that major function, and the type of direct cost base to which the rate will be applied.

To learn more about the indirect cost requirements, see 24 CFR 578.63; 2 CFR part 200, subpart E; Appendix IV to Part 200 (for nonprofit organizations); and Appendix VII to Part 200 (for state and local governments).



Community HousingWorks
3111 Camino Del Rio North, Suite 800
San Diego, CA 92108
619-282-6647

To Whom It May Concern,

Sylvia Martinez is the former Vice President of Forward Planning for Community HousingWorks. She was previously employed by Community HousingWorks from January 2011 to July 2020.

If you have any further questions, you can reach me via email at mholeva@chworks.org

Regards,

Megan Holeva
Community HousingWorks
HR Generalist

5 SUPPORTIVE HOUSING QUALIFICATIONS

Community Housing Works (CHW) has owned and operated housing for people experiencing homelessness since CHW opened its first ever project, a transitional apartment community for homeless families with state funding, in 1989. Community HousingWorks was an original member of San Diego Continuum of Care and received its first HUD funding in 1996. Our Board-approved strategic plan in 2017 reaffirmed our commitment to house formerly homeless residents, with future projects ranging from 30-100% occupancy by formerly homeless people. Our portfolio currently includes 71 supportive housing apartments serving formerly homeless people, and includes two communities with 100% of the apartments set aside for formerly homeless people. An additional 102 apartments serve homeless and vulnerable people through subsidies, services, and creative community partnerships.

CHW initially provided its own supportive services for most of its homeless supportive housing residents (including residents at Marisol, Las Casitas, Avocado Court, Manzanita). As priorities for homeless housing shifted to prioritize the most vulnerable, disabled, and chronically homeless, CHW partnered with nonprofit supportive service providers with the expertise to offer more specialized case management and mental and behavioral health programming. CHW receives referrals for the four programs at Las Casitas, Avocado Court, Manzanita, and North Park Seniors from the Coordinated Entry System (CES) and actively participates in the Homeless Management Information System county-wide database. CHW's nonprofit partners provide a full range of services, from help screens and client intake through case management, collaborating with CHW as owner and our third-party property management to ensure housing stability. The intake and leasing policies for CHW projects managed by Con Am Property Management were recently acknowledged as a Housing First "gold standard" by the San Diego Regional Task Force on the Homeless. Residents under this Housing First model have high VI-SPDAT (Vulnerability Index - Service Prioritization Decision Assistance Tool) scores indicating high-risk or severe needs.

CHW Supportive Housing

Permanent Supportive Housing and TAY Supportive Housing

- **Las Casitas** (2001, Escondido, CA) - 100% (14/14 units- 42 beds with HUD PSH funding) of PSH for chronically homeless families who experienced challenges with substance abuse or single parent households escaping situations of domestic violence. CHW contracts Interfaith Community Services (ICS) for supportive services. Interfaith receives referrals from CES and Child Welfare Services for a majority of these households. As residents move on-site, case management focuses on reuniting eligible parents or guardians with children that may have become separated, preventing long-term foster placements.
- **Marisol** (1997, Oceanside, CA) - 100% (25/25 units, 21 at Marisol and 4 at Old Grove) – PSH apartments for people with HIV/AIDS, with 10 apartments reserved for formerly homeless people and 15 apartments prioritized for formerly homeless people. CHW received capital funds (and for many years, services funding) from the Housing for Persons with Aids (HOPWA) program, and Project-Based Section 8 from Oceanside Housing Authority. Many residents have a dual diagnosis of mental health or addiction disorder, and HIV/AIDS disabilities. Many residents identify with the LGBT community. CHW has contracted with Interfaith Community Services to provide intake

screening and case management addressing the physical, substance abuse, and mental health concerns faced by residents.

- **El Norte / Avocado Court** (2010, Escondido, CA) - 22% (36 units- 10 beds with HUD PSH funding) of PSH for chronically homeless veterans experiencing multiple mental and physical disabilities. CHW contracts Interfaith Community Services (ICS) for supportive services. ICS receives referrals from the CES and local veteran assistance programs and provides intensive case management.
- **Manzanita** - 3% (6/200 units- or 13 beds with HUD PSH funding) of PHS for chronically homeless veterans experiencing multiple mental and physical disabilities. CHW contracts Interfaith Community Services (ICS) for supportive services. ICS receives referrals from this program from the CES and local veteran assistance programs and provides intensive case management.
- **North Park Seniors** (2018, North Park, San Diego, CA) - 11% (8/76 units) -- PSH apartments for formerly homeless seniors (55+) with disabilities, in an LBGT-affirming community. CHW received a contract with San Diego Housing Commission, who refers clients through the CES to the Project-Based Section 8 units. CHW contracted the LGBT Center of San Diego to provide case management for the 8 households and to provide resident services to all the senior residents.
- **North Santa Fe** (2014, Vista, CA) 15% (10/68 units) Supportive housing apartments for Transitional Age Youth (TAY) foster youth at risk of homelessness. North County Lifeline provides case management and rental assistance for apartments set aside for these residents. As of 2018, three TAY youth have already “graduated” into other non-set aside apartments at North Santa Fe.

Other CHW Homeless-Serving and Special Needs Programs:

- **Alabama Manor** (2008, North Park, San Diego, CA) 34% (23/67 units) available for disabled seniors (age 55+ with HIV/AIDS, physical, and/or orthopedic disabilities) as restricted by project capital funding under the state Multifamily Housing Program (MHP). CHW currently provides a Resident Services Coordinator (RSC). The primary focus of the RSC is to work to link residents to their case management services and to link residents to opportunities and programs to help maintain health, benefits, jobs, child care, and computer training.
- **Mission Cove Seniors** (2018, Oceanside, CA) 20% (28/137 units) Opened in 2018, Mission Cove Seniors is a 62+ senior property with 137 affordable apartments. CHW established a homeless set-aside, and worked with partner homeless service providers to identify and refer 28 clients with services and/or subsidies to the waitlist. Nine of the first tenants referred identified as veterans.
- **La Costa Paloma** (2016, Carlsbad, CA) 3% (6/180 units) Community Resource Center refers homeless families experiencing homelessness into up to 6 apartments and provides them with case management and rent subsidies.
- **Kalos** (2013, North Park - San Diego, CA) 6% (5/83 units) HomeStart refers residents into up to 5 two-bedroom apartments for young mothers (age 18-23) who are experiencing homelessness or are at risk of homelessness and provides them with case management and rent subsidies to stabilize their housing situation.
- **Parkview Terrace, Hillside, Solara** (Poway, CA) 2% (5/219 units) Through a partnership with Crisis House (administering for Soroptimists), CHW accepts referrals for up to 5 apartments to house victims of domestic violence experiencing homelessness. Crisis House coordinates the transitional housing program, rent subsidies and case management services. Most residents transition into permanent tenancy onsite.

- **Hillside Village** (2007, Poway, CA) 3% (2/71 units) Through a partnership with the San Diego Regional Center (SDRC) CHW accepts referrals for 2 apartments to house developmentally disabled adults at 35% AMI. SDRC provides case management for these residents.
- **Solutions Family Center** (2004, Vista, CA) 100% (33/33 units) In partnership with North County Solutions for Change, CHW developed these 33 transitional housing apartments for homeless families as well as a homelessness services center, for operation by Solutions. CHW continues in a limited partner role as owner of the property.

Pipeline:

Keeler Court (San Diego, CA) 10% (7/71 units) available for disabled veterans with case management through the VASH program.

Ulric I (San Diego, CA) 10% (10/96 units) available for permanent supportive housing for disabled veterans with services by the Veteran's Administration and Community HousingWorks.

The experience of the YMCA of the County of San Diego is detailed in Section 2 and Section 8.



Community HousingWorks
3111 Camino Del Rio North, Suite 800
San Diego, CA 92108
619-282-6647

To Whom It May Concern,

Sylvia Martinez is the former Vice President of Forward Planning for Community HousingWorks. She was previously employed by Community HousingWorks from January 2011 to July 2020.

If you have any further questions, you can reach me via email at mholeva@chworks.org

Regards,

Megan Holeva
Community HousingWorks
HR Generalist



Leaf & Cole, LLP
Certified Public Accountants
A Partnership of Professional Corporations

June 23, 2022

Sylvia Martinez, Director of Housing Development
Housing Authority of the City of Alameda
701 Atlantic Avenue
Alameda, California 94501

Dear Sylvia:

We have audited the following entities' financial statements for the years ended as follows:

Entity Name	Project Name	Year-end
Florida Street Housing Associates, L.P.	Kalos Apartments	December 31, 2021
El Norte Housing Associates, L.P.	Avocado Court Apartments	December 31, 2021
Foothill Oak Housing Associates, L.P.	Los Robles Apartments	December 31, 2021
Cypress Cove Housing Associates, L.P.	Manzanita Apartments	December 31, 2021
Mountain View Housing Associates, L.P.	Mayberry Townhomes	December 31, 2021

We certify that the above California Low Income Housing Tax Credit projects have been in service for over three years, with at least one over five years, and, during the year ended December 31, 2021, have maintained a positive cash flow from typical residential income alone and funded their reserve accounts in accordance with their respective requirements.

The above entities are controlled by the Community HousingWorks (CHW). You were involved in developing these projects while you were part of CHW as a key personnel until July.

Very truly yours,

LEAF & COLE, LLP

Jenny Kikuno