

CHOICE NEIGHBORHOODS - IMPLEMENTATION GRANTS: *Application Data Form: Cover Sheet*

Site/Neighborhood Information

Existing Public and/or Assisted Housing Site Name(s): Alice Griffith

Existing Project Number & Contract Number (if any) for the Site(s): PIC: CA001000975

Neighborhood/ Area of town Name: Eastern Bayview

Applicant/Team Information

PHA Code (if Lead or Co-Applicant is PHA): CA001

Lead Applicant: McCormack Baron Salazar

Type of Eligible Applicant * For-Profit Developer applying jointly with PHA

Mailing Address: 720 Olive Street, Suite 2500, Saint Louis, MO 63101

Executive Officer Name & Title: Kevin J. McCormack, President

Telephone, Fax, Email: 314-621-3400, 314-436-0071, kevin.mccormack@mccormackbaron.com

Primary Contact Name & Title: Yusef Freeman, Vice President

Telephone, Fax, Email: 314-621-3400, 314-436-0071, yusef.freeman@mccormackbaron.com

Co-Applicant (if any): San Francisco Housing Authority

Type of Eligible Applicant * Public Housing Authority

Mailing Address: 1815 Egbert Avenue, San Francisco, CA 94124

Executive Officer Name & Title: Henry A. Alvarez III, Executive Director

Telephone, Fax, Email: 415-715-3122, 415-715-5233, alvarezh@spha.org

Primary Contact Name & Title: Barbara T. Smith, Development & Modernization Administrator

Telephone, Fax, Email: 415-715-3220, 415-715-3201, smithb@spha.org

Principal Team Member - Housing Implementation Entity: McCormack Baron Salazar

Mailing Address: 720 Olive Street, Suite 2500, Saint Louis, MO 63101

Executive Officer Name & Title: Kevin J. McCormack, President

Telephone, Fax, Email: 314-621-3400, 314-436-0071, kevin.mccormack@mccormackbaron.com

Primary Contact Name & Title: Yusef Freeman, Vice President

Telephone, Fax, Email: 314-621-3400, 314-436-0071, yusef.freeman@mccormackbaron.com

Principal Team Member - People Implementation Entity: Urban Strategies

Mailing Address: 720 Olive Street, Suite 2600, Saint Louis, MO 63101

Executive Officer Name & Title: Sandra M. Moore, President

Telephone, Fax, Email: 314-421-4200, 314-421-0836, sandra.moore@urbanstrategiesinc.org

Primary Contact Name & Title: Esther Shin, Senior Vice President

Telephone, Fax, Email: 314-421-4200, 314-421-0836, esther.shin@urbanstrategiesinc.org

Principal Team Member - Neighborhood Implementation Entity: San Francisco Redevelopment Agency

Mailing Address: One S. Van Ness, 5th Floor, San Francisco, CA 94103

Executive Officer Name & Title: Fred Blackwell, Executive Director

Telephone, Fax, Email: 415-749-2400, 415-749-2590, fred.blackwell@sfgov.org

Primary Contact Name & Title: Kate Hartley, Development Specialist

Telephone, Fax, Email: 415-749-2402, 415-749-2590, kate.hartley@sfgov.org

Principal Team Member - Education Implementation Entity: The San Francisco Unified School District

Mailing Address: 555 Franklin Street

Executive Officer Name & Title: Carlos Garcia, Superintendent

Telephone, Fax, Email: 415-241-2161, 415-241-6012, carlosgarcia@sfusd.edu

Primary Contact Name & Title: Nancy Waymack, Director of Policy and Operations

Telephone, Fax, Email: 415-355-7356, 415-241-6012, waymackn@sfusd.edu

Additional Entity (if there is more than one entity for one of the roles above): The Mayor's Interagency Council

Mailing Address: 1 S. Van Ness, 5th Floor

Executive Officer Name & Title: Kimberly Wicoff, Director

Telephone, Fax, Email: 415-701-5618, 415-701-5502, kimberly.wicoff@sfgov.org

Primary Contact Name & Title: Kimberly Wicoff, Director

Telephone, Fax, Email: 415-701-5618, 415-701-5502, kimberly.wicoff@sfgov.org

* Eligible applicants are PHAs, local governments, nonprofits, and for-profit developers that apply jointly with a public entity.

CHOICE NEIGHBORHOODS
Application Data Form:
Existing Units, Occupancy, and Vacancy

Existing Housing Units at the Targeted Public and/or Assisted Site(s) at the Time of Grant Application

<i>Building Type</i>	<i>Size</i>	<i>Number Occupied</i>	<i>Number Vacant</i>	<i>Total Units</i>	<i>Converted to Non-Dwelling</i>	<i>Demo Planned</i>
Row	0 BR					
	1 BR	6	2	8		
	2 BR	118	6	130	6	
	3 BR	24		24		
	4 BR	66	7	78	5	
	5 BR	15	1	16		
	6 BR					
	Total	229	16	256	11	

Detached/ Semi-Detached	0 BR					
	1 BR					
	2 BR					
	3 BR					
	4 BR					
	5 BR					
	6 BR					
	Total					

Walkup	0 BR					
	1 BR					
	2 BR					
	3 BR					
	4 BR					
	5 BR					
	6 BR					
	Total					

Elevator	0 BR					
	1 BR					
	2 BR					
	3 BR					
	4 BR					
	5 BR					
	6 BR					
	Total					

Grand Total		229	16	256	11	
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CHOICE NEIGHBORHOODS - IMPLEMENTATION GRANTS
Application Data Form: Planned Units

Replacement Housing

Rental Units: Replacement Housing - Public Housing-Related														
PH Only			PH/LIHTC			PH/Other			Other: [enter type name]			Total		
On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)
			140	116								140	116	

Rental Units: Replacement Housing - Multifamily Assisted Housing-Related														
Section 202			Section 811			Project-based Section 8/LIHTC			Other: [enter type name]			Total		
On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)

Tenant-based Vouchers: Replacement Housing (subject to HUD approval)		

Non-Replacement Housing

Rental Units: Non-Replacement Housing - With Choice Neighborhoods Grant Funding Assistance														
Type: LIHTC			Type: Project Based Section 8/LIHTC			Type: [enter type name]			Total					
On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)
139	109											139	109	

Rental Units: Non-Replacement Housing - Without Choice Neighborhoods Grant Funding Assistance														
LIHTC			CDBG, HOME, or other subsidy			No Income Restrictions			Other: Project Based Section 8/LIHTC			Total		
On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)

Homeownership Units (also Non-Replacement Housing)																	
Affordable Lease/Purchase with Choice Neighborhoods and/or			Affordable Fee Simple Homeownership with Choice Neighborhoods and/or PH funds			Second Mortgage Only with Choice Neighborhoods and/or PH funds			Homeownership with other subsidies (No Choice Neighborhoods or PH funds)			Market Rate Homeownership (No subsidies)			Total		
On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)

Other Units (operating subsidy only, etc)														
Type: [enter type name]			Type: [enter type name]			Type: [enter type name]			Type: [enter type name]			Total		
On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)

Grand Total (Replacement vs. Non-replacement)

	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	Total
Replacement	140	116		256
Non-replacement	139	109		248
Grand Total - All Units				504

Grand Total (Affordable vs. Market Rate)

	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	Total
Affordable	279	225		504
Market Rate				
Grand Total - All Units				504

Grand Total (Rental vs. Homeownership)

	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	Total
Rental	279	225		504
Homeownership				
Grand Total - All Units				504

Grand Total (On-Site, Off-Site)

	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	Total
	279	225		504
Grand Total - All Units				504

Attachment 5: Extraordinary Site Costs Certification

McCormack Baron Salazar

Att05_Extraordinary_Site_Costs.pdf

This Attachment is Not Applicable

Choice Neighborhoods Proposed Budget

Part I: Summary

Lead Applicant Name:		McCormack Baron Salazar
Development Name:		Alice Griffith
Summary by Budget Line Item	Proposed in Application	
1405 Supportive Services	\$	4,575,000.00
1408 Management Improvements		
1409 Evaluation		
1410 Administration		
1430 Fees and Costs		
1440 Site Acquisition		
1450 Site Improvement		
1460 Dwelling Structures	\$	21,350,000.00
1465 Dwelling Equipment-Nonexpendable		
1470 Nondwelling Structures		
1475 Nondwelling Equipment		
1480 Critical Community Improvements	\$	4,575,000.00
1485 Demolition		
1495 Relocation Costs - Residents		
1495 Relocation Costs - Non-Residents		
Total Funds Requested	\$	30,500,000.00

Lead Applicant Name:
Development Name:

McCormack Baron Salazar
Alice Griffith

Budget Line Item Number	Description of Proposed/Approved Action Use of Additional Authorized Funds	Proposed Budget (All phases)
1405	Supportive Services	
	Community Engagement and Leadership Development	\$ 190,000.00
	Program Support, Oversight and Guidance	\$ 400,000.00
	Case Management and Other On-site Staffing	\$ 2,010,000.00
	Urban Strategies Travel and Indirect	\$ 145,000.00
	Education Strategies Implementation	\$ 1,550,000.00
	Employment Program Costs	\$ 120,000.00
	Health and Safety Program Costs	\$ 45,000.00
	Mobility, Homeownership and Asset Building Program Costs	\$ 25,000.00
	Office Operations	\$ 90,000.00
	<i>Total Funds Requested for this BLI</i>	\$ 4,575,000.00
1408	Management Improvements	
	<i>Total Funds Requested for this BLI</i>	\$ -
1409	Evaluation	
	<i>Total Funds Requested for this BLI</i>	\$ -
1410	Administration	
	<i>Total Funds Requested for this BLI</i>	\$ -
1430	Fees and Costs	
	<i>Total Funds Requested for this BLI</i>	\$ -
1440	Site Acquisition	
	<i>Total Funds Requested for this BLI</i>	\$ -
1450	Site Improvements	
	<i>Total Funds Requested for this BLI</i>	\$ -
1460	Dwelling Structures	
	Hard Construction Costs	\$ 21,350,000.00
	<i>Total Funds Requested for this BLI</i>	\$ 21,350,000.00
1470	Nondwelling Structures	
	<i>Total Funds Requested for this BLI</i>	\$ -

Lead Applicant Name:
Development Name:

McCormack Baron Salazar
Alice Griffith

Budget Line Item Number	Description of Proposed/Approved Action Use of Additional Authorized Funds	Proposed Budget (All phases)
1475	Nondwelling Equipment	
<i>Total Funds Requested for this BLI</i>		\$ -

1480	Critical Community Improvements	
	Early Childhood Education Center	\$ 2,287,500.00
	Alice Griffith Opportunity Center	\$ 2,287,500.00
<i>Total Funds Requested for this BLI</i>		\$ 4,575,000.00

1485	Demolition	
<i>Total Funds Requested for this BLI</i>		\$ -

1495	Relocation Costs - Residents	
<i>Total Funds Requested for this BLI</i>		\$ -

1495	Relocation Costs - Non-Residents	
<i>Total Funds Requested for this BLI</i>		\$ -

Total Funds Requested \$ 30,500,000.00

Attachment 7: Sources and Uses

McCormack Baron Salazar

Att07_Sources_and_Uses.pdf

Total Transformation Plan Sources and Uses

	Total Sources	Choice Neighborhoods	CP Development	San Francisco Redevelopment	3rd Party Debt	Tax Credit Equity	Master Developer Contribution	San Francisco MTA	San Francisco OEWD	JCYC - MYEEP SYEP	San Francisco Human Services	San Francisco USD
Total Sources:	\$ 323,487,696	\$ 30,500,000	\$ 46,317,500	\$ 43,209,223	\$ 9,728,000	\$ 104,294,309	\$ 76,037,574	\$ 1,894,000	\$ 1,442,500	\$ 280,000	\$ 2,037,480	\$ 1,400,000

Phase	Total Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)
Alice Griffith Phase 1-A	\$ 35,906,116	-	4,942,218		1,065,000	23,275,000	6,623,898					
Alice Griffith Phase 2-A	\$ 29,452,148	12,787,477			1,025,000	7,778,553	7,861,118					
Alice Griffith Phase 1-B	\$ 35,540,243	1,470,845			968,000	23,275,000	9,826,398					
Alice Griffith Phase 2-B	\$ 29,452,148	7,091,678	5,695,799		1,025,000	7,778,553	7,861,118					
Alice Griffith Phase 3	\$ 54,416,959	-	20,704,499	2,655,558	1,817,000	14,146,555	15,093,347					
Alice Griffith Phase 4	\$ 40,313,033		5,600,000	11,725,671	1,435,000	10,546,796	11,005,566					
Alice Griffith Phase 5-A	\$ 32,926,927		4,480,000	9,668,937	1,148,000	8,746,926	8,883,064					
Alice Griffith Phase 5-B	\$ 33,182,553		2,179,984	12,127,580	1,245,000	8,746,926	8,883,064					
People Component	\$ 19,357,090	4,575,000	2,715,000	560,000				1,894,000				
Neighborhood Component	\$ 12,940,477	4,575,000		6,471,477					1,442,500	280,000	2,037,480	1,400,000
Total Uses	\$ 323,487,696	\$ 30,500,000	\$ 46,317,500	\$ 43,209,223	\$ 9,728,000	\$ 104,294,309	\$ 76,037,574	\$ 1,894,000	\$ 1,442,500	\$ 280,000	\$ 2,037,480	\$ 1,400,000

Total Transformation Plan Sources and Uses (Continued from Above)

	Total Sources	Edgewood/Parent University	One Hundred Percent College Prep	FranDeJa Center	First 5 Preschool	Parents for Public Schools	Bayview YMCA	Boys and Girls Clubs	3rd Street Youth Center	DPH	MBR	CYW
Total Sources:	\$ 323,487,696	\$ 139,000	\$ 375,000	\$ 2,398,750	\$ 800,000	\$ 81,900	\$ 227,500	\$ 76,360	\$ 27,500	\$ 2,106,100	\$ 80,000	\$ 35,000

10 Phase	Total Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)
Alice Griffith Phase 1-A	\$ 35,906,116											
Alice Griffith Phase 2-A	\$ 29,452,148											
Alice Griffith Phase 1-B	\$ 35,540,243											
Alice Griffith Phase 2-B	\$ 29,452,148											
Alice Griffith Phase 3	\$ 54,416,959											
Alice Griffith Phase 4	\$ 40,313,033											
Alice Griffith Phase 5-A	\$ 32,926,927											
Alice Griffith Phase 5-B	\$ 33,182,553											
People Component	\$ 19,357,090											
Neighborhood Component	\$ 12,940,477	139,000	375,000	2,398,750	800,000	81,900	227,500	76,360	27,500	2,106,100	80,000	35,000
Total Uses	\$ 323,487,696	\$ 139,000	\$ 375,000	\$ 2,398,750	\$ 800,000	\$ 81,900	\$ 227,500	\$ 76,360	\$ 27,500	\$ 2,106,100	\$ 80,000	\$ 35,000

**Choice Neighborhoods
Implementation Grants
Individual Phase Sources & Uses
Italics are Committed
Alice Griffith Phase 1-A***

	Total Sources	Choice Neighborhoods	CP Development	San Francisco Redevelopment	Master Developer Contribution	Public Finance CFD	Tax Credit Equity	3rd Party Debt
Total Sources:	\$ 35,906,116	\$ -	\$ 4,942,218		\$ 6,623,898		\$ 23,275,000	\$ 1,065,000
	Total Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)
Construction Costs								
Horizontal Development Costs	\$ 9,826,398		3,202,500		6,623,898			
Onsite Improvements	\$ 785,005						785,005	
Residential	\$ 14,051,590	-	1,739,718				11,246,871	1,065,000
Parking	\$ 1,668,136						1,668,136	
Gen Req/OH/Profit	\$ 2,310,662						2,310,662	
Permits/Fees	\$ 165,047						165,047	
Contingency	\$ 825,237						825,237	
Subtotal	\$ 29,632,074	\$ -	\$ 4,942,218	\$ -	\$ 6,623,898	\$ -	\$ 17,000,958	\$ 1,065,000
Other Development Costs								
Architecture	\$ 990,284						990,284	
Engineering/Survey	\$ 198,057						198,057	
Environmental	\$ 198,057						198,057	
Financing Fees - First Mortgage	\$ 49,700						49,700	
Financing Fees - Subordinate	\$ 280,500						280,500	
Financing Fees - Other	\$ 42,600						42,600	
Bridge Loan Interest/Fees	\$ 1,221,938						1,221,938	
Insurance	\$ 123,785						123,785	
Professional Fees/Reports	\$ 275,000						275,000	
Marketing/FFE	\$ 63,000						63,000	
Leaseup Interest/Expenses	\$ 192,281						192,281	
Title and Recording	\$ 25,200						25,200	
Tac Credit Fees	\$ 31,500						31,500	
Project Contingency	\$ 293,720						293,720	
Developer Fee	\$ 2,000,000						2,000,000	
Operating Reserve	\$ 288,421						288,421	
Subtotal	\$ 6,274,042	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,274,042	\$ -
Total Uses	\$ 35,906,116	\$ -	\$ 4,942,218	\$ -	\$ 6,623,898	\$ -	\$ 23,275,000	\$ 1,065,000

Alice Griffith Phase 2-A*

	Total Sources	Choice Neighborhoods	CP Development	San Francisco Redevelopment	Master Developer Contribution	Public Finance CFD	Tax Credit Equity	3rd Party Debt
Total Sources:	\$ 29,452,148	\$ 12,787,477			\$ 7,861,118		\$ 7,778,553	\$ 1,025,000
	Total Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)
Construction Costs								
Horizontal Development Costs	\$ 7,861,118				7,861,118			
Residential	\$ 11,152,055	11,152,055						
Parking	\$ 1,323,917						298,917	1,025,000
Gen Req/OH/Profit	\$ 1,833,859	1,635,422					198,437	
Permits/Fees	\$ 130,990						130,990	
Contingency	\$ 654,950						654,950	
Subtotal	\$ 22,956,889	\$ 12,787,477	\$ -	\$ -	\$ 7,861,118	\$ -	\$ 1,283,294	\$ 1,025,000
Other Development Costs								
Architecture	\$ 785,940						785,940	
Engineering/Survey	\$ 157,188						157,188	
Environmental	\$ 157,188						157,188	
Financing Fees - First Mortgage	\$ 47,833						47,833	
Financing Fees - Subordinate	\$ 212,500						212,500	
Financing Fees - Other	\$ 41,000						41,000	
Bond Interest	\$ 979,733						979,733	
Bond Fees	\$ 390,412						390,412	
Insurance	\$ 98,242						98,242	
Professional Fees/Reports	\$ 275,000						275,000	
Marketing/FFE	\$ 50,000						50,000	
Leaseup Interest/Expenses	\$ 157,301						157,301	
Title and Recording	\$ 20,000						20,000	
Tac Credit Fees	\$ 25,000						25,000	
Project Contingency	\$ 238,952						238,952	
Developer Fee	\$ 2,000,000						2,000,000	
Operating Reserve	\$ 235,951						235,951	
Subtotal	\$ 5,872,239	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,872,239	\$ -
Total Uses	\$ 28,829,129	\$ 12,787,477	\$ -	\$ -	\$ 7,861,118	\$ -	\$ 7,155,533	\$ 1,025,000

Alice Griffith Phase 1-B*

	Total Sources	Choice Neighborhoods	CP Development	San Francisco Redevelopment	Master Developer Contribution	Public Finance CFD	Tax Credit Equity	3rd Party Debt
Total Sources:	\$ 35,540,243	\$ 1,470,845			\$ 9,826,398		\$ 23,275,000	\$ 968,000
	Total Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)
Construction Costs								
Horizontal Development Costs	\$ 9,826,398				9,826,398			
Onsite Improvements	\$ 772,545						772,545	
Residential	\$ 13,828,548	1,470,845					11,389,703	968,000
Parking	\$ 1,641,657						1,641,657	
Gen Req/OH/Profit	\$ 2,273,985						2,273,985	
Permits/Fees	\$ 162,428						162,428	
Contingency	\$ 812,138						812,138	
Subtotal	\$ 29,317,698	\$ 1,470,845	\$ -	\$ -	\$ 9,826,398	\$ -	\$ 17,052,455	\$ 968,000
Other Development Costs								
Architecture	\$ 974,565						974,565	
Engineering/Survey	\$ 194,913						194,913	
Environmental	\$ 194,913						194,913	
Financing Fees - First Mortgage	\$ 45,173						45,173	
Financing Fees - Subordinate	\$ 280,500						280,500	
Financing Fees - Other	\$ 38,720						38,720	
Bridge Loan Interest/Fees	\$ 1,221,938						1,221,938	
Insurance	\$ 121,821						121,821	
Professional Fees/Reports	\$ 275,000						275,000	
Marketing/FFE	\$ 62,000						62,000	
Leaseup Interest/Expenses	\$ 187,162						187,162	
Title and Recording	\$ 24,800						24,800	
Tac Credit Fees	\$ 31,000						31,000	
Project Contingency	\$ 289,298						289,298	
Developer Fee	\$ 2,000,000						2,000,000	
Operating Reserve	\$ 280,743						280,743	
Subtotal	\$ 6,222,545	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,222,545	\$ -
Total Uses	\$ 35,540,243	\$ 1,470,845	\$ -	\$ -	\$ 9,826,398	\$ -	\$ 23,275,000	\$ 968,000

Alice Griffith Phase 2-B*

	Total Sources	Choice Neighborhoods	CP Development	San Francisco Redevelopment	Master Developer Contribution	Public Finance CFD	Tax Credit Equity	3rd Party Debt
Total Sources:	\$ 29,452,148	\$ 7,091,678	\$ 5,695,799		\$ 7,861,118		\$ 7,778,553	\$ 1,025,000
	Total Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)
Construction Costs								
Horizontal Development Costs	\$ 7,861,118				7,861,118			
Onsite Improvements	\$ 623,020						623,020	
Residential	\$ 11,152,055	7,091,678	4,060,377					
Parking	\$ 1,323,917						298,917	1,025,000
Gen Req/OH/Profit	\$ 1,833,859		1,635,422				198,437	
Permits/Fees	\$ 130,990						130,990	
Contingency	\$ 654,950						654,950	
Subtotal	\$ 23,579,909	\$ 7,091,678	\$ 5,695,799	\$ -	\$ 7,861,118	\$ -	\$ 1,906,314	\$ 1,025,000
Other Development Costs								
Architecture	\$ 785,940						785,940	
Engineering/Survey	\$ 157,188						157,188	
Environmental	\$ 157,188						157,188	
Financing Fees - First Mortgage	\$ 47,833						47,833	
Financing Fees - Subordinate	\$ 212,500						212,500	
Financing Fees - Other	\$ 41,000						41,000	
Bond Interest	\$ 979,733						979,733	
Bond Fees	\$ 390,412						390,412	
Insurance	\$ 98,242						98,242	
Professional Fees/Reports	\$ 275,000						275,000	
Marketing/FFE	\$ 50,000						50,000	
Leaseup Interest/Expenses	\$ 157,301						157,301	
Title and Recording	\$ 20,000						20,000	
Tac Credit Fees	\$ 25,000						25,000	
Project Contingency	\$ 238,952						238,952	
Developer Fee	\$ 2,000,000						2,000,000	
Operating Reserve	\$ 235,951						235,951	
Subtotal	\$ 5,872,239	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,872,239	\$ -
Total Uses	\$ 29,452,148	\$ 7,091,678	\$ 5,695,799	\$ -	\$ 7,861,118	\$ -	\$ 7,778,553	\$ 1,025,000

Alice Griffith Phase 3*

	Total Sources	Choice Neighborhoods	CP Development	San Francisco Redevelopment	Master Developer Contribution	Public Finance CFD	Tax Credit Equity	3rd Party Debt
Total Sources:	\$ 54,416,959	\$ -	\$ 20,704,499	\$ 2,655,558	\$ 15,093,347		\$ 14,146,555	\$ 1,817,000
	Total Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)
Construction Costs								
Horizontal Development Costs	\$ 15,093,347				15,093,347			
Onsite Improvements	\$ 1,196,198						1,196,198	
Residential	\$ 21,411,946		20,704,499	707,447				
Parking	\$ 2,541,921						724,921	1,817,000
Gen Req/OH/Profit	\$ 3,521,009			1,948,111			1,572,898	
Permits/Fees	\$ 251,501						251,501	
Contingency	\$ 1,257,503						1,257,503	
Subtotal	\$ 45,273,425	\$ -	\$ 20,704,499	\$ 2,655,558	\$ 15,093,347	\$ -	\$ 5,003,021	\$ 1,817,000
Other Development Costs								
Architecture	\$ 1,509,004						1,509,004	
Engineering/Survey	\$ 301,801						301,801	
Environmental	\$ 301,801						301,801	
Financing Fees - First Mortgage	\$ 84,793						84,793	
Financing Fees - Subordinate	\$ 416,500						416,500	
Financing Fees - Other	\$ 72,680						72,680	
Bond Interest	\$ 1,866,648						1,866,648	
Bond Fees	\$ 743,837						743,837	
Insurance	\$ 188,625						188,625	
Professional Fees/Reports	\$ 275,000						275,000	
Marketing/FFE	\$ 96,000						96,000	
Leaseup Interest/Expenses	\$ 298,072						298,072	
Title and Recording	\$ 38,400						38,400	
Tac Credit Fees	\$ 48,000						48,000	
Project Contingency	\$ 455,265						455,265	
Developer Fee	\$ 2,000,000						2,000,000	
Operating Reserve	\$ 447,108						447,108	
Subtotal	\$ 9,143,534	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,143,534	\$ -
Total Uses	\$ 54,416,959	\$ -	\$ 20,704,499	\$ 2,655,558	\$ 15,093,347	\$ -	\$ 14,146,555	\$ 1,817,000

Alice Griffith Phase 4*

	Total Sources	Choice Neighborhoods	CP Development	San Francisco Redevelopment	Master Developer Contribution	Public Finance CFD	Tax Credit Equity	3rd Party Debt
Total Sources:	\$ 40,313,033		\$ 5,600,000	\$ 11,725,671	\$ 11,005,566		\$ 10,546,796	\$ 1,435,000
	Total Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)
Construction Costs								
Horizontal Development Costs	\$ 11,005,566				11,005,566			
Onsite Improvements	\$ 872,228						872,228	
Residential	\$ 15,612,877		3,887,206	11,725,671				
Parking	\$ 1,853,484						418,484	1,435,000
Gen Req/OH/Profit	\$ 2,567,402		1,712,794				854,609	
Permits/Fees	\$ 183,386						183,386	
Contingency	\$ 916,929						916,929	
Subtotal	\$ 33,011,873	\$ -	\$ 5,600,000	\$ 11,725,671	\$ 11,005,566	\$ -	\$ 3,245,636	\$ 1,435,000
Other Development Costs								
Architecture	\$ 1,100,315						1,100,315	
Engineering/Survey	\$ 220,063						220,063	
Environmental	\$ 220,063						220,063	
Financing Fees - First Mortgage	\$ 66,967						66,967	
Financing Fees - Subordinate	\$ 297,500						297,500	
Financing Fees - Other	\$ 57,400						57,400	
Bond Interest	\$ 1,365,553						1,365,553	
Bond Fees	\$ 544,156						544,156	
Insurance	\$ 137,539						137,539	
Professional Fees/Reports	\$ 275,000						275,000	
Marketing/FFE	\$ 70,000						70,000	
Leaseup Interest/Expenses	\$ 220,221						220,221	
Title and Recording	\$ 28,000						28,000	
Tac Credit Fees	\$ 35,000						35,000	
Project Contingency	\$ 333,051						333,051	
Developer Fee	\$ 2,000,000						2,000,000	
Operating Reserve	\$ 330,332						330,332	
Subtotal	\$ 7,301,160	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,301,160	\$ -
Total Uses	\$ 40,313,033	\$ -	\$ 5,600,000	\$ 11,725,671	\$ 11,005,566	\$ -	\$ 10,546,796	\$ 1,435,000

Alice Griffith Phase 5-A*

	Total Sources	Choice Neighborhoods	CP Development	San Francisco Redevelopment	Master Developer Contribution	Public Finance CFD	Tax Credit Equity	3rd Party Debt
Total Sources:	\$ 32,926,927	\$ -	\$ 4,480,000	\$ 9,668,937	\$ 8,883,064		\$ 8,746,926	\$ 1,148,000
	Total Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)
Construction Costs								
Horizontal Development Costs	\$ 8,883,064				8,883,064			
Onsite Improvements	\$ 710,243						710,243	
Residential	\$ 12,713,343		3,044,405	9,668,937				
Parking	\$ 1,509,266		1,435,595				73,671	
Gen Req/OH/Profit	\$ 2,090,599						942,599	1,148,000
Permits/Fees	\$ 149,329						149,329	
Contingency	\$ 746,643						746,643	
Subtotal	\$ 26,802,485	\$ -	\$ 4,480,000	\$ 9,668,937	\$ 8,883,064	\$ -	\$ 2,622,484	\$ 1,148,000
Other Development Costs								
Architecture	\$ 880,252						880,252	
Engineering/Survey	\$ 176,050						176,050	
Environmental	\$ 176,050						176,050	
Financing Fees - First Mortgage	\$ 53,573						53,573	
Financing Fees - Subordinate	\$ 238,000						238,000	
Financing Fees - Other	\$ 45,920						45,920	
Bond Interest	\$ 1,095,479						1,095,479	
Bond Fees	\$ 436,535						436,535	
Insurance	\$ 110,032						110,032	
Professional Fees/Reports	\$ 275,000						275,000	
Marketing/FFE	\$ 56,000						56,000	
Leaseup Interest/Expenses	\$ 176,177						176,177	
Title and Recording	\$ 22,400						22,400	
Tac Credit Fees	\$ 28,000						28,000	
Project Contingency	\$ 267,181						267,181	
Developer Fee	\$ 2,000,000						2,000,000	
Operating Reserve	\$ 264,266						264,266	
Subtotal	\$ 6,300,916	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,300,916	\$ -
Total Uses	\$ 33,103,401	\$ -	\$ 4,480,000	\$ 9,668,937	\$ 8,883,064	\$ -	\$ 8,923,400	\$ 1,148,000

Alice Griffith Phase 5-B*

	Total Sources	Choice Neighborhoods	CP Development	San Francisco Redevelopment	Master Developer Contribution	Public Finance CFD	Tax Credit Equity	3rd Party Debt
Total Sources:	\$ 33,182,553		\$ 2,179,984	\$ 12,127,580	\$ 8,883,064		\$ 8,746,926	\$ 1,245,000
	Total Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)
Construction Costs								
Horizontal Development Costs	\$ 8,883,064				8,883,064			
Onsite Improvements	\$ 710,243						710,243	
Residential	\$ 12,713,343		585,763	12,127,580				
Parking	\$ 1,509,266						760,644	748,622
Gen Req/OH/Profit	\$ 2,090,599		1,594,221					496,378
Permits/Fees	\$ 149,329						149,329	
Contingency	\$ 746,643						746,643	
Subtotal	\$ 26,802,485	\$ -	\$ 2,179,984	\$ 12,127,580	\$ 8,883,064	\$ -	\$ 2,366,858	\$ 1,245,000
Other Development Costs								
Architecture	\$ 895,971						895,971	
Engineering/Survey	\$ 179,194						179,194	
Environmental	\$ 179,194						179,194	
Financing Fees - First Mortgage	\$ 58,100						58,100	
Financing Fees - Subordinate	\$ 238,000						238,000	
Financing Fees - Other	\$ 49,800						49,800	
Bond Interest	\$ 1,115,010						1,115,010	
Bond Fees	\$ 444,318						444,318	
Insurance	\$ 111,996						111,996	
Professional Fees/Reports	\$ 275,000						275,000	
Marketing/FFE	\$ 57,000						57,000	
Leaseup Interest/Expenses	\$ 181,296						181,296	
Title and Recording	\$ 22,800						22,800	
Tac Credit Fees	\$ 28,500						28,500	
Project Contingency	\$ 271,945						271,945	
Developer Fee	\$ 2,000,000						2,000,000	
Operating Reserve	\$ 271,944						271,944	
Subtotal	\$ 6,380,068	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,380,068	\$ -
Total Uses	\$ 33,182,553	\$ -	\$ 2,179,984	\$ 12,127,580	\$ 8,883,064	\$ -	\$ 8,746,926	\$ 1,245,000

Transformation Plan People Component

	Total Sources	Choice Neighborhoods	CP Development	San Francisco Redevelopment	San Francisco OEWD	JCYC - MYEEP SYEP	San Francisco Human Services	San Francisco USD	Edgewood/Parent University	One Hundred Percent College Prep	FranDelia Center	First 5 Preschool	Parents for Public Schools	Bayview YMCA	Boys and Girls Clubs	3rd Street Youth Center	DPH	MBR	CYW
Total Sources:	\$ 19,357,090	\$ 4,575,000	\$ 2,715,000	\$ 560,000	\$ 1,442,500	\$ 280,000	\$ 2,037,480	\$ 1,400,000	\$ 139,000	\$ 375,000	\$ 2,398,750	\$ 800,000	\$ 81,900	\$ 227,500	\$ 76,360	\$ 27,500	\$ 2,106,100	\$ 80,000	\$ 35,000
	Total Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)
Costs																			
Workforce Development Fund	\$ 2,715,000		2,715,000																
Job Training and Placement	\$ 2,282,500			560,000	1,442,500	280,000													
Childcare	\$ 1,218,000						1,218,000												
Engagement and Leadership Dev	\$ 190,000	190,000																	
Program Support and Oversight	\$ 400,000	400,000																	
Case Management and Staffing	\$ 2,219,800	2,010,000				209,800													
US Travel and Indirect	\$ 145,000	145,000																	
Education Implementation	\$ 6,744,650	1,550,000						1,400,000	139,000	375,000	2,398,750	800,000	81,900						
Employment Program	\$ 809,680	120,000				609,680												80,000	
Health and Safety Program	\$ 2,517,460	45,000												227,500	76,360	27,500	2,106,100		35,000
Mobility/Homeownership/Assets	\$ 25,000	25,000																	
Office Operations	\$ 90,000	90,000																	
Total Uses	\$ 19,357,090	\$ 4,575,000	\$ 2,715,000	\$ 560,000	\$ 1,442,500	\$ 280,000	\$ 2,037,480	\$ 1,400,000	\$ 139,000	\$ 375,000	\$ 2,398,750	\$ 800,000	\$ 81,900	\$ 227,500	\$ 76,360	\$ 27,500	\$ 2,106,100	\$ 80,000	\$ 35,000

Transformation Plan Neighborhood Component

	Total Sources	Choice Neighborhoods	CP Development	San Francisco Redevelopment	San Francisco MTA	San Francisco Public Library	San Francisco Transit Authority	3rd Party Debt
Total Sources:	\$ 12,940,477	\$ 4,575,000		\$ 6,471,477	\$ 1,894,000			
	Total Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)	Uses (\$)
Costs								
Model Block Program	\$ 450,000			450,000				
College Track Facility	\$ 1,000,000			1,000,000				
Small Business/Economic Dev	\$ 4,959,977			4,959,977				
Neighborhood Transit Improvement	\$ 1,955,500			61,500	1,894,000			
Early Childhood Ed Center	\$ 2,287,500	2,287,500						
Opportunity Center	\$ 2,287,500	2,287,500						
Total Uses	\$ 12,940,477	\$ 4,575,000	\$ -	\$ 6,471,477	\$ 1,894,000	\$ -	\$ -	\$ -

*The projections included herein with respect to costs, funding sources and timing of development of market rate, workforce and Agency housing, as well as commercial development and infrastructure improvements, have been prepared by CP Development Co. LP on the basis of numerous assumptions and third party information, without warranty as to the accuracy of the assumptions and information, or a guaranty of any performance. Projections are inherently uncertain. Actual performance and operating results will vary from the projections, and variances may be significant and adverse.

Attachment 8: Operating Proforma

McCormack Baron Salazar

Att08_Operating_Proforma.pdf

30 Year Proforma

ALICE GRIFFITH PHASE 1 PROFORMA														
Date: 5/20/2011														
IN C O M E	Annual Increase	1	2	3	4	5	6	7	8	9	10	11	12	13
		Construction	Leaseup											
LIHTC RENTS	3.00%	377,372	388,693	400,354	412,364	424,735	437,477	450,601	464,120	478,043	492,384	507,156	522,371	538,042
55.6% PHA RENTS	3.00%	273,581	281,788	290,242	298,949	307,918	317,155	326,670	336,470	346,564	356,961	367,670	378,700	390,061
POTENTIAL GROSS INCOME		650,953	670,481	690,596	711,313	732,653	754,632	777,271	800,589	824,607	849,345	874,826	901,071	928,103
Less Vacancy Loss	(calc)	(18,869)	(19,435)	(20,018)	(20,618)	(21,237)	(21,874)	(22,530)	(23,206)	(23,902)	(24,619)	(25,358)	(26,119)	(26,902)
Miscellaneous Income	3.00%	3,780	3,893	4,010	4,131	4,254	4,382	4,514	4,649	4,788	4,932	5,080	5,232	5,389
EFFECTIVE GROSS INCOME		635,864	654,940	674,588	694,826	715,670	737,141	759,255	782,032	805,493	829,658	854,548	880,184	906,590
EXPENSES														
MANAGEMENT FEE	3.00%	53,746	55,358	57,019	58,729	60,491	62,306	64,175	66,100	68,083	70,126	72,230	74,396	76,628
UTILITIES	3.00%	63,000	64,890	66,837	68,842	70,907	73,034	75,225	77,482	79,807	82,201	84,667	87,207	89,823
MAINTENANCE/SECURITY	3.00%	189,000	194,670	200,510	206,525	212,721	219,103	225,676	232,446	239,420	246,602	254,000	261,620	269,469
ADMIN/LEASING	3.00%	127,638	131,467	135,411	139,473	143,658	147,967	152,406	156,979	161,688	166,539	171,535	176,681	181,981
INSURANCE	3.00%	30,114	31,017	31,948	32,906	33,894	34,910	35,958	37,036	38,148	39,292	40,471	41,685	42,935
REPLACEMENT RESERVE	3.00%	28,350	29,201	30,077	30,979	31,908	32,865	33,851	34,867	35,913	36,990	38,100	39,243	40,420
TOTAL EXPENSES	\$7,807	491,848	506,603	521,801	537,455	553,579	570,186	587,292	604,910	623,058	641,750	661,002	680,832	701,257
NET OPERATING INCOME		144,016	148,337	152,787	157,371	162,092	166,954	171,963	177,122	182,436	187,909	193,546	199,352	205,333
TAX ABATEMENT														
BASE DEBT SERVICE	\$1,065,000	(84,995)	(84,995)	(84,995)	(84,995)	(84,995)	(84,995)	(84,995)	(84,995)	(84,995)	(84,995)	(84,995)	(84,995)	(84,995)
(Outstanding Principal)		1,053,725	1,041,662	1,028,754	1,014,942	1,000,163	984,350	967,430	949,326	929,954	909,226	887,047	863,316	837,924
BASE DEBT SVC COVERAGE		169%	175%	180%	185%	191%	196%	202%	208%	215%	221%	228%	235%	242%
SURPLUS CASH														
INVESTOR MGT FEE	10.00%	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)	(12,100)	(12,100)	(12,100)
GP MGT FEE	10.00%	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,500)	(5,500)	(5,500)	(5,500)	(5,500)	(6,050)	(6,050)	(6,050)

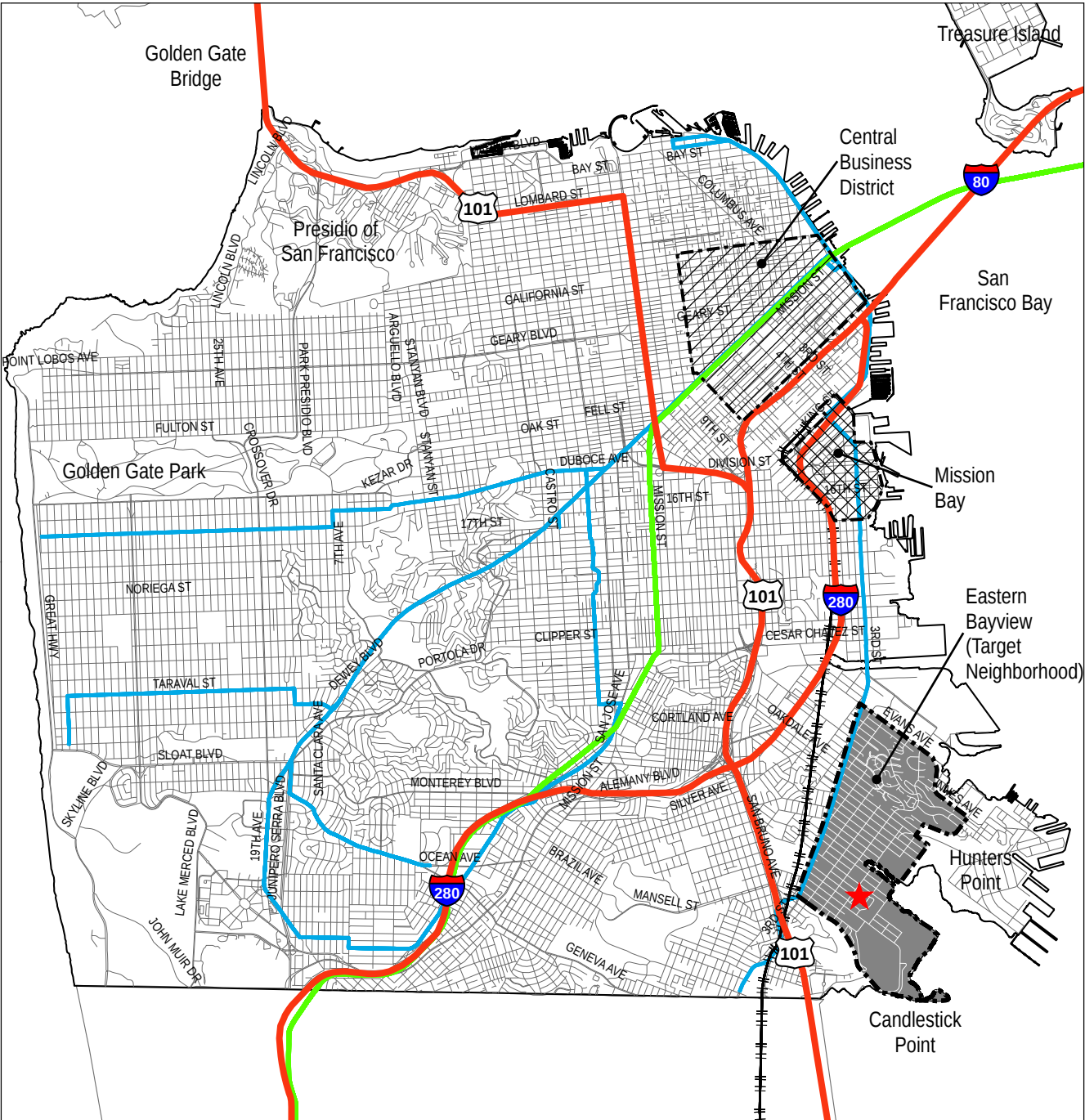
14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
554,183	570,808	587,933	605,571	623,738	642,450	661,723	681,575	702,022	723,083	744,776	767,119	790,132	813,836	838,251	863,399	889,301
401,763	413,816	426,230	439,017	452,188	465,753	479,726	494,117	508,941	524,209	539,936	556,134	572,818	590,002	607,702	625,933	19,986,049
955,946	984,624	1,014,163	1,044,588	1,075,925	1,108,203	1,141,449	1,175,693	1,210,963	1,247,292	1,284,711	1,323,252	1,362,950	1,403,838	1,445,954	1,489,332	20,875,350
(27,709)	(28,540)	(29,397)	(30,279)	(31,187)	(32,122)	(33,086)	(34,079)	(35,101)	(36,154)	(37,239)	(38,356)	(39,507)	(40,692)	(41,913)	(43,170)	(44,465)
5,551	5,718	5,889	6,066	6,248	6,435	6,628	6,827	7,032	7,243	7,460	7,684	7,914	8,152	8,396	8,648	8,908
933,788	961,801	990,655	1,020,375	1,050,986	1,082,516	1,114,991	1,148,441	1,182,894	1,218,381	1,254,932	1,292,580	1,331,358	1,371,299	1,412,438	1,454,811	20,839,793
78,927	81,295	83,734	86,246	88,833	91,498	94,243	97,071	99,983	102,982	106,072	109,254	112,531	115,907	119,384	122,966	126,655
92,518	95,293	98,152	101,097	104,129	107,253	110,471	113,785	117,199	120,715	124,336	128,066	131,908	135,865	139,941	144,139	148,464
277,553	285,879	294,456	303,290	312,388	321,760	331,413	341,355	351,596	362,144	373,008	384,198	395,724	407,596	419,824	432,418	445,391
187,441	193,064	198,856	204,822	210,966	217,295	223,814	230,528	237,444	244,568	251,905	259,462	267,246	275,263	283,521	292,027	300,787
44,223	45,550	46,917	48,324	49,774	51,267	52,805	54,389	56,021	57,702	59,433	61,216	63,052	64,944	66,892	68,899	70,966
41,633	42,882	44,168	45,493	46,858	48,264	49,712	51,203	52,739	54,322	55,951	57,630	59,359	61,139	62,974	64,863	66,809
722,295	743,964	766,283	789,271	812,949	837,338	862,458	888,331	914,981	942,431	970,704	999,825	1,029,820	1,060,714	1,092,536	1,125,312	1,159,071
211,493	217,838	224,373	231,104	238,037	245,178	252,534	260,110	267,913	275,950	284,229	292,756	301,538	310,584	319,902	329,499	19,680,722
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(84,995)	(84,995)	(84,995)	(84,995)	(84,995)	(84,995)	(84,995)	(84,995)	(84,995)	(84,995)	(84,995)	(84,995)	(84,995)	(84,995)	(84,995)	(84,995)	(84,995)
810,754	781,682	750,576	717,291	681,677	643,570	602,796	559,167	512,484	462,533	409,086	351,897	290,706	225,231	155,172	80,210	(0)
249%	256%	264%	272%	280%	288%	297%	306%	315%	325%	334%	344%	355%	365%	376%	388%	23155%
126,498	132,843	139,378	146,109	153,042	160,183	167,539	175,115	182,918	190,955	199,234	207,761	216,543	225,589	234,907	244,504	19,595,727
(12,100)	(12,100)	(13,310)	(13,310)	(13,310)	(13,310)	(13,310)	(14,641)	(14,641)	(14,641)	(14,641)	(14,641)	(16,105)	(16,105)	(16,105)	(16,105)	(16,105)
(6,050)	(6,050)	(6,655)	(6,655)	(6,655)	(6,655)	(6,655)	(7,321)	(7,321)	(7,321)	(7,321)	(7,321)	(8,053)	(8,053)	(8,053)	(8,053)	(8,053)

Attachment 9: City and Neighborhood Maps

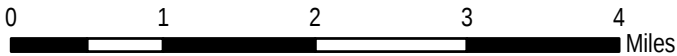
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Att09_Maps_City_Neighborhood.pdf

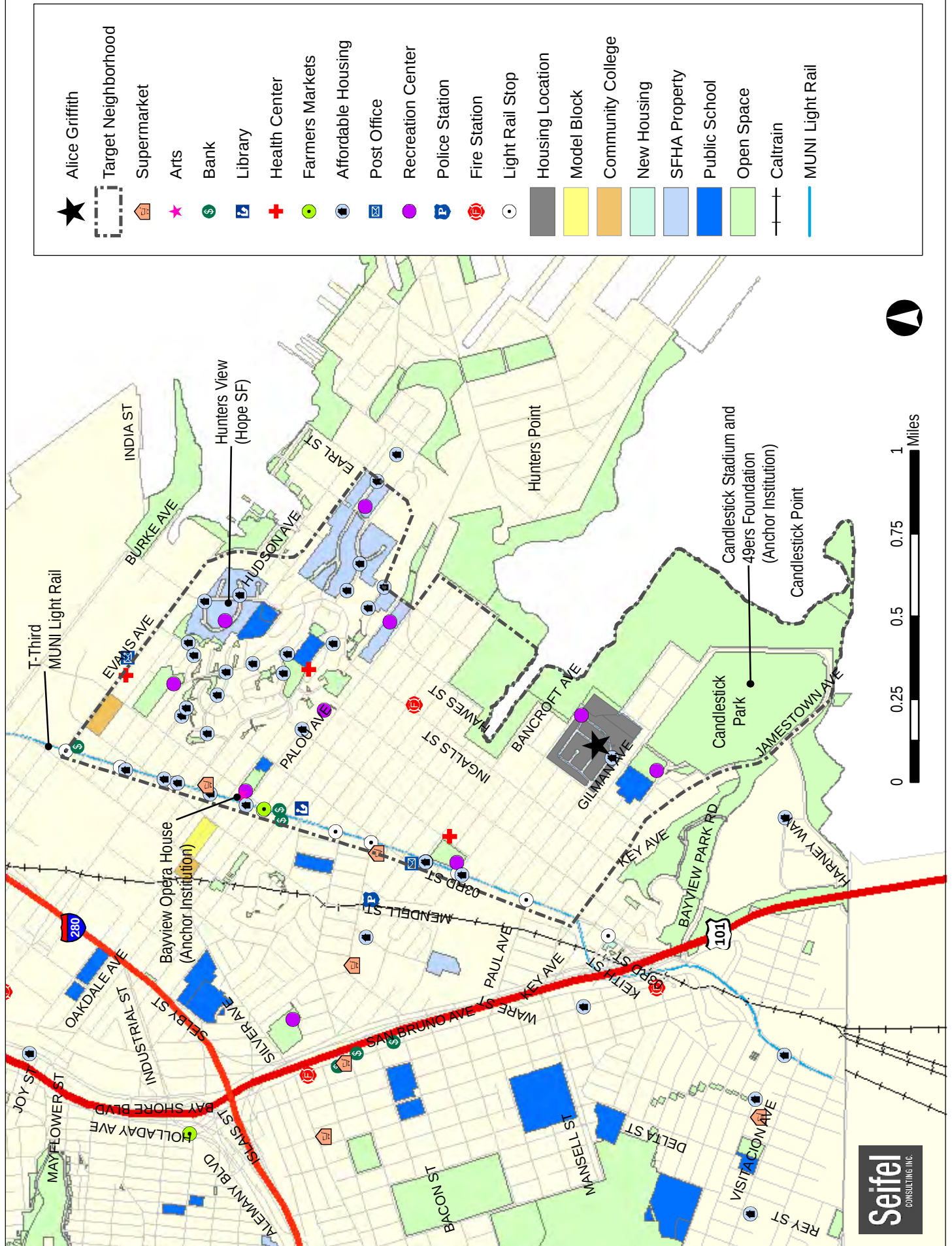
City of San Francisco



- ★ Alice Griffith (Public Housing)
- Freeways
- Caltrain
- Bay Area Rapid Transit
- MUNI Light Rail
- ▨ Central Business District
- ▩ Mission Bay
- Target Neighborhood



Neighborhood Assets



Attachment 10: Location of Housing Documentation / Map

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Att10_Location_of_Housing.pdf

Attachment 10: Location of Housing

