Instructions: TDC & HCC Limit Calculation Worksheets

Tips: Enter information only in cells with blue borders, text or numbers on screen.
All other cells are locked, and all calculations are automated.
Print these Instructions for easy reference, then begin at **Step 1**.

Step 1. Select City and State

> Navigate to the worksheet titled "Select City & State".
> Make the appropriate selections from the menu lists provided there.
> Navigate to the worksheet titled "Unit Mix".
> Continue at **Step 2**.

Note: To navigate among the worksheets, click the individual worksheet tabs at the bottom of this window. If no worksheet tabs are visible, select "Options..." from the "Tools" menu. In the dialogue box, select the "View" tab. Under "Window options" put a check mark in the "Sheet tabs" box.

Step 2. Enter the PHA Name, Development Name, and Phase Number or Description (on the "Unit Mix" worksheet)

Step 3. Enter the Number of Units of Each Type and Size (on the "Unit Mix" worksheet)

> Select the appropriate column(s) for the proposed units based on tenure type (Rental or Homeownership, PH or Non-PH), and the development method.
  - Rent-to-Own units are to be counted initially as Rental Units.
  - Possible development methods are Rehabilitation (of existing public housing only), New Construction, or Acquisition (with or without rehab).

> Enter the number of units proposed, by Structure Type, in the appropriate row based on the Number of Bedrooms.
  - TDC limit applies to all units on the Annual Contributions Contract (ACC) with HUD, or developed with Public Housing Capital Assistance (PHCA).
  - **Public Housing Capital Assistance** (PHCA) includes the following development sources (and borrowed funds to be repaid from these sources):
    - HOPE VI grant funds;
    - Public housing Capital Fund and Public Housing Development assistance provided under sections 9 and 5 of the 1937 Housing Act; and
    - Public Housing Operating Fund assistance provided under section 9 of the 1937 Housing Act that is used for development.

  - The TDC limit for Modernization of existing public housing is 90% of the published TDC limit for a given structure and unit type.
  - The HCC limit is applicable only to New Construction units (not applicable to Rehabilitation of existing public housing, or to Acquisition units).
    - The "TDC & HCC Limit calculations" worksheet reflects all such applicability as described above.

  - **Definitions of Structure Types** specified on the Unit Mix worksheet:
    - Detached: A structure that consists of a single living unit surrounded by permanent open space on all sides.
    - Semi-detached: A structure containing two living units separated by a common vertical wall.
    - Elevator: Any structure of four or more stories above ground in which an elevator is provided.
    - Row House: A structure containing three or more living units separated only by vertical walls.
    - Walk-up: A multi-level low-rise structure containing two or more living units, in which any units are separated by any common ceiling/floor.

Step 4. Enter Number of Tax Credit, Market-Rate Rental, and Market-Rate For-Sale Units (for reference only; not used in TDC calculation)

Step 5. Enter Number of Special-Needs Units, and Describe Accessibility Design Features (for reference only; not used in TDC calculation)

Step 6. Enter Demolition & Replacement Units (total, all project phases) (on "TDC & HCC Limit calculations" worksheet)

> Enter the number of public housing units to be demolished (or eliminated by conversion) for all phases of the project.
> Enter the total number of replacement units to be built back on the original public housing site(s) in all phases of the project.
  - Include only on-site, new-construction replacement rental public housing units and, and ownership units developed with
    Public Housing Capital Assistance (see Step 3, above for a definition of Public Housing Capital Assistance).

Step 7. Enter All Sources of Public Housing Capital Assistance

> Do not include: sources other than Public Housing Capital Assistance (e.g., HOME and CDBG), or any non-HUD funding sources.

Step 8. Enter All Uses of Public Housing Capital Assistance

  - Use the budget line items provided. These track HUD Notice PIH 2003-8 and regulations at 24 CFR 941. For example:
    - BLI 1440: Site Acquisition costs are all expenses of acquiring sites (only sites that do not include structures to be retained for housing).
    - BLI 1450: Site Improvement includes streets and public improvements, and site improvements other than on-site utilities & finish landscaping.
  - Dwelling Structure costs must be categorized as Rehabilitation, New Construction, or Acquisition:
    - BLI 1460: "Dwelling Structures, Rehabilitation" includes only those "hard" (construction) costs of rehabilitating existing public housing units.
    - BLI 1460: "Dwelling Structures, New Construction" includes only hard costs for the building, utilities from the street and finish landscaping.
    - BLI 1460: "Dwelling Structures, Acquisition" includes all acquisition costs for existing housing units, including the site and associated rehab.

Step 9. Confirm that Sources are Equal to Uses

> Confirm that all Public Housing Capital Assistance sources are included.
> For multi-phase projects, a TDC limit analysis must be conducted for the entire project in conjunction with the TDC limit analysis for each phase.
> Confirm that sources of PHCA are equal to uses of PHCA.

Step 10. Enter any Extraordinary Site Cost (a component of Additional Project Costs -- not subject to TDC limit)

> Enter any Extraordinary Site Cost in the cell provided. This may be some or all of the funds entered in BLI 1450 (**Step 8**).
  - Extraordinary Site Costs must be verified by an independent registered engineer, and must be approved by HUD in accordance with 24 CFR 941.103.

Step 11. Review TDC and HCC Limit Calculation Results

> Review the results of the TDC and HCC limit calculations, and print the worksheet.
  - The TDC and HCC limit analysis results are shown on the lower right of the "TDC & HCC Limit calculations" worksheet.
  - All worksheets are pre-formatted for printing. To print the current worksheet or all worksheets, select "Print…" from the "File" menu.
  - Direct project questions to the Project Manager or Team Leader in the HUD Office of Public Housing Investments, (202) 401-8812 (not toll-free).
  - Direct questions or comments on this Excel workbook to Brodie Hefner (212) 542-7624 (not a toll-free call).

**Step 1. Using the Drop-down Lists Provided, Select the City (or Region) and State
 in which the Project is Located**
> After selecting City and

This workbook uses the TDC and HCC
limits published in HUD Notice: **PIH 2008-47**

City	Bridgeport	**<-- Select your City from list here**
StateName	CONNECTICUT	**<-- Select your State from list here**

The Notice was published on: 12/22/2008
The Notice expires on: 12/31/2009

Type	Data	Total
Detached/Semi-Detached	Sum of 0 Bedrooms, TDC	149591.4
	Sum of 1 Bedrooms, TDC	194632.018
	Sum of 2 Bedrooms, TDC	233252.46
	Sum of 3 Bedrooms, TDC	279697.824
	Sum of 4 Bedrooms, TDC	329532.21
	Sum of 5 Bedrooms, TDC	360541.916
	Sum of 6 Bedrooms, TDC	391030.108
	Sum of 0 Bedrooms, HCC	85480.8
	Sum of 1 Bedrooms, HCC	111218.296
	Sum of 2 Bedrooms, HCC	133287.12
	Sum of 3 Bedrooms, HCC	159827.328
	Sum of 4 Bedrooms, HCC	188304.12
	Sum of 5 Bedrooms, HCC	206023.952
	Sum of 6 Bedrooms, HCC	223445.776
Elevator	Sum of 0 Bedrooms, TDC	122149.6808
	Sum of 1 Bedrooms, TDC	171009.55312
	Sum of 2 Bedrooms, TDC	219869.42544
	Sum of 3 Bedrooms, TDC	293159.23392
	Sum of 4 Bedrooms, TDC	366449.0424
	Sum of 5 Bedrooms, TDC	415308.91472
	Sum of 6 Bedrooms, TDC	464168.78704
	Sum of 0 Bedrooms, HCC	76343.5505
	Sum of 1 Bedrooms, HCC	106880.9707
	Sum of 2 Bedrooms, HCC	137418.3909
	Sum of 3 Bedrooms, HCC	183224.5212
	Sum of 4 Bedrooms, HCC	229030.6515
	Sum of 5 Bedrooms, HCC	259568.0717
	Sum of 6 Bedrooms, HCC	290105.4919
Row House	Sum of 0 Bedrooms, TDC	137687.437125
	Sum of 1 Bedrooms, TDC	178535.27545
	Sum of 2 Bedrooms, TDC	211740.068925
	Sum of 3 Bedrooms, TDC	252262.39185
	Sum of 4 Bedrooms, TDC	297082.5165
	Sum of 5 Bedrooms, TDC	325301.0938625
	Sum of 6 Bedrooms, TDC	351938.82863125
	Sum of 0 Bedrooms, HCC	78678.5355
	Sum of 1 Bedrooms, HCC	102020.1574
	Sum of 2 Bedrooms, HCC	120994.3251
	Sum of 3 Bedrooms, HCC	144149.9382
	Sum of 4 Bedrooms, HCC	169761.438
	Sum of 5 Bedrooms, HCC	185886.33935
	Sum of 6 Bedrooms, HCC	201107.902075
Walkup	Sum of 0 Bedrooms, TDC	109705.35625
	Sum of 1 Bedrooms, TDC	148836.275
	Sum of 2 Bedrooms, TDC	187601.715
	Sum of 3 Bedrooms, TDC	243807.6165
	Sum of 4 Bedrooms, TDC	297006.15
	Sum of 5 Bedrooms, TDC	331281.4225
	Sum of 6 Bedrooms, TDC	363906.8195
	Sum of 0 Bedrooms, HCC	62688.775
	Sum of 1 Bedrooms, HCC	85049.3
	Sum of 2 Bedrooms, HCC	107200.98
	Sum of 3 Bedrooms, HCC	139318.638
	Sum of 4 Bedrooms, HCC	169717.8
	Sum of 5 Bedrooms, HCC	189303.67
	Sum of 6 Bedrooms, HCC	207946.754

Note 2: When you select a valid City/State combination, this table will show the TDC and HCC limits from the above-referenced HUD Notice. Use the TDC and HCC limits in effect at the time of project closing.

Note 3: If the desired City/State combination is not included in the list here, contact the local HUD Field Office. They will assist in determining the most appropriate City/State combination.

Note 4: Total Development Cost limits and Housing Construction Cost limits from this table will be transferred automatically to the "TDC & HCC Limit calculations" worksheet.

(There is no need to print this worksheet)

Unit Mix and Accessibility Summary, Post-Revitalization

Step 3. Enter the Number of Units (by Structure Type and Unit Size, according to Unit Category and Development Method)

		Rental Unit Categories						Homeownership Unit Categories					
		Public Housing (ACC, w/PHCA or Op-sub-only)			Non-Public Housing (not on ACC, no PHCA used)			Developed **with** Pub. Housing Capital Assistance			Developed **without** Pub. Housing Capital Assistance		
Structure Type	Number of Bedrooms	Rehab of Existing Public Housing	New Construction	Acquisition with or without Rehabilitation	Rehab of Existing Public Housing	New Construction	Acquisition with or without Rehabilitation	Rehab of Existing Public Housing	New Construction	Acquisition with or without Rehabilitation	Rehab of Existing Public Housing	New Construction	Acquisition with or without Rehabilitation
Detached	0	-	-	-	-	-	-	-	-	-	-	-	-
	1	-	-	-	-	-	-	-	-	-	-	-	-
	2	-	-	-	-	-	-	-	-	-	-	-	-
	3	-	-	-	-	-	-	-	-	-	-	-	-
	4	-	-	-	-	-	-	-	-	-	-	-	-
	5	-	-	-	-	-	-	-	-	-	-	-	-
	6	-	-	-	-	-	-	-	-	-	-	-	-
Semi-Detached	0	-	-	-	-	-	-	-	-	-	-	-	-
	1	-	-	-	-	-	-	-	-	-	-	-	-
	2	-	-	-	-	-	-	-	-	-	-	-	-
	3	-	-	-	-	-	-	-	-	-	-	-	-
	4	-	-	-	-	-	-	-	-	-	-	-	-
	5	-	-	-	-	-	-	-	-	-	-	-	-
	6	-	-	-	-	-	-	-	-	-	-	-	-
Row House	0	-	-	-	-	-	-	-	-	-	-	-	-
	1	-	-	-	-	-	-	-	-	-	-	-	-
	2	-	-	-	-	-	-	-	-	-	-	-	-
	3	-	-	-	-	-	-	-	-	-	-	-	-
	4	-	-	-	-	-	-	-	-	-	-	-	-
	5	-	-	-	-	-	-	-	-	-	-	-	-
	6	-	-	-	-	-	-	-	-	-	-	-	-
Walk-Up	0	-	-	-	-	-	-	-	-	-	-	-	-
	1	-	-	-	-	-	-	-	-	-	-	-	-
	2	-	-	-	-	-	-	-	-	-	-	-	-
	3	-	-	-	-	-	-	-	-	-	-	-	-
	4	-	-	-	-	-	-	-	-	-	-	-	-
	5	-	-	-	-	-	-	-	-	-	-	-	-
	6	-	-	-	-	-	-	-	-	-	-	-	-
Elevator	0	-	-	-	-	-	-	-	-	-	-	-	-
	1	-	-	-	-	-	-	-	-	-	-	-	-
	2	-	-	-	-	-	-	-	-	-	-	-	-
	3	-	-	-	-	-	-	-	-	-	-	-	-
	4	-	-	-	-	-	-	-	-	-	-	-	-
	5	-	-	-	-	-	-	-	-	-	-	-	-
	6	-	-	-	-	-	-	-	-	-	-	-	-
Totals:		-	-	-	-	-	-	-	-	-	-	-	-

Step 4. Enter Number of Tax Credit, Market-Rate Rental, and Market-Rate For-Sale Units (for reference: not used in the TDC calculation)

Unit Summary

Total Tax Credit Units:	0	Market (unrestricted) Rental: 0	Market (unrestricted) HO: 0

Rehab (of existing PH) Units: -
New Construction Units: - Rental: - PH Rental, + HO w/PHCA (subject to TDC limit): -
Acquisition Units: - Homeownership: - Non-PH Rental, + HO w/o PHCA (no TDC limit): -
Total Units: - Total Units: - Total Units: -

Step 5. Enter number of Special-Needs Units and describe Accessibility Design Features (not used in TDC calculation)

		Planned Accessibility: Units for Mobility-Impaired and Hearing/Sight-Impaired											
		Rental Unit Categories						Homeownership Unit Categories					
	Minimum Required units project-wide	Public Housing (on ACC, including Op-sub-only)			Non-Public Housing (not on ACC, no PHCA)			Developed with Pub. Housing Capital Assistance			Developed without Pub. Housing Capital Assistance		
		Rehab of Existing Pub Hsg	New Const	Acq with or w/o Rehab	Rehab of Existing Pub Hsg	New Const	Acq with or w/o Rehab	Rehab of Existing Pub Hsg	New Const	Acq with or w/o Rehab	Rehab of Existing Pub Hsg	New Const	Acq with or w/o Rehab
Units for Mobility-Impaired	0												
Units, Hearing-or Sight-Impaired	0												

Visitability Features:

Note: Minimum required units are estimates. Consult with HUD and applicable program regulations for actual requirements regarding accessible units.

Total Development Cost (TDC) Limit and Housing Construction Cost (HCC) Limit Calculations

DEVELOPMENT NAME AND PHASE: [enter project Name and Phase description]

using TDC and HCC limits published in HUD Notice PIH 2008-47 for: Bridgeport, CONNECTICUT

Step 3. Unit Mix (Note: enter info on the "Unit Mix" worksheet)					HCC Limits		TDC Limits	
Structure Type	**BRs**	Rehab of Existing Pub. Hsg.	New Const.	Acq. with or w/o Rehab	(new const. only) **Per Unit**	(new const. only) **Phase Totals**	**Per Unit**	**Phase Totals**
Detached/Semi-Detached	1	-	-	-	$ 111,218	$ -	$ 194,632	$ -
	2	-	-	-	$ 133,287	$ -	$ 233,252	$ -
	3	-	-	-	$ 159,827	$ -	$ 279,698	$ -
	4	-	-	-	$ 188,304	$ -	$ 329,532	$ -
	5	-	-	-	$ 206,024	$ -	$ 360,542	$ -
	6	-	-	-	$ 223,446	$ -	$ 391,030	$ -
Row House	1	-	-	-	$ 102,020	$ -	$ 178,535	$ -
	2	-	-	-	$ 120,994	$ -	$ 211,740	$ -
	3	-	-	-	$ 144,150	$ -	$ 252,262	$ -
	4	-	-	-	$ 169,761	$ -	$ 297,083	$ -
	5	-	-	-	$ 185,886	$ -	$ 325,301	$ -
	6	-	-	-	$ 201,108	$ -	$ 351,939	$ -
Walkup	0	-	-	-	$ 62,689	$ -	$ 109,705	$ -
	1	-	-	-	$ 85,049	$ -	$ 148,836	$ -
	2	-	-	-	$ 107,201	$ -	$ 187,602	$ -
	3	-	-	-	$ 139,319	$ -	$ 243,808	$ -
	4	-	-	-	$ 169,718	$ -	$ 297,006	$ -
	5	-	-	-	$ 189,304	$ -	$ 331,281	$ -
	6	-	-	-	$ 207,947	$ -	$ 363,907	$ -
Elevator	0	-	-	-	$ 76,344	$ -	$ 122,150	$ -
	1	-	-	-	$ 106,881	$ -	$ 171,010	$ -
	2	-	-	-	$ 137,418	$ -	$ 219,869	$ -
	3	-	-	-	$ 183,225	$ -	$ 293,159	$ -
	4	-	-	-	$ 229,031	$ -	$ 366,449	$ -
	5	-	-	-	$ 259,568	$ -	$ 415,309	$ -
	6	-	-	-	$ 290,105	$ -	$ 464,169	$ -
		-	-	-		$ -		$ -

Step 6. Enter Demo & Replacement Units (total, all phases)

Number of public housing units to be demolished or lost to conversion (total, all phases) .... -

(Minus) the number of replacement PH units to be built back on the original site (total, all phases) (_____ -)

Equals PH units demolished and not replaced on the original PH site (total, all phases) .... -   % of units: 0%

(This portion of demolition cost is excluded from TDC limit)

Step 7. Enter all Sources of Public Housing Capital Assistance

PH Capital Assistance incl. CFP, HOPE VI Revitalization, HOPE VI Demo-only Funds $ -

Borrowed Funds to be Repaid with Public Housing Capital Assistance $ -

Total Sources of Public Housing Capital Assistance $ -

Step 8. Enter All Uses of Public Housing Capital Assistance   HUD Bdgt Line Item

Use	BLI	Amount
Community and Supportive Services ("CSS" -- for HOPE VI projects only)	1408	$ -
Management Improvements, PHA	1408	$ -
Administration, PHA	1410	$ -
Fees and Costs (planning, prog mgmt, insurance, initial oper deficit, etc.)	1430	$ -
Site Acquisition (cost of sites **w/o** structures to be retained as housing)	1440	$ -
Site Improvement (streets, site improvements and public improvements)	1450	$ -
Dwelling Structures, **Rehab** (cost to rehab existing PH units only)	1460	$ -
Dwelling Structures, **New Const** (w/OH+P, finish landscape + on-site util's)	1460	$ -
Dwelling Structures, **Acquisition** (acq. of existing units, + rehab cost)	1460	$ -
Dwelling Equip, **New Const** (for new construction units only)	1465	$ -
Dwelling Equip, **Rehab or Acq.** Units (for existing PH and Acq. units)	1465	$ -
Nondwelling Structures (community facilities, social service space, etc.)	1470	$ -
Nondwelling Equipment (e.g., vehicles)	1475	$ -
Demolition (enter total of all demo & environmental remediation costs)	1485	$ -
Relocation (moving expenses, & PHA cost of full-time relo staff)	1495	$ -

Total Uses of Public Housing Capital Assistance $ -

Step 9. Confirm:

Sources = Uses
Total Sources **(Step 7)** must equal Total Uses **(Step 8)**
----> Difference: $0

Okay: Sources = Uses

(± $5 rounding allowance)

Excluded Demolition and Abatement Cost Calculation

Total Cost of Public Housing Unit Demo & Associated Env. Abatement (BLI 1485) $ -

Times % of Demo Costs Excluded as "Additional Project Costs" (% from **Step 6**)   x   0%

Equals Amount of Demo Costs Excluded from TDC Limit as "Additional Project Costs" $ -

Step 10. Enter Extraordinary Site Cost (must be approved by HUD) $ -

Community & Supportive Services ("CSS" -- for HOPE VI projects only)   -

(Minus) Total of "Extraordianry Site Costs" and CSS (excluded from TDC limit)   -

Total Uses of Public Housing Capital Assistance (amount subject to TDC Limit) $ -

Total Development Cost Limit (from Step 3 above)   =

Step 11. Review Results

TDC Limit Analysis:
Total Development Cost
(PH Capital Assistance only)
as Percentage of TDC Limit

No PH units (Step 3)

Public Housing Capital Assistance for Housing Construction Costs

Dwelling Structures, New Const (w/OH+P, finish landscape + on-site util's)   1460 $ -

Dwelling Equipment, New Const (if not already included in 1460)   1465   -

Total Housing Construction Cost $ -

HCC Limit Analysis:
Housing Construction Cost
(PH Capital Assistance only)
as Percentage of HCC Limit

Housing Construction Cost Limit (if any, from Step 3 above)   =

No PH units (Step 3)

Capital Fund Recovery Competition Grant Sources and Uses
(CONSTRUCTION PERIOD)

Grantee or Applicant HA:	[enter name of Housing Authority]			
Development Name and Phase:	[enter project Name and Phase description]			

Unit Type:	Rental Public Housing	Rental non-PH	HO w/PH Assistance	HO w/o PH Assistance	Total Units this Phase
Number of Units (entered on Unit Mix worksheet):	-	-	-	-	-

Part A: Development Sources

	Loan/Grant/Equity	PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Assistance: Loan		$ -	$ -	$ -	$ -
Public Housing Capital Assistance: Grant	Grant	$ -	$ -	$ -	$ -
Low Income Housing Tax Credit Equity	Equity	$ -	$ -	$ -	$ -
Other:	1st Mortgage	$ -	$ -	$ -	$ -
Other:		$ -	$ -	$ -	$ -
Other:		$ -	$ -	$ -	$ -
Other:		$ -	$ -	$ -	$ -
Other:		$ -	$ -	$ -	$ -
Other:		$ -	$ -	$ -	$ -
Other:		$ -	$ -	$ -	$ -
Other:		$ -	$ -	$ -	$ -
Total Development Sources (Part A)		$ -	$ -	$ -	$ -

Part B: Additional Sources

		PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Assistance:		$ -	$ -	$ -	$ -
Other:		$ -	$ -	$ -	$ -
Other:		$ -	$ -	$ -	$ -
Total Additional Sources (Part B)		$ -	$ -	$ -	$ -
Total Sources this Phase (Parts A and B)		$ -	$ -	$ -	$ -

Part A: Development Uses

Development Construction Costs	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Residential Construction	1460	$ -	$ -	$ -	$ -
Residential Rehabilitation	1460	$ -	$ -	$ -	$ -
Builder's General Requirements	1460	$ -	$ -	$ -	$ -
Builder's Overhead	1460	$ -	$ -	$ -	$ -
Builder's Profit	1460	$ -	$ -	$ -	$ -
Site Improvement	1450	$ -	$ -	$ -	$ -
Other: Community Facility	1470	$ -	$ -	$ -	$ -
Subtotal: Development Construction Costs		$ -	$ -	$ -	$ -

Development Soft Costs	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Acquisition of Site(s)	1440	$ -	$ -	$ -	$ -
Accounting and Cost Certification	1430	$ -	$ -	$ -	$ -
Appraisal Expense	1430	$ -	$ -	$ -	$ -
Architect & Engineer Fees	1430	$ -	$ -	$ -	$ -
Environmental Assessment, Testing & Cleanup	1430	$ -	$ -	$ -	$ -
Financing & Application Exp., Lender	1430	$ -	$ -	$ -	$ -
Financing & Application Expense, Tax Credit	1430	$ -	$ -	$ -	$ -
Insurance, Construction Period	1430	$ -	$ -	$ -	$ -
Interest, Construction & Bridge Loan(s)	1430	$ -	$ -	$ -	$ -
Legal Expense, Developer & Lender(s)	1430	$ -	$ -	$ -	$ -
Marketing & Lease-up Expense	1430	$ -	$ -	$ -	$ -
Permits, Construction & Utility Hookup	1430	$ -	$ -	$ -	$ -
PILOT & Taxes, Construction Period	1430	$ -	$ -	$ -	$ -
Survey	1430	$ -	$ -	$ -	$ -
Title & Recording Fees	1430	$ -	$ -	$ -	$ -
Initial Operating Deficit (Construction Period)	1430	$ -	$ -	$ -	$ -
Other: Contingency	1430	$ -	$ -	$ -	$ -
Other:		$ -	$ -	$ -	$ -
Other:		$ -	$ -	$ -	$ -
Other:		$ -	$ -	$ -	$ -
Other:		$ -	$ -	$ -	$ -
Other:		$ -	$ -	$ -	$ -
Other: Reserve Deposit, Operating		$ -	$ -	$ -	$ -
Other: Developer Fee		$ -	$ -	$ -	$ -
Subtotal: Development Soft Costs		$ -	$ -	$ -	$ -
Total Uses for Development (Part A)		$ -	$ -	$ -	$ -

Part B: Additional Uses

	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Community & Supportive Services (HOPE VI only)	1408	$ -	$ -	$ -	$ -
Management Improvements, PHA	1408	$ -	$ -	$ -	$ -
Administration, PHA	1410	$ -	$ -	$ -	$ -
Fees & Costs	1430	$ -	$ -	$ -	$ -
Site Acquisition	1440	$ -	$ -	$ -	$ -
Site Improvement	1450	$ -	$ -	$ -	$ -
Non-Dwelling Structures	1470	$ -	$ -	$ -	$ -
Non-Dwelling Equipment	1475	$ -	$ -	$ -	$ -
Demolition (and associated remediation)	1485	$ -	$ -	$ -	$ -
Relocation Expense	1495	$ -	$ -	$ -	$ -
Total Additional Uses (Part B)		$ -	$ -	$ -	$ -
Total Uses this Phase (Parts A and B)		$ -	$ -	$ -	$ -

Capital Fund Recovery Competition Grant Sources and Uses
(PERMANENT FINANCING)

Grantee or Applicant HA:	[enter name of Housing Authority]				
Development Name and Phase:	[enter project Name and Phase description]				

Unit Type:	Rental Public Housing	Rental non-PH	HO w/PH Assistance	HO w/o PH Assistance	Total Units this Phase
Number of Units (entered on Unit Mix worksheet):	-	-	-	-	-

Part A: Development Sources

Part A: Development Sources	Loan/Grant/Equity	PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Assistance: Loan		$ -	$ -	$ -	$ -
Public Housing Capital Assistance: Grant	Grant	$ -	$ -	$ -	$ -
Low Income Housing Tax Credit Equity	Equity	$ -	$ -	$ -	$ -
Other:	1st Mortgage	$ -	$ -	$ -	$ -
Other:		$ -	$ -	$ -	$ -
Other:		$ -	$ -	$ -	$ -
Other:		$ -	$ -	$ -	$ -
Other:		$ -	$ -	$ -	$ -
Other:		$ -	$ -	$ -	$ -
Other:		$ -	$ -	$ -	$ -
Other:		$ -	$ -	$ -	$ -
Total Development Sources (Part A)		$ -	$ -	$ -	$ -

Part B: Additional Sources

Part B: Additional Sources		PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Assistance:		$ -	$ -	$ -	$ -
Other:		$ -	$ -	$ -	$ -
Other:		$ -	$ -	$ -	$ -
Total Additional Sources (Part B)		$ -	$ -	$ -	$ -
Total Sources this Phase (Parts A and B)		$ -	$ -	$ -	$ -

Part A: Development Uses

Development Construction Costs	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Residential Construction	1460	$ -	$ -	$ -	$ -
Residential Rehabilitation	1460	$ -	$ -	$ -	$ -
Builder's General Requirements	1460	$ -	$ -	$ -	$ -
Builder's Overhead]	1460	$ -	$ -	$ -	$ -
Builder's Profit	1460	$ -	$ -	$ -	$ -
Site Improvement	1450	$ -	$ -	$ -	$ -
Other: Community Facility	1470	$ -	$ -	$ -	$ -
Subtotal: Development Construction Costs		$ -	$ -	$ -	$ -

Development Soft Costs	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Acquisition of Site(s)	1440	$ -	$ -	$ -	$ -
Accounting and Cost Certification	1430	$ -	$ -	$ -	$ -
Appraisal Expense	1430	$ -	$ -	$ -	$ -
Architect & Engineer Fees	1430	$ -	$ -	$ -	$ -
Environmental Assessment, Testing & Cleanup	1430	$ -	$ -	$ -	$ -
Financing & Application Expense, Lender	1430	$ -	$ -	$ -	$ -
Financing & Application Expense, Tax Credit	1430	$ -	$ -	$ -	$ -
Insurance, Construction Period	1430	$ -	$ -	$ -	$ -
Interest, Construction & Bridge Loan(s)	1430	$ -	$ -	$ -	$ -
Legal Expense, Developer & Lender(s)	1430	$ -	$ -	$ -	$ -
Marketing & Lease-up Expense	1430	$ -	$ -	$ -	$ -
Permits, Construction & Utility Hookup	1430	$ -	$ -	$ -	$ -
PILOT & Taxes, Construction Period	1430	$ -	$ -	$ -	$ -
Survey	1430	$ -	$ -	$ -	$ -
Title & Recording Fees	1430	$ -	$ -	$ -	$ -
Initial Operating Deficit (Construction Period)	1430	$ -	$ -	$ -	$ -
Other: Contingency	1430	$ -	$ -	$ -	$ -
Other:		$ -	$ -	$ -	$ -
Other:		$ -	$ -	$ -	$ -
Other:		$ -	$ -	$ -	$ -
Other:		$ -	$ -	$ -	$ -
Other:		$ -	$ -	$ -	$ -
Other: Reserve Deposit, Operating		$ -	$ -	$ -	$ -
Other: Developer Fee		$ -	$ -	$ -	$ -
Subtotal: Development Soft Costs		$ -	$ -	$ -	$ -
Total Uses for Development (Part A)		$ -	$ -	$ -	$ -

Part B: Additional Uses

Part B: Additional Uses	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Community & Supp. Services (HOPE VI only)	1408	$ -	$ -	$ -	$ -
Management Improvements, PHA	1408	$ -	$ -	$ -	$ -
Administration, PHA	1410	$ -	$ -	$ -	$ -
Fees & Costs	1430	$ -	$ -	$ -	$ -
Site Acquisition	1440	$ -	$ -	$ -	$ -
Site Improvement	1450	$ -	$ -	$ -	$ -
Non-Dwelling Structures	1470	$ -	$ -	$ -	$ -
Non-Dwelling Equipment	1475	$ -	$ -	$ -	$ -
Demolition (and associated remediation)	1485	$ -	$ -	$ -	$ -
Relocation Expense	1495	$ -	$ -	$ -	$ -
Total Additional Uses (Part B)		$ -	$ -	$ -	$ -
Total Uses this Phase (Parts A and B)		$ -	$ -	$ -	$ -