U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Public reporting burden for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This collection of information is required for developing a Mixed-Finance rental project pursuant to HUD regulations 24 CFR 941.600. The information will be used to provide HUD with sufficient information to enable a determination that the proposed housing project is demographically and financially feasible and that HUD statutory and regulatory requirements have been met.

Instructions: TDC & HCC Limit Calculation Worksheets

Tips: Enter information 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.

OMB Approval No. 2577-NEW

(exp.

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 <u>all phases</u> 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).

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> 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).

Disclaimer: This workbook does not replace applicable statutes, regulations, notices or other HUD guidance. Use of this form is not required by HUD.

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 State, navigate to the "Unit Mix" worksheet by selecting its tab at the bottom of this window and continue at Step 2.

City - all - StateName - all -

Туре	Data	
Detached/Semi-Detached	Sum of 0 Bedrooms, TDC	56551989.1552
	Sum of 1 Bedrooms, TDC	73296914.336
	Sum of 2 Bedrooms, TDC	83300710.9342001
	Sum of 3 Bedrooms, TDC	98699362.0284
	Sum of 4 Bedrooms, TDC	116032805.553
	Sum of 5 Bedrooms, TDC	127114735.253
	Sum of 6 Bedrooms, TDC	137447558.4431
	Sum of 0 Bedrooms, HCC	32315422.372
	Sum of 1 Bedrooms, HCC	41883951.04785
	Sum of 2 Bedrooms, HCC	47600406.2479
	Sum of 3 Bedrooms, HCC	56399635.4448
	Sum of 4 Bedrooms, HCC	66304460.316
	Sum of 5 Bedrooms, HCC	72636991.5747
	Sum of 6 Bedrooms, HCC	78541461.9687
Elevator	Sum of 0 Bedrooms, TDC	41239479.0952
Lievator	Sum of 1 Bedrooms, TDC	57735270.7331
	Sum of 2 Bedrooms, TDC	74231062.3732
	Sum of 3 Bedrooms, TDC	98974749.8283
	Sum of 4 Bedrooms, TDC	123718437.2856
	Sum of 5 Bedrooms, TDC	140214228.9235
	Sum of 6 Bedrooms, TDC	156710020.5636
	Sum of 0 Bedrooms, HCC	25774674.4345
	1	25774674.4345 36084544.2106999
	Sum of 1 Bedrooms, HCC	46394413.99095
	Sum of 2 Bedrooms, HCC	46394413.99095 61859218.6428
	Sum of 3 Bedrooms, HCC Sum of 4 Bedrooms, HCC	77324023.3144
	Sum of 5 Bedrooms, HCC	87633893.0882
	,	
Row House	Sum of 6 Bedrooms, HCC Sum of 0 Bedrooms, TDC	97943762.862 46076937.9508
Row House	Sum of 1 Bedrooms, TDC	60684406.4084
	Sum of 2 Bedrooms, TDC	72995572.6801
	Sum of 3 Bedrooms, TDC	88406691.3425
	Sum of 4 Bedrooms, TDC	105336580.5662
	Sum of 5 Bedrooms, TDC	116120079.8585
	Sum of 6 Bedrooms, TDC	126318016.1323
	Sum of 0 Bedrooms, HCC	26329678.82775
	Sum of 1 Bedrooms, HCC	34676803.66314
	Sum of 2 Bedrooms, HCC	41711755.82205
	· ·	
1	Sum of 3 Bedrooms, HCC Sum of 4 Bedrooms, HCC	50518109.3355 60192331.7545
	Sum of 5 Bedrooms, HCC	66354331.3524
	Sum of 6 Bedrooms, HCC	72181723.5096
Walkup	Sum of 0 Bedrooms, TDC	40360937.41319
νναικαρ	Sum of 1 Bedrooms, TDC	40360937.41319 54601562.01
1	Sum of 2 Bedrooms, TDC	69374489.8648
1	Sum of 3 Bedrooms, TDC	90563159.1858
1	Sum of 4 Bedrooms, TDC	112416591.0891
	Sum of 5 Bedrooms, TDC	126507142.0993
l	Sum of 6 Bedrooms, TDC	
	-	140393015.2862
l	Sum of 0 Bedrooms, HCC	23063392.80625 31200892.5754
	Sum of 1 Bedrooms, HCC	
	Sum of 2 Bedrooms, HCC	39642565.6341
	Sum of 4 Bodrooms, HCC	51750376.6775999
	Sum of 4 Bedrooms, HCC	64238052.0518
	Sum of 5 Bedrooms, HCC	72289795.4858
	Sum of 6 Bedrooms, HCC	80224580.1598

This workbook uses the TDC and HCC limits published in HUD Notice: PIH 2010-20 (HA)

to published in 1105 Notice. THE 2220 20 (111)

The Notice was published on:
The Notice expires on:

5/24/2010 5/31/2011

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 2: Enter the PHA Name, the Development Name, and Phase Number or Description

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Applicant PHA/Grantee:	[enter official PHA/Grantee name]
Grant Name, if applicable:	[enter the HOPE VI or Choice Neighborhoods grant name]
Phase/Project Name:	[enter project Name and Phase description]
PIC Development Number:	[enter the new AMP-format development number]

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

Step 4: Enter Number of Tax Credit, Market-Rate Rental, and Market-Rate For-Sale Units

6 Totals:

nary	Total Tax Credit Units:	-	Market (unrestrict	ed) Rental:	- Market (unrestricted) HO: -	
l È	Rehab (of existing PH) Units:	-				
l ns	New Construction Units:	-	Rental:	-	PH Rental, + HO w/PHCA (subject to TDC limit):	-
į	Acquisition Units:	-	Homeownership:	-	Non-PH Rental, + HO w/o PHCA (no TDC limit):	-
5	Total Units:	-	Total Units:	-	Total Units:	-

Step 5: Enter number of Special-Needs Units and describe Accessibility Design Features

				Plani	ned Access	ibility: Unit	s for Mobilit	y-Impaired	and Hearing	g/Sight-Imp	aired			
			Rental Unit Categories						Homeownership Unit Categories					
	Required		ublic Housin including Op			Non-Public Housing (not on ACC, no PHCA)		Developed with Pub. Housing Capital Assistance			Developed without Pub. Housing Capital Assistance			
	Minimum Require units project-wide	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 Fea	atures:													

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 2010-20 (HA) for: (All), (All)

	Step 3. Unit Mix (Note: enter info on the "Unit Mix" worksheet)			HCC Limits			TDC Limits			
		ng g.		w/o						
		Rehab of Existing Pub. Hsg.	New Const.	Acq. with or w Rehab	(new const. or	ılv)	(new const. only)			
Structure Type	BRs	Pul Pul	₹ 8	Re ≰it	` Per Unit	**	Phase Totals	Ļ	Per Unit	Phase Totals
	1 2	-	-	-	\$ 41,883 \$ 47,600		\$ - \$ -	\$	73,296,914 83,300,711	
Datashad/Cami Datashad	3	-	-	-	\$ 56,399		\$ -	\$	98,699,362	
Detached/Semi-Detached	4	-	-	-	\$ 66,304		\$ -	\$	116,032,806	
	5 6	-	-	-	\$ 72,636 \$ 78.541		\$ -	\$	127,114,735	
	1	-	-	-	\$ 78,541 \$ 34,676		\$ - \$ -	\$	137,447,558 60,684,406	
	2	-	-	-	\$ 41,711		\$ -	\$	72,995,573	
Row House	3	-	-	-	\$ 50,518		\$ -	\$	88,406,691	
11011 110400	4 5	-	-	-	\$ 60,192 \$ 66,354		\$ - \$ -	\$	105,336,581 116,120,080	
	6		-	-	\$ 72,181		\$ -	\$	126,318,016	
	Ö	-	-	-	\$ 23,063		\$ -	\$	40,360,937	\$
	1	-	-	-	\$ 31,200		\$ -	\$	54,601,562	
Walkup	2	-	-	-	\$ 39,642 \$ 51,750		\$ - \$ -	\$	69,374,490 90,563,159	\$
waikup	4	-	-	-	\$ 64,238		\$ -	\$	112,416,591	
	5	-	-	-	\$ 72,289		\$ -	\$	126,507,142	
	6	 	-	-	\$ 80,224 \$ 25,774		\$ - \$ -	\$	140,393,015 41,239,479	
	1		-		\$ 25,774		\$ -	\$	57,735,271	
	2	-	-	-	\$ 46,394	,414	\$ -	\$	74,231,062	\$
Elevator	3 4	<u> </u>	-	-	\$ 61,859 \$ 77,324		\$ - \$ -	\$	98,974,750 123,718,437	
	5		-		\$ 77,324		\$ - \$ -	\$	140,214,229	
	6				\$ 97,943		\$ -	\$	156,710,021	\$
					-		\$ -			\$
(Minus) the number of replacement PH units to be built back on the orquals PH units demolished and not replaced on the original PH site (to							% of units:		0%	is excluded from TDC limit)
PH Capital Assistance incl. CFP, HOPE VI Revitalization, HOPE VI E Borrowed Funds to be Repaid with Public Housing Capital Assistance		ly Funds			\$	-				
otal Sources of Public Housing Capital Assistance				HUD Bdgt	\$		\$ -	=		
step 8. Enter All Uses of Public Housing Capital Assistance	onlv)			Line Item		<u> </u>	\$ -			
ctep 8. Enter All Uses of Public Housing Capital Assistance Community and Supportive Services ("CSS" for HOPE VI projects of Management Improvements, PHA	only)			Line Item 1408 1408	\$ \$		<u> </u>	=		
tep 8. Enter All Uses of Public Housing Capital Assistance Community and Supportive Services ("CSS" – for HOPE VI projects of Management Improvements, PHA Administration, PHA				Line Item 1408 1408 1410	\$ \$		\$ -	=		
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CONSTRUCTION PERIOD SOURCES AND USES EXHIBITE TO THE MIXED-FINANCE ACC AMENDMENT

	EXHIBIT F TO THE	E MIXED-FINANCE A	CC AMENDMENT		
s	UMMARY BUDGET CU	RRENT PHASE ONLY (C	ONSTRUCTION PERIOD)	
Applicant PHA/Grantee:	[enter official PHA/G	rantee namel			
Grant Name, if applicable:		r Choice Neighborhoods	grant namel		
Phase/Project Name:		and Phase description]	grant namej		
PIC Development Number:		ormat development num	herl		
·				Luc / Sur .	
Unit Type: Number of Units (entered on Unit Mix worksheet):	Rental Public Housing	Rental non-PH	HO w/PH Assistance	HO w/o PH Assistance	Total Units this Phase
Number of Office (efficied off Office with 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: Insert Label	1st Mortgage	\$ -	\$ -	\$ -	\$ -
Construction Loan Other: Insert Label		\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -
Other: Insert Label Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label Other: Insert Label		\$ -	\$ -	\$ - \$ -	\$ -
Other: Insert Label Other: Insert Label		\$ -	\$ -	\$ -	\$ - \$ -
Total Development Sources (Part A)		\$ -	\$ -	. 7	\$ -
Part B: Additional Sources		PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Assistance: Other: Insert Label		\$ -		\$ - \$ -	\$ - \$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Total Additional Sources (Part B)		\$ -		\$ -	\$ -
Total Sources this Phase (Parts A and B)		\$ -	\$ -	\$ -	\$ -
courses and rinase (rans 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 Residential Rehabilitation	1460 1460	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -
Other Residential Construction: Insert Label	1460	\$ -	\$ -	\$ -	\$ -
Builder's General Requirements	1460	\$ -	\$ -	\$ -	\$ -
Builder's Overhead]	1460	\$ -	\$ -	\$ -	\$ -
Builder's Profit Other BLI 1460: Insert Label	1460 1460	\$ - \$ -	\$ -	\$ - \$ -	\$ - \$ -
Other BLI 1460: Insert Label	1460	\$ -	\$ -	\$ -	\$ -
Site Improvement	1450	-	-	-	\$ -
Extraordinary Site Costs Other Site Improvement: Insert Label	1450 1450	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -
Other Site Improvement: Insert Label	1450	\$ -	\$ -	\$ -	\$ -
Non-Residential Construction: Community Ctr.	1470	\$ -	\$ -	\$ -	\$ -
Other Non-Residential Const.: Insert Label:	1470	\$ -	-	\$ -	
Other Non-Residential Const.: Insert Label: Subtotal: Development Construction Costs	1470	\$ - \$ -	\$ - \$ -	\$ -	\$ - \$ -
Subtotal. Development Construction Costs		Ψ -	.	-	Ψ -
Development Soft Costs	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Acquisition of Site(s) Other Acquisition Cost: Insert Label	1440 1440	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -
Other Acquisition Cost: Insert Label	1440	\$ -	\$ -	\$ -	\$ -
Accounting and Cost Certification	1430	\$ -	\$ -	\$ -	\$ -
Appraisal Expense Architect & Engineer Fees	1430 1430	\$ - \$ -	\$ -	\$ - \$ -	\$ -
Environmental Assessment, Testing & Cleanup	1430	\$ -	\$ -	\$ -	\$ -
Financing & Application Expense, Lender	1430	\$ -	\$ -	\$ -	\$ -
Financing & Application Expense, Tax Credit Insurance, Construction Period	1430 1430	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -
Interest, Construction & Bridge Loan(s)	1430	\$ -	\$ -	\$ -	\$ -
Legal Expense, Developer & Lender(s)	1430	\$ -	\$ -	\$ -	\$ -
Marketing & Lease-up Expense	1430 1430	\$ -	\$ - \$ -	\$ -	\$ - \$ -
Permits, Construction & Utility Hookup PILOT & Taxes, Construction Period	1430	\$ -	\$ -	\$ -	\$ -
Survey	1430	\$ -	\$ -	\$ -	\$ -
Title & Recording Fees Operating Deficit (Construction Period)	1430 1430	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -
Program Manager	1430	\$ -	\$ -	\$ -	\$ -
Other Fees & Costs: Insert Label	1430	\$ -	\$ -	\$ -	\$ -
Other Fees & Costs: Insert Label	1430	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ -
Other Fees & Costs: Insert Label Other Fees & Costs: Insert Label	1430 1430	\$ - \$ -	\$ - \$ -	\$ -	\$ - \$ -
Other Fees & Costs: Insert Label	1430	\$ -	\$ -	\$ -	\$ -
Developer Fee		\$ -	\$ -	\$ -	\$ -
Other Developer Fee:: Insert Label Other Developer Fee:: Insert Label		\$ - \$ -	\$ -	\$ - \$ -	\$ - \$ -
Contingency	1430	\$ -	\$ -	\$ -	\$ -
Reserve Deposit, Operating		\$ -	\$ -	\$ -	\$ -
Operating subsidy reserve Lease-up Reserve		\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -
Supportive service reserve		\$ -	\$ -	\$ -	\$ -
Other Reserves: Insert Label		\$ -	\$ -	\$ -	\$ -
Other Reserves: Insert Label		\$ -	<u>\$</u> _	<u> </u>	\$ -
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 & Supp. Services (HOPE VI only)	1408	\$ -	\$ -	\$ -	\$ -
Management Improvements, PHA	1408	\$ -	\$ -	\$ -	\$ -
Administration Outside Legal Cost: PHA/Grantee	1410 1430	\$ - \$ -	\$ - \$ -	\$ -	\$ -
Fees & Costs	1430	\$ -	\$ -	\$ -	\$ -
Site Acquisition	1440	\$ -	\$ -	\$ -	\$ -
Site Improvement Non-Dwelling Structures	1450 1470	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ -
Non-Dwelling Structures Non-Dwelling Equipment	1470	\$ -	\$ -	\$ -	\$ -
Demolition (and associated remediation)	1485	\$ -	\$ -	\$ -	\$ -
Relocation Expense	1495	\$ -	\$ -	\$ -	\$ -
Total Additional Uses (Part B)			\$ -	\$ -	\$ -
rotal raditional cook (rait 2)		\$ -	-	<u> </u>	
Total Uses this Phase (Parts A and B)					\$ -

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PERMANENT SOURCES AND USES

EXHIBIT F TO THE MIXED-FINANCE ACC AMENDMENT

Grantee or Applicant HA:	Tenter official PHA/Gran	tee namel			
Development Name and Phase:	enter the HOPE VI or C	hoice Neighborhoods gr		t Name and Phase descri	otion]
PIC Development Number: Unit Type:	Rental Public Housing	Rental non-PH	HO w/PH Assistance	HO w/o PH Assistance	Total Units this Pha
imber of Units (entered on Unit Mix worksheet):	-	-	· <u> </u>	-	
A: Development Sources Public Housing Capital Assistance: Loan	Loan/Grant/Equity Loan	PH Capital Assist.	Private Funds	Other Public Funds	Total \$
Public Housing Capital Assistance: Coan	Grant	\$ -	\$ -	\$ -	\$
ow Income Housing Tax Credit Equity	Equity	\$ -	\$ -	\$ -	\$
Other: Insert Label	1st Mortgage	\$ -	- \$	\$ -	\$
Other: Insert Label Other: Insert Label		\$ - \$ -	\$ - \$ -	\$ -	\$
Other: Insert Label		\$ -	\$ -	\$ -	\$
Other: Insert Label		\$ -	\$ -	\$ -	\$
Other: Insert Label Other: Insert Label		\$ - \$ -	\$ -	\$ - \$ -	\$
Other: Insert Label		\$ -	\$ -	\$ -	\$
Total Development Sources (Part A)		\$ -	-	\$ -	\$
B: Additional Sources		PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Assistance: Other: Insert Label		\$ - \$ -	\$ - \$ -		\$
Other: Insert Label		\$ -	\$ -	s -	\$
Total Additional Sources (Part B)		\$ -	\$ - -	\$ -	\$
al Sources this Phase (Parts A and B)		\$ -	\$ -	\$ -	\$
A: Development Uses					
Development Construction Costs	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Residential Construction Residential Rehabilitation	1460 1460	\$ -	\$ -	\$ -	\$
Other Residential Construction: Insert Label	1460	\$ -	\$ -	\$ -	\$
Builder's General Requirements	1460	\$ -	\$ -	\$ -	\$
Builder's Overhead] Builder's Profit	1460 1460	\$ - \$ -	\$ -	\$ - \$ -	\$
Other BLI 1460: Insert Label	1460	\$ -	\$ -	\$ -	\$
Other BLI 1460: Insert Label	1460	\$ -	\$ -	\$ -	\$
Site Improvement	1450	\$ -	\$ -	4	\$
Extraordinary Site Costs Other Site Improvement: Insert Label	1450 1450	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$
Other Site Improvement: Insert Label	1450	\$ -	\$ -	\$ -	\$
Non-Residential Construction: Community Ctr.	1470	\$ -	\$ -	\$ -	\$
Other Non-Residential Const.: Insert Label:	1470	\$ -	\$ -	\$ -	\$
Other Non-Residential Const.: Insert Label:	1470	\$ - \$ -	\$ -	\$ - \$ -	\$
Subtotal: Development Construction Costs		\$ -	-	5 -	\$
Development Soft Costs	HUD Bdgt Line Item	PH Capital Assist.			
		FTT Capital Assist.	Private Funds	Other Public Funds	Total
	1440	\$ -	\$ -	\$ -	\$
Other Acquisition Cost: Insert Label	1440	\$ - \$ -	\$ -	\$ - \$ -	\$ \$
Other Acquisition Cost: Insert Label Other Acquisition Cost: Insert Label	1440 1440	\$ - \$ - \$	\$ - \$ - \$ -	\$ - \$ - \$	\$ \$ \$
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Other Acquisition Cost: Insert Label Other Acquisition Cost: Insert Label Accounting and Cost Certification Appraisal Expense Architect & Engineer Fees	1440 1440 1430 1430 1430	\$ - \$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ - \$ -	\$ \$ \$ \$ \$
Other Acquisition Cost: Insert Label Other Acquisition Cost: Insert Label Accounting and Cost Certification Appraisal Expense Architect & Engineer Fees Environmental Assessment, Testing & Cleanup	1440 1440 1430 1430 1430 1430	\$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ \$ \$ \$ \$ \$
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Other Acquisition Cost: Insert Label Wher Acquisition Cost: Insert Label Accounting and Cost Certification Appraisal Expense Architect & Engineer Fees Architect & Engineer Fees Architect & Engineer Fees Application Expense, Lender Anancing & Application Expense, Tax Credit	1440 1440 1430 1430 1430 1430	\$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ \$ \$ \$ \$ \$
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DEVELOPER FEE LIMIT					
Applicant PHA/Grante	ee: [enter official PHA/Grantee name]				
Grant Name, if applicab	-	is grant name]			
Phase/Project Nan		<u> </u>			
PIC Development Numb	[enter the new AMP-format development number]				
	Project Costs taken from Exhibit F-2, Po Under the tab named "Exh F-2 I	Perm"			
	Total project costs (Part A)	\$ -			
	developer Fee	\$ -			
	program mgt fee	\$ -			
	reloc activities	\$ -			
	Total reserves	Φ.			
	Reserve Deposit, Operating	\$ -			
	Operating subsidy reserve	\$ -			
	Lease-up Reserve	\$ -			
	Supportive service reserve Other Reserves: Insert Label	\$ - \$ -			
	Other Reserves: Insert Label Other Reserves: Insert Label	\$ -			
	PHA site improments and fees	\$ -			
Charle (IIVII) blue boy if	acquisition	\$ -			
Check ("X") blue box if Developer is not	demolition	\$ -			
performing activity	HA admin	\$ -			
	Basis for Fee Developer's Fee as % of Basis				
9% of Basis Maximum					
370 OI Dasis Maxilliulli					
	Calculated 9% Fee Within 9% Limi				
Negotiated Fee Between	9% and 12%				
Enter Fee Percentag					
12% Maximum					
	12% Fee Within 12% Limi				

Contractor Fee Limit

Applicant PHA/Grantee: [enter official PHA/Grantee name]

Grant Name, if applicable: [enter the HOPE VI or Choice Neighborhoods grant name]

Phase/Project Name: [enter project Name and Phase description]

PIC Development Number: [enter the new AMP-format development number]

Project Costs taken from Exhibit F-2, Permanent S&U Under the tab named "Exh F-2 Perm"

Hard Construction Costs

Residential construction

Site work and landscaping

Basis

\$ -	Total of All Residential Construction
Α	Total of Site Improvements Part A
Φ0	

	Percentage of
Amount	Basis

Overhead: 2% Limit

term sheet calculated difference

<u> </u>		//D D //OI
\$	-	#DIV/0!
	\$0	2.00%
	\$0	Within Limit

Profit: 6% Limit

term sheet calculated difference

\$0	#DIV/0!
\$0	6.00%
\$0	Within Limit

General Conditions: 6% Limit (G&A includes Bond Premium)

term sheet calculated difference

<u> </u>	10111141111	
	\$0	#DIV/0!
	\$0	6.00%
	\$0	Within Limit

PHA/Grantee Administration Fee Project Costs taken from Exhibit F-2, Permanent S&U **Under the tab named "Exh F-2 Perm"** Total Project Cost \$0 - CSS \$0 \$0 - Outside Legal \$0 Basis Term Sheet \$0 Calculated (3% of Basis) \$0 Difference \$0 Within 3% Limit Percent Administration in Term #DIV/0! Sheet

Page 9 of 15

PHA/Grantee: [enter official PHA/Grant Grant Name: [enter the HOPE VI or Ch	-	orhoods g	rant name]		Enter Date Prepared
Project Name: [enter project Name and	_	_	_		
					_
Developer Fee:					
Project Costs		ው ስ			
Total project costs - developer fee		\$0 \$0	-		
- developer fee - developer fee		\$0	•		
- program mgt fee		\$0	•		
Reserves:		Ψ0]		
- Reserve Deposit, Operating		\$0			
- Operating subsidy reserve		\$0	•		
- Lease-up Reserve		\$0	=		
- Supportive service reserve		\$0	-		
- Other Reserves: Insert Label		\$0	-		
Part B Uses:					
- Community & Supp. Services		\$0	•		
- Management Improvements, PHA		\$0	-		
- Administration		\$0	<u>-</u>		
- Outside Legal Cost: PHA/Grantee		\$0			
- Fees & Costs		\$0	· 		
- Site Acquisition		\$0	If checked		
- Site Improvement		\$0	activities a		
- Non-Dwelling Structures		\$0	NOT being	J	
- Non-Dwelling Equipment		\$0	performed		
- Demolition (and associated remediation)		\$0	by Develo	per	
- Relocation Expense		\$0			
- Relocation Expense			•		
basis for fee		\$0			
basis for fee dev fee as %	Charle IVI	#DIV/0!			
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basis for fee dev fee as % Max allowed: 9% 12% difference Contractor Fee: Hard Construction Costs	Check [X] s	# DIV/0! 9% or 12%		Total Project Cost	\$0
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Mixed-Finance Operating Pro forma Worksheet

Applicant PHA/Grantee: [enter official PHA/Grantee name]

Grant Name, if applicable: [enter the HOPE VI or Choice Neighborhoods grant name]

Phase/Project Name: [enter project Name and Phase description]

PIC Development Number: [enter the new AMP-format development number]

This is a workbook of integrated spreadsheets designed to produce the income and operating pro forma in support of Rental Term Sheet submission. If you have any familiarity with pro forma this workbook should be straightforward to complete. Start with the assumptions below. Then click on the "Rents" tab where you will list the number of units and rents for the various types of units that you have. Finally, click on the "ProForma" tab to list "Other Income" and all first-year expenses except "Property Management Fee" and "Replacement Reserve." Feel free to change row headings to fit your circumstance.

ASSUMPTIONS

Rental income annual increase	3.0%
Other income annual increase	3.5%
Vacancy rate	4.0%
Expense annnual increase	4.0%
Replacement reserve monthly amount	\$25.00
Replacement reserve annual increase	2.5%

Property Management Fee (Fixed fee OR % of EGI, NOT BOTH)

Fixed fee (per unit per month)

Annual increase

Percentage of Effective Gross Income

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5.0%

Rental Income

Applicant PHA/Grantee: [enter official PHA/Grantee name]

Grant Name, if applicable: [enter the HOPE VI or Choice Neighborhoods grant name]

Phase/Project Name: [enter project Name and Phase description]
PIC Development Number: [enter the new AMP-format development number]

	# of	Number	Monthly	Avg PH	Operating	Annual
Туре	Bedrooms	of Units	Rent	Rent	Subsidy	Rent
Market	1	2	900			21,600
Market	1	6	1,018			73,296
Market	1	48	1,059			609,984
Market	2	46	1,450			800,400
Market	2	14	1,475			247,800
Market	2	6	1,662			119,664
Market	2	8	1,977			189,792
Market	3	3	1,956			70,416
Market	3	3	1,947			70,092
Market	3	4	1,836			88,128
Total Market		140				2,291,172
LIHTC only	2	24	275			79,200
LIHTC only						0
LIHTC only						0
LIHTC only						0
LIHTC only						0
Total LIHTC on	ly	24				79,200
S8/LIHTC*	1	4	507			24,336
S8/LIHTC*	2	8	605			58,080
Total S8/Tax Cı	redit	12				82,416
ACC Units**		24		25	226	72,288
	=	200	:			2,525,076

^{*}Section 8/Low Income Housing Tax Credit rent is the lower of S8 or LIHTC allowable rent. For this project LIHTC rent is lower.

All rents should be net of utility allowances.

^{**} Public Housing rent is the greater of 30% of income or \$25.

15 Year Operating Pro Forma

Applicant PHA/Grantee: [enter official PHA/Grantee name]

Grant Name, if applicable: [enter the HOPE VI or Choice Neighborhoods grant name]

Phase/Project Name: [enter project Name and Phase description]

PIC Development Number: [enter the new AMP-format development number]

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Operating <i>Pro Forma</i>	1 1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Market Rate Rent	2,291,172	2,359,907	2,430,704	2,503,626	2,578,734	2,656,096	2,735,779	2,817,853	2,902,388	2,989,460	3,079,144	3,171,518	3,266,663	3,364,663	3,465,603
Low Income Housing Tax Credit-Only Rent	79,200	81,576	84,023	86,544	89,140	91,815	94,569	97,406	100,328	103,338	106,438	109,631	112,920	116,308	119,797
Section 8/Low Income Housing Tax Credit	82,416	84,888	87,435	90,058	92,760	95,543	98,409	101,361	104,402	107,534	110,760	114,083	117,506	121,031	124,662
Public Housing Income	72,288	74,457	76,690	78,991	81,361	83,802	86,316	88,905	91,572	94,319	97,149	100,063	103,065	106,157	109,342
Gross Rental Income	2,525,076	2,600,828	2,678,853	2,759,219	2,841,995	2,927,255	3,015,073	3,105,525	3,198,691	3,294,651	3,393,491	3,495,296	3,600,155	3,708,159	3,819,404
Other Income	35,200	36,432	37,707	39,027	40,393	41,807	43,270	44,784	46,352	47,974	49,653	51,391	53,190	55,051	56,978
Allowance for Vacancy	(101,003)	(104,033)	(107,154)	(110,369)	(113,680)	(117,090)	(120,603)	(124,221)	(127,948)	(131,786)	(135,740)	(139,812)	(144,006)	(148,326)	(152,776)
Effective Gross Income	2,459,273	2,533,227	2,609,406	2,687,877	2,768,708	2,851,971	2,937,740	3,026,088	3,117,095	3,210,839	3,307,404	3,406,875	3,509,338	3,614,884	3,723,606
Operating Expense															
Salaries	131,195	136,443	141,901	147,577	153,480	159,619	166,004	172,644	179,549	186,731	194,201	201,969	210,047	218,449	227,187
Property Management Fee	122,964	126,661	130,470	130,470	130,470	130,470	130,470	130,470	130,470	130,470	130,470	130,470	130,470	130,470	130,470
Utilities	57,200	59,488	61,868	64,342	66,916	69,593	72,376	75,271	78,282	81,413	84,670	88,057	91,579	95,242	99,052
Maintenance	210,950	219,388	228,164	237,290	246,782	256,653	266,919	277,596	288,700	300,248	312,258	324,748	337,738	351,247	365,297
Snow Removal	3,224	3,353	3,487	3,627	3,772	3,922	4,079	4,243	4,412	4,589	4,772	4,963	5,162	5,368	5,583
Insurance	110,232	114,641	119,227	123,996	128,956	134,114	139,479	145,058	150,860	156,895	163,170	169,697	176,485	183,544	190,886
Real Estate Taxes/PILOT	154,875	161,070	167,513	174,213	181,182	188,429	195,966	203,805	211,957	220,435	229,253	238,423	247,960	257,878	268,193
Supportive Services	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Advertising	2,500	2,600	2,704	2,812	2,925	3,042	3,163	3,290	3,421	3,558	3,701	3,849	4,003	4,163	4,329
Telephone/office expenses	6,000	6,240	6,490	6,749	7,019	7,300	7,592	7,896	8,211	8,540	8,881	9,237	9,606	9,990	10,390
Accounting	6,760	7,030	7,312	7,604	7,908	8,225	8,554	8,896	9,252	9,622	10,006	10,407	10,823	11,256	11,706
Security	10,000	10,400	10,816	11,249	11,699	12,167	12,653	13,159	13,686	14,233	14,802	15,395	16,010	16,651	17,317
Replacement Reserves	50,000	51,250	52,531	53,845	55,191	56,570	57,985	59,434	60,920	62,443	64,004	65,604	67,244	68,926	70,649
Total Operating Exp.	865,900	898,565	932,481	963,774	996,298	1,030,103	1,065,240	1,101,761	1,139,721	1,179,177	1,220,189	1,262,818	1,307,128	1,353,185	1,401,060
Net Operating Income	1,593,373	1,634,662	1,676,925	1,724,103	1,772,410	1,821,868	1,872,500	1,924,327	1,977,374	2,031,662	2,087,215	2,144,057	2,202,210	2,261,699	2,322,546
Debt Service DCR	1.23	1.26	1.30	1.33	1.37	1.41	1.45	1.49	1.53	1.57	1.61	1.66	1.70	1.75	1.80
1st Mortg BOND	1,244,585	1,244,585	1,244,585	1,244,585	1,244,585	1,244,585	1,244,585	1,244,585	1,244,585	1,244,585	1,244,585	1,244,585	1,244,585	1,244,585	1,244,585
2nd Mortg HTF	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000
3rd Mortg.Hope VI	37,364	37,364	37,364	37,364	37,364	37,364	37,364	37,364	37,364	37,364	37,364	37,364	37,364	37,364	37,364
Total Debt Service	1,292,949	1,292,949	1,292,949	1,292,949	1,292,949	1,292,949	1,292,949	1,292,949	1,292,949	1,292,949	1,292,949	1,292,949	1,292,949	1,292,949	1,292,949
Net Cash Flow	300,424	341,713	383,976	431,154	479,461	528,919	579,551	631,378	684,425	738,713	794,266	851,108	909,261	968,750	1,029,597

Public Housing Rent 72,288
less Prorated Expense 103,908
Public Housing Subsidy to Other Units (31,620)

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Applicant PHA/Grantee: [enter official PHA/Grantee name]

Grant Name, if applicable: [enter the HOPE VI or Choice Neighborhoods grant name] Phase/Project Name: [enter tro review and Phase description]
PIC Development Number: [enter the new AMP-format development number]

> 17-Dec-10 Date Prepared:

Construction Costs Completed

Starting Balance

2.50%

Dec-10

Flow of Funds Analysis Closing Draw

Uses of Funds			Closing
Acquisition Costs			
Land		-	-
Building		-	-
Total Acquisition Costs		0	
Hard Costs			
Hard Construction Costs		9,075,000	226,875
Site Work		1,000,000	25,000
General Requirements		544,500	13,613
Contractor Overhead		181,500	4,538
Contractor Profit		544,500	13,613
Contractor Bond Premium			
Contingency		725,000	C
FF&E		250,000	37,500
Retainage			(28,364
Total Hard Costs		12,320,500	292,774
Soft Construction Costs		, , , , , , , ,	
Architecture Design & Engineering		680,000	470,000
Survey & As-Built Survey		25,000	25,000
Environmental		60,000	60.000
Soils & Materials Testing/Structural Report		20,000	20,000
_ ,			
Insurance		60,000	30,000
Construction Loan Interest Rate Cap		0	(
Construction Loan Legal, Due Diligence and Appraisal		48,000	48,000
Permanent Loan Origination		19,625	
Inspection Fees		35,000	
Title & Recording		34,000	34,000
Developer Legal		125,000	100,000
Accountant and Audit		80,000	40,000
Appraisal & Market Study		15,000	15,000
Marketing		55,000	
Rent-up Reserve		200,000	
Soft Cost Contingency		48,503	
Operating Reserve		581,500	
Replacement Reserve		49,452	
•			4.000
Tax Credit Application Fees		4,000	4,000
Tax Credit Fees (Reservation and Monitoring)		171,700	171,700
Developer Overhead		488,800	391,040
Developer Fee		1,466,400	C
AHA Developer Fee		488,800	C
Total Soft Construction Costs		5,979,797	2,050,757
Total Development Costs		18,300,297	2,343,531
Loan Repayment		10,925,000	_,_,_,_
20an Nopaymoni		20,020,000	
Total Project Uses		29,225,297	2,343,531
		% Equity	
Constr. Sources of Funds		pay-in	24%
Investor Disbursement/Draws		8,599,320	1,719,864
Investor Balance Available		-	2,120,00
Bank Construction Loan Disbursement	50%	10,925,000	311,833
AHA Disbursement	50%	5,170,000	311,833
Deferred Developers Fee	50%	605,977	311,033
Deletted Developers Fee		605,977	
Permanent Sources			
Interest Earnings			
Deferred Developers Fee			
Total Project Sources		29,225,297	2,343,531
AHA Potential Eligible Costs		5,170,000	1,544,724
AHA Loan Disbursement			311,83
AHA Loan Balance Start Month			5,170,000
AHA Disbursements for Eligible Costs Only			Yes
AHA Cumulative Loan Balance			311,833
Projected Construction Interest Due Based on Draw Schedule			-
Cumulative Bank Construction Loan Balance			311,833
Dogo 14 of 1E		form LILID FO1F	0 (7/20/2014

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Applicant PHA/Grantee: [enter official PHA/Grantee name]

Grant Name, if applicable: [enter the HOPE VI or Choice Neighborhoods grant name] Phase/Project Name: [enter project Name and Phase description]
PIC Development Number: [enter the new AMP-format development number]

Date Prepared:

17-Dec-10 % of

Construction Costs Completed

7.50%

7.50%

10.00%

12.50%

12.00%

12.00%

10.00%

	Costs Completed	7.50%	7.50%	10.00%	12.50%	12.00%	12.00%	10.00%
Flow of Funds Analysis		Draw1	Draw2	Draw3	Draw4	Draw5	Draw6	Draw7
	Starting Balance	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11
						,		
Uses of Funds								
Acquisition Costs								
Land	_	_	_	_	_	_	_	_
Building	-	-	-	-	-	-	-	-
Total Acquisition Costs	0	0	0	0	0	0	0	0
Hard Costs	0.075.000	600.605	600 605	007.500	4 404 075	4 000 000	4 000 000	007.500
Hard Construction Costs Site Work	9,075,000 1,000,000	680,625 75,000	680,625 75,000	907,500 100,000	1,134,375 125,000	1,089,000 120,000	1,089,000 120,000	907,500 100,000
General Requirements	544,500	40,838	40,838	54,450	68,063	65,340	65,340	54,450
Contractor Overhead	181,500	13,613	13,613	18,150	22,688	21,780	21,780	18,150
Contractor Profit	544,500	40,838	40,838	54,450	68,063	65,340	65,340	54,450
Contractor Bond Premium		0	0	0	0			
Contingency	725,000	0	217,500	0	0	145,000	0	145,000
FF&E	250,000	(05.001)	(05.001)	25,000	25,000	(100.140)	(00.072)	(00.070
Retainage Total Hard Costs	12,320,500	(85,091) 765,821	(85,091) 983,321	(113,455) 1,046,095	(141,819) 1,301,369	(136,146) 1,370,314	(68,073) 1,293,387	(63,978 1,215,573
Soft Construction Costs	12,320,300	705,621	303,321	1,040,093	1,301,309	1,370,314	1,293,307	1,213,373
Architecture Design & Engineering	680,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Survey & As-Built Survey	25,000							
Environmental	60,000							
Soils & Materials Testing/Structural Report	20,000	_						
Insurance	60,000	0						
Construction Loan Interest Rate Cap Construction Loan Legal, Due Diligence and Appraisal	0 48,000							
Permanent Loan Origination	19,625							
Inspection Fees	35,000	2,692	2,692	2,692	2,692	2,692	2,692	2,692
Title & Recording	34,000	***	***		,	,	,	,
Developer Legal	125,000							
Accountant and Audit	80,000							
Appraisal & Market Study	15,000	0			44.000	F F00	F F00	F F00
Marketing	55,000				11,000	5,500	5,500	5,500
Rent-up Reserve Soft Cost Contingency	200,000 48,503							3,731
Operating Reserve	581,500							3,731
Replacement Reserve	49,452							
Tax Credit Application Fees	4,000	0						
Tax Credit Fees (Reservation and Monitoring)	171,700							
Developer Overhead	488,800	0	0	0	0	0	0	0
Developer Fee AHA Developer Fee	1,466,400 488,800	0 0	0	0 0	0	0	0	0
Total Soft Construction Costs	5,979,797	18,992	20,627	21,859	32,859	27,359	30,014	38,934
Total Development Costs	18,300,297	784,813	1,003,948	1,067,954	1,334,228	1,397,673	1,323,401	1,254,507
Loan Repayment	10,925,000	704,010	1,000,040	1,007,004	1,004,220	1,007,070	1,020,401	1,204,007
Total Project Uses	29,225,297	784,813	1,003,948	1,067,954	1,334,228	1,397,673	1,323,401	1,254,507
Constr. Sources of Funds	% Equity pay-in	0%	0%	0%	0%	0%	0%	0%
Investor Disbursement/Draws	8,599,320	-	-	-	-	-	-	-
Investor Balance Available	-	-	-	-	-	-	-	-
Bank Construction Loan Disbursement 50%	10,925,000	392,406	295,760	-	-	637,267	1,245,416	1,254,507
AHA Disbursement 50%		392,406	708,188	1,067,954	1,334,228	760,406	77,985	
Deferred Developers Fee	605,977							
Permanent Sources								
Interest Earnings Deferred Developers Fee								
·								
Total Project Sources	29,225,297	784,813	1,003,948	1,067,954	1,334,228	1,397,673	1,323,401	1,254,507
AHA Potential Eligible Costs	5,170,000	784,813	1,003,948	1,067,954	1,334,228	1,355,391	594,985	517,000
AHA Loan Disbursement		392,406	708,188	1,067,954	1,334,228	760,406	77,985	-
AHA Loan Balance Start Month		4,858,167	4,465,760	3,757,572	2,689,619	1,355,391	594,985	517,000
AHA Disbursements for Eligible Costs Only		Yes	Yes	Yes	Yes	Yes	Yes	Yes
AHA Cumulative Loan Balance		704,240	1,412,428	2,480,381	3,814,609	4,575,015	4,653,000	4,653,000
Projected Construction Interest Due Based on Draw Schedule		1,299	2,934	4,167	4,167	4,167	6,822	12,011
Cumulative Bank Construction Loan Balance	form LUID 50	704,240	1,000,000	1,000,000	1,000,000	1,637,267	2,882,683	4,137,190
Page 14 of 15	form HUD-50							

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Applicant PHA/Grantee: [enter official PHA/Grantee name]

Grant Name, if applicable: [enter the HOPE VI or Choice Neighborhoods grant name]
Phase/Project Name: [enter the HOPE VI or Choice Neighborhoods grant name]
PIC Development Number: [enter the new AMP-format development number]

Date Prepared: 17-Dec-10 % of

% of Construction Costs Completed

Flow of Funds Analysis	Costs Completed	7.50%	3.00%	2.50%	2.50%	2.50%	8.00%	
· · · · · · · · · · · · · · · · · · ·		Draw8	Draw9	Draw10	Draw11	Draw12	Draw13	0.00% Draw14
	Starting Balance	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12
-	Starting Balance	Aug-II	3ep-11	OCI-11	1100-11	Dec-11	Jan-12	F60-12
						2nd Installment - Construction		
Uses of Funds						Completion		
Acquisition Costs								
Land Building	-	-	-	-	-	-	-	-
Total Acquisition Costs	0	0	0	0	0	0	0	0
Hard Costs	-							
Hard Construction Costs	9,075,000	680,625	272,250	226,875	226,875	226,875	726,000	0
Site Work	1,000,000	75,000	30,000	25,000	25,000	25,000	80,000	0
General Requirements	544,500	40,838	16,335	13,613	13,613	13,613	43,560	0
Contractor Overhead	181,500	13,613	5,445	4,538	4,538	4,538	14,520	0
Contractor Profit	544,500	40,838	16,335	13,613	13,613	13,613	43,560	0
Contractor Bond Premium	725 000	0	0	0	0	0	0	
Contingency FF&E	725,000 250,000	U	U	25,000	25,000	25,000	37,500	50,000
Retainage	230,000	(42,546)	(17,018)	(14,182)	(14,182)	(14,182)	(45,382)	869,508
Total Hard Costs	12,320,500	808,367	323,347	294,456	294,456	294,456	899,758	919,508
Soft Construction Costs		•						
Architecture Design & Engineering	680,000	15,000	15,000	15,000	15,000	15,000	30,000	0
Survey & As-Built Survey	25,000							
Environmental	60,000							
Soils & Materials Testing/Structural Report	20,000		•			00.000		
Insurance Construction Loop Interest Rate Con	60,000		0			30,000		
Construction Loan Interest Rate Cap Construction Loan Legal, Due Diligence and Appraisal	48,000							
Permanent Loan Origination	19,625							
Inspection Fees	35,000	2,692	2,692	2,692	2,692	2,692	2,692	
Title & Recording	34,000	,	,	,	,	,	***	
Developer Legal	125,000							
Accountant and Audit	80,000					0	40,000	
Appraisal & Market Study	15,000							
Marketing	55,000	5,500	5,500	5,500	5,500	5,500		
Rent-up Reserve	200,000	2 721	2 721	2 721	2 721	2 721	33,333	33,333
Soft Cost Contingency Operating Reserve	48,503 581,500	3,731	3,731	3,731	3,731	3,731 0	3,731	3,731
Replacement Reserve	49,452					U		
Tax Credit Application Fees	4,000							
Tax Credit Fees (Reservation and Monitoring)	171,700							0
Developer Overhead	488,800	0	0	0	0	41,396	56,364	0
Developer Fee	1,466,400	0	0	0	0	0	0	0
AHA Developer Fee	488,800	0	0	0	0	0	0	0
Total Soft Construction Costs	5,979,797	44,162	47,714	49,260	50,692	154,526	191,327	62,271
Total Development Costs	18,300,297	852,528	371,061	343,716	345,148	448,982	1,091,085	981,779
Loan Repayment	10,925,000	0						
Total Project Uses	29,225,297	852,528	371,061	343,716	345,148	448,982	1,091,085	981,779
	% Equity							
Constr. Sources of Funds	pay-in	0%	0%	0%	0%	36%	0%	0%
Investor Disbursement/Draws	8,599,320	-	-	-		448,982	1,091,085	464,779
Investor Balance Available	10.025.000	052 520	271.001	- 242.710	245 140	2,130,814	1,039,729	574,950
Bank Construction Loan Disbursement 50% AHA Disbursement 50%	10,925,000 5,170,000	852,528	371,061	343,716	345,148	-	-	517,000
Deferred Developers Fee	605,977					-		(0)
Permanent Sources								
Interest Earnings Deferred Developers Fee								
Deferred Developers Fee								
Total Project Sources	29,225,297	852,528	371,061	343,716	345,148	448,982	1,091,085	981,779 0
AHA Potential Eligible Costs	5,170,000	517,000	371,061	343,716	345,148	407,586	517,000	517,000
AHA Loan Disbursement		-	-		-	-	-	517,000
AHA Loan Balance Start Month		517,000	517,000	517,000	517,000	517,000	517,000	517,000
AHA Disbursements for Eligible Costs Only		Yes	Yes	Yes	Yes	Yes	Yes	Yes
AHA Cumulative Loan Balance		4,653,000	4,653,000	4,653,000	4,653,000	4,653,000	4,653,000	5,170,000
Projected Construction Interest Due Based on Draw Schedule		17,238	20,790	22,337	23,769	25,207	25,207	25,207
Cumulative Bank Construction Loan Balance		4,989,719	5,360,779	5,704,495	6,049,643	6,049,643	6,049,643	6,049,643
Camalative Dark Construction Loan Dalance	form HUD-50							

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Date Prepared:

17-Dec-10

Construction

Costs Completed 0.00% Flow of Funds Analysis Draw17 Draw15 Draw16 Draw18 Draw20 Draw21 Starting Balance Mar-12 Apr-12 May-12 Jun-12 Jul-12 Aug-12 4th Installment Stabilization/ 3609s 3rd Installment **Uses of Funds** Conversion Acquisition Costs Land Building Total Acquisition Costs 0 0 0 **Hard Costs** 9,075,000 Hard Construction Costs Site Work 1,000,000 General Requirements 544.500 181.500 Contractor Overhead Contractor Profit 544,500 Contractor Bond Premium 725,000 0 Contingency 217,500 FF&E 250,000 0 Retainage 0 12.320.500 0 Total Hard Costs 217.500 0 0 0 **Soft Construction Costs** Architecture Design & Engineering 680,000 0 0 0 0 0 Survey & As-Built Survey 25,000 Environmental 60.000 Soils & Materials Testing/Structural Report 20,000 Insurance 60,000 Construction Loan Interest Rate Cap 48.000 Construction Loan Legal, Due Diligence and Appraisal Permanent Loan Origination 19.625 19.625 Inspection Fees 35,000 Title & Recording 34,000 Developer Legal 125,000 25,000 Accountant and Audit 80.000 Appraisal & Market Study 15.000 Marketing 55,000 Rent-up Reserve 200,000 33,333 33,333 33,333 33,333 Soft Cost Contingency 48,503 3,731 3,731 3,731 3,731 3,731 Operating Reserve 581 500 n 581 500 n Replacement Reserve 49.452 49.452 Tax Credit Application Fees 4.000 Tax Credit Fees (Reservation and Monitoring) 171,700 0 0 0 0 0 0 Developer Overhead 488,800 0 0 0 0 0 Developer Fee 1,466,400 0 0 0 0 1.466.400 AHA Developer Fee 488.800 0 488.800 Total Soft Construction Costs 62,271 62,271 37,064 37,064 5.979.797 2.939.773 0 Total Development Costs 18 300 297 62,271 279.771 37.064 37.064 2.939.773 0 Loan Repayment 10.925.000 10.925.000 **Total Project Uses** 29,225,297 62,271 11,204,771 37,064 37,064 2,939,773 % Equity Constr. Sources of Funds 42% 0.0% 18.0% 2,404,413 Investor Disbursement/Draws 8,599,320 62,271 37 064 37.064 2,333,796 Investor Balance Available 512,678 1,118,027 1,080,963 1,043,898 10,925,000 Bank Construction Loan Disbursement 50% 4.875.357 AHA Disbursement 5,170,000 Deferred Developers Fee 605,977 (0) 605,977 Permanent Sources Interest Earnings Deferred Developers Fee **Total Project Sources** 11,204,771 29,225,297 62,271 37,064 37,064 2,939,773 0 AHA Potential Eligible Costs 5.170.000 AHA Loan Disbursement AHA Loan Balance Start Month AHA Disbursements for Eligible Costs Only Yes Yes Yes Yes Yes AHA Cumulative Loan Balance 5,170,000 5,170,000 5,170,000 5,170,000 5,170,000 5,170,000 Projected Construction Interest Due Based on Draw Schedule 25,207 25,207

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6,049,643

This is not a mandatory HUD format. The Grantee may use any format that is acceptable to the HUD Grant Manager. This Tab is not Protected and may be replaced. When replacing the Tab, be sure that the Grantee Name, Phase/Project Name and PIC Development Number are included.

Applicant PHA/Grantee: [enter official PHA/Grantee name]

Grant Name, if applicable: [enter the HOPE VI or Choice Neighborhoods grant name]
Phase/Project Name: [enter project Name and Phase description]
PIC Development Number: [enter the new AMP-format development number]

Date Prepared:

17-Dec-10

Construction Costs Completed

100% Flow of Funds Analysis Draw22 Starting Balance Sep-12 **Ending Balance Uses of Funds Acquisition Costs** Land Building Total Acquisition Costs Hard Costs Hard Construction Costs 9,075,000 Site Work 1,000,000 0 General Requirements 544,500 0 Contractor Overhead 181.500 Contractor Profit 544,500 Contractor Bond Premium Contingency 725,000 FF&E 250,000 Retainage 12.320.500 ## Total Hard Costs 0 Soft Construction Costs Architecture Design & Engineering 680,000 0 ## 0 ## 0 ## Survey & As-Built Survey 25,000 Environmental 60.000 Soils & Materials Testing/Structural Report 20,000 Insurance 60,000 Construction Loan Interest Rate Cap 48.000 Construction Loan Legal, Due Diligence and Appraisal Permanent Loan Origination 19.625 Inspection Fees 35,000 Title & Recording 34,000 0 Developer Legal 125,000 Accountant and Audit 80.000 Appraisal & Market Study 15.000 Marketing 55,000 Rent-up Reserve 200,000 0 Soft Cost Contingency 48,503 0 Operating Reserve 581 500 Replacement Reserve 49.452 Tax Credit Application Fees 4,000 Tax Credit Fees (Reservation and Monitoring) 171,700 0 Developer Overhead 488,800 Developer Fee 1.466.400 n 0 488.800 AHA Developer Fee Total Soft Construction Costs 5.979.797 0 18 300 297 ## Total Development Costs 18 300 297 0 Loan Repayment 10.925.000 0 10.925.000 **Total Project Uses** 29,225,29 % Equity Constr. Sources of Funds 0% **Ending Balance** pay-in 8,599,320 Investor Disbursement/Draws 8,599,320 Investor Balance Available 10,925,000 10,925,000 Bank Construction Loan Disbursement 50% AHA Disbursement 5,170,000 5,170,000 Deferred Developers Fee 605,977 605,977 **Permanent Sources** Interest Earnings Deferred Developers Fee **Total Project Sources** 29,225,297 29,225,297 5,170,000 AHA Potential Eligible Costs 11.221.551 AHA Loan Disbursement 5,170,000 AHA Loan Balance Start Month AHA Disbursements for Eligible Costs Only Yes AHA Cumulative Loan Balance 5,170,000 Projected Construction Interest Due Based on Draw Schedule 245,735

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Other Exhibts to be Attached

- 1) City map, showing location of project
- 2) Site plan
- 3) Building designs
- 4) Summary of market study if project includes tax credit only or market rate units in addition to public housing.
- 5) Construction cost estimate by major trade categories including contractor general conditions, overhead and profit
- 6) Cost comparison of new construction

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