

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.

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

- Include Public Housing Capital Assistance used for development, and borrowed funds secured by repayment with 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 941.10:

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.

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

City	- all -
StateName	- all -

The Notice was published on:	5/24/2010
The Notice expires on:	5/31/2011

Type	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
	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
	Sum of 1 Bedrooms, HCC	36084544.2106999
	Sum of 2 Bedrooms, HCC	46394413.99095
	Sum of 3 Bedrooms, HCC	61859218.6428
	Sum of 4 Bedrooms, HCC	77324023.3144
	Sum of 5 Bedrooms, HCC	87633893.0882
Sum of 6 Bedrooms, HCC	97943762.862	
Row House	Sum of 0 Bedrooms, TDC	46076937.9508
	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
	Sum of 3 Bedrooms, HCC	50518109.3355
	Sum of 4 Bedrooms, HCC	60192331.7545
	Sum of 5 Bedrooms, HCC	66354331.3524
Sum of 6 Bedrooms, HCC	72181723.5096	
Walkup	Sum of 0 Bedrooms, TDC	40360937.41319
	Sum of 1 Bedrooms, TDC	54601562.01
	Sum of 2 Bedrooms, TDC	69374489.8648
	Sum of 3 Bedrooms, TDC	90563159.1858
	Sum of 4 Bedrooms, TDC	112416591.0891
	Sum of 5 Bedrooms, TDC	126507142.0993
	Sum of 6 Bedrooms, TDC	140393015.2862
	Sum of 0 Bedrooms, HCC	23063392.80625
	Sum of 1 Bedrooms, HCC	31200892.5754
	Sum of 2 Bedrooms, HCC	39642565.6341
	Sum of 3 Bedrooms, HCC	51750376.6775999
	Sum of 4 Bedrooms, HCC	64238052.0518
	Sum of 5 Bedrooms, HCC	72289795.4858
Sum of 6 Bedrooms, HCC	80224580.1598	

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

Applicant PHA/Grantee:
 Grant Name, if applicable:
 Phase/Project Name:
 PIC Development Number:



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

Structure Type	Number of Bedrooms	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		
		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	-	-	-	-	-	-	-	-	-	-	-	-
Semi-Detached	0	-	-	-	-	-	-	-	-	-	-	-	-
	1	-	-	-	-	-	-	-	-	-	-	-	-
	2	-	-	-	-	-	-	-	-	-	-	-	-
	3	-	-	-	-	-	-	-	-	-	-	-	-
	4	-	-	-	-	-	-	-	-	-	-	-	-
	5	-	-	-	-	-	-	-	-	-	-	-	-
Row House	0	-	-	-	-	-	-	-	-	-	-	-	-
	1	-	-	-	-	-	-	-	-	-	-	-	-
	2	-	-	-	-	-	-	-	-	-	-	-	-
	3	-	-	-	-	-	-	-	-	-	-	-	-
	4	-	-	-	-	-	-	-	-	-	-	-	-
	5	-	-	-	-	-	-	-	-	-	-	-	-
Walk-Up	0	-	-	-	-	-	-	-	-	-	-	-	-
	1	-	-	-	-	-	-	-	-	-	-	-	-
	2	-	-	-	-	-	-	-	-	-	-	-	-
	3	-	-	-	-	-	-	-	-	-	-	-	-
	4	-	-	-	-	-	-	-	-	-	-	-	-
	5	-	-	-	-	-	-	-	-	-	-	-	-
Elevator	0	-	-	-	-	-	-	-	-	-	-	-	-
	1	-	-	-	-	-	-	-	-	-	-	-	-
	2	-	-	-	-	-	-	-	-	-	-	-	-
	3	-	-	-	-	-	-	-	-	-	-	-	-
	4	-	-	-	-	-	-	-	-	-	-	-	-
	5	-	-	-	-	-	-	-	-	-	-	-	-
Totals:		-	-	-	-	-	-	-	-	-	-	-	-

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

Unit Summary	Total Tax Credit Units:	<input type="text" value="-"/>	Market (unrestricted) Rental:	<input type="text" value="-"/>	Market (unrestricted) HO:	<input type="text" value="-"/>
	Rehab (of existing PH) Units:	<input type="text" value="-"/>	Rental:	<input type="text" value="-"/>	PH Rental, + HO w/PHCA (subject to TDC limit):	<input type="text" value="-"/>
	New Construction Units:	<input type="text" value="-"/>	Homeownership:	<input type="text" value="-"/>	Non-PH Rental, + HO w/o PHCA (no TDC limit):	<input type="text" value="-"/>
	Acquisition Units:	<input type="text" value="-"/>	Total Units:	<input type="text" value="-"/>	Total Units:	<input type="text" value="-"/>
	Total Units:	<input type="text" value="-"/>	Total Units:	<input type="text" value="-"/>	Total Units:	<input type="text" value="-"/>

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

Minimum Required units project-wide	Planned Accessibility: Units for Mobility-Impaired and Hearing/Sight-Impaired											
	Rental Unit Categories						Homeownership Unit Categories					
	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 2010-20 (HA) for: (All), (All)

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)	(new const. only)	Per Unit	Phase Totals
					Per Unit	Phase Totals		
Detached/Semi-Detached	1	-	-	-	\$ 41,883,951	\$ -	\$ 73,296,914	\$ -
	2	-	-	-	\$ 47,600,406	\$ -	\$ 83,300,711	\$ -
	3	-	-	-	\$ 56,399,635	\$ -	\$ 98,699,362	\$ -
	4	-	-	-	\$ 66,304,460	\$ -	\$ 116,032,806	\$ -
	5	-	-	-	\$ 72,636,992	\$ -	\$ 127,114,735	\$ -
	6	-	-	-	\$ 78,541,462	\$ -	\$ 137,447,558	\$ -
Row House	1	-	-	-	\$ 34,676,804	\$ -	\$ 60,684,406	\$ -
	2	-	-	-	\$ 41,711,756	\$ -	\$ 72,995,573	\$ -
	3	-	-	-	\$ 50,518,109	\$ -	\$ 88,406,691	\$ -
	4	-	-	-	\$ 60,192,332	\$ -	\$ 105,336,581	\$ -
	5	-	-	-	\$ 66,354,331	\$ -	\$ 116,120,080	\$ -
	6	-	-	-	\$ 72,181,724	\$ -	\$ 126,318,016	\$ -
Walkup	0	-	-	-	\$ 23,063,393	\$ -	\$ 40,360,937	\$ -
	1	-	-	-	\$ 31,200,893	\$ -	\$ 54,601,562	\$ -
	2	-	-	-	\$ 39,642,566	\$ -	\$ 69,374,490	\$ -
	3	-	-	-	\$ 51,750,377	\$ -	\$ 90,563,159	\$ -
	4	-	-	-	\$ 64,238,052	\$ -	\$ 112,416,591	\$ -
	5	-	-	-	\$ 72,289,795	\$ -	\$ 126,507,142	\$ -
Elevator	0	-	-	-	\$ 25,774,674	\$ -	\$ 41,239,479	\$ -
	1	-	-	-	\$ 36,084,544	\$ -	\$ 57,735,271	\$ -
	2	-	-	-	\$ 46,394,414	\$ -	\$ 74,231,062	\$ -
	3	-	-	-	\$ 61,859,219	\$ -	\$ 98,974,750	\$ -
	4	-	-	-	\$ 77,324,023	\$ -	\$ 123,718,437	\$ -
	5	-	-	-	\$ 87,633,893	\$ -	\$ 140,214,229	\$ -
	6	-	-	-	\$ 97,943,763	\$ -	\$ 156,710,021	\$ -
					\$ -	\$ -	\$ -	\$ -

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

Number of public housing units to be demolished or lost to conversion (total, all phases) (This portion of demolition cost is excluded from TDC limit)

(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:

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	
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 "Extraordinary 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	\$ -	HCC Limit Analysis:
Dwelling Equipment, New Const (if not already included in 1460)	1465	\$ -	Housing Construction Cost
Total 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)

**CONSTRUCTION PERIOD SOURCES AND USES
EXHIBIT F TO THE MIXED-FINANCE ACC AMENDMENT**

SUMMARY BUDGET -- CURRENT PHASE ONLY (CONSTRUCTION PERIOD)

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]

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: Insert Label	1st Mortgage	\$ -	\$ -	\$ -	\$ -
Construction Loan		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Other: Insert Label		\$ -	\$ -	\$ -	\$ -
Total Development Sources (Part A)		\$ -	\$ -	\$ -	\$ -

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)	\$ -	\$ -	\$ -	\$ -

Part A: Development Uses	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Development Construction Costs					
Residential Construction	1460	\$ -	\$ -	\$ -	\$ -
Residential Rehabilitation	1460	\$ -	\$ -	\$ -	\$ -
Other Residential Construction: Insert Label	1460	\$ -	\$ -	\$ -	\$ -
Builder's General Requirements	1460	\$ -	\$ -	\$ -	\$ -
Builder's Overhead]	1460	\$ -	\$ -	\$ -	\$ -
Builder's Profit	1460	\$ -	\$ -	\$ -	\$ -
Other BLI 1460: Insert Label	1460	\$ -	\$ -	\$ -	\$ -
Other BLI 1460: Insert Label	1460	\$ -	\$ -	\$ -	\$ -
Site Improvement	1450	\$ -	\$ -	\$ -	\$ -
Extraordinary Site Costs	1450	\$ -	\$ -	\$ -	\$ -
Other Site Improvement: Insert Label	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		\$ -	\$ -	\$ -	\$ -

Development Soft Costs	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Acquisition of Site(s)	1440	\$ -	\$ -	\$ -	\$ -
Other Acquisition Cost: Insert Label	1440	\$ -	\$ -	\$ -	\$ -
Other Acquisition Cost: Insert Label	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	\$ -	\$ -	\$ -	\$ -
Operating Deficit (Construction Period)	1430	\$ -	\$ -	\$ -	\$ -
Program Manager	1430	\$ -	\$ -	\$ -	\$ -
Other Fees & Costs: Insert Label	1430	\$ -	\$ -	\$ -	\$ -
Other Fees & Costs: Insert Label	1430	\$ -	\$ -	\$ -	\$ -
Other Fees & Costs: Insert Label	1430	\$ -	\$ -	\$ -	\$ -
Other Fees & Costs: Insert Label	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		\$ -	\$ -	\$ -	\$ -
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	1410	\$ -	\$ -	\$ -	\$ -
Outside Legal Cost: PHA/Grantee	1430	\$ -	\$ -	\$ -	\$ -
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)		\$ -	\$ -	\$ -	\$ -
--	--	------	------	------	------

PERMANENT SOURCES AND USES
EXHIBIT F TO THE MIXED-FINANCE ACC AMENDMENT
SUMMARY BUDGET -- PHASE I ONLY (PERMANENT FINANCING)

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

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	Loan	\$ -	\$ -	\$ -	\$ -
Public Housing Capital Assistance: Grant	Grant	\$ -	\$ -	\$ -	\$ -
Low 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)		\$ -	\$ -	\$ -	\$ -

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) \$ - \$ - \$ - \$ - \$ -

Part A: Development Uses	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Development Construction Costs					
Residential Construction	1460	\$ -	\$ -	\$ -	\$ -
Residential Rehabilitation	1460	\$ -	\$ -	\$ -	\$ -
Other Residential Construction: Insert Label	1460	\$ -	\$ -	\$ -	\$ -
Builder's General Requirements	1460	\$ -	\$ -	\$ -	\$ -
Builder's Overhead]	1460	\$ -	\$ -	\$ -	\$ -
Builder's Profit	1460	\$ -	\$ -	\$ -	\$ -
Other BLJ 1460: Insert Label	1460	\$ -	\$ -	\$ -	\$ -
Other BLJ 1460: Insert Label	1460	\$ -	\$ -	\$ -	\$ -
Site Improvement	1450	\$ -	\$ -	\$ -	\$ -
Extraordinary Site Costs	1450	\$ -	\$ -	\$ -	\$ -
Other Site Improvement: Insert Label	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		\$ -	\$ -	\$ -	\$ -

Development Soft Costs	HUD Bdgt Line Item	PH Capital Assist.	Private Funds	Other Public Funds	Total
Acquisition of Site(s)	1440	\$ -	\$ -	\$ -	\$ -
Other Acquisition Cost: Insert Label	1440	\$ -	\$ -	\$ -	\$ -
Other Acquisition Cost: Insert Label	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	\$ -	\$ -	\$ -	\$ -
Operating Deficit (Construction Period)	1430	\$ -	\$ -	\$ -	\$ -
Program Manager	1430	\$ -	\$ -	\$ -	\$ -
Other Fees & Costs: Insert Label	1430	\$ -	\$ -	\$ -	\$ -
Other Fees & Costs: Insert Label	1430	\$ -	\$ -	\$ -	\$ -
Other Fees & Costs: Insert Label	1430	\$ -	\$ -	\$ -	\$ -
Other Fees & Costs: Insert Label	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		\$ -	\$ -	\$ -	\$ -
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	1410	\$ -	\$ -	\$ -	\$ -
Outside Legal Cost: PHA/Grantee	1430	\$ -	\$ -	\$ -	\$ -
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) \$ - \$ - \$ - \$ - \$ -

DEVELOPER 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"

Total project costs (Part A)	\$	-
developer Fee	\$	-
program mgt fee	\$	-
reloc activities	\$	-
Total reserves		
Reserve Deposit, Operating	\$	-
Operating subsidy reserve	\$	-
Lease-up Reserve	\$	-
Supportive service reserve	\$	-
Other Reserves: Insert Label	\$	-
Other Reserves: Insert Label	\$	-
PHA site improvements and fees	\$	-
acquisition	\$	-
demolition	\$	-
HA admin	\$	-

Check ("X") blue box if Developer is not performing activity

Basis for Fee

Developer's Fee as % of Basis

9% of Basis Maximum

Calculated 9% Fee

Within 9% Limit

Negotiated Fee Between 9% and 12%

Enter Fee Percentage

12% Maximum

12% Fee

Within 12% Limit

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	\$ -	Total of All Residential Construction
Site work and landscaping	\$ -	Total of Site Improvements Part A
Basis	\$0	

Amount	Percentage of Basis
--------	---------------------

Overhead: 2% Limit

term sheet	\$ -	#DIV/0!
calculated	\$0	2.00%
difference	\$0	Within Limit

Profit: 6% Limit

term sheet	\$0	#DIV/0!
calculated	\$0	6.00%
difference	\$0	Within Limit

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

term sheet	\$0	#DIV/0!
calculated	\$0	6.00%
difference	\$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
- Outside Legal	\$0
Basis	\$0

Term Sheet	\$0
Calculated (3% of Basis)	\$0

Difference	\$0
------------	-----

Within 3% Limit

Percent Administration in Term Sheet	#DIV/0!
--------------------------------------	----------------

PHA/Grantee: [enter official PHA/Grantee name]
 Grant Name: [enter the HOPE VI or Choice Neighborhoods grant name]
 Project Name: [enter project Name and Phase description]

Enter Date Prepared

Developer Fee:	
Project Costs	
Total project costs	\$0
- developer fee	\$0
- developer fee	\$0
- program mgt fee	\$0
Reserves:	
- 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
- Outside Legal Cost: PHA/Grantee	\$0
- Fees & Costs	\$0
- Site Acquisition	\$0 <input type="checkbox"/>
- Site Improvement	\$0
- Non-Dwelling Structures	\$0
- Non-Dwelling Equipment	\$0
- Demolition (and associated remediation)	\$0 <input type="checkbox"/>
- Relocation Expense	\$0
basis for fee	\$0
dev fee as %	#DIV/0!
Max allowed: 9% <input type="checkbox"/> 12% <input type="checkbox"/>	Check [X] 9% or 12%
difference	#VALUE! #VALUE!

If checked,
 activities are
 NOT being
 performed
 by Developer

Contractor Fee:	
Hard Construction Costs	
residential construction	\$ -
non-residential construction	\$ -
site work and landscaping	\$0
basis	\$0
Overhead 2%	\$ %
term sheet	\$0.00 #DIV/0!
calculated	\$0 2.00%
difference	\$0 Within Limit
Profit 6%	\$ %
term sheet	\$0.00 #DIV/0!
calculated	\$0 6.00%
difference	\$0 Within Limit
General Conditions 6%	\$ %
term sheet	\$0.00 #DIV/0!
calculated	\$0 6.00%
difference	\$0 Within Limit

Administrative Fee: (3% of Dev. Cost)	
Total Project Cost	\$0
- CSS	\$0
- Outside Legal	\$0
Basis	\$0
Term Sheet	\$ -
Calculated (3%)	\$0
Difference	\$0
	Within Limit
Term Sheet Percentage	#DIV/0!
G&A includes bond premium	

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 annual 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

Mixed-Finance Operating Pro forma Rents
Project:

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]

Type	# of Bedrooms	Number of Units	Monthly Rent	Avg PH Rent	Operating Subsidy	Annual 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 only		24				79,200
S8/LIHTC*	1	4	507			24,336
S8/LIHTC*	2	8	605			58,080
Total S8/Tax Credit		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.

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

All rents should be net of utility allowances.

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 Pro Forma	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)														

SAMPLE Draw Schedule

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

% of
Construction
Costs Completed 2.50%

Flow of Funds Analysis Closing Draw

Starting Balance Dec-10

Uses of Funds		Closing	
Acquisition Costs			
Land	-		-
Building	-		-
Total Acquisition Costs	0		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		0
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		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		
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		0
AHA Developer Fee	488,800		0
Total Soft Construction Costs	5,979,797		2,050,757
Total Development Costs	18,300,297		2,343,531
Loan Repayment	10,925,000		
Total Project Uses	29,225,297		2,343,531
Constr. Sources of Funds		% Equity pay-in	24%
Investor Disbursement/Draws	8,599,320		1,719,864
Investor Balance Available	-		-
Bank Construction Loan Disbursement	50% 10,925,000		311,833
AHA Disbursement	50% 5,170,000		311,833
Deferred 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			311,833
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

SAMPLE Draw Schedule

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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

Flow of Funds Analysis	Starting Balance	% of Construction Costs Completed						
		7.50% Draw1	7.50% Draw2	10.00% Draw3	12.50% Draw4	12.00% Draw5	12.00% Draw6	10.00% Draw7
	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								
Hard Construction Costs	9,075,000	680,625	680,625	907,500	1,134,375	1,089,000	1,089,000	907,500
Site Work	1,000,000	75,000	75,000	100,000	125,000	120,000	120,000	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	-	-	25,000	25,000	-	-	-
Retainage		(85,091)	(85,091)	(113,455)	(141,819)	(136,146)	(68,073)	(63,978)
Total Hard Costs	12,320,500	765,821	983,321	1,046,095	1,301,369	1,370,314	1,293,387	1,215,573
Soft Construction Costs								
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	0							
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	2,692
Title & Recording	34,000							
Developer Legal	125,000							
Accountant and Audit	80,000							
Appraisal & Market Study	15,000	0						
Marketing	55,000				11,000	5,500	5,500	5,500
Rent-up Reserve	200,000							
Soft Cost Contingency	48,503							3,731
Operating Reserve	581,500							
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	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	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							
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% 5,170,000	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		704,240	1,000,000	1,000,000	1,000,000	1,637,267	2,882,683	4,137,190

SAMPLE Draw Schedule

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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

Flow of Funds Analysis	Starting Balance	% of Construction Costs Completed						
		7.50% Draw8	3.00% Draw9	2.50% Draw10	2.50% Draw11	2.50% Draw12	8.00% Draw13	0.00% Draw14

	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12
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Uses of Funds	2nd Installment - Construction Completion						
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Acquisition Costs							
Land	-	-	-	-	-	-	-
Building	-	-	-	-	-	-	-
Total Acquisition Costs	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								
Contingency	725,000	0	0	0	0	0	0	
FF&E	250,000			25,000	25,000	25,000	37,500	50,000
Retainage		(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							
Insurance	60,000		0			30,000		
Construction Loan Interest Rate Cap	0							
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						33,333	33,333
Soft Cost Contingency	48,503	3,731	3,731	3,731	3,731	3,731	3,731	3,731
Operating Reserve	581,500					0		
Replacement Reserve	49,452							
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

Constr. Sources of Funds		% Equity 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		-	-	-	-	-	2,130,814	1,039,729	574,950
Bank Construction Loan Disbursement	50%	10,925,000	852,528	371,061	343,716	345,148	-	-	-
AHA Disbursement	50%	5,170,000	-	-	-	-	-	-	517,000
Deferred Developers Fee		605,977	-	-	-	-	-	-	(0)

Permanent Sources									
Interest Earnings									
Deferred Developers Fee									
Total Project Sources		29,225,297	852,528	371,061	343,716	345,148	448,982	1,091,085	981,779

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

SAMPLE Draw Schedule

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 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 0.00%

Flow of Funds Analysis

	Starting Balance	Mar-12	Apr-12	May-12	Jun-12	Jul-12	Aug-12
			3rd Installment - Conversion			4th Installment - Stabilization/ 8609s	
Uses of Funds							
Acquisition Costs							
Land	-	-	-	-	-	-	-
Building	-	-	-	-	-	-	-
Total Acquisition Costs	0	0	0	0	0	0	0
Hard Costs							
Hard Construction Costs	9,075,000						
Site Work	1,000,000						
General Requirements	544,500						
Contractor Overhead	181,500						
Contractor Profit	544,500						
Contractor Bond Premium							
Contingency	725,000	0	217,500				
FF&E	250,000	-	0	0			
Retainage		0		0			
Total Hard Costs	12,320,500	0	217,500	0	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	0						
Construction Loan Legal, Due Diligence and Appraisal	48,000						
Permanent Loan Origination	19,625					19,625	
Inspection Fees	35,000						
Title & Recording	34,000					0	
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			0		581,500	0
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	0	0	0	488,800	0
Total Soft Construction Costs	5,979,797	62,271	62,271	37,064	37,064	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			0	0
Total Project Uses	29,225,297	62,271	11,204,771	37,064	37,064	2,939,773	-
Constr. Sources of Funds	% Equity pay-in	0%	42%	0%	0.0%	18.0%	0%
Investor Disbursement/Draws	8,599,320	62,271	2,404,413	37,064	37,064	2,333,796	-
Investor Balance Available	-	512,678	1,118,027	1,080,963	1,043,898	-	-
Bank Construction Loan Disbursement	50% 10,925,000	-	4,875,357	-	-	-	-
AHA Disbursement	50% 5,170,000	-	-	-	-	-	-
Deferred Developers Fee	605,977				(0)	605,977	-
Permanent Sources							
Interest Earnings							
Deferred Developers Fee							
Total Project Sources	29,225,297	62,271	11,204,771	37,064	37,064	2,939,773	-
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	-	-	-	-
Cumulative Bank Construction Loan Balance		6,049,643	-	-	-	-	-

SAMPLE Draw Schedule

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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 100%

Flow of Funds Analysis

Draw22

	Starting Balance	Sep-12	Ending Balance
Uses of Funds			
Acquisition Costs			
Land	-	-	0 ##
Building	-	-	0 ##
Total Acquisition Costs	0	0	0 ##
Hard Costs			
Hard Construction Costs	9,075,000		0 ##
Site Work	1,000,000		0 ##
General Requirements	544,500		0 ##
Contractor Overhead	181,500		0 ##
Contractor Profit	544,500		0 ##
Contractor Bond Premium			0 ##
Contingency	725,000		0 ##
FF&E	250,000		0 ##
Retainage			0 ##
Total Hard Costs	12,320,500	0	0 ##
Soft Construction Costs			
Architecture Design & Engineering	680,000		0 ##
Survey & As-Built Survey	25,000		0 ##
Environmental	60,000		0 ##
Soils & Materials Testing/Structural Report	20,000		0 ##
Insurance	60,000		0 ##
Construction Loan Interest Rate Cap	0		0 ##
Construction Loan Legal, Due Diligence and Appraisal	48,000		0 ##
Permanent Loan Origination	19,625		0 ##
Inspection Fees	35,000		0 ##
Title & Recording	34,000	0	0 ##
Developer Legal	125,000		0 ##
Accountant and Audit	80,000		0 ##
Appraisal & Market Study	15,000		0 ##
Marketing	55,000		0 ##
Rent-up Reserve	200,000	0	0 ##
Soft Cost Contingency	48,503		0 ##
Operating Reserve	581,500	0	0 ##
Replacement Reserve	49,452		0 ##
Tax Credit Application Fees	4,000		0 ##
Tax Credit Fees (Reservation and Monitoring)	171,700	0	0 ##
Developer Overhead	488,800		0 ##
Developer Fee	1,466,400	0	0 ##
AHA Developer Fee	488,800	0	0 ##
Total Soft Construction Costs	5,979,797	0	0 ##
Total Development Costs	18,300,297	0	18,300,297 ##
Loan Repayment	10,925,000	0	10,925,000
Total Project Uses	29,225,297	-	29,225,297
Constr. Sources of Funds			
	% Equity pay-in	0%	Ending Balance
Investor Disbursement/Draws	8,599,320	-	8,599,320
Investor Balance Available	-	-	-
Bank Construction Loan Disbursement	50% 10,925,000	-	10,925,000
AHA Disbursement	50% 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 ##
AHA Potential Eligible Costs	5,170,000	-	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
Cumulative Bank Construction Loan Balance		-	-

Other Exhibits 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