U.S. Department of Housing and Urban Development

OMB Approval No 2577-0275

exp 1/31/2019.

Office of Public and Indian Housing

Public reporting burden for this collection of information is estimated to average 4 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, Paperwork Reduction Project, Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, DC 20410-3600. 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 905. 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. No assurances of confidentiality are provided for this information collection

This workbook uses the TDCs and HCCs in accordance with HUD Notice PIH-2011-38 (HA), as updated to include HUD's most recent TDC and HCC limits, which can be found on the Capital Fund Program website.

FOR THOSE FAMILIAR WITH THE INSTRUCTIONS: START ON THE NEXT TAB AND CONTINUE TO MOVE RIGHT THROUGH THE TABS

Instructions: TDC & HCC Limit Calculation Worksheets

Tips: Enter information in cells with blue borders, text or numbers on screen.

Except for the Pro Forma and Draw Schedule, other cells are locked, and all calculations are automated.

Print these Instructions for easy reference, then begin at **Step 1**.

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 1. State Basic Information and Unit Mix

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

Step 2. 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 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. (PHCA).
 - Public Housing Capital Assistance (PHCA) includes the following development sources (and borrowed funds to be repaid from these sources):
 - HOPE VI and Choice Neighborhoods 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 3. Enter Number of Tax Credit, Market-Rate Rental, and Market-Rate For-Sale Units (for reference only; not used in TDC calculation)
- Step 4. Enter Number of Special-Needs Units, and Describe Accessibility Design Features (for reference only; not used in TDC calculation)

Step 5. Select Location

- > Make the appropriate selections from the menu lists provided there.
- > Follow the Note boxes on that worksheet

Step 6. TDC & HCC Calculations

Step 7. 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).

Step Mclenter-Allie outgray Capital Assistance. Assistance 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 9. Enter All Uses of Public Housing Capital Assistance

- Use the budget line items provided. These track HUD Notice PIH 2003-8, 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 landscapin
- 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, <u>New Grost ruction</u> eiselwae qualindrate sests fexisten guildisse guildi

Step 10. Confirm that Sources are Equal to Uses

- > Confirm that all Grant Funds and Public Housing Capital Assistance (GFPH) sources are included.
- > Confirm that sources of GFPH are equal to uses of GFPH

Step 11. 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 approved by HUD.

Step 12. 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 at the HUD Office of Public Housing Investments.

Disclaimer: This workbook does not replace applicable statutes, regulations, notices or other HUD guidance.

Step 5. Using the Drop-down Lists Provided Below, Select the City (or Region) and State where the PROJECT will be located

Note that this worksheet cannot be protected. Please take care to enter information into the blue bordered cells only.

City BRIDGEPORT

StateName CONNECTICUT

Туре	Data	
Detached/Semi-Detached	Sum of 0 Bedrooms, TDC	\$203,038.17
	Sum of 1 Bedrooms, TDC	\$263,086.87
	Sum of 2 Bedrooms, TDC	\$314,960.60
	Sum of 3 Bedrooms, TDC	\$375,921.08
	Sum of 4 Bedrooms, TDC	\$442,174.61
	Sum of 5 Bedrooms, TDC	\$484,551.76
	Sum of 6 Bedrooms, TDC	\$524,732.47
	Sum of 0 Bedrooms, HCC	\$116,021.81
	Sum of 1 Bedrooms, HCC	\$150,335.35
	Sum of 2 Bedrooms, HCC	\$179,977.49
	Sum of 3 Bedrooms, HCC	\$214,812.05
	Sum of 4 Bedrooms, HCC	\$252,671.21
	Sum of 5 Bedrooms, HCC	\$276,886.72
	Sum of 6 Bedrooms, HCC	\$299,847.12
Elevator	Sum of 0 Bedrooms, TDC	
Lievatoi	· ·	\$157,449.99
	Sum of 1 Bedrooms, TDC	\$220,429.99
	Sum of 2 Bedrooms, TDC	\$283,409.99
	Sum of 3 Bedrooms, TDC	\$377,879.98
	Sum of 4 Bedrooms, TDC Sum of 5 Bedrooms, TDC	\$472,349.98
	Sum of 6 Bedrooms, TDC	\$535,329.98 \$509.200.07
	Sum of 0 Bedrooms, HCC	\$598,309.97
	Sum of 1 Bedrooms, HCC	\$98,406.24
	Sum of 2 Bedrooms, HCC	\$137,768.74 \$177,121,24
	Sum of 3 Bedrooms, HCC	\$177,131.24 \$236,174.99
	Sum of 4 Bedrooms, HCC	\$295,218.73
	Sum of 5 Bedrooms, HCC	\$334,581.23
	Sum of 6 Bedrooms, HCC	
Row House	Sum of 0 Bedrooms, TDC	\$373,943.73 \$177,061.18
Now Flouse	Sum of 1 Bedrooms, TDC	\$232,098.96
	Sum of 2 Bedrooms, TDC	\$282,040.06
	Sum of 3 Bedrooms, TDC	\$345,869.14
	Sum of 4 Bedrooms, TDC	\$410,248.22
	Sum of 5 Bedrooms, TDC	\$452,018.66
	Sum of 6 Bedrooms, TDC	\$490,727.02
	Sum of 0 Bedrooms, HCC	\$101,177.82
	Sum of 1 Bedrooms, HCC	\$132,627.98
	Sum of 2 Bedrooms, HCC	\$161,165.75
	Sum of 3 Bedrooms, HCC	\$197,639.51
	Sum of 4 Bedrooms, HCC	\$234,427.55
	Sum of 5 Bedrooms, HCC	\$258,296.38
	Sum of 6 Bedrooms, HCC	\$280,415.44
Walkup	Sum of 0 Bedrooms, TDC	\$153,517.21
	Sum of 1 Bedrooms, TDC	\$208,890.83
	Sum of 2 Bedrooms, TDC	\$263,902.21
	Sum of 3 Bedrooms, TDC	\$347,255.58
	Sum of 4 Bedrooms, TDC	\$429,971.49
	Sum of 5 Bedrooms, TDC	\$484,204.76
	Sum of 6 Bedrooms, TDC	\$537,709.50
	Sum of 0 Bedrooms, HCC	\$87,724.12
	Sum of 1 Bedrooms, HCC	\$119,366.19
	Sum of 2 Bedrooms, HCC	\$150,801.27
	Sum of 3 Bedrooms, HCC	\$198,431.76
	Sum of 4 Bedrooms, HCC	\$245,697.99
	Sum of 5 Bedrooms, HCC	\$276,688.43
	Sum of 6 Bedrooms, HCC	\$307,262.57

This workbook uses the TDCs and HCCs in accordance with HUD Notice PIH-2011-38 (HA), as updated to include HUD's most recent TDC and HCC limits, which can be found on the Capital Fund Program website.

Note 1: 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 2: 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 3: 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 1: Enter the PHA Name, the Development Name, and Phase Number or Description

_	
Applicant PHA/Grantee:	Housing Authority of Sample City
Grant Name, if applicable:	Sample Grant Name
Phase/Project/Development Name:	Sample Mixed-Finance Development or Sample Phase
PIC Development Number:	[enter the new AMP-format development number]

Step 2: Enter the Number of Units (by Structure Type and Unit Size, according to Unit Category and Development Method)

		Step 2: Ent	ter the Num	ber of Units	s (by Structu	re Type and	Unit Size, a	according to Unit Category and Development Method)					
				Rental Unit	Categories				Home	eownership	Unit Categ	ories	
			ublic Housin eplacement L		or N	-Public Hous on-Replacen						Developed without ousing Capital Assistance	
Structure Type	Number of Bedrooms	Rehab of Existing Public Housing	New Construction	Acquisition with or without Rehabilitation	Rehab of Existing Public Housing	New Construction	Acquisition with or without Rehabilitation	Rehab of Existing Public Housing	New Construction	Acquisition with or without Rehabilitation	Rehab of Existing Public Housing	New Construction	Acquisition with or without Rehabilitation
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-	1	-	-	-	-	-	-	-	-	-	-	-	-
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	Totale:												

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

Step 4: Enter number of Special-Needs Units and describe Accessibility Design Features

				Plani	ned Access	ibility: Unit	s for Mobilit	ity-Impaired and Hearing/Sight-Impaired					
		Rental Unit Categories						Homeownership Unit Categories					
	luired vide		ublic Housin ncluding Op		Non-Public Housing (not on ACC, no PHCA)			Developed with Pub. Housing Capital Assistance			Developed without Pub. Housing Capital Assistance		
	Minimum Required 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: Sample Mixed-Finance Development or Sample Phase

This workbook uses the TDCs and HCCs in accordance with HUD Notice PIH-2011-38 (HA), as updated to include HUD's most recent TDC and HCC limits, which can be found on the Capital Fund Program website.

Capital Fund Program website for BRIDGEPORT, CONNECTICUT

Step 3. Unit Mix (Note: enter info on the	"Unit Mix"	worksheet)		I HO		mits			imits
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		Rehab of Existing Pub. Hsg.	, ti	or w/o						
Structure Type	BRs	Reh of E. Pub.	New Const	Acq. with or y Rehab	(new const. only Per Unit		(new const. only) Phase Totals		Per Unit	Phase Totals
	1	-	-	-	\$ 150,3			\$	263,087	\$
	2	-	-	-	\$ 179,9 \$ 214,8			\$	314,961 375,921	\$
Detached/Semi-Detached	4	-	-	-	\$ 252,6	- 1		\$	442,175	\$
	5	-	-	-	\$ 276,8			\$	484,552	\$
	6	1	-	-	\$ 299,8 \$ 132,6			\$	524,732 232,099	\$
	2		-		\$ 161,1	- 1		\$	282,040	\$
Row House	3	-	-	-	\$ 197,6			\$	345,869	\$
Now House	4	-	-	-	\$ 234,4			\$	410,248	\$
	5 6	-	-	-	\$ 258,2 \$ 280,4			\$	452,019 490,727	\$
	0		-	-		24 \$		\$	153,517	\$
	1	-	-	-	\$ 119,3			\$	208,891	\$
Walkup	3	-	-	-	\$ 150,8 \$ 198,4			\$	263,902 347,256	\$ \$
waikup	4	-	-	-	\$ 245,6			\$	429,971	\$
	5	-	-	-	\$ 276,6	88 \$		\$	484,205	\$
	6	1	-	-	\$ 307,2 \$ 98,4	63 \$		\$	537,710 157,450	\$
	1			-	\$ 137,7			\$	220,430	\$
et.	2	-	-	-	\$ 177,1	31 \$	-	\$	283,410	\$
Elevator	3 4	<u> </u>	-	-	\$ 236,1 \$ 295,2			\$	377,880 472,350	\$
	5		-	-	\$ 334,5			\$	535,330	\$
	6				\$ 373,9			\$	598,310	\$
p 7. Enter Demo & Replacement Units (total, all phases) Number of public housing units to be demolished or lost to conve	ersion (total,	all phases)			\$	-				(This portion of
(Minus) the number of replacement PH units to be built back on the	he original s	ite (total, al	l phases)		(\$	-)				demolition cost is excluded from
	e (total, all pl	nases)				_	% of units:		0%	TDC limit)
ep 8. Enter all Sources of Public Housing Capital Assistance PH Capital Assistance incl. CFP, HOPE VI, Choice Neighborhood Borrowed Funds to be Repaid with Public Housing Capital Assista	ds				\$	-	· -			
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ep 8. Enter all Sources of Public Housing Capital Assistance PH Capital Assistance incl. CFP, HOPE VI, Choice Neighborhood Borrowed Funds to be Repaid with Public Housing Capital Assista tal Sources of Public Housing Capital Assistance ep 9. Enter All Uses of Public Housing Capital Assistance Choice Neighborhoods Supportive Services HOPE VI Community & Supportive Services Management Improvements, PHA Administration, PHA Fees and Costs (planning, prog mgmt, insurance, initial oper defic Site Acquisition (cost of sites w/o structures to be retained as hot Site Improvement (streets, site improvements and public improve Dwelling Structures, Rehab (cost to rehab existing PH units only) Dwelling Structures, New Const (w/OH+P, finish landscape + on Dwelling Structures, Acquisition (acq. of existing units, + rehab of Dwelling Equip, New Const (for new construction units only) Dwelling Equip, Rehab or Acq. Units (for existing PH and Acq. u Nondwelling Structures (community facilities, social service space Nondwelling Equipment (e.g., vehicles) Demolition (enter total of all demo & environmental remediation of Relocation (moving expenses, & PHA cost of full-time relo staff) Relocation - Non-Residents tal Uses of Public Housing Capital Assistance Excluded Demolition and Abatement Cost Calculation Total Cost of Public Housing Unit Demo & Associated Env. At Times % of Demo Costs Excluded as "Additional Project Cost Equals Amount of Demo Costs Excluded from TDC Limit as "Add ep 11. Enter Extraordinary Site Cost (must be approved by HUI Community & Supportive Services ("CSS" — for HOPE VI projects (Minus) Total of "Extraordiany Site Costs" and CSS (excluded Total Uses of Public Housing Capital Assistance (amount sub Total Development Cost Limit (from Step 5)	ds ance cit, etc.) using) ments) n-site util's) cost) batement (B ts' (% from s ditional Proje D) s only) d from TDC pject to TDC	Step 7) ect Costs" limit) Limit)		Line Item 1405 1408 1408 1408 1410 1430 1440 1450 1460 1460 1465 1465 1470 1475 1485	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- - - - -	-		Sources Total Sources equal Total U > Difference: \$0 Okay: Sour (± \$5 roundin Step 12. Rev TDC Limit Total Develo (PH Capital As as Percentage No PH unit HCC Limit Housing Cons	= Uses (Step 7) must sees (Step 8) ces = Uses g allowance) view Results Analysis: apprent Cost ssistance only) e of TDC Limit ts (Step 2) Analysis: struction Cost
ep 8. Enter all Sources of Public Housing Capital Assistance PH Capital Assistance incl. CFP, HOPE VI, Choice Neighborhood Borrowed Funds to be Repaid with Public Housing Capital Assista tal Sources of Public Housing Capital Assistance ep 9. Enter All Uses of Public Housing Capital Assistance Choice Neighborhoods Supportive Services HOPE VI Community & Supportive Services Management Improvements, PHA Administration, PHA Fees and Costs (planning, prog mgmt, insurance, initial oper defic Site Acquisition (cost of sites w/o structures to be retained as hot Site Improvement (streets, site improvements and public improve Dwelling Structures, Rehab (cost to rehab existing PH units only) Dwelling Structures, New Const (w/OH+P, finish landscape + on Dwelling Structures, Revisition (acq. of existing units, + rehab on the proving Equip, New Const (for new construction units only) Dwelling Equip, New Const (for new construction units only) Dwelling Equip, Rehab or Acq. Units (for existing PH and Acq. u Nondwelling Structures (community facilities, social service space Nondwelling Equipment (e.g., vehicles) Demolition (enter total of all demo & environmental remediation or Relocation (moving expenses, & PHA cost of full-time relo staff) Relocation - Non-Residents tal Uses of Public Housing Capital Assistance Excluded Demolition and Abatement Cost Calculation Total Cost of Public Housing Capital Assistance Excluded Demolition and Abatement Cost Calculation Total Cost of Public Housing Unit Demo & Associated Env. At Times % of Demo Costs Excluded as "Additional Project Cost Equals Amount of Demo Costs Excluded from TDC Limit as "Add ep 11. Enter Extraordinary Site Cost (must be approved by HUI Community & Supportive Services ("CSS" for HOPE VI projects (Minus) Total of "Extraordinary Site Costs" and CSS (excluded Total Uses of Public Housing Capital Assistance (amount sub	ds ance cit, etc.) using) ments) n-site util's) cost) batement (B ts' (% from s ditional Proje D) s only) d from TDC pject to TDC	Step 7) ect Costs" limit) Limit)		Line Item 1405 1408 1408 1410 1430 1440 1450 1460 1460 1465 1475 1485 1495	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- - - - -	S -		Sources Total Sources equal Total U > Difference: \$0 Okay: Sour (± \$5 roundin Step 12. Rev TDC Limit Total Develo (PH Capital As as Percentage No PH unit HCC Limit Housing Cons (PH Capital As	= Uses (Step 7) must Ises (Step 8) ces = Uses g allowance) view Results Analysis: opment Cost asistance only) e of TDC Limit ts (Step 2) Analysis: struction Cost asistance only)
ep 8. Enter all Sources of Public Housing Capital Assistance PH Capital Assistance incl. CFP, HOPE VI, Choice Neighborhood Borrowed Funds to be Repaid with Public Housing Capital Assista tal Sources of Public Housing Capital Assistance ep 9. Enter All Uses of Public Housing Capital Assistance Choice Neighborhoods Supportive Services HOPE VI Community & Supportive Services Management Improvements, PHA Administration, PHA Fees and Costs (planning, prog mgmt, insurance, initial oper deficial provements, PHA Administration (cost of sites who structures to be retained as hou Site Improvement (streets, site improvements and public improve Dwelling Structures, New Const (WOH+P, finish landscape + on Dwelling Structures, Acquisition (acq. of existing PH units only) Dwelling Equip, New Const (WOH+P, finish landscape + on Dwelling Equip, New Const (for new construction units only) Dwelling Equip, Rehab or Acq. Units (for existing PH and Acq. u Nondwelling Equip, Rehab or Acq. Units (for existing PH and Acq. u Nondwelling Equipment (e.g., vehicles) Demolition (enter total of all demo & environmental remediation c Relocation - Non-Residents tal Uses of Public Housing Capital Assistance Excluded Demolition and Abatement Cost Calculation Total Cost of Public Housing Capital Assistance Excluded Demolition and Abatement Cost Calculation Total Cost of Public Housing Capital Assistance Excluded Demolition and Abatement Cost Calculation Total Cost of Public Housing Capital Assistance Excluded Demolition and Abatement Cost Calculation Total Cost of Public Housing Capital Assistance Excluded Demolition and Abatement Cost Calculation Total Cost of Public Housing Capital Assistance (amount sub- Public Housing Capital Assistance (amount sub- Public Housing Capital Assistance (amount sub- Public Housing Capital Assistance for Housing Construction Dwelling Structures, New Const (wOH+P, finish landscape + Dwelling Equipment, New Const (if not already included in 146	ds ance cit, etc.) using) ments) n-site util's) cost) batement (B ts' (% from s ditional Proje D) s only) d from TDC pject to TDC	Step 7) ect Costs" limit) Limit)		Line Item 1405 1408 1408 1410 1430 1440 1450 1460 1460 1465 1475 1485 1495	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- - - - -			Sources Total Sources equal Total U > Difference: \$0 Okay: Sour (± \$5 roundin Step 12. Rev TDC Limit Total Develo (PH Capital As as Percentage No PH unit HCC Limit Housing Cons	= Uses (Step 7) must Ises (Step 8) ces = Uses g allowance) view Results Analysis: opment Cost ssistance only) e of TDC Limit ts (Step 2) Analysis: struction Cost ssistance only) e of HCC Limit

Instructions for Completing Project Sources and Uses

- 1) Information/amounts on the project budgets must be consistent with information in the Mixed-Finance Development Proposal, form HUD-50157
- 2) The Construction Budget should only include sources & uses of funds through the end of the construction period.
- 3) The Permanent Budget should include sources of funds that will remain with the project after closing and construction are completed.
- 4) Part A costs in the Budgets are those costs included in the developer's project budget.
- 5) Part B costs in the Budgets are those costs paid for by the PHA directly, which will not be reimbursed at closing.
- 6) When labeling sources of funds, clearly identify the specific source of funds, e.g. specific lenders, type of public housing funding
- 7) All fees must be within the HUD Cost Control and Safe Harbor Standards
- 8) No public housing funds may be used to pay developer fees.
- 9) If a PHA is receiving a portion of the developer fee, this amount should be reflected on a separate line from the amount received by the developer.
- 10) No public housing funds may be used to initially fund reserve accounts, except the initial operating reserve for public housing units
- 11) LIHTC equity is considered "Private Funds"
- 12) Federal funds, except for HUD public housing funds, are considered "Other Public Funds"
- 13) Program income is considered "Other Public Funds"

CONSTRUCTION PERIOD SOURCES AND USES EXHIBIT F TO THE MIXED-FINANCE ACC AMENDMENT Applicant PHA/Grantee Housing Authority of Sample City Grant Name, if applicable: Sample Grant Name Phase/Project Name Sample Mixed-Finance Development or Sample Phase PIC Development Number: [enter the new AMP-format development number] PH Capital Assist. Part A: Development Sources Private Funds Other Public Funds Total Public Housing Capital Funds (CFP) RHF or DDTF HOPE VI Funds Choice Neighborhoods (CN) Funds MTW Funds Low Income Housing Tax Credit Equity Construction Loan: bonds Permanent Mortgage #1: identify lender Permanent Mortgage #2: identify lender Other: Federal Historic Tax Credits Other: State Historic Tax Credits Other: CDBG Other: HOME Funds Total Development Sources (Part A) Part B: Additional Sources PH Capital Assist Other Public Funds Public Housing Capital Funds (CFP) HOPE VI Funds Choice Neighborhoods Funds Other: Describe Other: Describe Total Sources (Parts A and B) HUD BLI PH Capital Assist Private Funds Other Public Funds Residential New Construction 1460 Residential Rehabilitation Builder's General Requirements 1460 Builder's Overhead 1460 1460 Builder's Profit Construction Contingency 1460 Other: Describe 1460 Site/Infrastructure 1450 Dwelling Equioment-Non-Expendable Non-Residential Construction: identify 1470 Non-Residential Construction: identify 1470 Nondwelling Equipment: identify 1475 Demolition Relocation Costs 1495 Relocation - Non Residents 1496 Other: Bond Collateral Other: Describe Development Soft Costs HUD BLI PH Capital Assist Private Funds Other Public Funds Acquisition of Site(s) 1440 Accounting and Cost Certification Appraisal Expense 1430 Architect & Engineer Fees 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 1430 Survey Title & Recording Fees 1430 Lease-up Reserve (Public Housing) 1430 Other: FF&E Operating Subsidy Reserve (Public Housing) Replacement Reserve Supportive Service Reserve Developer Fee: Developer Developer Fee: Housing Authority Other: Interior Design Fee Other: Plans, Reproductions, Media Other: Describe Other: Describe Other: Describe Other: Describe Other: Describe Subtotal: Development Soft Cost Total Uses for Development (Part A) - \$ Part B: Additional Uses HUD BLI PH Capital Assist. Private Funds Other Public Funds Total CN Supportive Services HOPE VI Community & Supportive Services 1408 Management Improvements, PHA Administration 1410 1430 1440 Site Acquisition Site Improvement 1450 Demolition (and associated remediation) 1485 Relocation Expense 1495 1496 Total Additional Uses (Part B) - s

Total Uses (Parts A and B)

PERMANENT SOURCES AND USES EXHIBIT F TO THE MIXED-FINANCE ACC AMENDMENT

Applicant PHA/Grantee: Housing Authority of Sample City

Grant Name, if applicable: Phase/Project Name:	Sample Gr	uthority of Sample C ant Name	,		
	Sample Mi	xed-Finance Develop	oment or Sample Phas	se	
PIC Development Number:	Lenter the	new AMP-format dev	eropinient numberj		
art A: Development Sources	Loan/Grant/Equit	y PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Funds (CFP)		\$ -			\$
RHF/DDTF		\$ -			\$
HOPE VI Funds Choice Neighborhoods Funds		\$ - \$ -			\$
MTW Funds		\$ -			\$
Low Income Housing Tax Credit Equity			\$.	\$ -	\$
Permanent Mortgage #1: identify lender			\$.	\$ -	\$
Permanent Mortgage #2: identify lender Other: Federal Historic Tax Credits		-	\$ - \$	\$ -	\$
Other: State Historic Tax Credits			\$	\$ -	\$
Other: CDBG			\$ -	\$ -	\$
Other: Seller Note			\$.	\$ -	\$
Other: HOME Total Development Sources (Part A)		s -	\$ -	\$ - \$ -	\$ \$ -
Total Development Sources (Part A)		• -	• -	• -	•
art B: Additional Sources		PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Funds (CFP) RHF/DDTF		\$ - \$ -			\$
HOPE VI Funds	1	\$ -			\$
Choice Neighborhoods (CN) Funds	1	\$ -			\$
Other:		\$ -	\$ -	\$ -	\$
Other:		\$ -	\$.	\$ -	\$
otal Additional Sources (Part B)		\$ -	\$ -	\$ -	\$ -
otal Sources (Parts A and B)		s -	\$	\$ -	\$
		·			
art A: Development Uses	HUD BLI	PH Capital Assist.	Private Funds	Other Public Funds	Total
Residential New Construction	1460	\$ -			\$
Residential Rehabilitation	1460	\$ -	\$ -	\$ -	\$
Builder's General Requirements	1460	\$ -	\$ -	\$ -	\$
Builder's Overhead Builder's Profit	1460 1460	\$ - \$ -	\$ -	\$ - \$ -	\$
Construction Contingency	1460	\$ -	\$	\$ -	\$
Other:	1460	\$ -	\$.	\$ -	\$
Site/Infrastructure	1450	\$ -	\$ -	\$ -	\$
Dwelling Equioment-Non-Expendable	1465	\$ -	\$ -	\$ -	\$
Non-Residential Construction: identify Non-Residential Construction: identify	1470 1470	\$ - \$ -	\$ -	\$ - \$ -	\$
Nondwelling Equipment: identify	1475	\$ -	\$	\$ -	\$
Demolition	1485	\$ -	\$ -	\$ -	\$
Relocation Costs	1495	\$ -	\$ -	\$ -	\$
Relocation - Non Residents Other: Describe	1496	\$ - \$ -	\$ - \$	\$ - \$ -	\$
Other: Describe		\$ -			\$
Other: Describe				\$ -	
Subtotal: Development Construction Costs		\$ -	\$.	\$ -	\$
Development Soft Costs	HUD BLI	PH Capital Assist.	Private Funds	Other Public Funds	Total
Acquisition of Site(s)	1440	\$ -		\$ -	\$
Accounting and Cost Certification	1430	\$ -	\$ -	\$ -	\$
Appraisal Expense	1430	\$ -		\$ -	\$
Architect & Engineer Fees	1430 1430	\$ - \$ -	\$.	\$ -	\$
Architect & Engineer Fees Environmental Assessment, Testing & Cleanup	1430 1430 1430	\$ - \$ - \$ -	\$ \$	\$ - \$ -	\$ \$
Architect & Engineer Fees	1430 1430	\$ - \$ -	\$ - \$ - \$	\$ -	\$
Architect & Engineer Fees Environmental Assessment, Testing & Cleanup Financing & Application Expense, Lender Financing & Application Expense, Tax Credit Insurance, Construction Period	1430 1430 1430 1430	\$ - \$ - \$ - \$ - \$ -	\$	\$ - \$ - \$ - \$ - \$ -	\$ \$ \$ \$ \$
Architect & Engineer Fees Environmental Assessment, Testing & Cleanup Financing & Application Expense, Lender Financing & Application Expense, Tax Credit Insurance, Construction Period Interest, Construction & Bridge Loan(s)	1430 1430 1430 1430 1430 1430 1430	\$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$	\$ - \$ - \$ - \$ - \$ -	\$ \$ \$ \$ \$
Architect & Engineer Fees Environmental Assessment, Testing & Cleanup Financing & Application Expense, Lender Financing & Application Expense, Tax Credit Insurance, Construction Period Interest, Construction & Bridge Loan(s) Legal Expense, Developer & Lender(s)	1430 1430 1430 1430 1430 1430 1430 1430	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$	\$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ \$ \$ \$ \$ \$
Architect & Engineer Fees Environmental Assessment, Testing & Cleanup Financing & Application Expense, Lender Financing & Application Expense, Tax Credit Insurance, Construction Period Interest, Construction & Bridge Loan(s) Legal Expense, Developer & Lender(s) Marketing & Lease-up Expense	1430 1430 1430 1430 1430 1430 1430 1430	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ \$ \$ \$ \$ \$ \$ \$
Architect & Engineer Fees Environmental Assessment, Testing & Cleanup Financing & Application Expense, Lender Financing & Application Expense, Tax Credit Insurance, Construction Period Interest, Construction Period Interest, Construction & Bridge Loan(s) Legal Expense, Developer & Lender(s) Marketing & Lease-up Expense Permits, Construction & Utility Hookup	1430 1430 1430 1430 1430 1430 1430 1430	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$	\$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ \$ \$ \$ \$ \$
Architect & Engineer Fees Environmental Assessment, Testing & Cleanup Financing & Application Expense, Lender Financing & Application Expense, Tax Credit Insurance, Construction Period Interest, Construction & Bridge Loan(s) Legal Expense, Developer & Lender(s) Marketing & Lease-up Expense	1430 1430 1430 1430 1430 1430 1430 1430	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$
Architect & Engineer Fees Environmental Assessment, Testing & Cleanup Financing & Application Expense, Lender Financing & Application Expense, Tax Credit Insurance, Construction Period Interest, Construction Period Interest, Construction & Bridge Loan(s) Legal Expense, Developer & Lender(s) Marketing & Lease-up Expense Permits, Construction & Utility Hookup PILOT & Taxes, Construction Period Survey Title & Recording Fees	1430 1430 1430 1430 1430 1430 1430 1430	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$
Architect & Engineer Fees Environmental Assessment, Testing & Cleanup Financing & Application Expense, Lender Financing & Application Expense, Tax Credit Insurance, Construction Period Interest, Construction & Bridge Loan(s) Legal Expense, Developer & Lender(s) Marketing & Lease-up Expense Permits, Construction & Britily Hookup PILOT & Taxes, Construction Period Survey Title & Recording Fees Lease Up Reserve (Public Housing)	1430 1430 1430 1430 1430 1430 1430 1430	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$
Architect & Engineer Fees Environmental Assessment, Testing & Cleanup Financing & Application Expense, Lender Financing & Application Expense, Tax Credit Insurance, Construction Period Interest, Construction Period Interest, Construction & Bridge Loan(s) Legal Expense, Developer & Lender(s) Marketing & Lease-up Expense Permits, Construction & Utility Hookup PILOT & Taxes, Construction Period Survey Title & Recording Fees	1430 1430 1430 1430 1430 1430 1430 1430	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$
Architect & Engineer Fees Environmental Assessment, Testing & Cleanup Financing & Application Expense, Lender Financing & Application Expense, Tax Credit Insurance, Construction Period Interest, Construction & Bridge Loan(s) Legal Expense, Developer & Lender(s) Marketing & Lease-up Expense Permits, Construction & Utility Hookup PILOT & Taxes, Construction Period Survey Title & Recording Fees Lease Up Reserve (Public Housing) Other: Describe	1430 1430 1430 1430 1430 1430 1430 1430	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$
Architect & Engineer Fees Environmental Assessment, Testing & Cleanup Financing & Application Expense, Lender Financing & Application Expense, Lender Finance, Construction Period Interest, Construction & Bridge Loan(s) Legal Expense, Developer & Lender(s) Marketing & Lease-up Expense Permits, Construction & Utility Hookup PILOT & Taxes, Construction Period Survey Title & Recording Fees Lease Up Reserve (Public Housing) Other: Describe Other: Describe Operating Subsidy Reserve (Public Housing) Operating Reserve	1430 1430 1430 1430 1430 1430 1430 1430	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$	\$	S S S S S S S S S S S S S S S S S S S
Architect & Engineer Fees Environmental Assessment, Testing & Cleanup Financing & Application Expense, Lender Financing & Application Expense, Tax Credit Insurance, Construction Period Interest, Construction Period Interest, Construction & Bridge Loan(s) Legal Expense, Developer & Lender(s) Marketing & Lease-up Expense Permits, Construction & Utility Hookup PILOT & Taxes, Construction Period Survey Title & Recording Fees Lease Up Reserve (Public Housing) Other: Describe Operating Subsidy Reserve (Public Housing) Operating Reserve Replacement Reserve	1430 1430 1430 1430 1430 1430 1430 1430	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5
Architect & Engineer Fees Environmental Assessment, Testing & Cleanup Financing & Application Expense, Lender Financing & Application Expense, Lender Financing & Application Expense, Tax Credit Insurance, Construction Period Interest, Construction & Bridge Loan(s) Legal Expense, Developer & Lender(s) Marketing & Lease-up Expense Permits, Construction & Bridge Loan(s) Primits, Construction & Villey Hookup PILOT & Taxes, Construction Period Survey Title & Recording Fees Lease Up Reserve (Public Housing) Other: Describe Operating Subsidy Reserve (Public Housing) Operating Reserve Replacement Reserve Supportive Service Reserve	1430 1430 1430 1430 1430 1430 1430 1430	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5
Architect & Engineer Fees Environmental Assessment, Testing & Cleanup Financing & Application Expense, Lender Financing & Application Expense, Tax Credit Insurance, Construction Period Interest, Construction Period Interest, Construction & Bridge Loan(s) Legal Expense, Developer & Lender(s) Marketing & Lease-up Expense Permits, Construction & Utility Hookup PILOT & Taxes, Construction Period Survey Title & Recording Fees Lease Up Reserve (Public Housing) Other: Describe Other: Describe Operating Subsidy Reserve Replacement Reserve Supportive Service Reserve Developer Fee: Developer	1430 1430 1430 1430 1430 1430 1430 1430	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	S S S S S S S S S S S S S S S S S S S
Architect & Engineer Fees Environmental Assessment, Testing & Cleanup Financing & Application Expense, Lender Financing & Application Expense, Lender Financing & Application Expense, Tax Credit Insurance, Construction Period Interest, Construction & Bridge Loan(s) Legal Expense, Developer & Lender(s) Marketing & Lease-up Expense Permits, Construction & Willy Hookup PILOT & Taxes, Construction Period Survey Title & Recording Fees Lease Up Reserve (Public Housing) Other: Describe Operating Subsidy Reserve (Public Housing) Operating Subsidy Reserve Supportive Service Reserve Developer Fee: Developer Developer Fee: Housing Authority Other: Describe	1430 1430 1430 1430 1430 1430 1430 1430	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5
Architect & Engineer Fees Environmental Assessment, Testing & Cleanup Financing & Application Expense, Lender Financing & Application Expense, Lender Financing & Application Expense, Tax Credit Insurance, Construction Period Interest, Construction & Bridge Loan(s) Legal Expense, Developer & Lender(s) Marketing & Lease-up Expense Permits, Construction & Utility Hookup PILOT & Taxes, Construction Period Survey Title & Recording Fees Lease Up Reserve (Public Housing) Other: Describe Other: Describe Operating Subsidy Reserve (Public Housing) Operating Reserve Replacement Reserve Supportive Service Reserve Developer Fee: Developer Developer Fee: Developer Developer Fee: Developer Developer Fee: Describe Other: Describe Other: Describe	1430 1430 1430 1430 1430 1430 1430 1430	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$
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DEVELOPER FEE CALCULATION			CONTRACTOR FEE CALCULATION	
Total Project Cost (Part A Costs Only)	\$ -		Total Construction Hard Costs (Part A Only)	\$
Less Developer Fee			Less Contractor Fees	
Developer	\$ -		General Conditions & Bond	\$
PHA	\$ -		Overhead	\$
TOTAL DEVELOPER FEE	\$ -		Profit	\$
Less Reserves			TOTAL CONTRACTOR FEE	\$
Lease-Up Reserve (public housing)	\$ -		Less Hard Costs Contingency	\$
Operating Subsidy Reserve (public housing)	\$ -		BASIS FOR FEE CALCULATION	\$
Operating Reserve	\$ -			
Replacement Reserve	\$ -		CONTRACTOR FEE	(
Social Service Reserve	\$ -		General Conditions & Bond	(
Other:			Overhead	(
TOTAL RESERVES	\$ -		Profit	(
Less Other Excluded Costs (relocation, CSS)	\$ -			
BASIS FOR FEE CALCULATION	\$ -			
			LIHTC EQUITY CALCULATION	
TOTAL DEVELOPER FEE	0.0%		Placed-in-Service Date	
Fee to Developer	0.0%		Annual Tax Credit Allocation Amount	
Fee to PHA	0.0%		Gross Equity Syndication Proceeds	\$
			Equity Proceeds Not Available for Project Uses	\$
			Net Equity Proceeds as of Placed-in-Service Date	\$
PRO RATA TEST			Net Equity per Dollar	#DIV
<u> Jnit Type</u>	<u>Number</u>	<u>Percent</u>		
Public Housing/Replacment	0	0%		
Other Units	0	0%		
Total Units	0	0%		
			PER UNIT PUBLIC HOUSING CASH FLOW CA	
Source of Funds (Part A Funds Only)	Amount	<u>Percent</u>	Total Public Housing Rental Income	\$
Public Housing Funds	\$ -	0%	Per Unit Per Month Public Housing Rental Income	#VALU
Other Funds	\$ -	0%	Total Operating Expenses	\$
Total Funds	\$ -	0%	Per Unit Per Month Operating Expenses	#DIV
			Cash Flow per Public Housing Unit	#VALU
Test	201			
% Public Housing/Replacement Units	0%			
% Public Housing Funds	0%		1	
% of public housing funds cannot exceed	percent of publi	c nousing/	replacement units	

INCOME PROJECTIONS								
All rents should be net of utility allowance								
Unit Type	# Units	# of Bed- rooms	Montlhy Tenant Rent (PUM)	Monthly Subsidy (PUM)	Monthly Income (PUM)	Annual Tenant Rent Total	Annual Subsidy Total	<u>Total</u> <u>Annual</u> <u>Income</u>
			\$ -	\$ -	\$ -	\$ -	T	\$
			\$ -	\$ -	\$ -	\$ -	T	\$
			\$ -	\$ -	\$ -	\$ -	\$ -	\$
Public Housing			\$ -	\$ -	\$ -	\$ -	\$ -	\$
r ablic floading			\$ -	\$ -	\$ -	\$ -	\$ -	\$
			\$ -	\$ -	\$ -	\$ -	\$ -	\$
			\$ -	\$ -	\$ -	\$ -	\$ -	\$
			\$ -	\$ -	\$ -	\$ -	\$ -	\$
Public Housing Totals	C)				\$ -	\$ -	\$
			\$ -	\$ -	\$ -	\$ -	\$ -	\$
			\$ -	\$ -	\$ -	\$ -	\$ -	\$
			\$ -	\$ -	\$ -	\$ -	\$ -	\$
Project Based Voucher (PBV) and			\$ -	\$ -	\$ -	\$ -	\$ -	\$
Project Based Rental Assistance (PBRA)			\$ -	\$ -	\$ -	\$ -	\$ -	\$
			\$ -	\$ -	\$ -	\$ -	\$ -	\$
			\$ -	\$ -	\$ -	\$ -	\$ -	\$
			\$ -	\$ -	\$ -	\$ -	\$ -	\$
PBV+PBRA Totals	C)				\$ -	\$ -	\$
					\$ -			\$
Other Affordable/Restricted					\$ -			\$
Julei Allordabie/Nestricted					\$ -			\$
					\$ -			\$
	C)						\$
					\$ -			\$
Unrestricted/Market					\$ -			\$
OHI GOLHCIGU/IVIAI NGL					\$ -			\$
					\$ -			\$
Total Unrestricted/Market	C)			\$ -			\$

Other Income			\$ -		\$ -
				form HU	/2022)

ASSUMPTIONS: PRO FORMA WORKSHEET

Provide the following assumptions, which should be reflected on the Pro Forma

Rental Income Annual Increase (%)	0%
Other Income Annual Increase (%)	0%
Vacancy Rate (%)	0%
Expense annnual increase (%)	0%
Replacement Reserve Annual Amount (\$)	\$0
Replacement Reserve Annual Increase (%)	0%

\$0 per unit/per year

Property Management Fee (fixed fee or % of effective gross income)

Fixed Fee per year	\$0	\$0 per unit
Annual Increase (%)	0%	
<u>OR</u>		
% of Effective Gross Income	0%	

t/per year

20 Year Operating Pro Forma

Applicant PHA/Grantee: Housing Authority of Sample City

Grant Name, if applicable: Sample Grant Name

Phase/Project Name: Sample Mixed-Finance Development or Sample Phase

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

PIC Development is	vumber: [enter the new	AMP-IOITIAL UE	veropment nun	nberj													
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Operating Income																	
Unrestricted (Market Rate) Unit Rent	0	0	0	0	0	0	0		0	0	0	0		0		0	0
Affordable/Restricted Rent	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0
Total Non-Public Housing Rental Income	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Housing Choice Voucher/PBRA																	
Tenant Rent	0	0	0	0	0	0	0		0			0				0	0
Voucher/PBRA Amount	0	0	0	0	0	0	0		0		0	0		0		0	0
Total Housing Choice Voucher/PBRA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Public Housing Rental Income																	
Tenant Rent	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Public Housing Operating Subsidy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Public Housing Rental Income	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gross Rental Income	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Income (laundry, interest, etc.)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gross Income	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Less Vacancy Allowance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Effective Gross Income	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Expenses																	
Administration/Salaries	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Property Management Fee	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Office Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Insurance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accounting	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Utilities	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Security	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Real Estate Taxes/PILOT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Supportive Services																	
Replacement Reserve	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other																	
Other																	
Total Operating Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Operating Income	0		0	0	0	0	0		0			0				0	0
Debt Service				-		-	•		-				-				
Loan 1: identify	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Loan 2: identify	ŭ	0	0	0	0	0	0		0		0	0		0		0	0
Loan 3: identify	0	0	0	0	0	0	0		0	0	0	0			0	0	0
Total Debt Service	0	0	0	0	0	0	0		0		0	0		0		0	0
Debt Coverage Ratio	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00				0.00	0.00
Fee: identify	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fee: identify																	
Fee: identify																	
Cash Flow Available for Distribution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U
Distribution: identify																	
Distribution: identify																	
Distribution: identify																	
Distribution: identify																	
Distribution: identify																	
Income	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Grant Name, if applicable: Sample Grant Name Phase/Project Number & Name: Sample Mixed-Finance Deve PIC Development Number: [enter the new AMP-format d	lopment evelopm	or Sample ent numb
Date Prepa	ared:	17-C
		% of
	Co	Construct sts Comp
Flow of Funds Analysis		
	St	arting Ba
Uses of Funds Acquisition Costs		
Land		
Building		
Total Acquisition Costs		
Hard Costs Hard Construction Costs		9,07
Site Work		1.00
General Requirements		54
Contractor Overhead		18
Contractor Profit Contractor Bond Premium		54
Contractor Bond Premium Contingency		72
FF&E		25
Retainage		
Total Hard Costs		12,32
Soft Construction Costs Architecture Design & Engineering		68
Survey & As-Built Survey		2
Environmental		6
Soils & Materials Testing/Structural Report		2
Insurance Construction Loan Interest Rate Cap		6
Construction Loan Legal, Due Diligence and Appraisal		4
Permanent Loan Origination		1
Inspection Fees		3
Title & Recording Developer Legal		3 12
Accountant and Audit		8
Appraisal & Market Study		1
Marketing		5
Rent-up Reserve		20 4
Soft Cost Contingency Operating Reserve		58
Replacement Reserve		4
Tax Credit Application Fees		
Tax Credit Fees (Reservation and Monitoring)		17
Developer Overhead Developer Fee		48 1,46
AHA Developer Fee		48
Total Soft Construction Costs		5,97
Total Development Costs		18,30
Loan Repayment		10,92
Total Project Uses		29,22
Canata Causage of Funds		% Equit
Constr. Sources of Funds Investor Disbursement/Draws		pay-ir 8,59
Investor Balance Available		-,
Bank Construction Loan Disbursement	###	10,92
AHA Disbursement	###	5,17
Deferred Developers Fee		60
Permanent Sources Interest Earnings		
Deferred Developers Fee		
Total Project Sources		29,22
AHA Potential Eligible Costs		5,17
AHA Loan Disbursement		
AHA Loan Balance Start Month		
AHA Cumulative Loan Balance		
AHA Cumulative Loan Balance Projected Construction Interest Due Based on Draw Schedule		10,92
		10,02

Applicant PHA/Grantee: Housing Authority of Sample City

Grant Name, if applicable: Sample Grant Name

Flow of Funds Analysis

Phase/Project Number & Name: Sample Mixed-Finance Development or Sample Phase PIC Development Number: [enter the new AMP-format development number]

> Date Prepared: 17-Dec-10

> > Starting Balance Dec-10

Jan-11

Feb-11

Mar-11

1,225,314 1,293,387 1,070,573 808,367 323,347 269,456 269,456 % of Construction Costs Completed 2.50% 7.50% 7.50% 10.00% 12.50% 12.00% 12.00% 10.00% 7.50% 3.00% 2.50% 2.50% Closing Draw Draw1 Draw2 Draw3 Draw4 Draw5 Draw6 Draw7 Draw8 Draw9 Draw10 Draw11

May-11 Jun-11

Jul-11

Aug-11

Sep-11

Oct-11

Nov-11

Apr-11

Uses of Funds			Closing											
Acquisition Costs														
Land		-	-	-	-	-	-	-	-	-	-	-	-	-
Building		-	-	-	-	-	-	-	-	-	-	-	-	-
Total Acquisition Costs		0	0	0	0	0	0	0	0	0	0	0	0	0
Hard Costs														
Hard Construction Costs		9,075,000	226,875	680,625	680,625	907,500	1,134,375	1,089,000	1,089,000	907,500	680,625	272,250	226,875	226,875
Site Work		1,000,000	25,000	75,000	75,000	100,000	125,000	120,000	120,000	100,000	75,000	30,000	25,000	25,000
General Requirements		544,500	13,613	40,838	40,838	54,450	68,063	65,340	65,340	54,450	40,838	16,335	13,613	13,613
Contractor Overhead		181,500	4,538	13,613	13,613	18,150	22,688	21,780	21,780	18,150	13,613	5,445	4,538	4,538
Contractor Profit		544,500	13,613	40,838	40,838	54,450	68,063	65,340	65,340	54,450	40,838	16,335	13,613	13,613
Contractor Bond Premium				0	0	0	0							
Contingency		725,000	0	0	217,500	0	0	145,000	0	145,000	0	0	0	0
FF&E		250,000	37,500	-	-	25,000	25,000	-	-	-	-	-	25,000	25,000
Retainage			(28,364)	(85,091)	(85,091)	(113,455)	(141,819)	(136,146)	(68,073)	(63,978)	(42,546)	(17,018)	(14,182)	(14,182)
Total Hard Costs		12,320,500	292,774	765,821	983,321	1,046,095	1,301,369	1,370,314	1,293,387	1,215,573	808,367	323,347	294,456	294,456
Soft Construction Costs														
Architecture Design & Engineering		680,000	470,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Survey & As-Built Survey		25,000	25,000											
Environmental		60,000	60,000											
Soils & Materials Testing/Structural Report		20,000	20,000											
Insurance Construction Loan Interest Rate Cap		60,000	30,000	0								0		
		48,000	48.000											
Construction Loan Legal, Due Diligence and Appraisal		19,625	48,000											
Permanent Loan Origination		35,000		2,692	2.602	2,692	2,692	2,692	2,692	2,692	2,692	2,692	2,692	2,692
Inspection Fees Title & Recording		34,000	34,000	2,092	2,692	2,092	2,092	2,092	2,092	2,092	2,092	2,092	2,092	2,092
Developer Legal		125,000	100,000											
Accountant and Audit		80,000	40,000											
Appraisal & Market Study		15,000	15,000	0										
Marketing		55,000	13,000	· ·			11,000	5,500	5,500	5,500	5,500	5,500	5,500	5,500
Rent-up Reserve		200,000					11,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000
Soft Cost Contingency		48,503								3,731	3,731	3,731	3,731	3,731
Operating Reserve		581,500								-,	-,	-,	-,	-,
Replacement Reserve		49,452												
Tax Credit Application Fees		4,000	4,000	0										
Tax Credit Fees (Reservation and Monitoring)		171,700	171,700											
Developer Overhead		488,800	391,040	0	0	0	0	0	0	0	0	0	0	0
Developer Fee		1,466,400	0	0	0	0	0	0	0	0	0	0	0	0
AHA Developer Fee		488,800	0	0	0	0	0	0	0	0	0	0	0	0
Total Soft Construction Costs		5,979,797	2,050,757	18,992	20,627	21,859	32,859	27,359	30,014	38,934	44,162	47,714	49,260	50,692
Total Development Costs		18,300,297	2,343,531	784,813	1,003,948	1,067,954	1,334,228	1,397,673	1,323,401	1,254,507	852,528	371,061	343,716	345,148
Loan Repayment		10,925,000									0			
Total Project Uses		29,225,297	2,343,531	784,813	1,003,948	1,067,954	1,334,228	1,397,673	1,323,401	1,254,507	852,528	371,061	343,716	345,148
		% Equity												
Constr. Sources of Funds		pay-in	24%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Investor Disbursement/Draws		8,599,320	1,719,864	-	-	-	-	-	-	-	-	-	-	
Investor Balance Available		-	-	-	-	-	-	-	-		050 500	-		
Bank Construction Loan Disbursement	### ###	10,925,000	311,833	392,406	295,760	1 007 05 4	-	637,267	1,245,416	1,254,507	852,528	371,061	343,716	345,148
AHA Disbursement	###	5,170,000 605,977	311,833	392,406	708,188	1,067,954	1,334,228	760,406	77,985					
Deferred Developers Fee		605,977												
D														
Permanent Sources														
Interest Earnings														
Deferred Developers Fee			-											
Total Project Sources		29,225,297	2,343,531	784,813	1,003,948	1,067,954	1,334,228	1,397,673	1,323,401	1,254,507	852,528	371,061	343,716	345,148
AHA Potential Eligible Costs		5,170,000	1,544,724	784,813	1,003,948	1,067,954	1,334,228	1,355,391	594,985	517,000	517,000	371,061	343,716	345,148
AHA Loan Disbursement			311,833	392,406	708,188	1,067,954	1,334,228	760,406	77,985	-	-		-	
AHA Loan Balance Start Month			5,170,000	4,858,167	4,465,760	3,757,572	2,689,619	1,355,391	594,985	517,000	517,000	517,000	517,000	517,000
AHA Disbursements for Eligible Costs Only			Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
AHA Cumulative Loan Balance			311,833	704,240	1,412,428	2,480,381	3,814,609	4,575,015	4,653,000	4,653,000	4,653,000	4,653,000	4,653,000	4,653,000
Projected Construction Interest Due Based on Draw Schedule		10,925,000	-	1,299	2,934	4,167	4,167	4,167	6,822	12,011	17,238	20,790	22,337	23,769
Cumulative Bank Construction Loan Balance			311,833	704,240	1,000,000	1,000,000	1,000,000	1,637,267	2,882,683	4,137,190	4,989,719	5,360,779	5,704,495	6,049,643
			. ,		7	4000000	1	44.4 4 44	7 7	7 - 7 - 7 -	7	-7		.,,

Applicant PHA/Grantee: Housing Authority of Sample City Grant Name, if applicable: Sample Grant Name Phase/Project Number & Name: Sample Mixed-Finance Development or Sample Phas PIC Development Number: [enter the new AMP-format development number]

17-Dec-10

% of Construction

	Construction Costs Completed	2.50%	8.00%	0.00%	0.00%							100%
Flow of Funds Analysis		Draw12	Draw13	Draw14	Draw15	Draw16	Draw17	Draw18	Draw20	Draw21	Draw22	
•	Starting Balance	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Jul-12	Aug-12	Sep-12	Ending Balance
						·						
		2nd Installment							4th Installment			
Uses of Funds		- Construction				3rd Installment -			- Stabilization/			
Acquisition Costs		Completion				Conversion			8609s			
Land		-	-	_	_		-	_	_	-	_	0
Building	-	-	-	_	_	-	_	_	_	-	_	o o
Total Acquisition Costs	0	0	0	0	0	0	0	0	0	0	0	0
Hard Costs												
Hard Construction Costs	9,075,000	226,875	726,000	0								0
Site Work	1,000,000	25,000	80,000	0								0
General Requirements	544,500	13,613	43,560	0								0
Contractor Overhead	181,500	4,538	14,520	0								0
Contractor Profit	544,500	13,613	43,560	0								0
Contractor Bond Premium	705.000					017 500						0 0
Contingency FF&E	725,000 250,000	0 25,000	0 37,500	50,000	0	217,500	0					0
Retainage	230,000	(14,182)	(45,382)	869,508	0	U	0					0
Total Hard Costs	12,320,500	294,456	899,758	919,508	0	217,500	0	0	0	0	0	0
Soft Construction Costs	,00,000	_0-,-00	230,700	1-3,000		227,000	<u>J</u>					1
Architecture Design & Engineering	680,000	15,000	30,000	0	0	0	0	0	0			0
Survey & As-Built Survey	25,000											0
Environmental	60,000											0
Soils & Materials Testing/Structural Report	20,000											0
Insurance	60,000	30,000										0
Construction Loan Interest Rate Cap	0											0
Construction Loan Legal, Due Diligence and Appraisal	48,000								10.005			0
Permanent Loan Origination Inspection Fees	19,625 35,000	2,692	2,692						19,625			0
Title & Recording	34,000	2,092	2,092						0		0	0
Developer Legal	125,000								25,000		· ·	0
Accountant and Audit	80,000	0	40,000						20,000			0
Appraisal & Market Study	15,000		.,									0
Marketing	55,000	5,500										0
Rent-up Reserve	200,000		33,333	33,333	33,333	33,333	33,333	33,333			0	0
Soft Cost Contingency	48,503	3,731	3,731	3,731	3,731	3,731	3,731	3,731	3,731			0
Operating Reserve	581,500	0					0		581,500	0	0	0
Replacement Reserve	49,452								49,452			0
Tax Credit Application Fees	4,000 171,700			0	0	0	0	0	0	0	0	0
Tax Credit Fees (Reservation and Monitoring) Developer Overhead	488,800	41,396	56,364	0	0	0	0	0	0	U	U	0
Developer Fee	1,466,400	41,390	0	0	0	0	0	0	1,466,400		0	0
AHA Developer Fee	488,800	0	0	0	0	0	0	0	488,800	0	0	0
Total Soft Construction Costs	5,979,797	154,526	191,327	62,271	62,271	62,271	37,064	37,064	2,939,773	0	0	0
Total Development Costs	18,300,297	448,982	1,091,085	981,779	62,271	279,771	37,064	37,064	2,939,773	0	0	
Loan Repayment	10,925,000	,				10,925,000		0	0		0	
Total Project Uses	29,225,297	448,982	1,091,085	981,779	62,271	11,204,771	37,064	37,064	2,939,773	-	-	29,225,297
Constr. Sources of Funds	% Equity	36%	0%	0%	0%	42%	0%	0.0%	18.0%	0%	0%	Ending Balance
Investor Disbursement/Draws	pay-in 8,599,320	448,982	1,091,085	464,779	62,271	2,404,413	37,064	37,064	2,333,796	0%	0%	8,599,320
Investor Balance Available	0,333,320	2,130,814	1,039,729	574,950	512,678	1,118,027	1,080,963	1,043,898	2,000,700	_	_	0,555,520
Bank Construction Loan Disbursement	### 10,925,000	-,,	-	-	-	4,875,357	-	-	-	-	_	10,925,000
AHA Disbursement	### 5,170,000			517,000	-				-			5,170,000
Deferred Developers Fee	605,977	-		(0)				(0)	605,977	-		605,977
Permanent Sources												
Interest Earnings											-	-
Deferred Developers Fee											-	
Total Project Sources	29,225,297	448,982	1,091,085	981,779	62,271	11,204,771	37,064	37,064	2,939,773		-	29,225,297
THE RESERVE OF THE PARTY OF THE			-	0	-	0	-	-	-	-	-	0
AHA Potential Eligible Costs	5,170,000	407,586	517,000	517,000	-	-	-	-		-	-	11,221,551
AHA Loan Disbursement		- E17.000	- F17.000	517,000	-	-	-	-		-	-	5,170,000
AHA Dichursoments for Eligible Costs Only		517,000	517,000	517,000 Voc	Ve-	- Va-	Vac	Ve-	-	Vac	V	-
AHA Cumulative Lean Palance		Yes 4,653,000	Yes 4,653,000	Yes 5,170,000	Yes 5,170,000	Yes 5,170,000	Yes 5,170,000	Yes 5,170,000	5,170,000	Yes 5,170,000	Yes 5,170,000	
AHA Cumulative Loan Balance Projected Construction Interest Due Based on Draw Schedule	10,925,000	4,653,000 25,207	4,653,000 25,207	25,207	25,207	5,170,000	5,170,000	5,170,000	5,170,000	5,170,000	5,170,000	245,735
Cumulative Bank Construction Loan Balance	10,923,000	6,049,643	6,049,643	6,049,643	6,049,643	23,207	-	-	-	-	-	240,735
Cumulative Balik Construction Edan Balance		0,045,043	0,045,043	0,045,043	0,045,043							