

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 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 8. 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 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 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 existing housing units, including the street and finish landscaping, rehab.

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

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)

Type	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	\$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	\$472,349.98
	Sum of 5 Bedrooms, TDC	\$535,329.98
	Sum of 6 Bedrooms, TDC	\$598,309.97
	Sum of 0 Bedrooms, HCC	\$98,406.24
	Sum of 1 Bedrooms, HCC	\$137,768.74
	Sum of 2 Bedrooms, HCC	\$177,131.24
	Sum of 3 Bedrooms, HCC	\$236,174.99
	Sum of 4 Bedrooms, HCC	\$295,218.73
	Sum of 5 Bedrooms, HCC	\$334,581.23
	Sum of 6 Bedrooms, HCC	\$373,943.73
Row House	Sum of 0 Bedrooms, TDC	\$177,061.18
	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

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)

Structure Type	Number of Bedrooms	Rental Unit Categories						Homeownership Unit Categories					
		Public Housing or Replacement Units			Non-Public Housing or Non-Replacement			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	-	-	-	-	-	-	-	-	-	-	-	-
	6	-	-	-	-	-	-	-	-	-	-	-	-
Semi-Detached	0	-	-	-	-	-	-	-	-	-	-	-	-
	1	-	-	-	-	-	-	-	-	-	-	-	-
	2	-	-	-	-	-	-	-	-	-	-	-	-
	3	-	-	-	-	-	-	-	-	-	-	-	-
	4	-	-	-	-	-	-	-	-	-	-	-	-
	5	-	-	-	-	-	-	-	-	-	-	-	-
	6	-	-	-	-	-	-	-	-	-	-	-	-
Row House	0	-	-	-	-	-	-	-	-	-	-	-	-
	1	-	-	-	-	-	-	-	-	-	-	-	-
	2	-	-	-	-	-	-	-	-	-	-	-	-
	3	-	-	-	-	-	-	-	-	-	-	-	-
	4	-	-	-	-	-	-	-	-	-	-	-	-
	5	-	-	-	-	-	-	-	-	-	-	-	-
	6	-	-	-	-	-	-	-	-	-	-	-	-
Walk-Up	0	-	-	-	-	-	-	-	-	-	-	-	-
	1	-	-	-	-	-	-	-	-	-	-	-	-
	2	-	-	-	-	-	-	-	-	-	-	-	-
	3	-	-	-	-	-	-	-	-	-	-	-	-
	4	-	-	-	-	-	-	-	-	-	-	-	-
	5	-	-	-	-	-	-	-	-	-	-	-	-
	6	-	-	-	-	-	-	-	-	-	-	-	-
Elevator	0	-	-	-	-	-	-	-	-	-	-	-	-
	1	-	-	-	-	-	-	-	-	-	-	-	-
	2	-	-	-	-	-	-	-	-	-	-	-	-
	3	-	-	-	-	-	-	-	-	-	-	-	-
	4	-	-	-	-	-	-	-	-	-	-	-	-
	5	-	-	-	-	-	-	-	-	-	-	-	-
	6	-	-	-	-	-	-	-	-	-	-	-	-
Totals:		-	-	-	-	-	-	-	-	-	-	-	-

Step 3: Enter Number of Tax Credit, Market-Rate Rental, and Market-Rate For-Sale Units

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

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

		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		
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 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: **Sample Mixed-Finance Development or Sample Phase**

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[Capital Fund Program website](#) for BRIDGEPORT, CONNECTICUT

Step 3. Unit Mix (Note: enter info on the "Unit Mix" worksheet)					HCC Limits		TDC Limits	
Structure Type	BRs	Rehab of Existing Pub. Hsg.	New Const.	Acq. with or w/o Rehab	(new const. only)	(new const. only)	Per Unit	Phase Totals
					Per Unit	Phase Totals		
Detached/Semi-Detached	1	-	-	-	\$ 150,335	\$ -	\$ 263,087	\$ -
	2	-	-	-	\$ 179,977	\$ -	\$ 314,961	\$ -
	3	-	-	-	\$ 214,812	\$ -	\$ 375,921	\$ -
	4	-	-	-	\$ 252,671	\$ -	\$ 442,175	\$ -
	5	-	-	-	\$ 276,887	\$ -	\$ 484,552	\$ -
	6	-	-	-	\$ 299,847	\$ -	\$ 524,732	\$ -
Row House	1	-	-	-	\$ 132,628	\$ -	\$ 232,099	\$ -
	2	-	-	-	\$ 161,166	\$ -	\$ 282,040	\$ -
	3	-	-	-	\$ 197,640	\$ -	\$ 345,869	\$ -
	4	-	-	-	\$ 234,428	\$ -	\$ 410,248	\$ -
	5	-	-	-	\$ 258,296	\$ -	\$ 452,019	\$ -
	6	-	-	-	\$ 280,415	\$ -	\$ 490,727	\$ -
Walkup	0	-	-	-	\$ 87,724	\$ -	\$ 153,517	\$ -
	1	-	-	-	\$ 119,366	\$ -	\$ 208,891	\$ -
	2	-	-	-	\$ 150,801	\$ -	\$ 263,902	\$ -
	3	-	-	-	\$ 198,432	\$ -	\$ 347,256	\$ -
	4	-	-	-	\$ 245,698	\$ -	\$ 429,971	\$ -
	5	-	-	-	\$ 276,688	\$ -	\$ 484,205	\$ -
Elevator	0	-	-	-	\$ 98,406	\$ -	\$ 157,450	\$ -
	1	-	-	-	\$ 137,769	\$ -	\$ 220,430	\$ -
	2	-	-	-	\$ 177,131	\$ -	\$ 283,410	\$ -
	3	-	-	-	\$ 236,175	\$ -	\$ 377,880	\$ -
	4	-	-	-	\$ 295,219	\$ -	\$ 472,350	\$ -
	5	-	-	-	\$ 334,581	\$ -	\$ 535,330	\$ -
	6	-	-	-	\$ 373,944	\$ -	\$ 598,310	\$ -

Step 7. 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 8. Enter all Sources of Public Housing Capital Assistance

PH Capital Assistance incl. CFP, HOPE VI, Choice Neighborhoods

Borrowed Funds to be Repaid with Public Housing Capital Assistance

Total Sources of Public Housing Capital Assistance

Step 9. Enter All Uses of Public Housing Capital Assistance

	HUD Bdgt	Line Item	
Choice Neighborhoods Supportive Services	1405	\$ -	-
HOPE VI Community & Supportive Services	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	\$ -	-
Relocation - Non-Residents	1496	\$ -	-

Total Uses of Public Housing Capital Assistance

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 7)

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

Step 11. 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 5)

Public Housing Capital Assistance for Housing Construction Costs

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

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

Total Housing Construction Cost

Housing Construction Cost Limit (if any, from Step 5)

Step 10. Confirm:

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

Okay: Sources = Uses
(± \$5 rounding allowance)

Step 12. Review Results

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

No PH units (Step 2)

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

No PH units (Step 2)

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]

Part A: Development Sources	Loan/Grant/Equity	PH Capital Assist.	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: PHA Seller Note			\$ -	\$ -	\$ -
Other: HOME Funds			\$ -	\$ -	\$ -
Total Development Sources (Part A)	\$	-	\$ -	\$ -	\$ -

Part B: Additional Sources	PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Funds (CFP)	\$ -	\$ -	\$ -	\$ -
RHF or DDTF	\$ -	\$ -	\$ -	\$ -
HOPE VI Funds	\$ -	\$ -	\$ -	\$ -
Choice Neighborhoods Funds	\$ -	\$ -	\$ -	\$ -
Other: Describe	\$ -	\$ -	\$ -	\$ -
Other: Describe	\$ -	\$ -	\$ -	\$ -
Total Additional Sources (Part B)	\$ -	\$ -	\$ -	\$ -

Total Sources (Parts A and B)	\$	-	\$ -	\$ -	\$ -
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Part 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	1460	\$ -	\$ -	\$ -	\$ -
Builder's Profit	1460	\$ -	\$ -	\$ -	\$ -
Construction Contingency	1460	\$ -	\$ -	\$ -	\$ -
Other: Describe	1460	\$ -	\$ -	\$ -	\$ -
Site/Infrastructure	1450	\$ -	\$ -	\$ -	\$ -
Dwelling Equipment-Non-Expendable	1465	\$ -	\$ -	\$ -	\$ -
Non-Residential Construction: identify	1470	\$ -	\$ -	\$ -	\$ -
Non-Residential Construction: identify	1470	\$ -	\$ -	\$ -	\$ -
Nondwelling Equipment: identify	1475	\$ -	\$ -	\$ -	\$ -
Demolition	1485	\$ -	\$ -	\$ -	\$ -
Relocation Costs	1495	\$ -	\$ -	\$ -	\$ -
Relocation - Non Residents	1496	\$ -	\$ -	\$ -	\$ -
Other: Bond Collateral		\$ -	\$ -	\$ -	\$ -
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	\$ -	\$ -	\$ -	\$ -
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	\$ -	\$ -	\$ -	\$ -
Lease-up Reserve (Public Housing)	1430	\$ -	\$ -	\$ -	\$ -
Other: FF&E		\$ -	\$ -	\$ -	\$ -
Other: Professional Services		\$ -	\$ -	\$ -	\$ -
Operating Subsidy Reserve (Public Housing)		\$ -	\$ -	\$ -	\$ -
Operating Reserve		\$ -	\$ -	\$ -	\$ -
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	1405	\$ -	\$ -	\$ -	\$ -
HOPE VI Community & Supportive Services	1408	\$ -	\$ -	\$ -	\$ -
Management Improvements, PHA	1408	\$ -	\$ -	\$ -	\$ -
Administration	1410	\$ -	\$ -	\$ -	\$ -
Fees & Costs	1430	\$ -	\$ -	\$ -	\$ -
Site Acquisition	1440	\$ -	\$ -	\$ -	\$ -
Site Improvement	1450	\$ -	\$ -	\$ -	\$ -
Demolition (and associated remediation)	1485	\$ -	\$ -	\$ -	\$ -
Relocation Expense	1495	\$ -	\$ -	\$ -	\$ -
Relocation - Non Residents	1496	\$ -	\$ -	\$ -	\$ -
Total Additional Uses (Part B)	\$	-	\$ -	\$ -	\$ -

Total Uses (Parts A and B)	\$	-	\$ -	\$ -	\$ -
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**PERMANENT 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]

Part A: Development Sources	Loan/Grant/Equity	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)		\$ -	\$ -	\$ -	\$ -

Part B: Additional Sources	PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Funds (CFP)	\$ -			\$ -
RHF/DDTF	\$ -			\$ -
HOPE VI Funds	\$ -			\$ -
Choice Neighborhoods (CN) Funds	\$ -			\$ -
Other:	\$ -	\$ -	\$ -	\$ -
Other:	\$ -	\$ -	\$ -	\$ -
Total Additional Sources (Part B)	\$ -	\$ -	\$ -	\$ -

Total Sources (Parts A and B)	\$ -	\$ -	\$ -	\$ -
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Part 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	1460	\$ -	\$ -	\$ -	\$ -
Builder's Profit	1460	\$ -	\$ -	\$ -	\$ -
Construction Contingency	1460	\$ -	\$ -	\$ -	\$ -
Other:	1460	\$ -	\$ -	\$ -	\$ -
Site/Infrastructure	1450	\$ -	\$ -	\$ -	\$ -
Dwelling Equipment-Non-Expendable	1465	\$ -	\$ -	\$ -	\$ -
Non-Residential Construction: identify	1470	\$ -	\$ -	\$ -	\$ -
Non-Residential Construction: identify	1470	\$ -	\$ -	\$ -	\$ -
Nondwelling Equipment: identify	1475	\$ -	\$ -	\$ -	\$ -
Demolition	1485	\$ -	\$ -	\$ -	\$ -
Relocation Costs	1495	\$ -	\$ -	\$ -	\$ -
Relocation - Non Residents	1496	\$ -	\$ -	\$ -	\$ -
Other: Describe		\$ -	\$ -	\$ -	\$ -
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	\$ -	\$ -	\$ -	\$ -
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	\$ -	\$ -	\$ -	\$ -
Lease Up Reserve (Public Housing)	1430	\$ -	\$ -	\$ -	\$ -
Other: Describe	1430	\$ -	\$ -	\$ -	\$ -
Other: Describe	1430	\$ -	\$ -	\$ -	\$ -
Operating Subsidy Reserve (Public Housing)		\$ -	\$ -	\$ -	\$ -
Operating Reserve		\$ -	\$ -	\$ -	\$ -
Replacement Reserve		\$ -	\$ -	\$ -	\$ -
Supportive Service Reserve		\$ -	\$ -	\$ -	\$ -
Developer Fee: Developer		\$ -	\$ -	\$ -	\$ -
Developer Fee: Housing Authority		\$ -	\$ -	\$ -	\$ -
Other: Describe		\$ -	\$ -	\$ -	\$ -
Other: Describe		\$ -	\$ -	\$ -	\$ -
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	1405	\$ -	\$ -	\$ -	\$ -
HOPE VI Community & Supportive Services	1408	\$ -	\$ -	\$ -	\$ -
Management Improvements, PHA	1408	\$ -	\$ -	\$ -	\$ -
Administration	1410	\$ -	\$ -	\$ -	\$ -
Fees & Costs	1430	\$ -	\$ -	\$ -	\$ -
Site Acquisition	1440	\$ -	\$ -	\$ -	\$ -
Site Improvement	1450	\$ -	\$ -	\$ -	\$ -
Demolition (and associated remediation)	1485	\$ -	\$ -	\$ -	\$ -
Relocation Expense	1495	\$ -	\$ -	\$ -	\$ -
Relocation - Non Residents	1496	\$ -	\$ -	\$ -	\$ -
Total Additional Uses (Part B)		\$ -	\$ -	\$ -	\$ -

Total Uses (Parts A and B)	\$ -	\$ -	\$ -	\$ -
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INCOME PROJECTIONS								
<i>All rents should be net of utility allowance</i>								
Unit Type	# Units	# of Bed-rooms	Monthly Tenant Rent (PUM)	Monthly Subsidy (PUM)	Monthly Income (PUM)	Annual Tenant Rent Total	Annual Subsidy Total	Total Annual Income
Public Housing			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public Housing Totals	0					\$ -	\$ -	\$ -
Project Based Voucher (PBV) and Project Based Rental Assistance (PBRA)			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PBV+PBRA Totals	0					\$ -	\$ -	\$ -
Other Affordable/Restricted					\$ -			\$ -
					\$ -			\$ -
					\$ -			\$ -
					\$ -			\$ -
	0							\$ -
Unrestricted/Market					\$ -			\$ -
					\$ -			\$ -
					\$ -			\$ -
					\$ -			\$ -
Total Unrestricted/Market	0							\$ -

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 annual increase (%)	0%	
Replacement Reserve Annual Amount (\$)	\$0	\$0 per unit/per year
Replacement Reserve Annual Increase (%)	0%	

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

Fixed Fee per year	\$0	\$0 per unit/per year
Annual Increase (%)	0%	

OR

% of Effective Gross Income	0%	
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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]

	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	0	0	0
Affordable/Restricted Rent	0	0	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	0	0	0	0	0	0
Voucher/PBRA Amount	0	0	0	0	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																	
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	0	0	0	0	0	0	0
Debt Service																	
Loan 1: <i>identify</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Loan 2: <i>identify</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Loan 3: <i>identify</i>	0	0	0	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	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	0.00	0.00	0.00	0.00
Fee: <i>identify</i>																	
Fee: <i>identify</i>																	
Fee: <i>identify</i>																	
Cash Flow Available for Distribution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Distribution: <i>identify</i>																	
Distribution: <i>identify</i>																	
Distribution: <i>identify</i>																	
Distribution: <i>identify</i>																	
Distribution: <i>identify</i>																	
Income	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Fill out the section below for PBV Projects

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]

Date Prepared: 17-Dec-10

% of
 Construction
 Costs Completed

Flow of Funds Analysis

Starting Balance

Uses of Funds

Acquisition Costs	
Land	-
Building	-
Total Acquisition Costs	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
FF&E	250,000
Retainage	
Total Hard Costs	12,320,500
Soft Construction Costs	
Architecture Design & Engineering	690,000
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
Inspection Fees	35,000
Title & Recording	34,000
Developer Legal	125,000
Accountant and Audit	80,000
Appraisal & Market Study	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
Tax Credit Fees (Reservation and Monitoring)	171,700
Developer Overhead	488,800
Developer Fee	1,466,400
AHA Developer Fee	488,800
Total Soft Construction Costs	5,979,797
Total Development Costs	18,300,297
Loan Repayment	10,925,000
Total Project Uses	29,225,297

Constr. Sources of Funds	% Equity pay-in
Investor Disbursement/Draws	8,599,320
Investor Balance Available	-
Bank Construction Loan Disbursement	### 10,925,000
AHA Disbursement	### 5,170,000
Deferred Developers Fee	605,977

Permanent Sources

Interest Earnings	
Deferred Developers Fee	
Total Project Sources	29,225,297

AHA Potential Eligible Costs	5,170,000
AHA Loan Disbursement	
AHA Loan Balance Start Month	
AHA Disbursements for Eligible Costs Only	
AHA Cumulative Loan Balance	
Projected Construction Interest Due Based on Draw Schedule	10,925,000
Cumulative Bank Construction Loan Balance	

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

Date Prepared: 17-Dec-10

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%

Flow of Funds Analysis

Starting Balance Dec-10 Jan-11 Feb-11 Mar-11 Apr-11 May-11 Jun-11 Jul-11 Aug-11 Sep-11 Oct-11 Nov-11

Uses of Funds

Closing

	Starting Balance	Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11
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													
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)	(17,019)	(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	60,000	30,000	0								0		
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		2,692	2,692	2,692	2,692	2,692	2,692	2,692	2,692	2,692	2,692	2,692
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	0										
Marketing	55,000					11,000	5,500	5,500	5,500	5,500	5,500	5,500	5,500
Rent-up Reserve	200,000												
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												
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
Constr. Sources of Funds	% Equity 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	-	-	-	-	-	-	-	-	-	-	-	-	-
Bank Construction Loan Disbursement	### 10,925,000	311,833	392,406	295,760	-	-	637,267	1,245,416	1,254,507	852,528	371,061	343,716	345,148
AHA Disbursement	### 5,170,000	311,833	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	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

