

Project: 605-617 Styker Avenue

Date: 3/5/2019

Number of units: 57

GSF: 0

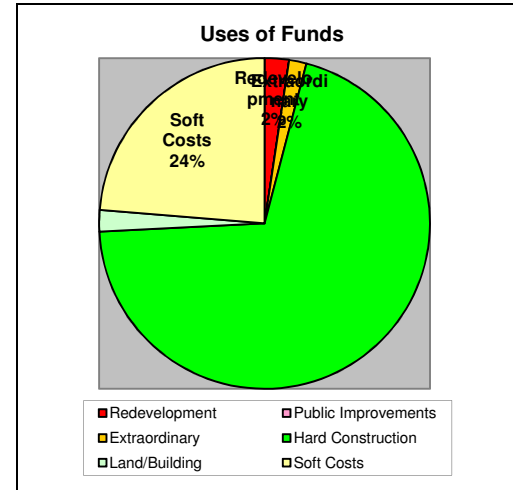
Sources and Uses of Funds Summary

Uses	Sub Amt	Subtotal	Subtotal	Cost
Redevelopment Costs				\$300,000
Site Assembly				
Environmental Remediation	300,000			
Geo-Technical Soil Issues				
Other				
Public Improvement Costs				\$0
Publicly-owned Parking				
Other				
Housing Extraordinary Costs			\$215,662	
Historic				
Environmental/Sustainable Costs				
Non-living Area Construction				
Operating/contingency reserves	215,662			
Other				
Dwelling Unit Hard Construction Costs			\$12,084,338	
Hard Construction Costs		8,835,000		
Land (& Building) Costs		264,632		
Soft Costs		\$2,984,706		
Developer Fee	1,070,000			
Other	1,914,706			
Total Housing Costs				\$12,300,000

Total Uses/Project Costs - TDC **\$12,600,000**

Permanent Sources	City/HRA	Subsidy	Other Partners	Subsidy	Private	Amount
Debt/Loans						
Amortized Loans	264,632	0	7,805,903	0	0	\$8,070,535
Bonds (Non-TIF)			0	0		
TIF	0	0				
Public/Non-profit & Other Partners Deferred Loans/Grants						
Deferred Loans	0	0	0	0		\$262,380
Grants	0	0	262,380	262,380		
TIF	0	0				
Land Sale Write Down	0	0				
Waiver of Fee(s)			0	0		
Equity						
Tax Credit Equity			4,267,085	4,267,085		\$4,267,085
Private Equity (Non-Tax Credit)					0	
Total Sources	264,632		12,335,368		0	\$12,600,000

Subsidy **0** **4,529,465**



City/HRA Costs	Per Unit	
Redevelopment Costs	\$264,632	\$4,643
Public Improvement Costs	\$0	\$0
Historic Costs	\$0	\$0
Other Costs	\$0	\$0
Total City/HRA Sources	\$264,632	\$4,643

Other City/HRA Costs include: 0

