ATTACHMENT D
PUBLIC PURPOSE SUMMARY

Project Name	**755 Magnolia Avenue E**	Account #	**NSP Project**

Project Address   **755 Magnolia Avenue E**

City Contact   **Sarah Zorn**   Today's Date   **February 20, 2013**

PUBLIC COST ANALYSIS

Program Funding Source:	**NSP**		Amount:	
Interest Rate: ___	*Subsidized Rate*: [ ] Yes	[**X**] No	[ ] N/A (Grant)	
Type: Loan Risk Rating:	Acceptable (5% res) X	Substandard (10% res)	Loss (100% res)	
Grant	Doubtful (50% res)	Forgivable (100% res) X		

Total Loan Subsidy*: $0	Total Project Cost:	**$ 312,855**

* Total Loan Subsidy: Present value of the loan over its life, including expected loss of principal and interest rate subsidy.

PUBLIC BENEFIT ANALYSIS
(Mark A1@ for Primary Benefits and A2@ for Secondary Benefits)

I. Community Development Benefits

	Remove Blight/Pollution	**A1**	Improve Health/Safety/Security	**A1**	Increase/Maintain Tax Base
A1	Rehab. Vacant Structure		Public Improvements		< current tax production: **-0-**
	Remove Vacant Structure		Goods & Services Availability		< est'd taxes as built:
	Heritage Preservation	**A1**	Maintain Tax Base		< net tax change + or -: **+$1,600**

II. Economic Development Benefits

	Support Vitality of Industry		Create Local Businesses	**A2**	Generate Private Investment
A2	Stabilize Market Value		Retain Local Businesses		Support Commercial Activity
	Provide Self-Employment Opt's		Encourage Entrep'ship	**A2**	Incr. Women/Minority Businesses

III. Housing Development Benefits

	Increase Home Ownership Stock		Address Special Housing Needs	**A1**	Maintain Housing
	< # units new construction:	**A1**	Retain Home Owners in City		< # units rental:
	< # units conversion:	**A1**	Affordable Housing		< # units owner-occ.: **1**

IV. Job Impacts   Living Wage applies   [   ]   Business Subsidy applies [   ]

[ ] **Job Impact** [ ] **No Job Impact**	Year 1	Year 2	Year 3	Year 4	Year 5
#JOBS CREATED (fulltime permanent)					
Average Wage					
#Construction/Temporary					
#JOBS RETAINED (fulltime permanent)					

#JOBS LOST (fulltime permanent)							

V. HOUSING IMPACTS   **AFFORDABILITY**

[ ] **Housing Impact**	[ ] **No Housing Impact**	<=30%	31-50%	51-60%	61-80%	>80%
#HOUSING UNIT CREATED						
#HOUSING UNITS RETAINED						
#HOUSING UNITS LOST						