

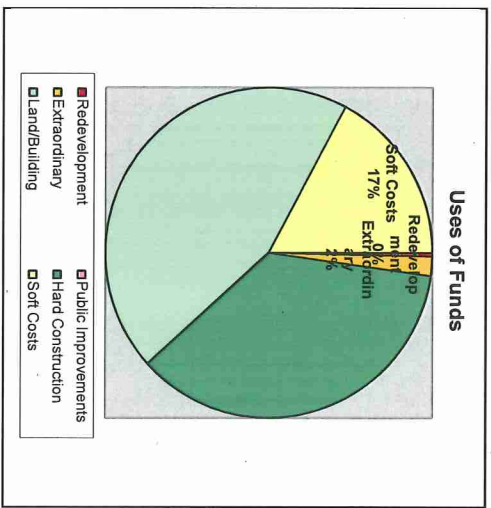
Project: Community Plaza Date: 6/3/2019

Number of units: 40 GSF 0

Sources and Uses of Funds Summary

Uses	Sub Amt	Subtotal	Subtotal	Cost
Redevelopment Costs				\$35,000
Site Assembly				
Environmental Remediation	35,000			
Geo-Technical Soil Issues				
Other				
Public Improvement Costs				\$0
Publicly-owned Parking				
Other				
Housing Extraordinary Costs			\$188,485	
Historic				
Environmental/Sustainable Costs				
Non-living Area Construction				
Operating/contingency reserves	188,485			
Other				
Dwelling Unit Hard Construction Costs			\$9,726,537	
Hard Construction Costs		3,584,500		
Land (& Building) Costs		4,426,000		
Soft Costs		\$1,716,037		
Developer Fee	694,766			
Other	1,021,271			
Total Housing Costs				\$9,915,022
<b>Total Uses/Project Costs - TDC</b>				<b>\$9,950,022</b>

Permanent Sources	City/HRA	Subsidy	Other Partners	Subsidy	Private	Amount
<b>Debt/Loans</b>						\$4,453,767
Amortized Loans	0	0	0	0	1,001,767	
Bonds (Non-TIF)			3,452,000		0	
TIF	0	0				
<b>Public/Non-profit &amp; Other Partners Deferred Loans/Grants</b>						\$2,097,000
Deferred Loans	250,000	250,000	1,847,000	1,847,000		
Grants	0	0	0	0		
TIF	0	0				
Land Sale Write Down	0	0				
Waiver of Fee(s)			0	0		
<b>Equity</b>						\$3,399,255
Tax Credit Equity			3,083,107	3,083,107		
Private Equity (Non-Tax Credit)					316,148	
<b>Total Sources</b>	250,000	250,000	8,382,107	3,083,107	1,317,915	\$9,950,022
<b>Subsidy</b>		250,000		4,930,107		



City/HRA Costs	Per Unit
Redevelopment Costs	\$875
Public Improvement Costs	\$0
Historic Costs	\$0
Other Costs	\$5,375
<b>Total City/HRA Sources</b>	<b>\$6,250</b>

Other City/HRA Costs include: 0

