Proiect Name <u>Brownstone Residential</u>	Account #
Proiect Address 839-849 University Avenue	T
Citv Contact <u>Diane Nordquist</u>	Todav's DateApril 13. 2016
Public Cost A	NALYSIS
Program Funding Source: <u>HOME Funds</u>	Amount: <u>\$750,000</u>
Interest Rate: 1% Subsidized Rate: [X] Yes	
	Substandard (10% res) X Loss (100% res)
Grant Doubtful (50% res)	Forgivable (100% res)
Total Loan Subsidy* \$957,217 Total Project	Cost: <u>\$14,762,926</u>
Total Loan Subsidy: Present value of the loan over its life, including expe	cted loss of principal and interest rate subsidy.
PUBLIC BENEFIT A (Mark "1" for Primary Benefits and "2 Community Development Benefits	2" for Secondary Benefits)
Remove Blight/Pollution Improve Health/Safety/Sec	
Rehab. Vacant Structure Public Improvements	< current tax production: < est'd taxes as built:
Remove Vacant Structure Goods & Services Availabili	ty < net tax change + or -:
Heritage Preservation Maintain Tax Base	
. Economic Development Benefits	
Support Vitality of Industry Create Local Business	ses Generate Private Investment
Stabilize Market Value Retain Local Business	ses Support Commercial Activity
Provide Self-Employment Opt's Encourage Entrep'shi	ip Incr. Women/Minority Businesses
I. Housing Development Benefits	
Increase Home Ownership Stock Address Special Ho	# units tental 35
<pre><# units conversion:</pre> <pre> Retain Home Own </pre>	- < # units owner-occ:;
1 Affordable Housing	
V. Job Impacts Living Wage applies []	Corporate Welfare applies []
[] Job Impact [X] 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)	

	Account #							
Proiect Address 839-849 University Avenue	- 1 1 Data A 1140 0040							
City Contact <u>Diane Nordquist</u> T	odav's DateApril 13. 2016							
Public Cost Analysis								
Program Funding Source: <u>STAR</u>	Amount: <u>\$120,000</u>							
Interest Rate: 3.5% Subsidized Rate: [X] Yes	[] No[] N/A (Grant)							
Type: X Loan Risk Rating: Acceptable (5% res) X Sub	ostandard (10% res) Loss (100% res)							
Grant Doubtful (50% res) For	rgivable (100% res)							
Total Loan Subsidy* \$34,024 Total Project Cos	st: \$5,062,092							
Total Loan Subsidy: Present value of the loan over its life, including expected	l loss of principal and interest rate subsidy.							
PUBLIC BENEFIT AN	NAT VCIC							
(Mark "1" for Primary Benefits and "2" i	,							
(Maik 1 101 1 Illinary Desicing and 2 1	to becomenly benefition							
Community Development Benefits								
Remove Blight/Pollution Improve Health/Safety/Securit	Increase/Maintain Tax Base < current tax production: < est'd taxes as built:							
Rehab. Vacant Structure Public Improvements								
2 Remove Vacant Structure 1 Goods & Services Availability	< net tax change + or -:							
Heritage Preservation Maintain Tax Base								
l. Economic Development Benefits								
Support Vitality of Industry 2 Create Local Businesses	Generate Private Investment							
Stabilize Market Value 1 Retain Local Businesses	Support Commercial Activity							
Provide Self-Employment Opt's Encourage Entrep'ship	Incr. Women/Minority Businesses							
II. Housing Development Benefits Increase Home Ownership Stock Address Special Housin	ng Needs Maintain Housing							
Increase Home Ownership Stock < # units new construction: Retain Home Owners i	# anisa samula 25							
<# units conversion: Affordable Housing	<pre># units owner-occ.:</pre>							
A THORGADIC TOUSING	- 10 명시 10 10 10 10 10 10 10 10 10 10 10 10 10							
V. Job Impacts Living Wage applies [X]	Corporate Welfare applies []							
[X] Job Impact [] No Job Impact Year 1	Year 2 Year 3 Year 4 Year 5							
#JOBS CREATED (fulltime permanent) 5								
Average Wage								
#Construction/Temporary								
#JOBS RETAINED (fulltime permanent) 7								
#JOBS LOST (fulltime permanent)								

Proiect Name Brownstone Commercial	Account #
Proiect Address 839-849 University Avenue	
City Contact <u>Diane Nordquist</u> To	odav's Date <u>April 13. 2016</u>
PUBLIC COST ANA	ALYSIS
Program Funding Source: CDBG	Amount: \$356,000
Interest Rate: 1% Subsidized Rate: [X] Yes	[] No [] N/A (Grant)
Type: X Loan Risk Rating: Acceptable (5% res) Sub-	standard (10% res) Loss (100% res)
Grant X Doubtful (50% res) For	givable (100% res)
Total Loan Subsidy* \$267,164 Total Project Cos	t: \$5,062,092
*Total Loan Subsidy: Present value of the loan over its life, including expected	loss of principal and interest rate subsidy.
Total Board of Tresent viante of the four of the set of	,
PUBLIC BENEFIT AN	NALYSIS
(Mark "1" for Primary Benefits and "2" for	or Secondary Benefits)
. Community Development Benefits	
Remove Blight/Pollution Improve Health/Safety/Security	Increase/Maintain Tax Base
Rehab. Vacant Structure Public Improvements	< current tax production: < est'd taxes as built:
2 Remove Vacant Structure 1 Goods & Services Availability	< net tax change + or -:
Heritage Preservation Maintain Tax Base	
I. Economic Development Benefits	
Support Vitality of Industry 2 Create Local Businesses	Generate Private Investment
Stabilize Market Value 1 Retain Local Businesses	Support Commercial Activity
Provide Self-Employment Opt's Encourage Entrep'ship	Incr. Women/Minority Businesses
II. Housing Development Benefits	
Increase Home Ownership Stock Address Special Housin	ng Needs Maintain Housing
<# units new construction: <# units conversion: Retain Home Owners in	<pre>< # units rental: 35 < # units owner-occ.:</pre>
< # units conversion: 1 Affordable Housing	T units owner-occu,
V. Job Impacts Living Wage applies [X]	Corporate Welfare applies []
[X] Job Impact [No Job Impact Year 1]	Year 2 Year 3 Year 4 Year 5
#JOBS CREATED (fulltime permanent) 5	
Average Wage	
#Construction/Temporary	
#JOBS RETAINED (fulltime permanent) 7	
#JOBS LOST (fulltime permanent)	

Proiect Name _	Brownsto	1e	<u> </u>		Accou	nt #				
Proiect Address			sitv Avenue		o dovilo	Data		l 13. 2016		
Citv Contact	Diane Nordu	list		· '	ouav s	Date _	ADD	<u> 13. ZU 10</u>		
	F	UB	LIC COS	ST A NA	ALYS	IS				
Program Funding Source	e: <u>Poole</u>	1 TIF	un AAA			Amo	ount:	\$1,773,4	84	
Interest Rate: 0%		Subsidi	ized Rate: [X]Yes	. [] No	<u> </u>] N/A (0	Grant)	
Type: X Loan I	Risk Rating:	Acce	eptable (5% res)) Sub	standaro	l (10% res)		Loss (100%	res)	
Grant		Dou	btful (50% res)	For	givable ((100% res)			・ 10	
Total Loan Subsidy*	\$2,426,4	<u>16</u>	Total	Project Cos	t: <u> </u>	14,762,9	26	<u> </u>		
Total Loan Subsidy:	Present value of th	e loan o	ver its life, includ	ling expected	loss of p	rincipal and	interest	rate subsidy.		
2000 2000 000 000 000 000 000 000 000 0	-						· -	,		
	Pu	J BL]	IC BENE	FIT A	NALY	ISIS				
•	(Mark "1" for	Prima	ary Benefits	and "2" f	or Sec	ondary l	Benefi	ts)		
Community Deve	elopment Bene	fits								
Remove Blight/I			ove Health/Sa	fety/Security	7	Increas	e/Main	tain Tax Bas	e	
Rehab. Vacant St	·	Publ	ic Improvemen	its			nt tax pro taxes as l	oduction:		
2 Remove Vacant	Structure 1	Goo	ds & Services A	Availability	- 1 - 45 - 45		taxes as i x change			
Heritage Preserva	ation	Main	ntain Tax Base	<u> </u>		Transition in the control of the con	·. · · ·		<u> </u>	
. Economic Devel	onment Benef	its								
Support Vitality		2	Create Local	Businesses		Generate	Private	Investment	10 10 10	
Stabilize Market		1	Retain Local		Support Commercial Activity					
Provide Self-Emp	ployment Opt's		Encourage E	ntrep'ship	Incr. Women/Minority Businesses					
I. Housing Develo	nmont Bonofit	-						.		
Increase Home C		<u>s</u> :	Address Sp	ecial Housin	o Needs		Main	tain Housing		
<pre>< # units new con</pre>	struction:		- *	ne Owners i	O		- <# ₁	units rental: 35		
<# units convers	ion:		1 Affordable	The second of th			<# ₁	units owner-oo	:c.:	
				<u> </u>		44			· · · · ·	
/. Job Impacts			applies [X]			rate Welfa	- Miles	44		
[X] Job Impac	t [] N	o Job	Impact	Year 1	Year	2 Y	ear 3	Year 4	Year 5	
#	Jobs Created	(fulltim	e permanent)	5						
		A	verage Wage							
使多生新工艺类型	#Cons	truction	1/Temporary							
#1	OBS RETAINED	*		7						
	#Jobs Lost									