

<u>Development Financing</u>		
Housing Trust Funds	\$ -	#DIV/0!
HOME	0	#DIV/0!
CDBG	0	#DIV/0!
Limited Partner Equity	0	#DIV/0!
Reinvested/Deferred Developer's Fee	0	#DIV/0!
Other	0	#DIV/0!
Other	0	#DIV/0!
Total Financing	\$ -	#DIV/0!

PRA Maximum Rates
50% or \$1.5 million

<u>Development Costs</u>		
<u>Construction Costs</u>		
General Requirements	\$ -	
Site Improvements	0	
Structures	0	
Bond Premium	0	
Builders Profit & Overhead	0	
Construction Contingency	0	#DIV/0!
Other:	0	
Other:	0	
Total Construction Costs	\$ -	
<u>Soft Costs</u>		
Architectural - Design	\$ -	
Architectural - Supervision	0	
Architectural -Reimbursables	0	
Engineering Fees	0	
Environmental Assessment	0	
Survey	0	
Permits	0	
Real Estate Taxes	0	
Construction Insurance	0	
Title & Recording	0	
Market Study/Appraisal	0	
Property Appraisal	0	
Legal - Development	0	
Accounting	0	
Cost Certification	0	
Rent-Up/Marketing	0	
Furniture & Decoration	0	
Zoning	0	
Other	0	
Other	0	
Soft Costs Subtotal	\$ -	
<u>Financing fees</u>		
PHFA Fees	\$ -	
PHFA Closing	0	
Tax Credit Allocation Fee	0	
Loan Fees -	0	
Financing Fees Subtotal	\$ -	
Total Soft Costs	\$ -	

PRA Maximum Rates
2.5% (nc)/5.0%(rehab) - 10.0%
\$ 0
\$ 0
\$ 0
\$ 0
\$ 0

**2016 LIHTC
Development Budget**

Exhibit B

Property Acquisition	\$	-
Total Replacement Costs	\$	-
Reserves		
Operating Reserve	\$	-
Tax & Insurance Escrow		0
Social Service Reserve		0
Transition Reserve		0
Other		0
Reserves Subtotal	\$	-
Total Replacement Costs Plus Reserves	\$	-
Developer's Fee	\$	-
Syndication Fees		
Legal	\$	-
Accounting		0
Bridge Loan Interest		0
Compliance Monitoring		0
Syndication Fees Subtotal	\$	-
Total Development Costs	\$	-

PRA
\$ 0
\$ 225

Total Units	-
Total Sq. Ft.	-

	per unit	per sq. ft.
Total Construction Costs	#DIV/0!	#DIV/0!
Total Replacement Costs	#DIV/0!	#DIV/0!
Total Development Costs	#DIV/0!	#DIV/0!
Replacement Cost + Dev. Fee	#DIV/0!	#DIV/0!

Cost Analysis				
<u>Proposed Unit Mix</u>			<u>Blended per Unit Cost Allowable</u>	
0 Bdrm	0	units @	\$ 185,438	per unit \$ -
1 Bdrm	0	units @	\$ 212,580	per unit \$ -
2 Bdrm	0	units @	\$ 258,494	per unit \$ -
3 Bdrm	0	units @	\$ 334,407	per unit \$ -
4 Bdrm	0	units @	\$ 367,076	per unit \$ -
Totals	0			\$ -
Cost per Unit Allowable			#DIV/0!	per unit
Cost per Unit for Project			#DIV/0!	per unit
				#DIV/0!
Cost per Square Foot Allowable	\$	225	psf	
Cost per Sq. Ft. for Project		#DIV/0!	psf	#DIV/0!
120% of 234-Condominium			#DIV/0!	

HOME Maximum Subsidy				
Maximum 234- Condo-Elevator	#DIV/0!	per unit	#DIV/0!	
OHCD HOME Funding	#DIV/0!	per unit		

Developer's Fee Analysis/Maximum Developer's Fee Allowable for Project				
Total Replacement Cost	\$	-		
less acquisition costs		-		
Basis for Developer's Fee ==>	\$	-		
Total Fee Allowable	\$	-		Waiver Required?
Developer Fee for Project	\$	-	Allowable	NO
less reinvested dev. Fee	\$	-		
Net Developer's Fee for Project	\$	-		