

**Cover Sheet** 

# **MULTIFAMILY APPLICATION**



908 East Main Street, Ste 501 PO Box 1728 Madison WI 53701-1728 608-266-7884

611 W National Ave, Ste 110 Milwaukee WI 53204-1768 414-227-4039



Instructions: Complete the WHEDA Multifamily Application for any WHEDA administered resources. For Housing Tax Credits complete all tabs labeled as Needed For HTC. For WHEDA loans complete all tabs labeled as Needed For Financing.

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# WHEDA 2023 Multifamily Application

Tax Credits & Financing

Project Summary Only information needed to be entered on this tab is the Project Narrative, all other info will be populated from completing the rest of the application

### Project Narrative

Housing Authority of the City of Milwaukee ("HACM", "Developer") is proposing to substantially renovate the Highland Gardens Apartments ("subject development"), an existing senior independent living rental development totaling 114 rental units targeting senior residents over the age of 55 and/or adults with disabilities.

The subject site is located at 1818 West Juneau Avenue, Milwaukee, Wi, approximately 0.8 miles west of the recently redeveloped Milwaukee Bucks "Deer District" and approximately 1.5 miles west of Milwaukee's central business district.

The existing tour-story buildings were originally constructed in 2004 as a low income public housing development whereby existing eligible tenants receive a tederal rental subsidy from the US Department of Housing and Urban Development ("HUD") in the form of Capital and Operations Funding under Section 9 of the United State Housing Act of 1937.

The overall site is generally square in shape, level in topography, and is made up of 2, four-story residential buildings connected by a one-story community space building. The general area surrounding the site consists primarily of older single-family homes in various degrees of condition, multifamily apartment developments, city parks, and institutional use buildings.

ш		Project running / cocation
ı	Set Aside	General Set-Aside
	Construction Type	Acquisition/Rehab
	Address	1818 W Juneau Ave
	City	Milwaukee
	County	Milwaukee
	Census Tract	1862
	Scattered Site	No
	D	evelopment Team Information
	Developer	Housing Authority of the City of Milwaukee
	Developer Contact	Fernando Aniban
	Co-Developer	N/A
	General Contractor	Travuax, Inc.
	Management Co	Travaux, Inc
	Syndicator	TBD
	Architect	Galbraith Carnahan Architects
		Ownership Information
	Ownership Entity	TBD
	Managing Partner	Housing Authority of the City of Milwaukee

HTC C	redit Request	
9% Federal Credit	\$	-
4% Federal Credit	\$	1,053,301
4% State Credit	\$	871,606
Fed 10 YR Total	\$	10,533,014
Carata C VD Tatal	,	E 220 C2E

Unit Type Summary						
	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
# of units	0	106	8	0	0	0
% of all units	0%	93%	7%	0%	0%	0%
			CMI Calculations			
	@ 30 CMI	@ 40 CMI	@ 50 CMI	@ 60 CMI	@ 70 CMI	@ 80 CMI
# of units	0	0	0	114	0	0
# of units % of all units	0	0	0	114 100%	0	0

	Financin	g Sources	
Permanent First Loan, Hard Debt (With-WHEDA)	\$ 4,407,622.24	HOME Grant	\$
WHEDA Subordinate Loan 1	\$ -	CDBG Grant	\$ -
WHEDA Subordinate Loan 2	\$ -	Other	\$
WHEDA Subordinate Loan 3	\$ -	[Enter Source Name on Funding Sources Tab]	\$ -
WHEDA Subordinate Loan 4 (TIF LOAN)	\$ -	[Enter Source Name on Funding Sources Tab]	\$ -
AHP Loan	\$ -	[Enter Source Name on Funding Sources Tab]	\$
HOME	\$ -	[Enter Source Name on Funding Sources Tab]	\$
HACM Seller Note	\$ 6,700,000.00	Owner Investment	\$ 100.00
[Enter Source Name on Funding Sources Tab]	\$ -	Historic Tax Credit Equity	\$
[Enter Source Name on Funding Sources Tab]	\$ -	Deferred Developer Fee	\$ 319,036.49
[Enter Source Name on Funding Sources Tab]	\$ -	Fed LIHTC Equity	\$ 9,373,445.00
		State LIHTC Equity	\$ 3,660,378.00
		Total Sources	\$ 24,460,581.73

	Project Costs				
Budget Item			% of Costs		Cost/Unit
Acquisition	\$	8,550,000	35.0%	\$	75,000
Site Work	\$		0.0%	\$	-
Hard / Construction Costs	\$	9,316,124	38.1%	\$	81,720
Developer Costs	\$	2,546,564	10.4%	\$	22,338
Soft Costs	\$	1,489,832	6.1%	\$	13,069
Reserves	\$	654,238	2.7%	\$	5,739
Total Declara Conta		22 556 750		·	107.000

Rental Assistance Information	No. of Units
Total Subsidized Units	80
Rural Development (RD)	0
Project-based - VASH	0
Section 8 Rent Supplemental or RA Payment:	0
HUD - Project Based Section 8 HAP	34
Section 221(d)(3) BMIR:	0
HUD - RAD (PBRA - Project Based Voucher)	46
HUD - 236	0
Section 811 Vouchers	0

Building and Site Data	II.
Rentable Square Footage	120,000
Commercial Square Footage	0
Gross Building Square Footage	120,000
Total Land Square Footage	86,684
Total Buildable Square Footage	86,684
Number of Surface Parking Spaces	46
Number of Underground Parking Spaces	0
Number of Single Garages	0

Operating	Budget Highlights		
Budget Item		Year One	PUPM
Total Rent	\$	1,105,944	\$ 9,701
Other Income	\$	6,279	\$ 55
Vacancy	\$	77,856	\$ 683
Effective Gross Income	\$	1,190,079	\$ 10,439
Operating Expenses			
Rent Expense	\$	1,200	\$ 11
Management Fee	\$	51,426	\$ 451
Other Administrative Expense	\$	99,877	\$ 876
Utilities Expense	\$	205,500	\$ 1,803
Operating & Maintenance Expenses	\$	172,928	\$ 1,517
Taxes and Insurance	\$	95,613	\$ 839
Service Expense	\$	-	\$ -
Replacement Reserves	\$	34,200	\$ 300
Total Expenses	\$	660,744	\$ 483
Net Operating Income	\$	373,624	\$ 3,277
1st Mtg Y1 DCR		1.1759	
1st Mtg Y15 DCR		1.1500	



Project Name and Location					
Project Name	Highland Gardens	Is project a Scattered Site?	No	# of Sites	
Street Address	1818 W Juneau Ave				
County Is project in a Qualified Census Tract? Census Tract	1862.00 Milwaukee Public School	State Zip Code: Is project in a Difficult Development Area? Difficult Development Area Number Did this Project win an RFP/RFQ? Located on Federally Designated Tribal Land	Yes		
Political Jurisdiction					
Political Jurisdiction: Jurisdiction CEO First Name: Jurisdiction Street Address: Jurisdiction City: Jurisdiction Phone:	Cavalier 200 E Wells Street Room 201 Milwaukee	Last Name: Zip Code: E-Mail Address:		Title: Mayor	
Applicant Notes:					
Internal Use Only: Underwriter Notes:					
Original Haves					



### **Project Description**

Project Type:	Acquisition/Rehab	
New Construction Units:	0	
Acquisition Rehab Units: Adaptive Reuse Units:	114	
Equity Takeout/Refinance Units:	0	
Will this project be utilizing federal assistance? Will this project be receiving project based federal rental assistance?		
If yes, provide the subsidy source:	HUD	
And Number of Units:	80	
HUD RAD:		Number of Units: 46
RD/Rental Assistance: Section 221(d)(3) BMIR:		Number of Units: Number of Units:
Section 236:	No	Number of Units:
Section 8 Rent Supplemental or Rental Assistance Payment: Section 8 Housing Assistance Payment Contract:		Number of Units: Number of Units: 34
VASH Vouchers		Number of Units:
Section 811 Vouchers Other:		Number of Units: Number of Units:
Is HUD approval for transfer of physical asset required?	No	
Is RD approval for transfer of physical asset required?	No	
Is WHEDA approval for transfer of physical asset required?  Any existing LURA?		
If yes please provide project number:		
Targeting of Units		
Family Elderly	No Yes	* Number of Units: 0 * Number of Units: 114
Homeless	No	Number of Units:
Supportive Housing Single Room Occupancy		Number of Units: 23 Number of Units:
CBRF	No	Number of Units:
RCAC	No	Number of Units:
		* Auto-filled from tab 13. Unit Mix.
Credit Request		
Is this an application for additional credit?	No	
If yes, list name of project and WHEDA application number: Is this a credit application for a property that has completed its HTC compliance period?	Ves	
If yes, list name of project and WHEDA application number:		
For App 2 & App 3, enter the annual State TC award amount:		
	General Set-Aside	
Credit percentage applied for: Federal Financing?		
Type of Federal Financing:		
Minimum Set-Aside Requirements:	40%/60%	
	40%/60%	
Minimum Set-Aside Requirements:  Apartment Type	40%/60%	
Apartment Type  Elevator Building:	Yes	Number of Stories: 4
Apartment Type	Yes No	Number of Stories: 4 Number of Stories:
Apartment Type  Elevator Building: Non-elevator Building: Row House/Town House: Detached Single-Family:	Yes No No No	
Apartment Type  Elevator Building:  Non-elevator Building:  Row House/Town House	Yes No No No	
Apartment Type  Elevator Building:  Non-elevator Building:  Row House/Town House:  Detached Single-Family:  Detached Two-Family (Duples):	Yes No No No	
Apartment Type  Elevator Building:  Non-elevator Building:  Row House/Town House:  Detached Single-Family:  Detached Two-Family (Duples):	Yes No No No	
Apartment Type  Elevator Building: Non-elevator Building: Row House/Town House: Detached Single-Family: Detached Two-Family (Duley): Other (Please describe):  Construction Type	Yes No No No No	
Apartment Type  Elevator Building: Non-elevator Building: Row House/Town House: Detached Single-Family: Detached Two-Family (Duples): Other (Please describe):  Construction Type  Slab on Grade: Crawl Space:	Yes No No No No Ves	
Apartment Type  Elevator Building: Non-elevator Building: Row House/Town House: Detached Single-Family: Detached Two-Family (Duplex): Other (Please describe):  Construction Type  Slab on Grade:	Yes No No No No No Vo	
Apartment Type  Elevator Building: Non-elevator Building: Row House/Town House: Detached Single-Family: Detached Two-Family (Duples): Other (Please describe):  Construction Type  Slab on Grade: Crawl Space: Partial Basement:	Yes No No No No No Vo	
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### Applicant Information

Note: Both the Developer and Co-Developer must sign the application. Both the Developer and Co-Developer are expected to own an interest in the controlling entity (managing member or general partner) for the project, materially participate in the development of the project, and make financial guarantees to the investor. If these tests are not met, the entity should be listed as "consultant" under Project Team.

Primary Applicant/Developer	r						
		Housing Authority of t	ne City of Milwaukee				
		809 N Broadway Milwaukee	State: N	NI .	Zip Code:		53202
	Primary Contact First Name: Telephone Number: Email Address:		Last Name: Alternate Number:	Aniban	Title: D Fax:	eputy Executive Director	
Co-Applicant/Developer							
1	Is there a Co-Applicant?	No					
	Name:						
	Street Address: City:		State:		Zip Code:		
	Primary Contact						
	First Name: Telephone Number:		Last Name: Alternate Number:		Title: Fax:		
	Email Address:						
Co-Applicant/Developer							
1	Is there a Co-Applicant?	No					
	Name:						
	Street Address: City:		State:		Zip Code:		
	Primary Contact First Name:		Last Name:		Title:		
	Telephone Number: Email Address:		Alternate Number:		Fax:		
Co-Applicant/Developer		[N-	1				
'	Is there a Co-Applicant? Name:	No					
	Street Address:						
	City:		State:		Zip Code:		
	Primary Contact First Name:		Last Name:		Title:		
	Telephone Number: Email Address:		Alternate Number:		Fax:		
Additional Information							
Do any unsatisfied judgements exis principals, or any related party?	st against the applicant(:	s)/ developer(s), its	No				
Has any party related to this applice estate foreclosure or bankruptcy w		litigation, including real	No				
Do any environmental issues or add	ministrative proceeding	s exist that would	No				
adversely affect the ability to timel							
	Explanation (if the answ	war to any of the three	HACM has asserted and d	efended against claim:	s generally arisin	g from the routine operation	of its
	previous questions was attach additional docur	yes). If necessary,	housing portfolio. In the I following, with insurance	ast 7 years, litigation ir protecting against ma	n courts and adm iny losses and pro	inistrative forums has concer viding a legal defense: • Evic	ned the tions and
			which HACM has present	ed a demand for surpli	us) • Employmen	ermination claims • Foreclose t / Worker's Compensation •	Torts •
			Fair Housing claims, const	titutional claims, and H	1UD administrativ	e proceedings • Bankruptcy	• Real
Applicant Notes:							
Internal Use Only:							
Underwriter Notes:							



### Site Description

one bescription	
Total Site Acreage: 1.99	Total Buildable Acreage: 1.99
If buildable acreage is less than total acreage, please explain:	
Identify utilities and services currently available (and with adequate o Storm Sewer: Yes	Water: Yes
Sanitary Sewer: Yes Gas: Yes	Electric: Yes
Is the demolition of any buildings required or planned?	No
If yes, please describe:	
Are existing buildings on the site currently occupied?	Yes
If yes, (a) briefly describe the situation:	The existing buildings are currently occupied. Tenants will be relocated during the rehabiliation process. See attached
(b) Will tenant displacement be temporary?	relocation plan in the Threshold Documents package. Yes
(c) Will tenant displacement be permanent?	No
Describe relocation plan and assistance:	See relocation plan in the Threshold Document package.
If rehabilitation also include	
Year Built: 2004	
Number of existing units: 114	
Is any part of the site, regardless of where actual building is/will be in a flood zone?	No
If yes, (a) briefly describe the situation:	
Please describe any known prior uses of this site:	
Legal Description of Property:	Lot 7, Block 2, McKinley Subdivision, being a redivision of Blocks 5, 6, and 7 and vacated streets and alleys in Well's Addition, all being a part of the Southwest 1/4 of the Southeast 1/4 of Section 19, Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.  Lot 7, Block 2, McKinley Subdivision, being a redivision of Blocks 5, 6, and 7 and vacated streets and alleys in Well's Addition, all being a part of the Southwest 1/4 of the Southeast 1/4 of Section 19, Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

### Nearest Linkages and Services

	Distance in Miles
Pharmacy	0.55
Grocery Store	0.41
Convenience Store	0.6
Public Park(s)	0.22
Senior Center	1
Public School(s)	0.43
Licensed/Certified Child Daycare Center	0.61
Bank	0.55
Post office	0.43
Public Library	0.83
College/Job Training	0.23
Full Service Medical Clinic/Hospital	0.48

## **Applicant Notes:**

Internal	Use	Only

Underwriter Notes:



### Site Control

Seller Info:	Name of Buyer:							
Sener uno.	Name of Seller:							
	Street Address:		States		7:			
Seller Contact Information	City:		State:		Zip code:			
Tele	First Name: ephone Number:		Last Name: Alternate Number:		Title: Fax:			
	Email Address:				l			
Does an identity of interest (direct or indirect) exist between the owner/princientity with the option/contract for purchase of the property and the seller of	of the property? *	Yes  The Housing Authority of the City of Milwaukee is both the seller of the property and Managing Member who has 0.01% interest in the						
If yes, specify the	he relationship: *	ownership entity						
Does the Applicant or Developer have fee simple ownership of the property (	(site/buildings)? *	Yes						
	Purchase Date: *	3/1/2020		Purchase Price: *	\$1.00			
(a) Enter the current expiration date of the option/contra			(b) Ente	r Purchase Price: *				
Adaptive Re-use or Rehabilitation Projects Only								
Rehabilitation expenditures allocable to lov Adjusted	w-income units: d building basis:	\$7,859,671.00 \$7,300,000.00						
Acquisition of Existing Buildings (Adaptive Re-use or Rehabilitation Projec How many buildings will be acquired for the Are all of the buildings currently under site control for the	e development?	1 Yes						
Multi-site Acquisition and Rehabilitation of Single-Family Homes, Duplexes or four	rplexes	ntrol Approlate and S	sital Manda t	on 359/ of the -	lication's site + + - "	tion One (t - b - l	100 000!!*!	nron cost) 31 Th
L)All intended site addresses must be identified in Application One. 2) WHEDA will obalance of these materials must be submitted within 180 days of Credit Reservation substitution enhances the development, and b) results in no loss of points.								
substitution ennances the development, and b) results in no loss of points.								
		City.	7in Code	Number of	Number of	Acquisition Cost	Type of	Expiration Date
Address		City	Zip Code	Mkt Units	TC Units	of Building	Control	of Control Document
818 W Juneau Avenue		Milwaukee	53202	0	114	\$7,300,000.00	Ownership	N/A
Applicant Notes: Please further describe site:								
please further describe site:								
ease further describe site:								
nternal Use Only:								
nternal Use Only:								



### Zoning

Is the proposed project permitted by the present zoning? *	PD
Is multifamily use permitted? <sup>4</sup>	Yes
Are variances, special or conditional use permits or any other item requiring a public hearing needed to develop this proposal?*	No
If yes, have the hearings been completed and permits been obtained?	No
If yes, specify permit or variance required and date obtained If no, describe permits/variances required and schedule for obtaining them	
Are there any existing conditions of historical significance located on the project site that will require Wisconsin State Historical Society office review?*	
If yes, describe below	
Are there any existing conditions of environmental significance located on the project site?	No
If yes, describe below	
Applicant Notes:	Please further describe site:
	Freeze to their destribe site.
Internal Use Only:	
Underwriter Notes:	

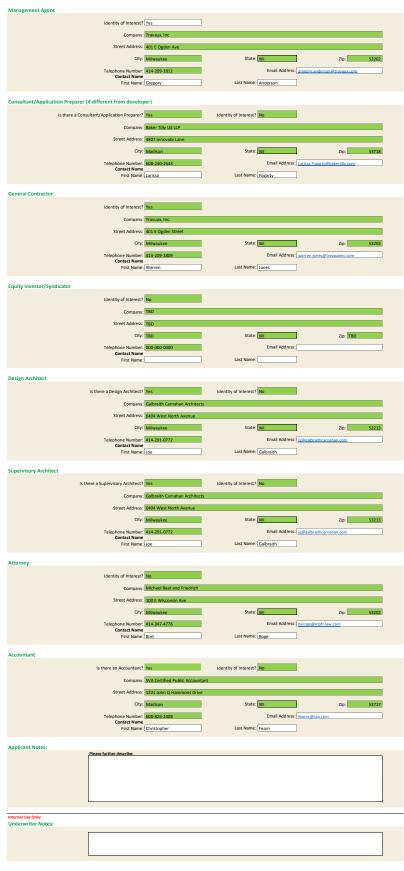


### Ownership Entity

List all general partners, members, and principals. Specify recorporate, corporate, general partners, or members.  Esticly/Principal Name    First Name	Federal Tax ID Number of Ownership Entity: Ownership Contact Person First Name:	Rec	State: WI Entity Type: Limited Liability Come Ownership Contact Person Last Name: Aniban quired - Upload organizational chart to Procorem along with		53202 be Formed
Address: BID N Broadway Steet  Chr. Milwaisee					
City Museuse State: W Exp 200 S3202 Expanding Analysis (Feet 1) State: W Exp 200 S3202 Expanding Analysis (Feet 1) State: W S200 S2-533992 Ownership Percentage: 0.031  List all general partners, members, and principals. Specify nonprofit, corporate, general partners, or members.  Entity/Principal Anale: Entity/Principal Function: State: Zip 200 Ownership Percentage: Zip 200 Ownership Percentag			Last Name: Aniban	Entity/Principal Function: Prin	cipal
Entity/Principal Name    First Name:   Last Name:   Entity/Principal Function:	City: Telephone:	Milwaukee 414-286-5885	Fax:	Email: fern	ando.aniban@hacm.org
First Name: Last Name: Entity/Principal Function: Address: State: Zip: Email: Nonprofit: Tax ID Ownership Percentage: List all general partners, members, and principals. Specify nonprofit, corporate, general partners, or members.  Entity/Principal Name: Entity/Principal Function: Address: Last Name: Entity/Principal Function: Address: Address: Address: Address: Address: Address: Tax ID Ownership Percentage: Address: Place Email: Nonprofit: Tax ID Ownership Percentage: Address: Address: Place Email: Address: Address: Place Email: Address: Email: Address: Address: Place Email: Address: Address: Email: Address: Email: Address: Addr	List all general partners, members, and principals. Specify no	nprofit, corporate, general p	artners, or members.		
Entity/Principal Name:    First Name:	First Name: Address: City: Telephone:		State: Fax:	Zip: Email:	
First Name:  Address:  City:  Telephone:  Nonprofit:  Tax ID:  Applicant/Developer Disclosure  Please include the resume of the development applicant, describe the number of developments, number of units, type of units and if any, type of Assistance (State or Federal).  Applicant Notes:  Please further describe details regarding developer relationships or ownership entity information:  Internal Use Only:		nprofit, corporate, general p	artners, or members.		
Please include the resume of the development applicant, describe the number of developments, number of units, type of units and if any, type of Assistance (State or Federal).  Applicant Notes:  Please further describe details regarding developer relationships or ownership entity information:  Internal Use Only:	First Name: Address: City: Telephone:		State: Fax:	Zip: Email:	
Applicant Notes:  Please further describe details regarding developer relationships or ownership entity information:  Internal Use Only:	Applicant/Developer Disclosure				
Please further describe details regarding developer relationships or ownership entity information:    Please further describe details regarding developer relationships or ownership entity information:   Internal Use Only:	Please include the resume of the	development applicant, des	scribe the number of developments, number of units, type of units	s and if any, type of Assistance (State	or Federal).
Internal Use Only:	Applicant Notes:	Please further describe det	ails regarding developer relationships or ownership entity inform	ation	
			, , , , , , , , , , , , , , , , , , ,		



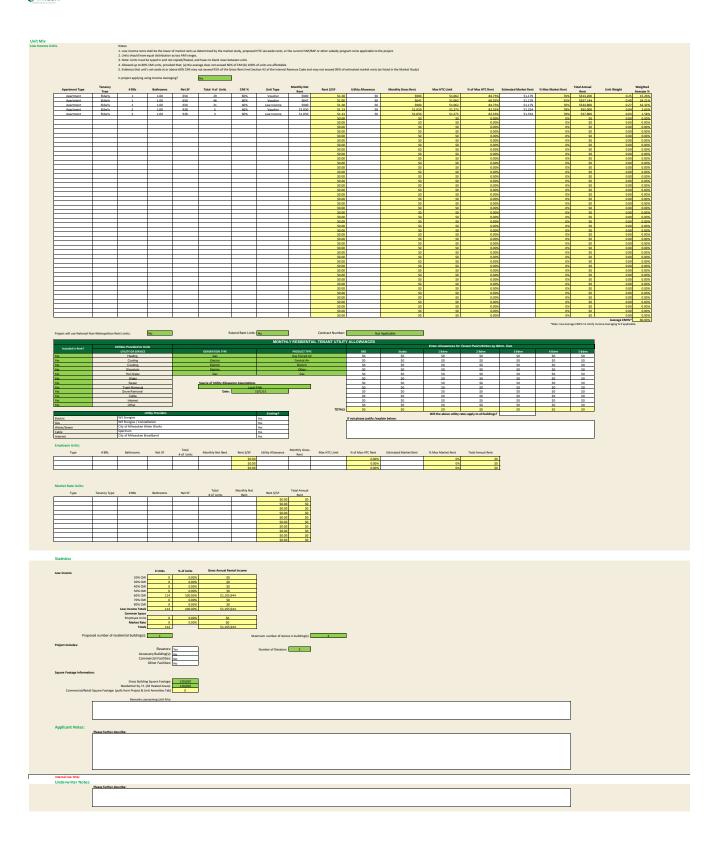
### Project Team





### **Project and Unit Amenities**

Please provide a detailed description of the proposed project:	46 units are RAD, 34 u Highland Gardens is lo business district. The g	rehabiliate Highland Gardens, an existing multifamily inits have PBV and 34 are LHTC.  cated less than a mile from the redeveloped Milwauke general area surrounding the site consists primarily of ints, city parks, and institutional use buildings.	ee Bucks "Deer District	and approximately 1.5 miles from M	lwaukee's central
Site Amenities (check all that apply):  Community Building:		Community Building - Sq. Ft.			
Community Room:		Community Room - Sq. Ft.	1530		
Community Service Facility		Community Service Facility - Sq. Ft.	540		
Commercial Space	No	Commercial Space - Sq. Ft.			
Garages:	No	Number:		Rent per stall per month:	
Surface Parking:		Number:	46	Rent per stall per month:	0
Underground Parking:		Number:		Rent per stall per month:	
• • • • • • • • • • • • • • • • • • • •				, ,	
Laundry Room:	Yes			Estimated Cost per unit per month	4.59
In-Unit Internet Access	Yes			Estimated Cost per unit per month	0
		Screened Porch:		Exam Room:	
Resident Computer Center:		Game/Craft Room:		Exercise Room:	
Reading Room/Library:		Media Center Room:		Non-Smoking Units:	
Guest Lodging:	No	Chapel:		Picnic Area:	
Garden Plots:		Covered Drive Thru:		Pool:	
Car Care Area:		Playground:		Onsite Leasing Office:	
Storage Units:		Gazebos:		Walking Trails:	
Security Locked Building:		Community Dining Room:		Therapeutic Whirlpool Tub:	
24 Hour On-Site Resident Manager:	No	Trash Disposal Chutes:	No	Community Patio:	No
	rooms are regularly us	a community room with tables and chairs, beauty salo ed for organized resident activities.  res a CSF that will provide services to both residents ar			
Interior Apartment Amenities (check all that apply):					
Range/Oven:		Range Hood:		Dishwasher:	
Disposal:	No	Refrigerator:		Exterior Storage:	
Washer/Dryer:	No	W/D Hookups:		Pantry:	
Ceiling fans:		Walk-in Closets:		Drapes:	
Mini-blinds:		Patio/Balcony:		Microwave:	No
Sunrooms:	No	Front Porches:	No		
Flooring:					
Carpet:	Vec	Vinyl:	Yes	Wood:	No
Ceramic Tile:	No	Other:		wood.	
cerdine inc.		ouici.			
Heating/Cooling:					
Gas Heat:	Yes	Heat Pump:		Electric Pump:	
Electric Heat:		Central Air:	Yes	Window A/C:	No
A/C Sleeve:	No				
Applicant Notes:					
Please further describe:					
Internal Use Online					
Internal Use Only: Underwriter Notes:					
Onderwriter Hotes.					





### **Funding Sources**

Note on Permanent Rate: WHEDA requires applicants use the following permanent loan interest rate methodology for all Initial Applications.

B. Noncompetitive Applications: Use WHEDA's Tax-Exempt Financing rate published on WHEDA com the week prior to application submission, with a 35-year

C. Applicant may use other terms if a term-specific, executed financing commitment accompanies the Application.

Loans: (note in Applicant notes below if any of these loans are refinanced loans)										
Source	Funders	Tax-Exempt?	WHEDA Term Sheet	Total Amount	Percentage of Total	Amortizing? *	Rate (%)	Term (Years)	Amortization Period (Years)	Annual Debt Service
WHEDA Loan	WHEDA	Yes	Tax Exempt Bond Financing - Permanent	\$4,407,622	39.68%	Yes	6.450%	35	35	\$317,732
WHEDA Subordinate Loan 1	Lender Name/Bond Issuer				0.00%					\$0
WHEDA Subordinate Loan 2	Lender Name/Bond Issuer				0.00%					\$0
WHEDA Subordinate Loan 3	Lender Name/Bond Issuer				0.00%					\$0
WHEDA Subordinate Loan 4 (TIF LOAN)	Lender Name/Bond Issuer				0.00%					\$0
AHP Loan	N/A for AHP				0.00%					\$0
HOME Loan	Lender Name				0.00%					\$0
HACM Seller Note	HACM	No		\$6,700,000	60.32%	No	3.860%	50	50	\$0
Other	Lender Name/Bond Issuer				0.00%					\$0
Other	Lender Name/Bond Issuer				0.00%					\$0

Other	Lender Name/Bond Issuer						
			the surfiche such flows				
* "Non-amortizing" indicates that the loan does not have a fixed annual debt service (i.e. the loan is subject to available cash flow).  Grants: If you are applying for tax credits and are receiving a grant that will be converted to a loan to a project, please list them in the loan section above							
Source	Funders	Total Amount	Percentage of Total				
HOME Grant	N/A for Home	\$0	0.00%				
CDBG Grant	Specify Grantor	\$0	0.00%				
Other	Specify Grantor	\$0	0.00%				
Other	Specify Grantor	\$0	0.00%				
Other	Specify Grantor	\$0	0.00%				

Source	Funders	Total Amount	Percentage of Total	Number of Years	Investor Ownership %	Price per Credit	Annual Credit Amount
Federal Housing Tax Credit Equity	Specify Investor	\$9,373,445	70.20%	10	99.990%	\$ 0.890	\$ 1,053,301
Federal Historic Tax Credit Equity	Specify Investor	\$0	0.00%				
State Housing Tax Credit Equity	Specify Investor	\$3,660,378	27.41%	6	99.990%	\$ 0.700	\$ 871,606
State Historic Tax Credit Equity	Specify Investor	\$0	0.00%				
Deferred Developer Fees	Specify Investor	\$319,036			cing must comply with guid		
Owner Investment	Specify Investor	\$100		WHEDA.com. If pricing is outside posted range, project must include explanation and provide co			
Other	Specify Investor	\$0	0.00%	of LOI from investor/syne	dicator.		
Tes	al Danmana Condina Comme	634 460 503	100 00V				

Construction Financing					
Source of Funds	Funders	Total Amount	Percentage of Total	Rate (%)	Term (Months)
WHEDA - Permanent Loan Available During Construction	WHEDA	\$4,407,622	20.10%	6.450%	24
WHEDA - Construction Tax Exempt Loan	WHEDA	\$8,218,797	37.47%	5.400%	24
Construction Loan 3	Enter Lender Name	\$0	0.00%		
Construction Loan 4	Enter Lender Name	\$0	0.00%		
Construction Loan 5	Enter Lender Name	\$0	0.00%		
Federal Housing Tax Credit Equity	Specify Investor	\$1,874,689	8.55%		
State Housing Tax Credit Equity	Specify Investor	\$732,076	3.34%		
Federal Historic Tax Credit Equity	Specify Investor	\$0	0.00%		
Seller Note. GP Equity. 2022 WHEDA Housing Grant	Specify Investor	\$6,700,100	30.55%		
Total Construction Financing		\$21,933,283	100.00%		

Seller Note. GP Equity. 2022 WHEDA Housing Grant	Specify Investor	\$6,700,100	30.55%	
Total Construction Financing		\$21,933,283	100.00%	
* List all funding sources, including permanent sources	that will be used during constr	uction		
Remarks concerning Project Funding Sources:				
(Please be sure to include the name of the funding sou	rce(s))			
The following sources are available during construction	n and noted in Row 62:			
Seller Note: \$6,700,000				

-----

Please further describe:		

Internal Use Only:



Division		Total Cost	Residential Const.	Commercial Cost	Cost/Gross Sq. Ft	Cost per Unit
ivision 00 - Procurement and Contracting Requirements	9				\$ 4	
0 00 00 - Procurement and Contracting Requirements	9	166,006.95	\$ 166.006.95	,	\$ 1.38	
0 10 00 - Solicitation	\$	-			\$ -	\$
0 20 00 - Instructions for Procurement	\$	-			ş -	\$ .
0 30 00 - Available Information	\$	-			\$ -	\$ -
0 40 00 - Procurement Forms and Supplements	\$	-			\$ -	\$ .
0 50 00 - Contracting Forms and Supplements 0 60 00 - Project Forms	\$	-			\$ - \$ -	\$ .
70 00 - Conditions of the Contract	S				s -	\$
0 80 00 - Other	\$	310,336.00	\$ 310,336.00		\$ 2.59	\$ 2,722
90 00 - Revisions, Clarifications, and Modifications	\$	-			\$ -	\$ .
livision 02 - Existing Conditions	\$		\$ -	\$ -	\$ -	\$
2 00 00 - Existing Conditions 2 20 00 - Assessment	\$				\$ -	\$
2 30 00 - Subsurface Investigation	S	-			s -	Ś .
2 40 00 - Demolition and Structure Moving	\$				\$ -	\$
2 50 00 - Site Remediation 2 60 00 - Contaminated Site Material Removal	\$	-			\$ -	\$
2 60 00 - Contaminated Site Material Removal 2 70 00 - Water Remediation	\$	-			\$ -	\$
2 80 00 - Facility Remediation	\$	-			<u>\$</u> -	\$
30 00 - Facility Refilediation	\$				\$ -	\$
livision 03 - Concrete	\$	-	\$ -	\$ -	\$ -	\$
8 00 00 - Concrete	\$	-			\$ -	\$
8 10 00 - Concrete Forming and Accessories	\$	-			\$ -	\$
3 20 00 - Concrete Reinforcing	\$				\$ -	\$
8 30 00 - Cast-in-Place Concrete 8 40 00 - Precast Concrete	\$				<u> - </u>	\$
I 50 00 - Cast Decks and Underlayment	\$				\$ - \$ -	\$
8 60 00 - Grouting	\$				\$ -	\$
3 70 00 - Mass Concrete	\$				\$ -	\$
80 00 - Concrete Cutting and Boring	\$				\$ -	\$
livision 04 - Masonry	\$	2,112	\$ 2,112		\$ 0	\$
\$ 20 00 - Unit Masonry	\$	2,112.00	\$ 2,112.00		\$ 0.02	\$ 18
4 40 00 - Stone Assemblies	\$		4,412.00		\$ -	\$
50 00 - Refractory Masonry	\$				\$ -	\$
4 60 00 - Corrosion-Resistant Masonry	\$		-		\$ -	\$
4 70 00 - Manufactured Masonry	\$				\$ -	\$
ivision 05 - Metals	S		\$ -	s -	\$ -	Ś
5 00 00 - Metals	\$		,		s -	S
5 10 00 - Structural Metal Framing	\$	-			s -	s
20 00 - Metal Joists	\$				\$ -	\$
5 30 00 - Metal Decking	\$	-			\$ -	\$
5 40 00 - Cold-Formed Metal Framing 5 50 00 - Metal Fabrications	\$	-			s -	\$
5 70 00 - Metal Fabrications 5 70 00 - Decorative Metal	\$	-			\$ - \$ -	\$
77000 Decorative wetain					•	,
ivision 06 - Wood, Plastics, Composites	\$	668,131	\$ 668,131	\$ -	\$ 6	\$ 5,0
5 00 00 - Wood, Plastics, Composites	\$		\$ 668,131.20		\$ 5.57	\$ 5,860
5 10 00 - Rough Carpentry	\$	-			s -	\$
5 20 00 - Finish Carpentry 5 40 00 - Architectural Woodwork	\$ \$	-			\$ - \$ -	\$
6 50 00 - Structural Plastics	5	-			\$ -	S
6000 - Plastic Fabrications	\$	-			s -	Š
5 70 00 - Structural Composites	\$	-			\$ -	\$
5 80 00 - Composite Fabrications	\$	-			\$ -	\$
ivision 07 - Thermal and Moisture Protection	\$	1,067,915	\$ 1,067,915	e	\$ 9	\$ 9,
7 00 00 - Thermal and Moisture Protection	9	1,007,913	3 1,007,513	, -	, ,	3 3,
7 10 00 - Damp proofing and Waterproofing	S	-			s -	Š
7 10 00 - Damp proofing and Waterproofing 7 20 00 - Thermal Protection	\$	-			\$ -	\$
7 25 00 - Weather Barriers	\$	-			ş -	\$
7 30 00 - Steep Slope Roofing	\$				\$ -	s
7 40 00 - Roofing and Siding Panels 7 50 00 - Membrane Roofing	\$		A 000 477 77		\$ -	\$
7 50 00 - Membrane Rooting 7 60 00 - Flashing and Sheet Metal	\$	983,435.00	\$ 983,435.00		\$ 8.20 \$ -	\$ 8,626
7 70 00 - Roof and Wall Specialties and Accessories	\$		\$ 84,480.00		\$ 0.70	\$ 741
7 80 00 - Fire and Smoke Protection	\$	2.,400.00			\$ -	\$
90 00 - Joint Protection	\$	-			\$ -	\$
vision 08 - Openings	-	4 400 000	\$ 1,469,952		\$ 12	
vision us - Openings	\$	1,469,952	\$ 1,469,952		\$ 12	\$ 12,
3 00 00 - Openings 3 10 00 - Doors and Frames	\$	15,840.00	\$ 15.840.00		\$ - \$ 0.13	S 138
3 30 00 - Specialty Doors and Frames	\$		13,040.00		\$ -	\$
40 00 - Entrances, Storefronts, and Curtain Walls	\$				\$ -	\$
50 00 - Windows	\$	1,454,112.00	\$ 1,454,112.00		\$ 12.12	\$ 12,755
8 60 00 - Roof Windows and Skylights 8 70 00 - Hardware	\$				\$ -	S
8 80 00 - Glazing	\$				\$ - \$ -	\$
8 90 00 - Couvers and Vents	\$				s -	s
				· · · · · · · · · · · · · · · · · · ·		
vision 09 - Finishes	\$		\$ 1,649,477	\$ -	\$ 14	
00 00 - Finishes	\$	81,000.00	\$ 81,000.00		\$ 0.68	\$ 710
20 00 - Plaster and Gypsum Board 30 00 - Tiling	\$				\$ - \$ -	\$
50 00 - Ceilings	\$				\$ -	\$
60 00 - Floorings	\$	649,756.80	\$ 649,756.80		\$ 5.41	\$ 5,699
68 00 - Carpeting	\$				\$ -	\$
70 00 - Wall Finishes	\$				\$ -	\$
80 00 - Acoustic Treatment	\$				\$ -	\$
90 00 - Painting and Coating	\$	918,720.00	\$ 918,720.00		\$ 7.66	\$ 8,050
vision 10 - Specialties	s		\$ -	\$ -	\$ -	\$
100 00 - Specialties	S		•		\$ -	\$
10 00 - Information Specialties	\$				\$ -	\$
					\$ -	\$
20 00 - Interior Specialties	\$					
20 00 - Interior Specialties 130 00 - Fireplaces and Stoves	\$				\$ -	\$
20 00 - Interior Specialties 130 00 - Fireplaces and Stoves 140 00 - Safety Specialties	\$				\$ -	\$
0.20.00 - Interior Specialties 0.20.00 - Freplaces and Stoves 0.40.00 - Safety Specialties 0.50.00 - Storage Specialties 0.50.00 - Storage Specialties	\$					7



Obsision 11 Equipment					
Division 11 - Equipment	\$ - \$ -	\$ -		\$ - \$ -	\$ \$ -
L1 10 00 - Vehicle and Pedestrian Equipment	\$ -			\$ -	\$ -
I 115 00 - Security, Detention, and Banking Equipment I 120 00 - Commercial Equipment	\$ - \$ -			\$ - \$ -	\$ -
L1 30 00 - Residential Equipment	š -			\$ -	\$ -
I 1 40 00 - Foodservice Equipment I 1 50 00 - Educational and Scientific Equipment	\$ -			\$ - \$ -	\$ -
11 60 00 - Entertainment Equipment 11 65 00 - Athletic and Recreational Equipment	\$ -			s -	\$ -
11 70 00 - Healthcare Equipment	\$ - \$ -			\$ - \$ -	\$ -
11.80.00 - Collection and Disposal Equipment 11.90.00 - Other Equipment	\$ -			\$ -	\$ -
119000 Odiei Edubinent	-		L	5 - 1	5 -
Division 12 - Furnishings 12 00 00 - Furnishings	\$ -	\$ -	\$ -	\$ -	\$
.2 10 00 - Furnishings	s -			s -	\$ -
.2 20 00 - Window Treatments .2 30 00 - Casework	\$ -			s -	\$ -
12 40 00 - Casework 12 40 00 - Furnishings and Accessories	\$ - \$ -			\$ -	\$ -
12 50 00 - Furniture	\$ -			\$ -	\$ -
12 60 00 - Multiple Seating 12 90 00 - Other Furnishings	\$ -			\$ - \$ -	\$ - \$ -
Division 13 - Special Construction	\$ -	s -		s -	Ś
13 00 00 - Special Construction	\$ -	,	,	\$ -	\$ -
13 10 00 - Special Facility Components	\$ -			\$ -	\$ -
L3 20 00 - Special Purpose Rooms L3 30 00 - Special Structures	s -			s -	\$ -
13 40 00 - Integrated Construction	\$ -			\$ -	\$ -
13 50 00 - Special Instrumentation	s -			ş - <u> </u>	ş -
Division 14 - Conveying Equipment	\$ 1,325,280	\$ 1,325,280		\$ 11	\$ 11,62
L4 00 00 - Conveying Equipment L4 10 00 - Dumbwaiters	\$ - \$ -			\$ -	\$ -
14 20 00 - Elevators	\$ 1,325,280.00	\$ 1,325,280.00		\$ 11.04	\$ 11,625.7
L4 30 00 - Escalators and Moving Walks L4 40 00 - Lifts	\$ - \$ -			\$ - \$ -	\$ -
14 70 00 - Turntables 14 80 00 - Scaffolding	\$ -			\$ -	\$ -
14 80 00 - Scaffolding 14 90 00 - Other Conveying Equipment	s -			\$ -	\$ -
			۹ -	s -	
Division 21 - Fire Suppression 21 00 00 - Fire Suppression	\$ -	\$ -	-	\$ -	\$ -
21 10 00 - Water-Based Fire-Suppression Systems	\$ -			s -	\$ -
21 20 00 - Fire-Extinguishing Systems 21 30 00 - Fire Pumps	s -			\$ - \$ -	\$ - \$ -
21 40 00 - Fire Suppression Water Storage	\$ -			\$ -	\$ -
Division 22 - Plumbing	\$ 102,643	\$ 102,643	\$ -	\$ 1	\$ 90
22 00 00 - Plumbing	\$ -			\$ -	\$ -
22 10 00 - Plumbing Piping 22 30 00 - Plumbing Equipment	\$ 66,528.00	\$ 66,528.00		\$ - \$ 0.55	\$ 583.5
22 40 00 - Plumbing Fixtures	\$ 36,115.20	\$ 36,115.20		\$ 0.30	\$ 316.8
22 50 00 - Pool and Fountain Plumbing Systems 22 60 00 - Gas and Vacuum Systems for Laboratory and Healthcare Facilities	\$ - \$ -			\$ - \$ -	\$ - \$ -
	\$ 282,586	\$ 282,586		\$ 2	\$ 2,47
Division 23 - Heating, Ventilating, and Air Conditioning (HVAC) 23 00 00 - Heating, Ventilating, and Air Conditioning (HVAC)	\$ 282,586 \$ 108,345.60			\$ 2 \$ 0.90	\$ 950.4
23 10 00 - Facility Fuel Systems	\$ -			s -	s -
23 20 00 - HVAC Piping and Pumps 23 30 00 - HVAC Air Distribution	\$ 174,240.00	\$ 174,240.00		\$ 1.45	\$ 1,528.4
23 40 00 - HVAC Air Cleaning Devices	s -			\$ -	\$ -
23 S0 00 - Central Heating Equipment 23 60 00 - Central Cooling Equipment	\$ - \$ -			\$ -	\$ -
23 70 00 - Central HVAC Equipment	s -			ş -	s -
23 70 00 - Central HVAC Equipment 23 80 00 - Decentralized HVAC Equipment	\$ - \$ -			\$ - \$ -	\$ - \$ -
23 80 00 - Decentralized HVAC Equipment Division 25 - Integrated Automation	\$ - \$ -	s -	\$ -	\$ - \$ -	\$ - \$ -
23 80 00 - Decentralized HVAC Equipment  Division 25 - Integrated Automation 55 00 00 - Integrated Automation 55 00 00 - Integrated Automation Network Equipment	\$ - \$ - \$ - \$ - \$ -	\$ -	\$ -	\$ - \$ - \$ - \$ -	\$ - \$ - \$ \$ \$ -
23 80 00 - Decentralized HVAC Equipment  Division 25 - Integrated Automation 55 00 00 - Integrated Automation 15 00 00 - Integrated Automation 15 00 00 - Integrated Automation Instrumentation and Terminal Devices		\$ -	\$ -	\$ - \$ - \$ - \$ - \$ -	-
23 80 00 - Decentralized HVAC Equipment  Division 25 - Integrated Automation 55 00 00 - Integrated Automation 55 00 00 - Integrated Automation Network Equipment		\$ -	\$ -	\$ - \$ - \$ - \$ - \$ - \$ -	-
23 80 00 - Decentralized MAC Equipment  Division 25 - Integrated Automation  55 10 00 - Integrated Automation  55 10 00 - Integrated Automation  55 10 00 - Integrated Automation Network Equipment  55 10 00 - Integrated Automation instrumentation and Terminal Devices  55 20 00 - Integrated Automation Strumentation and Terminal Devices  55 00 00 - Integrated Automation Scaling Controls  55 00 00 - Integrated Automation Control Sequences	\$ - \$ - \$ - \$ - \$ -			\$ - \$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ - \$ -
23 80 00 - Cecentralised HVAC Equipment  Wildion 25 - Integrated Automation  55 0000 - Integrated Automation  55 0000 - Integrated Automation hetwork Equipment  55 000 - Integrated Automation instrumentor and Terminal Devices  50 000 - Integrated Automation instrumentor and Terminal Devices  50 000 - Integrated Automation Existing Control  55 000 - Integrated Automation Control Sequences  Division 26 - Electrical				\$ - \$ - \$ - \$ - \$ -	-
23 80 00- Decentralized HVAC Equipment  Division 25 - Integrated Automation 50 000 - Integrated Automation 51 1000 - Integrated Automation Retwork Equipment 53 1000 - Integrated Automation Instrumentation and Terminal Devices 55 000 - Integrated Automation Scality Controls 55 000 - Integrated Automation Scality Control Sequences  Division 26 - Electrical 50 000 - Electrical 50 000 - Electrical 50 000 - Electrical 50 000 - Betterical 50 000 - Betterical 50 000 - Medium Voltage Electrical Distribution	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 811,008	\$ -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ \$ - \$ \$ \$ - \$ \$ \$ - \$ \$ \$ - \$ \$ \$ \$ - \$ \$ \$ \$ - \$ \$ \$ \$ - \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ \$ - \$
23 80 00 - Decentralized HVAC Equipment  Division 25 - Integrated Automation 55 000 - Integrated Automation 55 1000 - Integrated Automation Retwork Equipment 55 1000 - Integrated Automation Instrumentation and Terminal Devices 55 000 - Integrated Automation Scality Controls 55 000 - Integrated Automation Scality Controls 55 000 - Integrated Automation Control Sequences  Division 26 - Electrical 65 000 - Electrical	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 811,008	\$ -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ -5 \$ -5 \$ -5 \$ -5 \$ -7,1: \$ -5 \$ -7,1:
23 80 00 - Decentralised HVAC Equipment  Division 25 - Integrated Automation 55 000 - Integrated Automation 55 1000 - Integrated Automation Heaving Equipment 55 1000 - Integrated Automation Network Equipment 55 1000 - Integrated Automation Setup Cartriols 55 000 - Integrated Automation Setup Cartriols 55 000 - Integrated Automation Setup Cartriols 50 000 - Integrated Automation Control Sequences  Division 25 - Electrical 50 000 - Electrical Setup Cartriols 50 000 - Electrical Setup Cartriol Setup Cartriols 50 000 - Setup External Setup Cartriols 50 000 - Setup Setup	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 811,008 \$ 126,720,00 \$ 6,336,00	\$ -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ -5 -5 -5 -5 -5 -5 -5 -5 -5 -5 -5 -5 -5
23 80 00 - Centralized HVAC Equipment  05 00 00 - Integrated Automation  55 00 00 - Integrated Automation  55 00 00 - Integrated Automation Petwork Equipment  55 00 00 - Integrated Automation Network Equipment  55 00 00 - Integrated Automation Security Controls  55 00 00 - Integrated Automation Security Controls  50 00 00 - Integrated Automation Security Controls  50 00 00 - Integrated Automation Security Controls  50 00 00 - Integrated Automation Control Sequences  10 00 00 00 - Integrated Automation Control Sequences  55 00 00 00 - Integrated Security Controls  55 00 00 - Integrated Security Integrated Distribution  55 00 00 - Integrated Security Integrated Distribution  55 00 00 - Integrated Security Integrated Se	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 811,008 \$ 126,720.00 \$ 6,336.00 \$ 677,952.00	5 -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -
23 80 00 - Decentralized HVAC Equipment  Division 25 - Integrated Automation 55 000 - Integrated Automation 55 1000 - Integrated Automation Retwork Equipment 55 1000 - Integrated Automation Retwork Equipment 55 1000 - Integrated Automation Scality Controls 55 000 - Integrated Automation Scality Controls 55 000 - Integrated Automation Scality Controls 50 000 - Integrated Automation Scality Controls 50 000 - Integrated Automation Control Sequences  Division 26 - Electrical 50 000 - Rectify Electrical Distribution 62 000 - Leavy Voltage Electrical Transmission 63 000 - Electrical Automation Control Sequences 64 000 - Electrical Four Sequence Flore (Electrical Distribution 65 000 - Legithmic Flore Rectifical Power Generating and Storing Equipment 66 000 - Electrical and Cathodic Profection 65 000 - Legithmic Septical Power Generating and Storing Equipment 66 000 - Electrical and Cathodic Profection 65 000 - Legithmic Septical Power Generating and Storing Equipment 66 000 - Electrical Automation Septimic Septi	\$	\$ 811,008 \$ 126,720,00 \$ 6,336,00	5 -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -
23 80 00- Decentralized HVAC Equipment  Division 25 - Integrated Automation 55 000 00- Integrated Automation 15 1000 - Integrated Automation Network Equipment 55 1000 - Integrated Automation Network Equipment 55 000 - Integrated Automation Security Controls 55 000 - Integrated Automation Security Controls 55 000 - Integrated Automation Control Sequences  Division 26 - Electrical 80 000 00- Electrical 80 000 00- Electrical 80 000 00- Electrical Power Generating and Storing Equipment 80 000 00- Editing Testical Power Generating and Storing Equipment 80 000 00- Editing Testical Power Generating and Storing Equipment 80 000 00- Editing Testical Power Generating and 80 000 000 000 000 000 000 000 000 000	\$	\$ 811,008 \$ 126,720.00 \$ 6,336.00 \$ 677,952.00	5 -	\$	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -
23 8000 - Cenertralized HVAC Equipment  Winkino 25 - Integrated Automation  5 0000 - Integrated Automation  5 0000 - Integrated Automation Retwork Equipment  5 0000 - Integrated Automation Retwork Equipment  5 0000 - Integrated Automation Security Controls  5 0000 - Integrated Automation Society Controls  5 0000 - Integrated Automation Society Controls  5 0000 - Integrated Automation Society Controls  5 0000 - Electrical  5 0000 - Electrical  5 0000 - Integrated Extract Instruction  5 0000 - Integrated Extract Instruction  5 0000 - Integrated Controls  5 0000 - Integrat	\$	\$ 811,008 \$ 126,720.00 \$ 6,336.00 \$ 677,952.00	5 -	\$	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -
23 80 00 - Decentralized HVAC Equipment  Winkins 25 - Integrated Automation 15 000 00 - Integrated Automation Society Controls 15 000 00 - Integrated Automation Control Sequences  Sinvilian 26 - Electrical  80 000 00 - Electrical  80 000 00 - Integrated Automation Control Sequences  80 000 00 - Integrated Automation Control Sequences  80 000 00 00 - Integrated Automation 15 000 00 - Integrated 15 000 00 00 00 00 00 00 00 00 00 00 00 0	\$	\$ 811,008 \$ 126,720.00 \$ 6,336.00 \$ 677,952.00	5 -	\$	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -
23 80 00 - Coentralizated MVAC Equipment  55 000 - Integrated Automation  55 000 - Integrated Automation  55 000 - Integrated Automation 155 000 - Integrated Automation  55 000 - Integrated Automation Section 155 000 - Integrated Automation Section 155 000 - Integrated Automation Section 155 000 - Integrated Automation Country 155 000 - Integrated Automation 155 000 - Integrated 155 000 - Integrated External Transmission 155 000 - Integrated External Integration 155 000 - Integrated Automation 155 000 - Integrated	\$	\$ 811,008 \$ 126,720.00 \$ 6,336.00 \$ 677,952.00	5 -	\$	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -
33 80 00 - Decentralised MVAC Equipment  50 00 00 - Integrated Automation 55 100 00 - Integrated Automation 55 100 00 - Integrated Automation 55 100 00 - Integrated Automation Return 1 Equipment 55 100 00 - Integrated Automation Return 1 Equipment 55 200 00 - Integrated Automation Scaling Controls 55 200 00 - Integrated Automation Scaling Controls 55 200 00 - Integrated Automation Control Sequences  10 00 00 - Electrical 1 10 00 00 - Electrical 1 10 00 00 00 - Electrical 1 10 10 00 - Medium Voltage Electrical Distribution 16 200 00 - Education Scaling Electrical Transmission 16 200 00 - Education 1 10 00 00 - Electrical 1 10 00 00 00 00 00 00 00 00 00 00 00 0	\$	\$ 811,008 \$ 126,720,00 \$ 6336,00 \$ 677,952,00	5 -	\$	\$ - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -
23 80 00 - Decentralized HVAC Equipment  50 000 - Integrated Automation  51 000 - Integrated Automation  51 000 - Integrated Automation Hetwork Equipment  55 000 - Integrated Automation Retwork Equipment  55 000 - Integrated Automation Facility Controls  50 000 - Integrated Automation Facility Controls  50 000 - Integrated Automation Facility Controls  50 000 - Integrated Communications  75 000 - On Section Manuscriptions  77 000 - Controls  50 000 - Integrated Communications  78 000 - Integrated Communications  78 000 - Integrated Communications  50 000 - Integrated Communications  50 000 - Integrated Communications	\$ \$	\$ 811,008 \$ 126,720.00 \$ 6,736.00 \$ 677,932.00 \$ -	5 -	\$ 7 \$ - \$ - \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5	\$ 7,1 \$ - \$ \$ - \$
23 80 00 - Decentralized HVAC Equipment  50 000 - Integrated Automation  55 000 - Integrated Automation  55 000 - Integrated Automation Network Equipment  55 000 - Integrated Automation Retwork Equipment  55 000 - Integrated Automation Retwork Equipment  55 000 - Integrated Automation Facility Controls  55 000 - Integrated Automation Facility Controls  55 000 - Integrated Automation Control Sequences  50 000 - Integrated Proceedings of Storing Equipment  50 000 - Integrated Proceedings  50 000 - Integrated Communications  75 000 - Distributed Communications  78 000 - Electron Selfey and Security  80 000 - Electron Selfey and Security  80 000 - Electron Servel Proceedings  80 000 - Electron Access Control and Intrusion Detection	\$ \$	\$ 811,008 \$ 126,720.00 \$ 6,386.00 \$ 677,952.00 \$ .	5 -	\$ 7 \$ - \$ - \$ - \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5	\$ 7,1 \$ - \$ \$ - \$
23 80 00 - Coentralization HVAC Equipment  Division 25 - Integrated Automation 55 100 00 - Integrated Automation 55 100 00 - Integrated Automation H55 100 00 - Integrated Automation Sealing Centrols 55 200 00 - Integrated Automation Sealing Centrols 55 200 00 - Integrated Automation Sealing Centrols 50 00 00 - Integrated Automation Sealing Centrols 50 00 00 - Integrated Automation Sealing Centrols 50 00 00 - Integrated Automation 50 00 00 - Communications 70 00 00 00 00 00 00 00 00 00 00 00 00 0	\$ \$	\$ 811,008 \$ 126,720.00 \$ 6,736.00 \$ 677,952.00 \$ -	5 -	\$ 7 \$ - \$ - \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5	\$ 7,1 \$ - \$ \$ - \$
23 80 00 - Coentralized NVAC Egypment  Sivision 25 - Integrated Automation  55 100 00 - Integrated Automation  55 100 00 - Integrated Automation Network Equipment  55 100 00 - Integrated Automation Network Equipment  55 100 00 - Integrated Automation Network Equipment  55 100 00 - Integrated Automation Scaling Controls  55 100 00 - Integrated Automation Scaling Controls  50 00 00 - Integrated Automation Scaling Controls  50 00 00 - Integrated Automation Scaling Controls  50 00 00 - Integrated Automation Control Sequences  16 10 00 00 00 - Integrated Scaling Controls  50 00 00 00 00 00 00 00 00 00 00 00 00 0	\$	\$ 811,008 \$ 126,720.00 \$ 6,336.00 \$ 677,952.00 \$ -	5 -	\$ - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -	5
23 80 00- Decentralised HVAC Equipment  Sivision 25- Integrated Automation 55 000 - Integrated Automation 55 000 - Integrated Automation Hetwork Equipment 55 000 - Integrated Automation Network Equipment 55 000 - Integrated Automation Network Equipment 55 000 - Integrated Automation Scaling Controls 56 000 - Integrated Scaling Integrated Distribution 56 000 - Integrated Scaling Integrated Distribution 68 000 - Integrated Automation 68 000 - Integrated Automation 68 000 - Integrated Automation 77 000 - Communications 77 000 - Communications 77 000 - Onder Onemanications 77 000 - Onder Onemanications 77 000 - Onder Onemanications 77 000 - One Communications 77	\$ \$	\$ 811,008 \$ 126,720.00 \$ 6,736.00 \$ 677,952.00 \$ -	5 -	\$ 7 \$ - \$ - \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5	\$ 7,1 \$ - \$ \$ - \$
33 80 00 - Decentralised MVAC Equipment  50 1000 - Integrated Automation 55 1000 - Integrated Automation 55 1000 - Integrated Automation 155 1000 - Integrated Automation 155 1000 - Integrated Automation 155 1000 - Integrated Automation Security Control 55 1000 - Integrated Automation Security Control 55 2000 - Integrated Automation Security Control 55 2000 - Integrated Automation Control 56 2000 - Integrated Rectrical Transmission 56 2000 - Integrated Rectrical Transmission 56 2000 - Integrated Automation 56 2000 - Integrated Automation 56 2000 - Integrated Automation 57 2000 - Control 57 2000 - Control 57 2000 - Integrated Automatications 77 2000 - Outofron 77 2000 - Outofr	\$	\$ 811,008 \$ 126,720.00 \$ 6,336.00 \$ 677,952.00 \$ -	5 -	\$ - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -	\$
33 80 00 - Decentralised MVAC Equipment  50 100 00 - Integrated Automation 55 100 00 - Integrated Automation 55 100 00 - Integrated Automation 155 100 00 - Integrated Automation 155 100 00 - Integrated Automation 155 100 00 - Integrated Automation Security 155 100 00 - Integrated 155 100 00 00 00 00 00 00 00 00 00 00 00 00	\$	\$ 811,008 \$ 126,720.00 \$ 6,336.00 \$ 677,952.00 \$ -	5 -	\$ - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -	5
23 80 00 - Decentralized NAC Equipment  Windoo 25 - Integrated Automation  55 00 00 - Integrated Automation  55 00 00 - Integrated Automation Network Equipment  55 00 00 - Integrated Automation Network Equipment  55 00 00 - Integrated Automation Network Equipment  55 00 00 - Integrated Automation Scaling Controls  55 00 00 - Integrated Network Integrated Network  55 00 00 - Integrated Automation  77 00 00 - Communications  77 00 00 - Communications  77 00 00 - Integrated Communications  78 00 00 - Integrated Network Integrated Network  78 00 00 - Integrated Communications  78 00 00 - Integrated Communications  78 00 00 - Integrated Network  78 00 00 - I	\$	\$ 811,008 \$ 126,720.00 \$ 6,336.00 \$ 677,952.00 \$ -	5 -	\$ - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -	\$
23 80 00 - Decentralized NAC Equipment  Windoo 25 - Integrated Automation  55 00 00 - Integrated Automation  55 00 00 - Integrated Automation Network Equipment  55 00 00 - Integrated Automation Network Equipment  55 00 00 - Integrated Automation Network Equipment  55 00 00 - Integrated Automation Socially Controls  56 00 00 - Integrated Automation Socially Controls  56 00 00 - Integrated Network Integrated Network  57 00 00 - Integrated Automation  57 00 00 - Integrated Network Integrated Network  57 00 00 - Integrated Communications  77 00 00 - Integrated Communications  77 00 00 - Integrated Communications  78 00 00 - Integrated Network  78 00 00 - Inte	\$	\$ 811,008 \$ 126,720.00 \$ 6,336.00 \$ 677,952.00 \$ -	5 -	\$ - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -	\$
23 80 00 - Decentralized NAC Equipment  Windoo 25 - Integrated Automation  55 00 00 - Integrated Automation  55 00 00 - Integrated Automation Network Equipment  55 00 00 - Integrated Automation Network Equipment  55 00 00 - Integrated Automation Network Equipment  55 00 00 - Integrated Automation Socially Controls  56 00 00 - Integrated Automation Socially Controls  56 00 00 - Integrated Network Integrated Network  57 00 00 - Integrated Automation  57 00 00 - Integrated Network Integrated Network  57 00 00 - Integrated Communications  77 00 00 - Integrated Communications  77 00 00 - Integrated Communications  78 00 00 - Integrated Network  78 00 00 - Inte	\$	\$ 811,008 \$ 126,720.00 \$ 6,336.00 \$ 677,952.00 \$ -	5 -	\$ - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -	\$
23 80 00- Decentralised HVAC Equipment  Sivision 25 - Integrated Automation 55 1000 - Integrated Automation 55 1000 - Integrated Automation 155 1000 - Integrated Automation Sealor Sealo	\$	\$ 811,008 \$ 126,720.00 \$ 6,336.00 \$ 677,952.00 \$ -	5 -	\$ - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -	\$
03 80 00 - Decentralized HVAC Equipment  55 000 - Integrated Automation  55 000 - Integrated Automation Hetwork Equipment  55 000 - Integrated Automation Retwork Equipment  55 000 - Integrated Automation Retwork Equipment  55 000 - Integrated Automation Retwork Equipment  55 000 - Integrated Automation Sociality Controls  55 000 - Integrated Automation Sociality Controls  55 000 - Integrated Automation Sociality Controls  50 000 - Retwork Equipment  50 000 - Secretical Sociality Intercent Distribution  50 000 - Secretical Equipment  50 000 - Secretical Equipment  50 000 - Secretical Equipment  50 000 - Lighting  60 000 - Equipment  50 000 - Lighting  70 000 - Communications  70 000 - Communications  71 000 - Structured Cabiling  72 000 - Voice Communications  73 000 - Voice Communications  73 000 - Voice Communications  75 000 - Distributed Communications  75 000 - Distributed Communications  75 000 - Distributed Communications  78 000 - Distributed Communications  80 000 - Electronic Select and Security  80 000 - Electronic Selection and Alarm  80 000 - Electronic Selection and Alarm  80 000 - Electronic Selection Alarm  10 000 - Electronic Selection Alarm  10 000 - Electronic Selection Alarm  10 000 - Electronic Selection Selection  11 000 - Electronic Selection Selection Selection  12 000 - Electronic Selection Selection  13 000 - Electronic Selection Selection  14 000 - Selection Selection Selection  15 000 - Electronic Selection Selection  15 000 - Electronic Selection Selection  16 000 - Electronic Selection Selection  17 000 - Electronic Selection Selection  18 000 - Electr	\$\$ \$	\$ 811,008 \$ 126,720.00 \$ 6,385.00 \$ 5,77,852.00 \$ -	5 -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$
13 80 00 - Decentralised MVAC Equipment  50 1000 - Integrated Automation  50 1000 - Integrated Automation  50 1000 - Integrated Automation  50 1000 - Integrated Automation Return Requirement  50 1000 - Integrated Automation Return Requirement  50 1000 - Integrated Automation Return Requirement  50 000 - Integrated Automation Reduction  50 000 - Integrated Reduction  50 000 - Integrated Reduction Reduction  50 000 - Integrated Reduction Reduction  50 000 - Integrated Reduction  50 000 - I	\$\$ \$	\$ 811,008 \$ 126,720.00 \$ 6,385.00 \$ 5,77,852.00 \$ -	5 -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$
23 80 00- Decentralized HVAC Equipment  Sivision 25- Integrated Automation 55 1000 - Integrated Automation 55 1000 - Integrated Automation 55 1000 - Integrated Automation Hetwork Equipment 55 1000 - Integrated Automation Hetwork Equipment 55 1000 - Integrated Automation Security Controls 55 1000 - Integrated Controls 55 1000 - Integrated Controls 55 1000 - Integrated Extrical Transmission 15 1000 - Integrated Controls 55 1000 - Integrated Extrical Transmission 15 1000 - Integrated Controls 55 1000 - Integrated	\$ \$	\$ 811,008 \$ 126,720.00 \$ 6,385.00 \$ 5,77,852.00 \$ -	5 -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$
13 80 00 - Decentralised MVAC Equipment  50 1000 - Integrated Automation  50 1000 - Integrated Automation  50 1000 - Integrated Automation  50 1000 - Integrated Automation Return Requirement  50 1000 - Integrated Automation Return Requirement  50 1000 - Integrated Automation Return Requirement  50 000 - Integrated Automation Reduction  50 000 - Integrated Reduction  50 000 - Integrated Reduction Reduction  50 000 - Integrated Reduction Reduction  50 000 - Integrated Reduction  50 000 - I	\$	\$ 811,008 \$ 126,720.00 \$ 6,385.00 \$ 5,77,852.00 \$ -	5 -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$
33 80 00 - Occentralized HVAC Equipment  Sivision 25 - Integrated Automation 55 1000 - Integrated Automation 55 1000 - Integrated Automation 55 1000 - Integrated Automation Health Comments 55 1000 - Integrated Automation Retwork Equipment 55 1000 - Integrated Automation Scale Control 55 1000 - Integrated Automation Control 56 000 - Integrated Automation Control 56 1000 - Integrated Retrical Integration 56 1000 - Integrated Automation Control 56 1000 - Integrated Automation 56 1000 - Integrated Automation 56 1000 - Integrated Automation 57 1000 - Communications 77 1000 - Communications 77 1000 - Integrated Automation 78 1000 - Integrated Automation 78 1000 - Integrated Communications 78 1000 - Integrated Automation 78 1000 -	\$	\$ 811,008 \$ 126,720.00 \$ 6,385.00 \$ 5,77,852.00 \$ -	5 -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$
33 80 00 - Occentrations of WALE (appropried  Solvision 25 - Integrated Automation  55 1000 - Integrated Automation Retwork Equipment  55 1000 - Integrated Automation Retwork Equipment  55 1000 - Integrated Automation Retwork Equipment  55 2000 - Integrated Automation Society Controls  55 2000 - Integrated Automation Society Controls  50 000 - Integrated Automation Control Sequences  1000 - 1000 - Integrated Automation Control Sequences  1000 - 1000 - Integrated Automation Control Sequences  1000 - 1000 - Integrated Secretarial Transmission  1000 - 1000 - Integrated Exercised Transmission  1000 - 1000 - Integrated Exercised Transmission  1000 - Integrated Exercised Transmission  1000 - Integrated Exercised Transmission  1000 - Integrated Carbodie Protection  1000 - Integrated Communications  1000 -	\$	\$ 811,008 \$ 126,720.00 \$ 6,316.00 \$ 677,952.00 \$ 4,224.00 \$ 4,224.00	5 -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$
33 80 00 - Decentralised HVAC Equipment  Sivision 25 - Integrated Automation 55 100 00 - Integrated Automation 55 100 00 - Integrated Automation 55 100 00 - Integrated Automation Hetwork Equipment 55 100 00 - Integrated Automation Hetwork Equipment 55 100 00 - Integrated Automation Schild Controls 55 900 00 00 - Velocitical 55 100 00 00 - Returnation 55 100 00 00 - Returnation 55 100 00 00 - Returnation 55 900 00 00 00 00 00 00 00 00 00 00 00 00	\$ \$	\$ 811,008 \$ 126,720.00 \$ 6,316.00 \$ 677,952.00 \$ 4,224.00 \$ 4,224.00	5 -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$
23 80 00 - Decentralized HVAC Equipment  50 00 - Integrated Automation  55 00 00 - Integrated Automation  55 00 00 - Integrated Automation Hetwork Equipment  55 00 00 - Integrated Automation Hetwork Equipment  55 00 00 - Integrated Automation Hetwork Equipment  55 00 00 - Integrated Automation Schild Controls  55 00 00 - Integrated Automation Schild Controls  55 00 00 - Integrated Automation Schild Controls  50 00 00 - Integrated Automation  50 00 00 - Integrated Schild Controls  50 00 00 - Integrated	\$	\$ 811,008 \$ 126,720.00 \$ 6,316.00 \$ 677,952.00 \$ 4,224.00 \$ 4,224.00	5 -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$
39 800 to Centralized HVAC Equipment  50 100 to Integrated Automation 55 100 to Integrated Automation 55 100 to Integrated Automation 55 100 to Integrated Automation Health (Spring Hospital Hospit	\$ \$	\$ 811,008 \$ 126,720.00 \$ 6,316.00 \$ 677,952.00 \$ 4,224.00 \$ 4,224.00	5 -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$
33 800 D- Cecentralized HVAC Equipment  50 100 - Integrated Automation 55 100 0- Integrated Automation 55 100 0- Integrated Automation 105 1000 - Integrated Automation Setup Centrols 55 900 0- Integrated Automation Setup Centrols 55 900 0- Integrated Automation Setup Centrols 55 900 0- Integrated Automation Setup Centrols 105 900 0- Integrated Centrols 105 900 0- Integrated Centrols 105 900 0- Integrated Setup Centrols 105 900 0- Integrated Centrols 105 900 0- Inte	\$	\$ 811,008 \$ 126,720.00 \$ 6,316.00 \$ 677,952.00 \$ 4,224.00 \$ 4,224.00	5 -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ -7.1 \$ -7.1
39 800 to Centralized HVAC Equipment  50 100 to Integrated Automation 55 100 to Integrated Automation 55 100 to Integrated Automation 55 100 to Integrated Automation Health (Spring Hospital Hospit	\$	\$ 811,008 \$ 126,720.00 \$ 6,316.00 \$ 677,952.00 \$ 4,224.00 \$ 4,224.00	5 -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$



### **Project Costs**

	Pro-rata Share		DEVELOPMENT BUDGET					
New Construction Portion Rehab Portion	0% 100%							
Renab Portion	100%				COMMERICAL	ELIGIBLE BASIS		
			TOTAL COST	RESIDENTIAL CONSTRUCTION	BUILDING COSTS	COSTS	COST/SQ FT	COST/UNIT
				COSTS	(Costs excluded from basis)	(for HTC projects only)	GROSS BUILDING	
ACQUISITION					2023			
Land Purchase of Buildings			\$1,250,000 \$7,300,000	\$1,250,000 \$7,300,000		\$7,300,000	\$10.42 \$60.83	\$10,964.9 \$64,035.0
Other Purchase Bldgs & Land Total Acquisition			\$0 \$8,550,000	\$8,550,000	\$0	\$7,300,000	\$0.00 \$71.25	\$0.0 \$75,00
CONSTRUCTION RELATED EXPENSES NEW CONSTRUCTION & REHAB			.,,,	1.7		. , ,		, ,,,,
Hard/Construction Costs			\$7,859,671 \$-	\$7,859,671 \$-	\$- \$-	\$7,859,671	\$65.50	\$68,94
E - Equipment & Furnishings F - Special Construction & Demolition			\$-	Ş- Ş-	\$- \$-		\$0.00 \$0.00	\$
Accessory Buildings (Garage, storage, etc.) Personal Property / Furniture, Fixtures, & Equipment			\$0 \$0				\$0.00 \$0.00	\$ \$
Other New Construction/Rehabilitation Subtotal New Co	onstruction & Rehab		\$0 \$7,859,671	\$7,859,671	\$-	\$7,859,671	\$0.00 \$65.50	\$ \$68,94
SITE WORK COSTS Off-Site - Site Work			\$-	Ş-	\$-		\$0.00	Ś
On-Site - Site Work Other Site Work			\$- \$0	\$-	\$-		\$0.00 \$0.00	\$ \$
Subto	otal Site-Work Costs		\$-	\$-	\$-	\$0	\$0.00	\$
CONTRACTOR FEES General Requirements			\$392,984	\$392,984		\$392,984	\$3.27	\$3,44
Contractor Overhead Contractor Profit			\$165,053 \$420,885	\$165,053 \$420,885		\$165,053 \$420,885	\$1.38 \$3.51	\$1,44 \$3,69
Construction Supervision Subto	otal Contractor Fees		\$0 \$978,922	\$978,922	\$0	\$0 <b>\$978,922</b>	\$0.00 \$8.16	\$ \$8,58
Total Construction Related CONTINGENCY FUNDS			\$8,838,593	\$8,838,593	\$0		\$73.65	\$77,53
Construction Contingency Other Contingency		0%	\$883,859	\$883,859		\$883,859	\$7.37 \$0.00	\$7,75 \$
Total Contingency Costs			\$- \$883,859	\$883,859	\$-	\$883,859	\$0.00 \$7.37	\$ \$7,75
CONSTRUCTION PERIOD EXPENSES  LOCAL OR STATE AGENCY - RESIDENTIAL RELATED FEES & EXPENSES								
Construction Loan Origination Fee - WHEDA Construction Loan Origination Fee - Non WHEDA		2% 0%	\$82,188 \$-	\$82,188			\$0.68 \$0.00	\$72 \$
	DA Fees & Expenses		\$82,188	\$82,188	\$0	\$0	\$0.68	\$72
Cost of Bond Issuance	I Bond Related Fees		\$- \$0	\$0 \$0	\$0	\$0	\$0.00 \$0.00	\$
OTHER LENDER & FINANCING RELATED EXPENSES	i Bond Kelated Fees		\$0	\$0	\$0	\$0		
Bridge Loan Fees and Expenses  WHEDA Construction Loan Interest Dr.	raw Schedule Int Est:	\$ 737,909.97	\$- \$737,910	\$737,910		\$468,401	\$0.00 \$6.15	\$ \$6,47
Other Construction Loan Interest Legal Fees - Miscellaneous			\$- \$123,000	\$123,000		\$123,000	\$0.00 \$1.03	\$ \$1,07
Subtotal Construction Len OTHER CONSTRUCTION PERIOD SOFT COSTS	nder & Finance Fees		\$860,910	\$860,910	\$0	\$591,401	\$7.17	\$7,55
Construction Loan Credit Enhancement/LOC			\$-	\$0		424.000	\$0.00	\$
Construction Period Real Estate Taxes Title and Recording			\$21,909 \$35,000	\$21,909 \$35,000		\$21,909 \$35,000	\$0.18 \$0.29	\$19 \$30
Construction Insurance Construction Liability Insurance			\$29,685 \$-	\$29,685 \$0		\$29,685	\$0.25 \$0.00	\$26 \$
Temporary Relocation Expenses Permanent Relocation Expenses			\$456,000 \$-	\$456,000 \$0		\$456,000	\$3.80 \$0.00	\$4,00 \$
Other Interim/Construction Costs  Subtotal Contr	ractor Related Fees		\$30,000 \$572,594	\$30,000 \$572,594	\$0	\$30,000 \$572,594	\$0.25 \$4.77	\$26 \$5,02
Total Construction Period Expense PERMANENT FINANCING EXPENSES			\$1,515,692	\$1,515,692	\$0		\$12.63	\$13,29
LENDER & FINANCING RELATED EXPENSES Permanent Loan Origination Fee - Non WHEDA				40			40.00	
Permanent Loan Origination Fee - WHEDA		1%	\$- \$44,076	\$0 \$44,076			\$0.00 \$0.37	\$ \$38
Permanent Loan Credit Enhancement Legal Fees - Real Estate			\$- \$20,000	\$0			\$0.00	\$
Other Financing Fees and Expenses  Total Permanent Financing				\$20,000			\$0.17	\$17
ARCHITECTURAL & ENGINEERING EXPENSES Architect's Fee - Design			\$15,500 \$79,576	\$15,500	\$0	\$0	\$0.17 \$0.13 \$0.66	\$17 \$13
	3	%	\$79,576	\$15,500 <b>\$79,576</b>	\$0		\$0.13	\$17 \$13 \$69
Architect's Fee - Inspection/Supervision	3° 2078		\$79,576 \$237,000 \$-	\$15,500 \$79,576 \$237,000 \$0	\$0	\$237,000	\$0.13 \$0.66 \$1.98 \$0.00	\$17 \$13 \$69 \$2,07 \$
Architect's Fee - Inspection/Supervision Engineering Costs Survey			\$79,576 \$237,000	\$15,500 \$79,576 \$237,000 \$0 \$548,000 \$86,900	\$0		\$0.13 \$0.66 \$1.98 \$0.00 \$4.57 \$0.72	\$17 \$13 \$69 \$2,07 \$ \$4,80 \$76
Architect's Fee - Inspection/Supervision Engineering Costs Survey  Other Architect and Engineering Total Architectural & Engineering			\$79,576 \$237,000 \$- \$548,000	\$15,500 \$79,576 \$237,000 \$0 \$548,000		\$237,000 \$548,000 \$86,900	\$0.13 \$0.66 \$1.98 \$0.00 \$4.57	\$17 \$13 \$69 \$2,07 \$ \$4,80 \$766
Architects fee - Inspection/Supervision Engineering Costs Survey Other Architect and Engineering Othal Architectural & Engineering SYNDICATION FEES & EXPENSES Organizational Furneership			\$79,576 \$237,000 \$- \$548,000 \$86,900 \$-	\$15,500 \$79,576 \$237,000 \$0 \$548,000 \$86,900	\$0	\$237,000 \$548,000 \$86,900	\$0.13 \$0.66 \$1.98 \$0.00 \$4.57 \$0.72 \$0.00	\$17 \$13 \$69 \$2,07 \$ \$4,80
Architects fee - Inspection/Supervision Engineering Costs Survey  Total Architectural & Engineering Total Architectural & Engineering SYNIOLATION ERSS & EXPENSES Organizational (Partnership) Tax Opinion			\$79,576 \$237,000 \$- \$548,000 \$86,900 \$- \$871,900	\$15,500 \$79,576 \$237,000 \$0 \$548,000 \$86,900 \$0 \$871,900	\$0	\$237,000 \$548,000 \$86,900	\$0.13 \$0.66 \$1.98 \$0.00 \$4.57 \$0.72 \$0.00 \$7.27	\$177 \$13 \$69 \$2,07 \$ \$4,80 \$76 \$ \$7,64
Architects fee - Inspection/Supervision Engineering Costs Survey  Survey  Total Architectural & Engineering  Total Architectural & Engineering  SYNOICATION ERSS & EXPENSES  Organizations (Partnership)  Tak Opinion  Other Synoication Costs  Other Synoication Fees & Expenses			\$79,576 \$237,000 \$- \$548,000 \$86,900 \$- \$871,900 \$30,000 \$-	\$15,500 \$79,576 \$237,000 \$0 \$548,000 \$86,900 \$0 \$871,900	\$0	\$237,000 \$548,000 \$86,900 \$871,900	\$0.13 \$0.66 \$1.98 \$0.00 \$4.57 \$0.72 \$0.00 \$7.27 \$0.25 \$0.00	\$17 \$13 \$69 \$2,07 \$ \$4,880 \$76 \$5 \$7,64
Architects fee - Inspection/Supervision Engineering Costs Survey  Total Architectural & Engineering Total Architectural & Engineering SYNOICATION FEES & EXPENSES Organizational (Partnership) Take Opinion Other Syndication Costs Cost Syndication Costs CAPTALIZED RESERVES Operating Reserve Operating Reserve			\$79,576 \$237,000 \$548,000 \$5548,000 \$56,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000	\$15,500 \$79,576 \$237,000 \$0 \$448,000 \$0 \$30,000 \$30,000	\$0	\$237,000 \$548,000 \$86,900 \$871,900	\$0.13 \$0.66 \$1.98 \$0.00 \$4.57 \$0.02 \$0.00 \$7.27 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.05 \$0.00	\$17 \$13 \$69 \$2,07 \$ \$4,80 \$7,64 \$ \$7,64 \$ \$2,66 \$ \$ \$ \$2,66 \$ \$2,66 \$ \$2,66 \$ \$2,66 \$ \$2,66 \$ \$2,66 \$ \$2,66 \$ \$2,66 \$ \$2,66 \$ \$2,67 \$
Architect's Fee - Inspection/Supervision Engineering Costs Survey  Survey  Total Architectural & Engineering  Total Architectural & Engineering  SYNOICATION FEES & EXPENSES  Organizational (Partnership)  Tato Spring  Other Synoication Cross  Total Syndication Cross  CADITALIZED RESERVES  Operating Review  Replacement Reverve  Replacement Reverve  Replacement Reverve  Replacement Reverve			\$79,576 \$237,000 \$5486,000 \$5486,000 \$567,000 \$57,000 \$57,000 \$57,000 \$57,000 \$57,000 \$57,000 \$57,000 \$57,000	\$15,500 \$79,576 \$237,000 \$00 \$486,000 \$86,900 \$00 \$871,900	\$0	\$237,000 \$548,000 \$86,900 \$871,900	\$0.13 \$0.66 \$1.98 \$0.00 \$4.57 \$0.72 \$0.00 \$7.22 \$0.00	\$17 \$13 \$69 \$69 \$2,07 \$ \$4,80 \$7,64 \$2,6 \$ \$ \$2,6 \$ \$2,6 \$ \$2,6 \$ \$2,6 \$ \$4,29 \$1,44
Architects Fee - Inspection/Supervision Engineering Costs Survey  Chief Architect and Engineering Total Architectural & Engineering SYNIOLATION ESSA # SAPENISS Organizational (Partnership) Tax Opinion Total Syniolation Costs Total Syniolation Fees & Expenses CAPITALIZED RESERVES Operating Reserve Replacement Reserve Lesse-up Operating Deficit Debt Service Reserve			\$79,576 \$237,000 \$- \$548,000 \$86,900 \$6,00 \$30,000 \$330,000 \$489,303 \$340,000	\$15,500 \$79,576 \$237,000 \$0 \$448,000 \$0 \$30,000 \$30,000	\$0	\$237,000 \$548,000 \$86,900 \$871,900	\$0.13 \$0.66 \$1.98 \$0.00 \$4.57 \$0.72 \$0.00 \$7.27 \$0.00 \$0.25 \$0.00 \$0.00 \$4.08	\$17 \$13 \$69 \$2,07 \$ \$4,80 \$76 \$ \$7,64 \$ \$26 \$ \$ \$ \$26 \$ \$3,4,29 \$1,444 \$ \$
Architect's Fee - Inspection/Supervision Engineering Costs Survey  Chine Architect and Engineering Total Architectural & Engineering SYNOLICATION ERSS & EXPENSES Organizational (Farineering Throughouse Chine Synification Costs Total Synification Eres & Expenses CAPITALIZED RESERVES Operating Reserve Replacement Reserve Losse-up Deparating Defict Debt Service Reserve Capital Needs: Reserve			\$79,576 \$237,000 \$548,000 \$588,000 \$588,000 \$589,000 \$580,000 \$59,000	\$15,500 \$79,576 \$237,000 \$0 \$448,000 \$0 \$30,000 \$30,000	\$0	\$237,000 \$548,000 \$86,900 \$871,900	\$0.13 \$0.66 \$1.98 \$0.00 \$4.57 \$0.00 \$7.27 \$0.00 \$7.27 \$0.00 \$0.25 \$0.00 \$0.25 \$0.00 \$0.25 \$0.00 \$0.25	\$17 \$13 \$69 \$2,077 \$ \$4,80 \$76 \$ \$7,64 \$ \$26 \$ \$26 \$ \$ \$26 \$ \$26 \$ \$26 \$ \$ \$26 \$ \$26 \$ \$26 \$ \$26 \$ \$26 \$ \$26
Architect's Fee - Inspection/Supervision Engineering Costs Survey  Chine Architect and Engineering Total Architectural & Engineering SYNOLICATION ERSS & EXPENSES Organizational (Finitectural) That Option Other Syndication Costs Total Syndication Costs Total Syndication Costs Operating Reserve Engineering Reserve Engineering Reserve Lease-up Operating Delict Doubt Service Reserve Capital Inco Desta Reserve Capital Inco Desta Reserve Capital Inco Desta Reserve Capital Needs Reserve Oper Reserves Storows Storows Storows Storows Storows Storows			\$79,576 \$237,000 \$237,000 \$588,000 \$588,000 \$8871,000 \$5897,000 \$580,000 \$5	\$15,500 \$79,576 \$227,000 \$0 \$548,000 \$86,900 \$871,900 \$30,000 \$489,238 \$165,000	50	\$237,000 \$548,000 \$86,900 \$871,900	\$0.13 \$0.66 \$1.98 \$0.00 \$4.57 \$0.00 \$7.27 \$0.00 \$7.27 \$0.00 \$0.05 \$0.00 \$0.25 \$0.00 \$0.25 \$0.00	\$17 \$13 \$69 \$2,07 \$ \$4,80 \$76 \$ \$ \$26 \$26 \$26 \$1,44 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$
Architect's Fee - Inspection/Supervision Engineering Costs Survey  Total Architectural & Engineering Total Architectural & Engineering SYNOICATON ERES & EXPENSES Organizational (Partnership Tax Option Other Synoication Costs Total Syndication Costs Total Syndication Costs Total Syndication Eres & Expenses (AD)TAILIZED RESERVES Operating Reserve Replacement Reserve Losse-up Operating Deflot Debt Service Reserve Capital Reserve Capital Reserve Capital Reserve Union Reserve Un			\$79,576 \$237,000 \$537,000 \$5486,000 \$586,000 \$5871,000 \$3,000 \$3,000 \$489,238 \$5165,000 \$489,238 \$5165,000 \$5,000	\$15,500 \$79,576 \$237,000 \$0 \$448,000 \$0 \$30,000 \$30,000	\$0	\$237,000 \$548,000 \$86,900 \$871,900	\$0.13 \$0.66 \$1.98 \$0.00 \$4.57; \$0.07 \$7.27 \$0.05 \$0.00	\$17 \$13 \$69 \$2,07 \$4,80 \$7,66 \$5 \$5 \$5 \$5 \$5 \$4,29 \$1,44 \$5 \$5 \$5 \$5 \$6 \$5 \$6 \$1,44 \$5 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6
Architect's Fee - Inspection/Supervision Engineering Costs Survey  Total Architectural & Engineering Total Architectural & Engineering SYNOICATION EESS & EXPENSES Organizational (Partnership) Tra Option Other Synoication Costs Total Syndication Erea & Expenses  CAPITALIZED RESERVES Operating Reserve Replacement Reserve Leane-up Deparating Deflot Dobt Service Reserve Capital Reserve Capital Reserve Capital Reserve Capital Reserve Capital Reserve Copital Reserve Copital Reserve Capital Reserve Copital Reserve Storows Storows Storows Storows Storows Storows Report & Studies			\$79,576 \$237,000 \$237,000 \$548,000 \$588,000 \$8871,000 \$5871,000 \$50,00	\$15,500 \$79,576 \$227,000 \$0 \$548,000 \$86,900 \$30,000 \$30,000 \$489,238 \$165,000	50	\$237,000 \$548,000 \$86,900 \$871,900 \$0 \$0 \$11,000	\$0.13 \$0.66 \$1.98 \$0.00 \$4.57 \$0.00 \$7.27 \$0.25 \$0.00 \$0.25 \$0.00 \$0.25 \$0.00	\$17 \$13 \$69 \$2,07 \$ \$ \$4,80 \$76 \$ \$ \$5,54 \$ \$ \$26 \$1,44 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$
Architect's Fee - Inspection/Supervision Engineering Costs Survey  Other Architect and Engineering Total Architectural & Engineering Total Architectural & Engineering SYNICIATION EESS & EXPENSES Organizational (Partnership) Tan Quinton Other Synication Costs Total Synication toes & Expenses (ASPITALYZED RISSENVES Operating Reserve Replacement Reserve Replacement Reserve Total Synication Debts Service Reserve Capital Reserve Total Capitalized Reserves Exprove Express Exprove Stories & Studies Reserves Total Capitalized Reserves Reports, \$100105 & RELATED WORK Report & Studies Apparisal(s) Market Study Capital Needs Assessment Report			\$79,576 \$27,000 \$27,000 \$27,000 \$588,000 \$588,000 \$8871,000 \$5871,000 \$59,000 \$59,000 \$59,000 \$59,000 \$59,000 \$59,000 \$59,000 \$59,000 \$59,000 \$59,000 \$59,000 \$59,000 \$59,000 \$59,000 \$59,000 \$59,000	\$15,500 \$79,576 \$227,000 \$548,000 \$86,900 \$30,000 \$30,000 \$489,238 \$155,000 \$654,238	50	\$237,000 \$548,000 \$86,900 \$871,900 \$0 \$11,000 \$12,000 \$25,000	\$0.13 \$0.66 \$1.98 \$0.00 \$4.57 \$0.00 \$7.27 \$0.25 \$0.00 \$0.25 \$0.00 \$0.25 \$0.00	\$17 \$13 \$69 \$2,077 \$ \$4,80 \$76 \$ \$5 \$ \$5 \$ \$26 \$ \$26 \$ \$4,20 \$ \$5 \$ \$ \$ \$5 \$ \$5 \$ \$5 \$ \$5 \$ \$5 \$ \$5
Architect's Fee - Inspection/Supervision Engineering Costs Survey  Survey  Total Architectural & Engineering Total Architectural & Engineering SYMOLACTION EESS & EXPENSES  Organizational (Partnership) Total Symidication Costs Total Symidication Costs Total Symidication Costs Total Symidication Costs  CADITALIZED RESERVES  Operating Reserve  Replacement Reserve  Replacement Reserve  Other Symidication Costs Total Symidication Costs  Total Symidication Costs  Total Symidication Costs  CADITALIZED RESERVES  Operating Reserve  Capital Needs Reserve  Other Special Reserve  Other Capitalized Reserves  Total Capitaliz			\$79,576  \$237,000  \$548,000  \$66,000  \$66,000  \$30,000  \$30,000  \$30,000  \$489,238  \$155,000  \$5,000  \$5,000  \$5,000  \$5,000  \$5,000	\$15,500 \$79,576 \$237,000 \$0 \$548,000 \$586,900 \$380,000 \$380,000 \$300,000 \$489,238 \$115,000 \$511,000 \$525,000 \$525,000 \$525,000 \$525,000	50	\$237,000 \$548,000 \$86,900 \$871,900 \$0 \$0 \$11,000 \$12,000 \$55,000 \$55,000	\$0.13 \$0.66 \$1.98 \$0.00 \$4.57; \$0.07 \$7.27 \$0.25 \$0.00 \$0.00 \$0.25 \$4.08 \$1.38 \$0.00	\$17 \$13 \$69 \$2,077 \$ 54,80 \$76,65 \$ 57,64 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5
Architect's Fee - Inspection/Supervision Engineering Costs Survey  Dieber Architect and Engineering Total Architectural & Engineering Total Architectural & Engineering SYNDICATION FEES & EXPENSES Organizational (Partnership) Tato Opinion  Other Syndication Costs Total Syndication Costs Total Syndication Costs Total Syndication Costs Total Syndication Eres & Expenses CAPITALIZED RESERVES Operating Reserve Replacement Reserve Replacement Reserve Other Reserve Other Reserve Other Reserves Storows Other Capitalized Reserves Total Capitalized Reserves Total Capitalized Reserves REPORTS, STUDIES & RELATED WORK Report & Studies Organized Reserves Total Report Reserves Total Report & Studies OTHER SOFT COSTS			\$79,576  \$227,000  \$548,000  \$548,000  \$548,000  \$55,000  \$30,000  \$489,238  \$155,000  \$489,238  \$155,000  \$548,000  \$548,000  \$548,000  \$548,000  \$55,000  \$55,000  \$55,000  \$55,000  \$55,000	\$15,500 \$79,576 \$237,000 \$30,000 \$586,900 \$586,900 \$30,000 \$30,000 \$489,238 \$11,000 \$511,000 \$52,000 \$530,000	50	\$237,000 \$548,000 \$86,900 \$871,900 \$0 \$0 \$11,000 \$12,000 \$53,000 \$53,000	\$0.13 \$0.66 \$1.98 \$0.00 \$4.57 \$0.07 \$0.72 \$0.00	\$17 \$13 \$69 \$2,077 \$ 54,80 \$76,65 \$ 57,64 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5
Architect's Fee - Inspection/Supervision Engineering Costs Survey  Survey  Total Architectural & Engineering  Total Architectural & Engineering  Total Architectural & Engineering  SYNIOLATION EFES & EXPENSES  Organizational (Partnership)  Total Symication Costs  Total Capital Rees  Reports Reserve  Other Capitalized Reserve  Total Capitalized Reserves  Total Reports & Studies  Total Reports & Studies  Total Reports & Studies  Total Reports & Studies  Tax Credit Alpocation Fee  Tax Credit Alpocation Fee			\$79,576 \$227,000 \$548,000 \$548,000 \$548,000 \$55,000 \$55,000 \$55,000 \$5489,238 \$55,000 \$5489,238 \$55,000 \$5489,238 \$55,000 \$55,000 \$55,000 \$55,000 \$55,000 \$55,000 \$55,000 \$55,000	\$15,500 \$79,576 \$237,000 \$30,000 \$586,900 \$586,900 \$30,000 \$30,000 \$489,238 \$11,000 \$511,000 \$52,000 \$52,000 \$530,000	50	\$237,000 \$548,000 \$86,900 \$871,900 \$0 \$0 \$11,000 \$12,000 \$55,000 \$55,000	\$0.13 \$0.66 \$1.98 \$0.00 \$4.57; \$0.07 \$7.27 \$0.25 \$0.00	\$17 \$13 \$69 \$2,077 \$ 54,800 \$76,65 \$ 5,56 \$ 5,56 \$ 5,56 \$ 5,56 \$ 5,57 \$
Architect's Fee - Inspection/Supervision Engineering Costs Survey  Survey  Total Architectural & Engineering  Total Architectural & Engineering  SYNIOLATION EFES & EXPENSES  Organizational (Partnership)  Other Syniolation Costs  Total Syniolation foes & Expenses  CAPITALIZED RESERVES  Operating Reserve  Replacement Reserve  Replacement Reserve  Other Syniolation Costs  Total Syniolation foes & Expenses  CAPITALIZED RESERVES  Operating Reserve  Replacement Reserve  Other Seserve  Other General Reserve  Other Seserve  Other Capitalized Reserves  Total Report & Studies  Appraisal(3)  Market Study  Capital Needs Assessment Report  Environmental Resort  Total Report & Studies  Total Report & Studies  Tax Credit Alpolaction Fee  Tax Credit Alpolaction Fee  Tax Credit Alpolaction Fee  Tax Credit Compliance Fee  Water, Sewer and Impact See			\$79,576  \$227,000  \$5286,000  \$5486,000  \$5486,000  \$5489,238  \$30,000  \$489,238  \$155,000  \$489,238  \$155,000  \$5489,238  \$55,000  \$5489,238  \$55,000  \$5489,238  \$55,000  \$55,000  \$55,000  \$55,000  \$55,000  \$55,000  \$55,000  \$55,000  \$55,000  \$50,008  \$50,008  \$50,008  \$50,008  \$50,008  \$50,008  \$50,008  \$50,008  \$50,008  \$50,008  \$50,008  \$50,008  \$50,008  \$50,008  \$50,008	\$15,500 \$79,576 \$237,000 \$50 \$548,000 \$588,900 \$588,900 \$30,000 \$30,000 \$489,238 \$11,000 \$511,000 \$52,000 \$52,000 \$53,000	50	\$237,000 \$548,000 \$86,900 \$871,900 \$0 \$0 \$0 \$0 \$0 \$11,000 \$25,000 \$53,000 \$53,000	\$0.13 \$0.66 \$1.98 \$0.00 \$4.57; \$0.07 \$7.27 \$0.05 \$0.00	\$17 \$13 \$69 \$2,077 \$ 54,800 \$76,65 \$ 5 \$26 \$ 5 \$34,49 \$ 3 \$ 3 \$ 5 \$ 5 \$5,73 \$ 5 \$5,73 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5
Architect's Fee - Inspection/Supervision Engineering Costs Survey  Other Architect and Engineering Total Architectural & Engineering Total Architectural & Engineering SYNDICATION EESS & EXPENSES Organizational (Partnership) Tata Opinion Other Syndication Costs Total Syndication Fees & Expenses CAPITALIZED RESERVES Operating Reserve Replacement Reserve Replacement Reserve Debt Service Reserve Other Reserve Other Reserve Other Reserve Storous Storous STOROUS STOROUS RESERVES Operating Reserve Total Capitalized Reserves Total Capit			\$79,576 \$27,000 \$27,000 \$27,000 \$588,000 \$88,000 \$871,000 \$580,000 \$5871,000	\$15,500 \$237,000 \$39,576 \$237,000 \$50,000 \$586,900 \$587,900 \$30,000 \$300,000 \$489,238 \$515,000 \$511,000 \$510,338 \$52,000 \$53,000	50	\$237,000 \$548,000 \$86,900 \$871,900 \$0 \$0 \$11,000 \$12,000 \$53,000 \$53,000	\$0.13 \$0.66 \$1.98 \$0.00 \$4.57 \$0.72 \$0.00 \$7.27 \$0.00	\$17 \$13 \$69 \$2,077 \$ 5 \$4,80 \$7,64 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5
Architect's Fee - Inspection/Supervision Engineering Costs Survey  Total Architectural & Engineering Total Architectural & Engineering Total Architectural & Engineering SYNIOLATION EESS & EXPENSES Organizational (Partnership) Tara Opinion Other Syniocation Costs Total Syniocation fees & Expenses CADITALIZED RESERVES Operating Reserve Replacement Reserve Replacement Reserve Debt Service Reserve Other Architectural Engineering Debt Service Reserve Other Architectural Engineering REPORTS. STUDIES & RELATED WORK REPORTS. STUDIES & RELATED WORK REPORTS. STUDIES & RELATED WORK Market Study Capital Needs Assessment Report Environmental Resport Tenvironmental Respor			\$79,576 \$27,000 \$27,000 \$27,000 \$588,000 \$588,000 \$8871,000 \$5871,000	\$15,500 \$237,000 \$30,507 \$237,000 \$30,000 \$48,000 \$88,900 \$30,000 \$30,000 \$30,000 \$300,000 \$300,000 \$300,000 \$300,000 \$300,000 \$300,000 \$300,000 \$300,000 \$300,000 \$300,000 \$300,000 \$300,000	50	\$237,000 \$548,000 \$85,900 \$871,900 \$0 \$1,000 \$12,000 \$32,000 \$53,000 \$53,000	\$0.13 \$0.66 \$1.98 \$0.00 \$4.57 \$0.72 \$0.00 \$5.27 \$0.00 \$5.27 \$0.00	\$17 \$13 \$69 \$2,07 \$ \$4,80 \$76,64 \$ \$26 \$ \$26 \$ \$26 \$ \$26 \$ \$3,24 \$ \$3,
Architects fee - Inspection/Supervision Engineering Costs Survey  Total Architectural & Engineering Total Architectural & Engineering Total Architectural & Engineering SYMOICATON EESS & EXPENSES Organizational (Partmenhip) Tak Opinion  Other Symiotation Costs Total Capitalized Reserve  Other Reserve  Other Reserve  Other Capitalized Reserve Total Capitalized Reserves Total Reports & Studies  OPICES SYMIOTATION COSTS Tax Credit Allocation Fee Tax Credit All	2016		\$79,576 \$27,000 \$27,000 \$27,000 \$548,000 \$588,000 \$8871,000 \$5871,000 \$50,000 \$50,000 \$50,000 \$51,000	\$15,500 \$73,576 \$237,000 \$30,000 \$38,900 \$586,900 \$587,900 \$30,000	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$237,000 \$548,000 \$86,900 \$871,900 \$671,900 \$0 \$0 \$11,000 \$12,000 \$532,000 \$532,000 \$532,000 \$532,000 \$532,000	\$0.13 \$0.66 \$1.98 \$0.00 \$4.57 \$0.72 \$0.00 \$5.27 \$0.00 \$5.27 \$0.00	\$17 \$13 \$69 \$2,07 \$ \$4,80 \$56 \$ \$56 \$ \$56 \$ \$26 \$ \$26 \$ \$5 \$ \$5 \$ \$5 \$ \$5 \$ \$5 \$ \$5 \$ \$5 \$ \$
Architects Fee - Inspection/Supervision Engineering Costs Sorvey  Other Architect and Engineering Total Architectural & Engineering Total Architectural & Engineering SYNDICATION FEES & EVENSES Organizational (Fartmenhip) That Option Other Syndication Costs Total Syndication Fees & Expenses CAPITALIZED RESERVES Operating Reserve Replacement Reserve Replacement Reserve Capitalized Reserves Capitalized Reserves Capitalized Reserves Collect Syndication Costs Total Syndication Step Step Step Step Step Step Step Step			\$79,576 \$27,000 \$27,000 \$27,000 \$27,000 \$588,000 \$588,000 \$871,000 \$5871,000	\$15,500 \$73,576 \$237,000 \$30,000 \$48,000 \$88,900 \$587,900 \$30,000	50 50 50 50 50 50	\$237,000 \$548,000 \$86,900 \$871,900 \$671,900 \$50 \$50 \$50 \$51,000 \$532,000 \$532,000 \$532,000 \$532,000 \$532,000 \$532,000 \$532,000 \$532,000	\$0.13 \$0.66 \$1.98 \$0.00 \$4.57 \$0.72 \$0.00 \$5.27 \$0.00 \$5.27 \$0.00	\$17 \$13 \$69 \$2,07 \$ \$ \$4,80 \$7,64 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$
Architects Fee - Inspection/Supervision Engineering Costs Survey  Other Architect and Engineering Total Architectural & Engineering Total Architectural & Engineering SYNDICATION FEES & EXPENSIS Organizational (Partmenhip) Tac Opinion Other Syndication Costs Other Syndication (Statement Statement	2016		\$79,576 \$27,000 \$27,000 \$27,000 \$27,000 \$588,000 \$588,000 \$8871,000 \$5871,000	\$15,500 \$73,576 \$237,000 \$30,000 \$38,900 \$586,900 \$587,900 \$30,000	50 50 50 50 50 50	\$237,000 \$548,000 \$86,900 \$871,900 \$671,900 \$0 \$0 \$11,000 \$12,000 \$532,000 \$532,000 \$532,000 \$532,000 \$532,000	\$0.13 \$0.66 \$1.98 \$0.00 \$4.57 \$0.72 \$0.72 \$0.00 \$5.27 \$0.00 \$5.27 \$0.00	\$17 \$13 \$69 \$2,07 \$ \$4,80 \$56 \$ \$5,64 \$ \$5,64 \$ \$5,64 \$ \$5,64 \$ \$5,64 \$ \$5,64 \$ \$5,73 \$ \$5,73
Architects fee - Inspection/Supervision Engineering Costs Survey  Total Architectural & Engineering Total Architectural & Engineering SYNOICATON FEES & EXPENSES Organizational (Partmenhip) Tak Opinion Other Synoication Costs Total Synoication Eres & Expenses CAPITALIZED RESERVES Organizations CAPITALIZED RESERVES Operating Reserve Replacement Reserve Replacement Reserve Replacement Reserve Replacement Reserve Other Reserves STORIES OF STORIES & REVENTED WORK REPORTS, STUDIES & RELATED WORK REPORTS & STUDIES & REPORTS & R	2016		\$79,576 \$237,000 \$538,000 \$588,000 \$5880,000 \$5870,000 \$580,000 \$50,00	\$15,500 \$79,576 \$237,000 \$50,500 \$58,900 \$58,900 \$530,000	50 50 50 50 50 50	\$237,000 \$548,000 \$586,900 \$871,900 \$871,900 \$50 \$50 \$50 \$51,000 \$532,500 \$532,500 \$532,500 \$532,500 \$532,500 \$532,500 \$532,500 \$533,000	\$0.13 \$0.66 \$11.98 \$0.00 \$45.57 \$0.00 \$45.57 \$0.072 \$0.00 \$5.25 \$0.00 \$0	\$17 \$13 \$69 \$2,077 \$.4,80 \$76-6 \$.5 \$.5 \$.5 \$.5 \$.5 \$.5 \$.5 \$.5 \$.5 \$.5
Architects fee - Inspection/Supervision Engineering Costs Survey  Other Architect and Engineering Total Architectural & Engineering Total Architectural & Engineering SYNDICATION ESS & EXPENSES Organizational (Partnership) Tata Opinion Other Syndication Costs Other Syndication Fees & Expenses CAPITALIZED RESERVES Operating Reserve Replacement Reserve Replacement Reserve CAPITALIZED RESERVES Operating Reserve Replacement Reserve Other Reserve Other Syndication Costs Other Capitalized Reserves Total Capitalized Reserves Other Capitalized Reserves Other Capitalized Reserves Other Capitalized Reserves Total Report & Studies OTHER SUBJECT Total Report & Studies OTHER SUBJECT Total Report & Studies OTHER Allocation Fee Tax Credit Capitalized Reserves Reserved Handering Expense Multer, Swerr and Impact Fees Control Certification/Capitalized Reserves Total Other Osts  DEVELOPER EARNED FEES & EXPENSES Developer's Fee - Deferred	2016		\$79,576 \$27,000 \$27,000 \$27,000 \$27,000 \$588,000 \$588,000 \$8871,000 \$5871,000	\$15,500 \$79,576 \$237,000 \$50,500 \$548,000 \$586,900 \$580,0	50 50 50 50 50 50	\$237,000 \$548,000 \$589,900 \$871,900 \$871,900 \$971,900 \$900 \$900 \$900 \$900 \$900 \$900 \$900	\$0.13 \$0.66 \$11.98 \$0.00 \$45.57 \$0.00 \$45.57 \$0.072 \$0.00 \$5.27 \$0.00 \$0	\$17 \$13 \$69 \$2,07 \$ 5,480 \$76-6 \$ 5,54 \$ 5,54

Sources Exceed Uses Oversourced by \$1.60



### Applicant Notes / Remarks concerning Project Costs:

Note that the sitework from Tab 15 has been entered into Row 12 in the amount of \$166,006.95	

- \* Other Adjustment Developments may be subject to a reduction in credit by the equity gap calculation.

- 1. Architectural fees in eligible basis (including both design and supervision) are limited to no more than 3% of the total of the New Construction/Rehabilitation and Site Work categories from Project Costs and Credit Calculation page.
  2. Budgeted construction contingency, based on the subtotal of new construction (rehabilitation, and should be at a minimum 5% for new construction and 10% for adaptive reuse or acquisition rehab by units.
  3. Construction supervision, consultant fees, developer fees and developer overhead are limited to a combined 15% of total development costs for new developments with 24 units or less and to 12% for those with more than 24 units. Those same lesse are subject to greater restrictions for the acquisition protion of acquisition/rehab projects. See Developer fees and developer overhead are limited to a combined 15% of total development costs for new developments with 24 units or less and to 12% for those with more than 24 units. Those same lesse are subject to greater restrictions for the acquisition protion of acquisition/rehab projects. See Developer fee Policy.
  4. If the construction lender and permanent lender are same entity, the construction ion origination fee is not allowed in eligible basis.
  5. Applications that cortain an indentity of interest between the buyer and select of real estate or between the developer, owner and general contractor should refer to Appendix Q for guidance on allowable fees.
  7. An amenity for which there will be an additional fee for the resident (parking, for example) must have its corresponding capital cost excluded from Eligible Basis on the Credit Calculation page, and on the project's Cost certification. For those applications in which the costs of underground parking are removed from eligible basis, a minimum of 37,000 per underground space should be removed from eligible basis. Use minimum 52,000 per space for above ground correct parking.

Internal Use Only:
<b>Underwriter Notes:</b>

CAPITALIZED RESERVES	Operating Reserve	Replacement Reserve	
ON TREEE RESERVES	Operating neserve	neplacement neserve	
What Source will fund this Reserve?			
Who Requires the Reserve?			
Who holds/administers the Reserve?			
When can funds be released?			
Who are they released to?			

Letter of Credit	Other



# Tax Credit Calculations

Federal Tax Credit Calculation				
Acquisition Credit				
Acquisition Price	7,300,000			
Applicable Fraction	100.00%			
Qualified Basis	7,300,000			
Credit Percentage	4%			
Potential Annual Acquisition Credit	292,000			

Federal Eligible Basis Credit Calculation	
Eligible Basis	21,940,411
Less: Building Acquisition	(7,300,000)
Less: Historic Tax Basis (enter as Negative number)	
Less: Grants	-
Adjusted Eligible Building Basis	14,640,411
QCT/DDA Boost	\$ 4,392,123
HFA Boost	\$ -
Eligible Basis	19,032,534
Applicable Fraction	100.00%
Qualified Basis	19,032,534
Credit Percentage	4.00%
Previous Year's Allocation	\$ -
Potential Federal Annual Credit - Eligible Basis Calc.	761,301
·	

Potential Federal Annual Credit - Eligible Basis Calc.	/61,301
Equity Gap Method	
T. 10 11 11 12 1 10 1	24.450.500
Total Residential Project Costs	\$ 24,460,580
Less Loans:	\$ (11,107,622)
Less Grants:	\$ -
Less Historic Rehab Credits Equity	\$ 
Less - Other	\$ (319,136)
Less - Acq. Credits Equity	\$ (2,598,540)
Total Equity Gap	\$ 10,435,281
Number of Years The Credits are Claimed	10
Gap Divided by Years	\$ 1,043,528
Pricing per Credit	\$ 0.89
Gap Divided by Equity Pricing	\$ 1,172,504
Investor Ownership Interest	99.99%
Equity Gap Calculation	\$ 1,172,621
Other Adjustments	\$ -
Maximum Annual Credits (9% Applications Only)	\$ -
Credits used to calculate Leverage Score*	\$ 1,053,301
Bonus Credits - Energy Efficiency**	\$ 10,533
Bonus Credits - Additional 30% Units**	\$ -
Annual Credit Award	\$ 1,053,301

State Tax Credit Calculation		
Acquisition Credit		
Acquisition Price		7,300,
Applicable Fraction		100
Qualified Basis		7,300,
Credit Percentage		202
Potential Annual Credit		292,
State Eligible Basis Credit Calculation		
Eligible Basis		21,940,
Less: Acquisition Credit		(7,300)
Less: Historic Tax Basis (enter as Negative number)		
Less: Grants		
Adjusted Eligible Building Basis		14,640,
QCT/DDA Boost	\$	4,392,122
HFA Boost	\$	
Eligible Basis		19,032,
Applicable Fraction		100
Qualified Basis		19,032,
Credit Percentage		3
Previous Year's Allocation	\$	
Potential State Annual Credit - Eligible Basis Calc		570,
Equity Gap Method - State Credit		
Total Residential Project Costs	\$	24,460,
Less Loans:	\$	(11,107
Less Grants:	\$	(11)107
Less Historic Rehab Credits Equity	\$	
Less - Other	\$	(319,
Less - Fed. Credits Equity	\$	(9,373,
Total Equity Gap	Ś	3,660,
Number of Years The Credits are Claimed		-,,
Gap Divided by Years	\$	610,
Pricing per Credit	\$	
Gap Divided by Equity Pricing	Ś	871
	Ť	99
Investor Ownership Interest		
Investor Ownership Interest	١ ٩	871
Investor Ownership Interest Equity Gap Calculation	\$	871,
Equity Gap Calculation	\$	871,
	Ė	1,200,
Equity Gap Calculation  Other Adjustments  Maximum Annual Credits (9% Applications Only)	\$	1,200,
Equity Gap Calculation Other Adjustments	\$	

8,630

871,606

Bonus Credits - Energy Efficiency\*\* Bonus Credits - Additional 30% Units\*\*

Annual Credit Award

**Boost**: See Appendix E of the HTC application for a list of QCTs and DDAs. WHEDA will provide periodic guidance to applicants regarding the maximum QCT basis boost that may be requested by applicants. Projects are required to comply. **Maximum Credit Request**: Refer to QAP and FAQ for guidance found at WHEDA.com

<sup>\*</sup> Leverage Score Credits are capped at the set-aside for which the application is applying for.

\*\* Bonus Credits <u>cannot</u> be in excess of the limit of credits per set-aside, or Eligible Basis.



### **Projected Operating Costs**

	Section   Sect	ed Operating Costs	
Convention and Meetings	Convention and Meetings Management Consultants  Advertising / Marketing Expense  Subtotal: Rent Expense  Management Fee - Misc. Income Manager Fuer Hisc. Income Manager Fuer	I. Rent Expenses	
Advancation   Advancation   Sale	Advertising / Marketing Expense  Subtotal: Rent Expense  Subtotal: Rent Expense  Size  Office Subines  Size  Office Subines  Size  Office Subines  Size  Office Subines  Size	Convention and Meetings	\$900
Administrative Expenses  Tifice Salaries  Sifice Salaries  Sifice Salaries  Sifice Salaries  Sifice Administrative Expenses  Sifice Salaries  Sifice Or Model Apartment Rent  Management Fee - Commercial Rents  Management Fee - Mich. Income  Management Fee - Mich. Inco	Administrative Expenses	Nanagement Consultants Advertising / Marketing Expense	\$300
Administrative Expenses   \$56,000	Administrative Expenses	Other	¢1 200
Sample	Office Exponess  Iffice or Model Apartment Rent Amangement Fee - Residential Rents Amangement Fee - Residential Rents Amangement Fee - Misc. Income Amanger Superindent Salaries  deministrative Rent - Free Unit ggal Expenses - Project Only  SQL Ax Credit Monitoring Fees  SQL Ax Credit M	Subtotal: Rent Expense  I. Administrative Expenses	\$1,200
Jiffice or Model Agartment Rent Management Fee - Sesidential Rents Management Fee - Commercial Rents Management Fee - Michic Income Management Fee - Michic	Jiffee or Model Apartment Rent Management Fee - Gommercial Rents Management Fee - Commercial Rents Management Fee - Misc. Income Management Fee - Misc. Inco		
Management Fee - Commercial Rents Management Fee - Mic. Income Management	Management Fee - Commercial Rents Management Fee - Missi, Income Legal Expenses - Project Only Multiting Expenses - State - Missi, Income -		\$3,019
ManagerMane Free - Misc. Income Manager/Superintendent Salaries Administrative Rent - Free Unit Legal Expenses - Project Only S2,148 Auditing Expenses - Project Only S3,140 Bud Debt Expense S3,420 Bad Debt Expense S11,390 But Debt Expense Subtotal Administrative Expenses S11,390 But Utilities Expenses Subtotal Administrative Expenses S11,300 But Utilities Expenses Letter Office S2,3420 But Debt Expense Subtotal Administrative Expenses S11,300 But Utilities Expenses Letter S11,300 But Utilities Expenses Letter S11,300 But S11,300	Managerusent Fee - Misc. Income Manager/Superintendent Salaries Administrative Rent - Free Unit Legal Expenses - Project Only S2,148 Auditing Expenses - Project Only S3,420 Bad Debt Expense S3,420 Bad Debt Expense S0,13,90 South Monitoring Fees S3,420 Bad Debt Expense Subtotal: Administrative Expenses S11,90 Subtotal: Administrative Expenses S11,300 In. Utilities Expenses Unit Oil S0,10,10,10,10,10,10,10,10,10,10,10,10,10		\$51,426
Manager/Puperintendent Salaries	Manager Psuperintendent Salaries Administrative Ren Free Unit Legal Expenses - Project Only Socklesping Fees/Accounting Services Solution Systems - Project Only Socklesping Fees/Accounting Services Solution Systems - Systems First Other Administrative Expenses Solution Systems - Systems First Oth Ren Systems - Systems - Systems - Systems First Oth Ren Systems - Systems - Systems - Systems First Oth Ren Systems - Systems - Systems - Systems First Oth Ren Systems - Systems - Systems - Systems First Oth Ren Systems - Systems - Systems - Systems - Systems First Other Systems - Systems - Systems Solution Systems Solution Systems - Systems Solution		
Ling   Separts   Project Only	Legal Expenses - Project Only  Motokseping Fess/Accounting Services	Manager/Superintendent Salaries	
Multiting Expenses - Project Only	Auditing Expenses - Project Only Bookkeeping Fees (Accounting Services	Administrative Rent - Free Unit Legal Expenses - Project Only	\$2.148
Tax Credit Monitoring Fees   3,3,420     Bad Debt Expense   513,960     Subtotal: Administrative Expenses   513,960     Subtotal: Subtotal: Administrative Expenses   515,03     Bit Utilities Expenses   515,03     Bit Utilities Expenses   513,00     Bit Utilities Expenses   513,00     Bit Utilities Expenses   513,00     Bit Inchest   513,00     Sas   513,00	Task Credit Monitoring Fees   S.3.420     Bad Debt Expense   S.13,960     Subtotal: Administrative Expenses   S.13,960     Subtotal: Expenses   S.15,303     III. Utilities Expenses   S.15,303     III. Utilities Expenses   S.15,303     III. Utilities Expenses   S.15,305     Seever   S.13,950     Gas   S.110,500     Seever   S.13,950     Some   S.110,500     Seever   S.110,500	Auditing Expenses - Project Only	
State   Stat	Bad Debt Expense		
Lutilities Expenses   Subtoral: Administrative Expenses   Subtoral: Administrative Expenses   Subtoral: Control   Subtoral:	Littlites Expenses   \$151,303	Bad Debt Expense	
II. Utilities Expenses	ILLUSTRIES Expenses	Other Administrative Expenses	
Fixed Oil Electricity 568, 300 Mater 513,050	Electricity	Subtotal: Administrative Expenses III. Utilities Expenses	\$151,303
State	Sample	Fuel Oil	
Sas Silos Si	Sale		
Subtotal: Utilities Expenses  Subtotal: Utilities Expenses  Supplies  Supplies  Sontracts Supplies  Sontracts Spensing and Maintenance Rent Fee Unit Sociating Rent Free Unit Sociating Maintenance Equipment Operation & Repairs Sociating Maintenance Expenses Socia	Subtotal: Utilities Expenses  Subtotal: Utilities Expenses  Sayo, M. Operating & Maintenance Expenses  Supplies  Contracts  Spontacts  Spontacts  Spontacts  Specarity Payroll / Contract (incl taxes and benefits)  Security Phyroll / Contract (incl taxes and benefits)  Subtotal: Taxes and Insurance  Subtotal: Taxes and Insurance (incl taxes and insurance)  Workmen's Compensation  Subtotal: Taxes and Insurance  Workmen's Compensation  Subtotal: Taxes and Insurance  Subtotal: Taxes and Insurance  Workmen's Compensation  Subtotal: Taxes and Insurance  Workmen's Compensation  Housekeeping Sulary  Housekeeping Sulary  Housekeeping Sulary  Housekeeping Sulary  Housekeeping Sulary  Housekeeping Sulary  Modical Rocords Supply  Modical Rocords S	Gas	\$110,500
N. Operating & Maintenance Expenses Payroll Supples Su	N. Operating & Maintenance Expenses Payroll Supplies Supplies Southeast Supplies South State South Sta		\$13,050
See, 422	X. Operating & Maintenance Expenses Supplies Sontracts Sperating and Maintenance Rent Fee Unit Sarabage and Trash Removal Sarabage and Sa	Subtotal: Utilities Expenses	\$205,500
Supplies Operating and Maintenance Rent Fee Unit Sperating and Maintenance Rent Fee Unit Sperating and Maintenance Rent Fee Unit Security Payroll / Contract (incl taxes and benefits) Security Rent Free Unit Security Rent Security Repairs Maintenance Equipment Operation & Repairs Syla, 122 Syla, 122 Syla, 123 Syla, 124 Syla, 12	Supplies Octoracts Sperating and Maintenance Rent Fee Unit Sperating and Maintenance Rent Fee Unit Sarabage and Trash Removal Security Payroll / Contract (incl taxes and benefits) Sarabage and Trash Removal Security Payroll / Contract (incl taxes and benefits) Sarabage and Trash Removal Security Rent Free Unit Security Rent Security Securit	V. Operating & Maintenance Expenses	
Social Contracts	Contracts Deparating and Maintenance Rent Fee Unit Sarbage and Trash Removal Sarbage and Trash Removal Sarbage and Trash Removal Sarbage and Trash Removal Sacurity PavorII Contract (Incl taxes and benefits) Security PavorII Contract (Incl taxes and benefits) Security Rent Free Unit Heating / Cooling Repairs Maintenance Snow Removal Heating / Cooling Repairs Maintenance Sarbage Sarbage Maintenance Equipment Operation & Repairs Webicle / Maintenance Equipment Operation & Repairs Webicle / Maintenance Equipment Operation & Repairs Subtotal: Operating & Maintenance Expenses Sarbage Subtotal: Operating & Maintenance Expenses Sarbage Sa		\$68,432
Sarbage and Trash Removal Sarbage and Trash Removal Security Rent Free Unit Heating / Cooling Repairs Maintenance Security Rent Free Unit Heating / Cooling Repairs Maintenance Show Removal Show Removal Welhicle / Maintenance Equipment Operation & Repairs Welhicle / Maintenance Equipment Operation & Repairs Subtotal: Operating & Maintenance Expenses Subtotal: Taxes and Insurance Winding Supplies Winterlance Supplies Winterlance Supplies Winterlance Supplies Winterlance Supplies Winterlance Supplies Wedical Supplies Wedical Supplies Wedical Supplies Wedical Purchased Serv Hedical Supplies Wedical Purchased Serv Laundry Vilnen Laundry Salaries Laundry Salaries Laundry Salaries Laundry Salaries Laundry Salaries Laundry Supplies Wedical Records Supply Wedical Records Supplies Wedical Records Supply Wed Records Purchased Serv Wedical Records Supplies Wedical W	Sabage and Trash Removal   Sabage	Contracts	\$5,000
Security Payroll / Contract (incl taxes and benefits) Security Rent Free Unit Heating / Cooling Repairs Maintenance Sanow Removal Which Coparting & Maintenance Equipment Operation & Repairs Sydyaz Wisc. Operating & Maintenance Expenses Sydyaz Subtotal: Operating & Maintenance Expenses Sydyaz Subtotal: Operating & Maintenance Expenses Sydyaz Subtotal: Operating & Maintenance Expenses Sydyaz S	Security Payroll / Contract (incl taxes and benefits) Security Rent Free Unit Heating / Cooling Repairs Maintenance Sinow Removal Whice, Operating & Maintenance Equipment Operation & Repairs Subtotal: Operating & Maintenance Expenses Subtotal: Taxes and Insurance Real Estate & Personal Property Taxes Property and Liability Insurance (Hazard) Payroll Taxes - Project Share Hidelity Bond Insurance Workmen's Compensation Workmen's Compensation Workmen's Compensation Workmen's Compensation Workmen's Compensation Workmen's Compensation Subtotal: Taxes and Insurance Subtotal: Taxes and Insurance Subtotal: Taxes and Insurance Subtotal: Taxes and Insurance VI. Total Service Expense Dictary Salaries Dictary Purchased Serv Food Registered Nurse Salary Housekeeping Suphy Other Housekeeping Suphy Other Housekeeping Suphy Other Housekeeping Purchased Serv Medical Supplies Medical Supplies Medical Purchased Serv Laundry/ Viron Laundry/ Salaries Laundry / Supplies Medical Records Suphy Med Records Purchased Serv Medical Records Suphy Med Records Purchased Serv Medical Records Suphy Med Records Purchased Serv Rehab Suphies Recreation/Rehab Activities Purchased Serv Other Support Serv Other Support Serv  Soo Annual Replacement Reserve Sala, 200 Total Operating Expenses Sobo, 744 Total Operating Expenses Sobo, 744 Total Operating Expenses Sobo, 744 Total Operating Expenses		\$39,996
security Rent Free Unit leating / Cooling Repairs Maintenance \$3,180   Show Removal   Vehicle / Maintenance Equipment Operation & Repairs   Misc. Operating & Maintenance Expenses   \$48,092   Subtotal: Operating & Maintenance Expenses   \$48,092   Subtotal: Operating & Maintenance Expenses   \$177,998   V. Taxes and Insurance Superating & Maintenance Expenses   \$21,275   Property and Liability Insurance (Hazard)   Payroll Taxes - Project Share   Subtotal: Operating & Maintenance Superating Subtotal: Operating & Maintenance Subtotal: Operating	Security Rent Free Unit Heating / Cooling Repairs Maintenance Snow Removal Wehicle / Maintenance Equipment Operation & Repairs Misc. Operating & Maintenance Expenses Subtotal: Taxes and Insurance Real Estate & Personal Property Taxes Property and Lubilly Insurance (Hazard) Suproperty and Lubilly Insurance (Hazard) Survivener's Compensation Health Insurance and Other Employee Benefits Subtotal: Taxes and Insurance Subt	Security Payroll / Contract (incl taxes and benefits)	
Sinow Removal Welkinic / Maintenance Equipment Operation & Repairs  Misc. Operating & Maintenance Expenses Subtotal: Operating & Maintenance Expenses Subtotal: Operating & Maintenance Expenses S172,928  V. Taxes and Insurance Real Estate & Personal Property Taxes Property and Lability Insurance (Hazard) Sayroll Taxes - Project Share Hidelity Bond Insurance Workmen's Compensation Health insurance and Other Employee Benefits Miscellaneous Taxes, Licenses, Permits, and Insurance Subtotal: Taxes and Insurance Vi. Total Service Expense Dietary Salaries Dietary Salaries Dietary Purchased Serv Food Housekeeping Salary Housekeeping Supply Housekeeping Supply Diber Housekeeping Urchased Serv Medical Supplies Medical Purchased Serv Laundry/Linen Laundry Vilnen Laundry Vilnen Laundry Vilnen Laundry Purchased Serv Medical Records Supply Medical Records Supplies Medical Rec	Snow Removal  Weikine! / Maintenance Equipment Operation & Repairs  Misc. Operating & Maintenance Expenses Subtotal: Taxes and Insurance Fidelity Bond Insurance Workmen's Compensation Health Insurance and Other Employee Benefits Subtotal: Taxes and Insurance	Security Rent Free Unit	
Vehicle / Maintenance Equipment Operation & Repairs	Vehicle / Maintenance Equipment Operation & Repairs  Misc. Operating & Maintenance Expenses  S48,092  Subtotal: Operating & Maintenance Expenses  S48,092  V. Taxes and Insurance  Real Estate & Personal Property Taxes  Real Estate & Personal Property Taxes  S21,275  Property and Liability Insurance (Hazard)  Payroll Taxes - Project Share  Ridelity Bond Insurance  Workmen's Compensation  Health Insurance and Other Employee Benefits  Wiscellaneous Taxes, Licenses, Permits, and Insurance  Subtotal: Taxes and Insurance  Sy5,613  VI. Total Service Expense  Dietary Purchased Serv  Food  Registered Nurse Salary  Housekeeping Supply  Other Housekeeping Supply  Other Housekeeping Purchased Serv  Medical Supplies  Medical Purchased Serv  Laundry Valance  Laundry Salaries  Laundry Junen  Laundry Salaries  Laundry Supplies  Medical Records Salary  Medical Records Supply  Medical Records Supplies  Activities Purchased Serv  Laundry Valensed Serv  Rehab Supplies  Rehab Supplies  Rehab Supplies  Rehab Supplies  Rehab Supplies  Rehab Purchased Serv  Other Support Serv  Son Annual Replacement Reserve  S34,200  Total Operating Expenses  S660,744  Total Operating Expenses  S660,744  Total Operating Expenses		
Subtotal: Operating & Maintenance Expenses  W. Taxes and Insurance Real Estate & Personal Property Taxes Real Estate & Personal Property Taxes S21,275 Property and Liability Insurance (Hazard) S41,004 Payroll Taxes - Project Share Fidelity Bond Insurance Workmen's Compensation Health Insurance and Other Employee Benefits Sissellaneous Taxes, Licenses, Permits, and Insurance Subtotal: Taxes and Insurance Wiscellaneous Taxes, Licenses, Permits, and Insurance Subtotal: Taxes and Insurance Subtotal: Taxes and Insurance Solicity Salaries Dictary Purchased Serv Food Registered Nurse Salary Housekeeping Stalary Housekeeping Supply Other Housekeeping Purchased Serv Medical Supplies Medical Purchased Serv Medical Supplies Medical Purchased Serv Laundry/Linen Laundry/Salaries Laundry Salaries Laundry Salaries Medical Records Salary Medical Records Salary Medical Records Supply Med Records Purchased Serv Laundry Supplies Medical Records Supply Med Records Purchased Srv Renab Botanes Rechab Purchased Serv Renab Salaries Rehab Supplies Rechab Purchased Serv Rehab Supplies Rechab Purchased Serv Rehab Supplies Rehab Purchased Serv Other Support Serv Sol Annual Replacement Reserve S34,200 Fotal Operating Expenses S660,744 Fotal Units 114	Subtotal: Operating & Maintenance Expenses  V. Taxes and Insurance Real Estate & Personal Property Taxes  Real Estate & Personal Property Taxes  Property and Liability Insurance (Hazard)  Ayroll Taxes - Project Share  Fidelity Bond Insurance  Workmen's Compensation  Health Insurance and Other Employee Benefits  Miscellaneous Taxes, Licenses, Permits, and Insurance  Subtotal: Taxes and Insurance  Miscellaneous Taxes, Licenses, Permits, and Insurance  Subtotal: Taxes and Insurance  Subtotal: Taxes and Insurance  Solicitary Salaries  Dietary Purchased Serv  Food  Registered Nurse Salary  Housekeeping Supply  Other Housekeeping Supply  Other Housekeeping Purchased Serv  Medical Supplies  Medical Supplies  Medical Purchased Serv  Laundry Purchased Serv  Laundry Virchased Serv  Laundry Salaries  Laundry Salaries  Laundry Salaries  Laundry Supplies  Medical Records Salary  Medical Records Salary  Medical Records Supply  Medical Records Supply  Medical Records Supply  Medical Records Supplies  Medical Records Purchased Srv  Renab Salaries  Renab Purchased Serv  Rehab Salaries  Rehab Supplies  Rehab Durchased Serv  Other Support Serv  Solannua Replacement Reserve  Sola, 200  Total Operating Expenses  Se60,744  Total Operating Expenses  Se60,744  Total Operating Expenses	Vehicle / Maintenance Equipment Operation & Repairs	\$4,732
V. Taxes and Insurance Real Estate & Personal Property Taxes \$21,275 Property and Liability Insurance (Hazard) \$41,004 Payroll Taxes - Project Share Hidelity Bond Insurance Workmen's Compensation Health Insurance and Other Employee Benefits \$33,334 Miscellaneous Taxes, Licenses, Permits, and Insurance Subtotal: Taxes and Insurance 9,595,613 VI. Total Service Expense Dietary Purchased Serv Food Registered Nurse Salary Housekeeping Salary Housekeeping Supply Other Housekeeping Purchased Serv Housekeeping United The Purchased Serv Housekeeping Purchased Serv Housekeeping Purchased Serv Housekeeping Housekeeping Housekeeping Housekeeping Housekeeping Service Housekeepin	V. Taxes and Insurance  Real Estate & Personal Property Taxes  Property and Liability Insurance (Hazard)  Payrol IT Axes - Project Share  Ridelity Bond Insurance  Workmen's Compensation  Helatih Insurance and Other Employee Benefits  Salatian Substatic Taxes and Insurance  Subtotal: Taxes and Insurance  VI. Total Service Expense  Dietary Salaries  Dietary Purchased Serv  Flood  Registered Nurse Salary  Housekeeping Supply  Other Housekeeping Supply  Other Housekeeping Purchased Serv  Medical Supplies  Medical Purchased Serv  Laundry/ Salaries  Laundry Salaries  Laundry Salaries  Laundry Salaries  Laundry Supplies  Medical Records Supply  Med Records Purchased Serv  Laundry Supplies  Medical Records Supply  Med Records Purchased Serv  Rehab Purchased Serv  Rehab Salaries  Recoration/Rehab  Activities Supplies  Medical Repacement Reserve  Salazios  Salazios  Rehab Purchased Serv  Other Support Serv  Solazios  Annual Replacement Reserve  Salazio  Total Operating Expenses  Se60,744  Total Operating Expenses  Se60,744  Total Operating Expenses		
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Recreation/Rehab           Activities Supplies           Activities Purchased Serv           Rehab Salaries           Rehab Supplies           Rehab Purchased Serv           Other Support Serv           S0           Annual Replacement Reserve         \$34,200           Total Operating Expenses         \$660,744           Total Units         114	Recreation/Rehab           Activities Supplies           Activities Purchased Serv           Rehab Salaries           Rehab Supplies           Rehab Purchased Serv           Other Support Serv           So           Annual Replacement Reserve         \$34,200           Total Operating Expenses         \$660,744           Total Units         \$14           Per Unit Per Month         \$483	wedical Records Supply  Med Records Purchased Srv	
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Rehab Supplies       Rehab Purchased Serv       Other Support Serv       4nnual Replacement Reserve     \$34,200       Total Operating Expenses     \$5660,744       Total Units     114	Rehab Supplies           Rehab Purchased Serv           Other Support Serv           Annual Replacement Reserve         \$34,200           Total Operating Expenses         \$660,744           Total Units         114           Per Unit Per Month         \$483		
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### Year One

Inflation Rate		Vacancy Assumption	Growth Assumption %
Gross rental income			
(from Unit Mix - Total Monthly Rent)	\$1,105,944	7.00%	2.00%
Parking		7.00%	2.00%
Laundry and Vending	\$6,279	7.00%	2.00%
Misc. Income (specify in Applicant Notes):		7.00%	2.00%
Other (specify Below):		7.00%	2.00%
Total Gross Income Potential at 100% Occupancy	\$1,112,223		
Vacancy Allowance - Rental Income	(\$77,416)		
Vacancy Allowance - Commercial Income	\$0		
Vacancy Allowance - Additional Revenue	(\$440)		
NET RENTAL/OTHER INCOME	\$1,034,368		
TOTAL OPERATING EXPENSES	\$660,744		3.00%
NET OPERATING INCOME	\$373,624		
DEBT SERVICE	\$317,732		
NET CASH FLOW	\$55,892		
DEBT COVERAGE RATIO(Minimum of 1.15)	1.176		
Rent Expense			3.00%
Management Fee			3.00%
Other Administrative Exp			3.00%
Utilities Expense			3.00%
Operating & Maintenance Exp			3.00%
Taxes and Insurance			3.00%
Service Expense			3.00%
Replacement Reserve			3.00%

Include and calculate other estimated non-rental income sources below:

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20-Year Cash Flow									
Cash Flow Assumptions									
Beginning Year	2027								
Completion Year-Assumes 12 months	2026								
CASHFLOW by Year	1	2	3	4	5	6	7	8	
Gross Potential Income: (Excluding TIF & Other)	\$1,112,223 \$0	\$1,134,468 \$0	\$1,157,157 \$0	\$1,180,300 \$0	\$1,203,906 \$0	\$1,227,984 \$0	\$1,252,544 \$0	\$1,277,595 \$0	\$1,303,143 \$6
Other Income Source Vacancy Allowance - Rental Income	(\$77.416)	\$U (\$78.064)	(\$80 544)	(\$92.155)	(\$93.708)	(\$95.474)	(\$97.193)	\$U (\$88,027)	(\$90.70
Vacancy Allowance - Parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$90,70
Vacancy Allowance - Laundry and Vending	(\$440)	(\$448)	(\$457)	(\$466)	(\$476)	(\$485)	(\$495)	(\$505)	(\$51)
Vacancy Allowance - Misc. Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$
Vacancy Allowance - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$
Total Vacancy	(\$77,856)	(\$79,413)	(\$81,001)	(\$82,621)	(\$84,273)	(\$85,959)	(\$87,678)	(\$89,432)	(\$91,22)
Effective Gross Income:	\$1,034,368	\$1,055,055	\$1,076,156	\$1,097,679	\$1,119,633	\$1,142,025	\$1,164,866	\$1,188,163	\$1,211,92
Operating Expenses									
Rent Expense	\$1,200 \$51,426	\$1,236 \$52,969	\$1,273 \$54,558	\$1,311 \$56,195	\$1,351 \$57,881	\$1,391 \$59,617	\$1,433 \$61,406	\$1,476 \$63,248	\$1,52 \$65,14
Management Fees Other Administrative Exp (Less Mgmt Fees)	\$99,877	\$52,969 \$102,873	\$54,558 \$105,960	\$109,138	\$112,412	\$115,785	\$119,258	\$122,836	\$126,52
Utilities Expense	\$205,500	\$211,665	\$218,015	\$224,555	\$231,292	\$238.231	\$245,378	\$252,739	\$260,32
Operating & Maintenance Exp	\$172,928	\$178,116	\$183,459	\$188,963	\$194,632	\$200,471	\$206,485	\$212,680	\$219,06
Real Estate & Personal Property Taxes	\$21,275	\$21,913	\$22,570	\$23,247	\$23,945	\$24,663	\$25,403	\$26,165	\$26,95
Other Taxes and Insurance	\$74,338	\$76,568	\$78,865	\$81,231	\$83,668	\$86,178	\$88,763	\$91,426	\$94,16
Service Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4
Replacement Reserve	\$34,200	\$35,226	\$36,283	\$37,371	\$38,492	\$39,647	\$40,837	\$42,062	\$43,324
Total Operating Expenses	\$660,744	\$680,566	\$700,983	\$722,013	\$743,673	\$765,983	\$788,963	\$812,632	\$837,01
Not Operating Income			3		5		7	8	
Net Operating Income: Effective Gross Income, After Reserve	\$373,624	\$374,489	\$375,173	\$375,666	\$375,959	\$376,042	\$375,903	\$375,531	\$374,916
Effective Gloss income, After Reserve	\$3/3,024	\$374,489	\$3/0,1/3	\$370,066	\$375,959	\$370,042	\$375,903	\$3/0,031	\$374,916
Proposed Annual Debt Service-1st Mortgage	\$317,732	\$317,732	\$317,732	\$317,732	\$317,732	\$317,732	\$317,732	\$317,732	\$317,732
DCR-1st Mortgage	1.176	1.179	1.181	1.182	1.183	1.184	1.183	1.182	1.180
Cash Flow Remaining-1st Mortgage	\$55,892	\$56.757	\$57,441	\$57,935	\$58.228	\$58.310	\$58.171	\$57,800	\$57,184
Investor Asset Management Fee									
Cash Flow Remaining After 1st Mortgage and AM Fee	\$55,892	\$56,757	\$57,441	\$57,935	\$58,228	\$58,310	\$58,171	\$57,800	\$57,184
Proposed Annual Debt Service-2nd Mortgage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DCR-2nd Mortgage	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Cash Flow Remaining-2nd Mortgage	\$55,892	\$56,757	\$57,441	\$57,935	\$58,228	\$58,310	\$58,171	\$57,800	\$57,184
Proposed Annual Debt Service-3rd Mortgage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DCR-3rd Mortgage	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Cash Flow Remaining-3rd Mortgage	\$55,892	\$56,757	\$57,441	\$57,935	\$58,228	\$58,310	\$58,171	\$57,800	\$57,184
Cash Flow Itemaning-Ord Wortgage	400,002	ψ30,737	407,441	407,000	\$30,220	400,510	\$50,171	457,000	φ01,10 <sup>4</sup>
Proposed Annual Debt Service-4th Mortgage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DCR-4th Mortgage	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Cash Flow Remaining-4th Mortgage	\$55,892	\$56,757	\$57,441	\$57,935	\$58,228	\$58,310	\$58,171	\$57,800	\$57,184
Proposed Annual Debt Service-5th Mortgage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DCR-5th Mortgage	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Cash Flow Remaining-5th Mortgage	\$55,892	\$56,757	\$57,441	\$57,935	\$58,228	\$58,310	\$58,171	\$57,800	\$57,184
Proposed Annual Debt Service-6th Mortgage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(
	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
DCR-6th Mortgage Cash Flow Remaining-6th Mortgage	\$55,892	\$56,757	\$57,441	\$57,935	\$58,228	\$58,310	\$58,171	\$57,800	\$57,184
	400,002	φ30,737	φο, ,441	ψο,,ουσ	400,220	400,510	400,171	φο,,000	ψ01,104
Proposed Annual Debt Service-7th Mortgage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DCR-7th Mortgage	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Cash Flow Remaining-7th Mortgage	\$55,892	\$56,757	\$57,441	\$57,935	\$58,228	\$58,310	\$58,171	\$57,800	\$57,184
Proposed Annual Debt Service-8th Mortgage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DCR-8th Mortgage	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Cash Flow Remaining-8th Mortgage	\$55,892	\$56,757	\$57,441	\$57,935	\$58,228	\$58,310	\$58,171	\$57,800	\$57,184
Proposed Annual Debt Service-9th Mortgage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DCR-9th Mortgage	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
		\$56,757	\$57,441	\$57,935	\$58,228	\$58,310	\$58,171	\$57,800	\$57,18
Cash Flow Remaining-9th Mortgage	\$55.892		40.,1	45.,500	***************************************	400,010	400,	45.,550	\$2.,10
Cash Flow Remaining-9th Mortgage	\$55,892	700).0.		6440.047	\$91,012	\$32,784	\$0	\$0	\$0
Cash Flow Remaining-9th Mortgage  Developer's Fee - Deferred	\$319,036	\$263,145	\$206,388	\$148,947				FALSE	FALSE
Cash Flow Remaining-9th Mortgage	\$319,036 TRUE	\$263,145 TRUE	TRUE	TRUE	TRUE	TRUE	FALSE		
Cash Flow Remaining-9th Mortgage  Developer's Fee - Deferred Payment Needed? Developer's Fee - Payment	\$319,036 TRUE \$55,892	\$263,145 TRUE \$56,757	TRUE \$57,441	TRUE \$57,935	TRUE \$58,228	\$32,784	\$0	\$0	\$0
Cash Flow Remaining-9th Mortgage  Developer's Fee - Deferred Payment Needed?  Developer's Fee - Payment  Developer's Fee - Remaining	\$319,036 TRUE \$55,892 \$263,145	\$263,145 TRUE \$56,757 \$206,388	TRUE \$57,441 \$148,947	TRUE \$57,935 \$91,012	TRUE \$58,228 \$32,784	\$32,784 \$0	\$0 \$0	\$0 \$0	\$0 \$0
Cash Flow Remaining-9th Mortgage  Developer's Fee - Deferred Payment Needed? Developer's Fee - Payment	\$319,036 TRUE \$55,892	\$263,145 TRUE \$56,757	TRUE \$57,441	TRUE \$57,935	TRUE \$58,228	\$32,784	\$0	\$0	\$4 \$4
Cash Flow Remaining-9th Mortgage  Developer's Fee - Deferred Payment Needed?  Developer's Fee - Payment Developer's Fee - Remaining Cash Flow Remaining After Deferred Developer Fee	\$319,036 TRUE \$55,892 \$263,145	\$263,145 TRUE \$56,757 \$206,388	TRUE \$57,441 \$148,947	TRUE \$57,935 \$91,012	TRUE \$58,228 \$32,784	\$32,784 \$0	\$0 \$0	\$0 \$0	\$4 \$4
Cash Flow Remaining-98th Mortgage  Developer's Fee - Deferred  Payment Needed?  Developer's Fee - Payment  Developer's Fee - Remaining  Cash Flow Remaining After Deferred Developer Fee  TIF Payment Calculation	\$319,036 TRUE \$55,892 \$263,145	\$263,145 TRUE \$56,757 \$206,388	TRUE \$57,441 \$148,947	TRUE \$57,935 \$91,012	TRUE \$58,228 \$32,784	\$32,784 \$0	\$0 \$0	\$0 \$0	\$4 \$4
Cash Flow Remaining-9th Mortgage  Developer's Fee - Deferred Payment Needed?  Developer's Fee - Payment Developer's Fee - Remaining Cash Flow Remaining After Deferred Developer Fee  TIF Payment Calculation Tax Incremental Financing (TIF) Revenue	\$319,036 TRUE \$55,892 \$263,145 \$0	\$263,145 TRUE \$56,757 \$206,388 \$0	TRUE \$57,441 \$148,947 \$0	\$57,935 \$91,012 \$0	\$58,228 \$32,784 \$0	\$32,784 \$0 \$25,526	\$0 \$0 \$58,171	\$0 \$0 \$57,800	\$1 \$1 \$57,18
Cash Flow Remaining-98th Mortgage  Developer's Fee - Deferred Payment Needed?  Developer's Fee - Payment  Developer's Fee - Remaining  Cash Flow Nemaining After Deferred Developer Fee  TIF Payment Calculation  Tax Incremental Financing (TIF) Revenue  Amortizing TIF Payment	\$319,036 TRUE \$55,892 \$263,145	\$263,145 TRUE \$56,757 \$206,388	TRUE \$57,441 \$148,947	TRUE \$57,935 \$91,012	TRUE \$58,228 \$32,784	\$32,784 \$0	\$0 \$0	\$0 \$0	\$6 \$6 \$57,184
Cash Flow Remaining-9th Mortgage  Developer's Fee - Deferred Payment Needer?  Developer's Fee - Payment Developer's Fee - Remaining Cash Flow Remaining After Deferred Developer Fee  TIF Payment Calculation Tax Incremental Financing (TIF) Revenue Amodizing TIF Payment Excess Payment/TIF Sweep Payment	\$319,036 TRUE \$55,892 \$263,145 \$0	\$263,145 TRUE \$56,757 \$206,388 \$0	TRUE \$57,441 \$148,947 \$0	TRUE \$57,935 \$91,012 \$0	\$58,228 \$58,228 \$32,784 \$0	\$32,784 \$0 \$25,526	\$0 \$0 \$58,171	\$0 \$0 \$57,800	\$6 \$6 \$57,184
Cash Flow Remaining-9th Mortgage  Developer's Fee - Deferred Payment Needed?  Developer's Fee - Payment Developer's Fee - Remaining Cash Flow Remaining After Deferred Developer Fee  TIF Payment Calculation Tax Incremental Financing (TIF) Revenue Amortizing TIF Payment Excess PaymentTIF Sweep Payment Total TIF Payment	\$319,036 TRUE \$55,892 \$263,145 \$0	\$263,145 TRUE \$56,757 \$206,388 \$0	TRUE \$57,441 \$148,947 \$0	\$57,935 \$91,012 \$0	TRUE \$58,228 \$32,784 \$0	\$32,784 \$0 \$25,526	\$0 \$0 \$58,171	\$0 \$0 \$57,800	\$0 \$2 \$57,184 \$0 \$0 \$0
Cash Flow Remaining-9th Mortgage  Developer's Fee - Deferred Payment Needer?  Developer's Fee - Payment Developer's Fee - Remaining Cash Flow Remaining After Deferred Developer Fee  TIF Payment Calculation Tax Incremental Financing (TIF) Revenue Amodizing TIF Payment Excess Payment/TIF Sweep Payment	\$319,036 TRUE \$55,892 \$263,145 \$0	\$263,145 TRUE \$56,757 \$206,388 \$0	TRUE \$57,441 \$148,947 \$0 \$0	TRUE \$57,935 \$91,012 \$0 \$0	TRUE \$58,228 \$32,784 \$0	\$32,784 \$0 \$25,526 \$0 \$0 \$0	\$0 \$0 \$58,171 \$0 \$0	\$0 \$0 \$57,800 \$0 \$57,800	\$0 \$0 \$57,184 \$0 \$0 #DIV/0

Til Tayment Calculation	Tayment Calculation								
Tax Incremental Financing (TIF) Revenue									
Amortizing TIF Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Excess Payment/TIF Sweep Payment									
Total TIF Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DCR- TIF Mortgage	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0
Cash Flow Remaining After TIF Mortgage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
•									

Ap	cant Notes: further describe:		
Ple	further describe:		



								1	1	,		
10	11	12	13	14	15	16	17				21	22
\$1,329,210	\$1,355,794	\$1,382,910	\$1,410,568	\$1,438,779	\$1,467,555	\$1,496,906	\$1,526,844	\$1,557,381	\$1,588,528	\$1,620,299	\$1,652,705	\$1,685,759
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 (\$108,401)	\$0 (\$110.569)	\$0	\$0	\$0
(\$92,519) \$0	(\$94,370)	(\$96,257)	(\$98,182) \$0	(\$100,146)	(\$102,149) \$0	(\$104,192) \$0	(\$106,276) \$0	(\$108,401)	(\$110,569)	(\$112,781) \$0	(\$115,036) \$0	(\$117,337) \$0
(0000)	\$U (\$E26)	(\$547)	(0557)	\$U (\$E60)	\$U (\$E90)	\$0 (\$500)	(\$603)	(\$615)	(0000)	(0040)	(0053)	(\$666)
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$0	\$0	\$0
(802.045)	(\$04,006)	(COC COA)	(600.740)	(\$100.71E)	(\$102.720)	(6104.702)	(\$40c 970)	(\$100.017)	(0111 107)	(6442.424)	(\$11E 690)	(6449.003)
\$1,236,165	\$1,260,888	\$1,286,106	\$1,311,828	\$1,338,065	\$1,364,826	\$1,392,122	\$1,419,965	\$1,448,364	\$1,477,332	\$1,506,878	\$1,537,016	\$1,567,756
\$1,230,103	\$1,200,000	\$1,200,100	\$1,311,020	\$1,330,003	\$1,304,020	\$1,392,122	\$1,419,900	\$1,440,304	\$1,477,332	\$1,000,070	\$1,557,016	\$1,567,756
\$1,566	\$1,613	\$1,661	\$1,711	\$1,762	\$1,815	\$1,870	\$1,926	\$1,983	\$2,043	\$2,104	\$2,167	\$2,232
\$67,100	\$69,113	\$71,186	\$73,322	\$75,521	\$77,787	\$80,121	\$82,524	\$85,000	\$87,550	\$90,176	\$92,882	\$95,668
\$130,317	\$134,226	\$138,253	\$142,401	\$146,673	\$151,073	\$155,605	\$160,273	\$165,081	\$170,034	\$175,135	\$180,389	\$185,801
\$268,131	\$276,175	\$284,460	\$292,994	\$301,784	\$310.837	\$320,162	\$329.767	\$339,660	\$349.850	\$360.345	\$371,156	\$382,291
\$225,632	\$232,401	\$239,373	\$246,554	\$253,950	\$261,569	\$269,416	\$277,499	\$285,823	\$294,398	\$303,230	\$312,327	\$321,697
\$27,759	\$28,591	\$29,449	\$30,333	\$31,243	\$32,180	\$33,145	\$34,140	\$35,164	\$36,219	\$37,305	\$38,424	\$39,577
\$96,994	\$99,904	\$102,901	\$105,988	\$109,168	\$112,443	\$115,816	\$119,291	\$122,869	\$126,555	\$130,352	\$134,263	\$138,291
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$44,623	\$45,962	\$47,341	\$48,761	\$50,224	\$51,731	\$53,282	\$54,881	\$56,527	\$58,223	\$59,970	\$61,769	\$63,622
\$862,121	\$887,985	\$914,624	\$942,063	\$970,325	\$999,435	\$1,029,418	\$1,060,300	\$1,092,109	\$1,124,872	\$1,158,619	\$1,193,377	\$1,229,178
¥332, 121	\$227,000	Ţ,OZ-1	¥5 .=,000	Ţ,OZO	\$222,400	\$1,020,410	Ţ.,, <del></del>	Ţ.,,,,,,,,	Ţ.,. <u>Z.,</u> 072	4.,.22,510	4.,,	4.,225,170
10	11	12	13	14	15	16	17	18	19	20	21	22
\$374,044	\$372,904	\$371,482	\$369,765	\$367,740	\$365,391	\$362,705	\$359,665	\$356,255	\$352,459	\$348,260	\$343,639	\$338,578
\$317,732	\$317,732	\$317,732	\$317,732	\$317,732	\$317,732	\$317,732	\$317,732	\$317,732	\$317,732	\$317,732	\$317,732	\$317,732
1.177	1.174	1.169	1.164	1.157	1.150	1.142	1.132	1.121	1.109	1.096	1.082	1.066
\$56,312	\$55,172	\$53,750	\$52,034	\$50,008	\$47,660	\$44,973	\$41,933	\$38,523	\$34,727	\$30,528	\$25,907	\$20,846
\$56,312	\$55,172	\$53,750	\$52,034	\$50,008	\$47,660	\$44,973	\$41,933	\$38,523	\$34,727	\$30,528	\$25,907	\$20,846
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
\$56,312	\$55,172	\$53,750	\$52,034	\$50,008	\$47,660	\$44,973	\$41,933	\$38,523	\$34,727	\$30,528	\$25,907	\$20,846
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
\$56,312	\$55,172	\$53,750	\$52,034	\$50,008	\$47,660	\$44,973	\$41,933	\$38,523	\$34,727	\$30,528	\$25,907	\$20,846
\$0	\$0	\$0	20		20	20			\$0	\$0		\$0
			\$0	\$0	\$0	\$0	\$0	\$0			\$0	
0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
\$56,312	\$55,172	\$53,750	\$52,034	\$50,008	\$47,660	\$44,973	\$41,933	\$38,523	\$34,727	\$30,528	\$25,907	\$20,846
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
\$56,312	\$55,172	\$53,750	\$52,034	\$50,008	\$47,660	\$44,973	\$41,933	\$38,523	\$34,727	\$30,528	\$25,907	\$20,846
930,312	400,172	φου, του	ψ32,034	450,000	\$41,000	<del>Ф11,373</del>	φ+1,555	φυ0,020	φ04,121	400,020	923,301	Ψ20,040
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
\$56,312	\$55,172	\$53,750	\$52,034	\$50,008	\$47,660	\$44,973	\$41,933	\$38,523	\$34,727	\$30,528	\$25,907	\$20,846
	\$55,77 <b>2</b>	400,000	400,001	400,000	4,550	Ţ.,,	Ţ,soo	, , , , , , , , , , , , , , , , , , ,	, , , , , , , , , , , , , , , , , , ,	,,	,,_,	420,040
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
\$56,312	\$55,172	\$53,750	\$52,034	\$50,008	\$47,660	\$44,973	\$41,933	\$38,523	\$34,727	\$30,528	\$25,907	\$20,846
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
\$56,312				\$50,008	\$47,660	\$44,973	\$41,933	\$38,523	\$34,727	\$30,528	\$25,907	\$20,846
400,012	\$55,172	\$53,750	\$52,034	\$50,008	\$47,000	\$44,973	\$41,933	400,020			\$25,507	
	\$55,172	\$53,750										
\$0	\$55,172 \$0	\$53,750 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0 0.000	\$55,172 \$0 0.000	\$53,750 \$0 0.000	\$0 0.000	\$0 0.000	\$0 0.000	\$0 0.000	\$0 0.000	\$0 0.000	\$0 0.000	0.000	\$0 0.000	0.000
\$0	\$55,172 \$0	\$53,750 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0 0.000 \$20,846
\$0 0.000 \$56,312	\$55,172 \$0 0.000 \$55,172	\$53,750 \$0 0.000 \$53,750	\$0 0.000 \$52,034	\$0 0.000 \$50,008	\$0 0.000 \$47,660	\$0 0.000 \$44,973	\$0 0.000 \$41,933	\$0 0.000 \$38,523	\$0 0.000 \$34,727	0.000 \$30,528	\$0 0.000 \$25,907	0.000 \$20,846
\$0 0.000 \$56,312	\$55,172 \$0 0.000 \$55,172	\$53,750 \$0 0.000 \$53,750	\$0 0.000 \$52,034 \$0	\$0 0.000 \$50,008	\$0 0.000 \$47,660	\$0 0.000 \$44,973	\$0 0.000 \$41,933 \$0	\$0 0.000 \$38,523	\$0 0.000 \$34,727	0.000 \$30,528 \$0	\$0 0.000 \$25,907	0.000 \$20,846 \$0
\$0 0.000 \$56,312 \$0 FALSE	\$55,172 \$0 0.000 \$55,172 \$0 FALSE	\$53,750 \$0 0.000 \$53,750 \$0 FALSE	\$0 0.000 \$52,034 \$0 FALSE	\$0 0.000 \$50,008 \$0 FALSE	\$0 0.000 \$47,660 \$0 FALSE	\$0 0.000 \$44,973 \$0 FALSE	\$0 0.000 \$41,933 \$0 FALSE	\$0 0.000 \$38,523 \$0 FALSE	\$0 0.000 \$34,727 \$0 FALSE	0.000 \$30,528 \$0 FALSE	\$0 0.000 \$25,907 \$0 FALSE	0.000 \$20,846 \$0 FALSE
\$0 0.000 \$56,312 \$0 FALSE	\$55,172 \$0 0.000 \$55,172 \$0 FALSE	\$53,750 \$0 0.000 \$53,750 \$0 FALSE	\$0 0.000 \$52,034 \$0 FALSE	\$0 0.000 \$50,008 \$0 FALSE	\$0 0.000 \$47,660 \$0 FALSE	\$0 0.000 \$44,973 \$0 FALSE	\$0 0.000 \$41,933 \$0 FALSE	\$0 0.000 \$38,523 \$0 FALSE	\$0 0.000 \$34,727 \$0 FALSE	0.000 \$30,528 \$0 FALSE	\$0 0.000 \$25,907 \$0 FALSE	0.000 \$20,846 \$0 FALSE \$0
\$0 0.000 \$56,312 \$0 FALSE \$0	\$55,172  \$0 0.000 \$55,172  \$0 FALSE  \$0 \$0	\$53,750 \$0 0.000 \$53,750 \$0 FALSE \$0 \$0	\$0 0.000 \$52,034 \$0 FALSE \$0	\$0 0.000 \$50,008 \$0 FALSE \$0	\$0 0.000 \$47,660 \$0 FALSE \$0 \$0	\$0 0.000 \$44,973 \$0 FALSE \$0 \$0	\$0 0.000 \$41,933 \$0 FALSE \$0	\$0 0.000 \$38,523 \$0 FALSE \$0	\$0 0.000 \$34,727 \$0 FALSE \$0 \$0	0.000 \$30,528 \$0 FALSE \$0 \$0	\$0 0.000 \$25,907 \$0 FALSE \$0 \$0	0.000 \$20,846 \$0 FALSE \$0
\$0 0.000 \$56,312 \$0 FALSE	\$55,172 \$0 0.000 \$55,172 \$0 FALSE	\$53,750 \$0 0.000 \$53,750 \$0 FALSE	\$0 0.000 \$52,034 \$0 FALSE	\$0 0.000 \$50,008 \$0 FALSE	\$0 0.000 \$47,660 \$0 FALSE	\$0 0.000 \$44,973 \$0 FALSE	\$0 0.000 \$41,933 \$0 FALSE	\$0 0.000 \$38,523 \$0 FALSE	\$0 0.000 \$34,727 \$0 FALSE	0.000 \$30,528 \$0 FALSE	\$0 0.000 \$25,907 \$0 FALSE	0.000 \$20,846 \$0 FALSE \$0
\$0 0.000 \$56,312 \$0 FALSE \$0	\$55,172  \$0 0.000 \$55,172  \$0 FALSE  \$0 \$0	\$53,750 \$0 0.000 \$53,750 \$0 FALSE \$0 \$0	\$0 0.000 \$52,034 \$0 FALSE \$0	\$0 0.000 \$50,008 \$0 FALSE \$0	\$0 0.000 \$47,660 \$0 FALSE \$0 \$0	\$0 0.000 \$44,973 \$0 FALSE \$0 \$0	\$0 0.000 \$41,933 \$0 FALSE \$0	\$0 0.000 \$38,523 \$0 FALSE \$0	\$0 0.000 \$34,727 \$0 FALSE \$0 \$0	0.000 \$30,528 \$0 FALSE \$0 \$0	\$0 0.000 \$25,907 \$0 FALSE \$0 \$0	0.000 \$20,846 \$0 FALSE \$0
\$0 0.000 \$56,312 \$0 FALSE \$0	\$55,172  \$0 0.000 \$55,172  \$0 FALSE  \$0 \$0	\$53,750 \$0 0.000 \$53,750 \$0 FALSE \$0 \$0	\$0 0.000 \$52,034 \$0 FALSE \$0	\$0 0.000 \$50,008 \$0 FALSE \$0	\$0 0.000 \$47,660 \$0 FALSE \$0 \$0	\$0 0.000 \$44,973 \$0 FALSE \$0 \$0	\$0 0.000 \$41,933 \$0 FALSE \$0	\$0 0.000 \$38,523 \$0 FALSE \$0	\$0 0.000 \$34,727 \$0 FALSE \$0 \$0	0.000 \$30,528 \$0 FALSE \$0 \$0	\$0 0.000 \$25,907 \$0 FALSE \$0 \$0	0.000 \$20,846 \$0 FALSE \$0
\$0 0.000 \$56,312 \$0 FALSE \$0 \$0 \$56,312	\$55,172 \$0 0.000 \$55,172 \$0 FALSE \$0 \$0 \$55,172	\$53,750 \$0 0.000 \$53,750 \$0 FALSE \$0 \$53,750	\$0 0.000 \$52,034 \$0 FALSE \$0 \$0 \$52,034	\$0 0,000 \$50,008 \$0 FALSE \$0 \$0 \$50,008	\$0 0.000 \$47,660 \$0 FALSE \$0 \$0 \$47,660	\$0 0.000 \$44,973 \$0 FALSE \$0 \$0 \$44,973	\$0 0.000 \$41,933 \$0 FALSE \$0 \$0 \$41,933	\$0 0.000 \$38,523 \$0 FALSE \$0 \$38,523	\$0 0.000 \$34,727 \$0 FALSE \$0 \$34,727	0.000 \$30,528 \$0 FALSE \$0 \$0 \$30,528	\$0 0.000 \$25,907 \$0 FALSE \$0 \$0 \$25,907	0.000 \$20,846 \$0 FALSE \$0 \$0 \$20,846
\$0 0.000 \$56,312 \$0 FALSE \$0	\$55,172  \$0 0.000 \$55,172  \$0 FALSE  \$0 \$0	\$53,750 \$0 0.000 \$53,750 \$0 FALSE \$0 \$0	\$0 0.000 \$52,034 \$0 FALSE \$0	\$0 0.000 \$50,008 \$0 FALSE \$0	\$0 0.000 \$47,660 \$0 FALSE \$0 \$0	\$0 0.000 \$44,973 \$0 FALSE \$0 \$0	\$0 0.000 \$41,933 \$0 FALSE \$0	\$0 0.000 \$38,523 \$0 FALSE \$0	\$0 0.000 \$34,727 \$0 FALSE \$0 \$0	0.000 \$30,528 \$0 FALSE \$0 \$0	\$0 0.000 \$25,907 \$0 FALSE \$0 \$0	0.000 \$20,846 \$0 FALSE \$0
\$0 0.000 \$56.312 \$0 FALSE \$0 \$0 \$56.312	\$55,172  \$0 0.000 \$55,172  \$0 FALSE \$0 \$0 \$0 \$55,172	\$53,750  0.000 \$53,750  \$0  FALSE \$0  \$0  \$3,750  \$0  \$3,750  \$3,750  \$4,750  \$5,750  \$5,750	\$0 0.000 \$52,034 \$0 FALSE \$0 \$0 \$52,034	\$0 0,000 \$50,008 \$0 \$0 FALSE \$0 \$0 \$50,008	\$0 0.000 \$47,660 \$0 FALSE \$0 \$0 \$47,660	\$0 0.000 \$44,973 \$0 FALSE \$0 \$0 \$44,973	\$0 0.000 \$41,933 \$0 FALSE \$0 \$0 \$41,933	\$0 0.000 \$38,523 \$0 FALSE \$0 \$0 \$38,523	\$0 0.000 \$34,727 \$0 FALSE \$0 \$0 \$34,727	0.000 \$30,528 \$0 FALSE \$0 \$0 \$30,528	\$0 0.000 \$25,907 \$0 FALSE \$0 \$25,907	0.000 \$20,846 \$0 FALSE \$0 \$20,846
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\$0 0.000 \$56,312 \$0 FALSE \$0 \$0 \$56,312	\$55,172  \$0  0.000 \$55,172  \$0  FALSE  \$0  \$0  \$0  \$55,172  \$0  \$0  \$55,172	\$53,750  \$0  0.000 \$53,750  \$0  FALSE \$0  \$0  \$0  \$0  \$53,750  \$0  \$55,750	\$0 0.000 \$52,034 \$0 FALSE \$0 \$0 \$52,034	\$0 0.000 \$50,008 \$0 FALSE \$0 \$0 \$50,008	\$0 0.000 \$47,660 \$0 FALSE \$0 \$0 \$47,660	\$0 0.000 \$44,973 \$0 FALSE \$0 \$0 \$44,973	\$0 0,000 \$41,933 \$0 FALSE \$0 \$0 \$41,933	\$0 0.000 \$38,523 \$0 FALSE \$0 \$0 \$38,523	\$0 0.000 \$34,727 \$0 FALSE \$0 \$0 \$34,727	0.000 \$30,528 \$0 FALSE \$0 \$0 \$30,528	\$0 0.000 \$25,907 \$0 FALSE \$0 \$0 \$25,907	0.000 \$20,846 \$0 FALSE \$0 \$0 \$20,846



### **Financial Feasibility**

WHEDA will evaluate the financial feasibility of all HTC Applications. Feasibility is determined by taking into account a variety of factors including: projected operating expenses, replacement reserves, rents and other income, vacancy assumptions, debt service and expected equity proceeds.

Developments submitted with operating expenses, operating reserves, replacement reserves and/or a debt coverage ratio outside the prescribed ranges, without documentation, will be considered infeasible. At WHEDA's discretion, only acquisition/rehabilitation projects will be permitted to request a variance on the posted operating expense range(s). Provide a copy of last three (3) years P&L (revenue & expenses) statements for currently operating developments. Submit operating expense documentation to support the proposed operating expense assumption for the proposed project.

PUPM Operating Expenses & Replacement Reserves  Expected Range: Single Family Homes/Duplex - \$510 to \$585  Expected Range: Elderly - \$395 to \$485  Expected Range: Family/Other - \$475 to \$575	\$483	Per Unit Per Month Note
*Submit operating expense documentation to support the proposed operating expense assumption for the proposed project.		
Debt Coverage Ratio: Primary "Must Pay" Debt Expected Range for Tax-Exempt Applications: 1.15 to 1.40 Expected Range for Supportive Housing and/or Elderly Assisted Living if a Service Income helps support Net Cash Flow: 1.20 to 1.40 Expected Range for All Other: 1.175 to 1.40	1.176	Debt Ratio Note
Operating Reserve Months Expected Value 6 months or more	6.00	Operating Reserve Note
Annual Per-Unit Replacement Reserves  Expected Value: New Construction, Elderly - \$250 or more  Expected Value: New Construction, Family - \$300 or more  Expected Value: Acquisition/Rehab - \$300 or more  Expected Value: Single Family Homes/Duplex - \$400 or more	\$300	Annual Reserves Note
General Requirements Expected Value: 5% or less	5.00%	General Requirements Note
Contractor Overhead Expected Value: 2% or less	2.00%	Contractor Overhead Note
Contractor Profit Expected Value: 5% or less	5.00%	Contractor Profit Note
Deferred Developer Fee Repaid within 15 years	Repaid	Deferred Fee Repayment
WHEDA reserves the right to reject competitive applications not maintair OR reduce Credit requests/allocations at Review One, Two or Three base coverage exceeding 1.40. NO Commercial Income used to determine DCR	d on either an "equity gap" model or an initial debt service	
WHEDA reserves the right to reduce Credit requests or allocations at any reduction of Credit will be based on WHEDA's evaluation of debt and equ		
WHEDA reserves the right to reject competitive applications for the inabi		
Special Instructions on all Supportive Housing or Elderly Assisted Living Applicant MUST provide along with the application: 1. Separate proforma detailing the service expenses and income of the 2. Supporting documentation describing the assumptions used for serv	project, and	
Remarks concerning Financial Feasibility Test:		
Applicant Notes:		
	orther describe:	

### Max Cost Model

WHEDA limits total development cost for any one development for both HTC and lending. This is a threshold item and applications exceeding the allowed maximum will be rejected. Public housing authorities are exempt if they are the primary applicant and HOPE VI or Choice Neighborhood Initiative grant is a source of funds. Tribal housing authorities are exempt if they are the primary applicant and NAHASDA or similar funding is a source of funds. Development costs attributable to employment-related Community Service Facilities and 4% transaction developer fee above the current limit for 9% transaction will be excluded from the calculation of the maximum cost.

The model is based on historical data from Wisconsin's HTC program and uses regression modeling with combinations of variables listed below to predict costs. A development is limited to the Maximum Per-Unit Cost calculated below.

The model automatically provides a thirty percent (30%) allowance above the predicted cost. The absolute cost maximum is \$409,906/unit for New Construction and Adaptive Reuse, or \$342,183 for Acquisition/Rehab)

Note: Supportive Housing and projects addressing the rehabilitation of foreclosed and/or abandoned SF homes/duplexes automatically receive an additional 10% allowance above the predicted cost. The absolute cost maximum is \$450,896/unit for New Construction & Adaptive Reuse and \$376,401 for Acquisition/Rehab.

Insert Employment-related Community Service, and complete the cells highlighted in yellow in column E

	Number of Acquisition-Rehab Units: <u>114</u> Number of New Construction Units: 0	-
	Number of New Construction Units: U  Number of Adaptive Reuse Units: 0	-
	Number of Adaptive Reuse units: 0  Development costs attributable to employment-related Community Service Facility \$35,000	
	For 4% transactions only, developer fee above the current limit for 9% transactions \$152,564	
	roi 4% transactions only, developer ree above the current limit for 5% transactions \$152,564	-
Α	Is the development located in the City of Milwaukee?	Yes
В	Is the development located in the City of Madison?	No
С	Is the development located in one of the metropolitan counties listed on the Metro Counties page (excluding City of Milwaukee and City of Madison)?	No
D	Is the development located on Wisconsin Tribal Lands?	No
E	Does this have new construction development?	No
F	Does this have adaptive reuse development?	No
G	Is this a rehabilitation development with per per-unit rehabilitation costs between \$25,000 and \$50,000?	No
Н	Is this a rehabilitation development with per per-unit rehabilitation costs in excess of \$50,000?	Yes
- 1	Does this development primarily contain supportive housing units?	No
J	Does this development primarily address the rehabilitation of foreclosed or abandoned single family homes or duplexes?	No
K	Does this development primarily contain single-family homes and duplexes?	No
L	Gross square feet in this development	120,000
M	Total number of units in this development	114
	Calculated Cost Limit	\$245,607.79
	30% Allowance	\$73,682
	Subtotal	\$319,290
	Adjusted Cost Limit (not to exceed \$409,906 per-unit for New Construction and Adaptive Reuse, or \$342,183 for Acquisition/Rehab)	\$319,290
	Allowance for supportive housing developments and those addressing foreclosed/abandoned homes	\$0
	Maximum Per-Unit Cost for this Development	\$319,290
	Actual Per-Unit Cost for this Development	\$ 212,921.19

Maximum Cost Model: Provide project specific WHEDA Maximum Cost Model (Appendix F).

### Exemptions

- o Public Housing Authorities who are the primary applicant and evidence the intent to use Choice Neighborhood (fka: HOPE VI) as a funding source
- $o\ Tribal\ Housing\ Authorities\ who\ are\ the\ primary\ applicant\ and\ evidence\ the\ intent\ to\ use\ NAHASDA\ or\ similar\ funding\ as\ a\ source\ of\ funds$
- Development costs attributable to employment-related Community Service Facilities (CSF) will be excluded from the calculation. The inclusion of a CSF in the project must clearly be stated within the application.
- If development is a combination of new construction and Adaptive Reuse applicants should input total number of units as Adaptive Reuse and list as Primarily Adaptive Reuse
   4% transactions only, If applicant has chosen the option to take a higher developer fee than the standard (see Developer Fee Policy Appendix J) any amount above the standard calculation should NOT be
- 4% transactions only, If applicant has chosen the option to take a higher developer fee than the standard (see Developer Fee Policy Appendix J) any amount above the standard calculation should NOT be included in the Maximum Cost Calculation



### Replacement Reserves

Replacement Reserve Assumptions		REPLACEMENT RESERVES	
Interest Rate on Reserves	0.0%		
Annual Reserve Deposit	\$ 34,200	Beginning Balance	
Annual Growth Rate for Reserve Deposit	3.0%	Interest Earned	
Beginning Reserve Balance	\$ 165,000	Annual Deposit	

REPLACEMENT RESERVES					
	Completion	1	2	3	4
Beginning Balance	\$165,000	\$199,200	\$234,426	\$270,709	\$308,080
Interest Earned	\$0	\$0	\$0	\$0	\$0
Annual Deposit	\$34,200	\$35,226	\$36,283	\$37,371	\$38,492
Estimated Disbursement					
Est, Ending Balance	\$199.200	\$234,426	\$270,709	\$308,080	\$346.572

A Proceed Management	
Applicant Notes:	Please further describe:
	Please turtner describe:
Internal Use Only:	
Underwriter Notes:	
onderwriter notes.	



	14				10	9	8	7	6	5
	\$749,352	\$699,128		\$603,027	\$557,065	\$512,441	\$469,118	\$427,056	\$386,220	\$346,572
	\$0	\$0				\$0	\$0	\$0	\$0	\$0
\$53,	\$51,731	\$50,224	\$48,761	\$47,341	\$45,962	\$44,623	\$43,324	\$42,062	\$40,837	\$39,647
33 \$854,	\$801,083	\$749,352	\$699,128	\$650,367	\$603,027	\$557,065	\$512,441	\$469,118	\$427,056	\$386,220

			Month	2/1/2024 1	Months of Const.	3	4	5	6	7			10	11	12	
		Monthly 1	Draw # When Payment Due Construction Complete	Oraw #1 Mar-24	Oraw #2 Apr-24 8.2%	Oraw #3 May-24 8.3%	Draw 84 Jun-24 8.3%	Draw #5 34-24 8.3%	Draw #6 Aue-24 8.3%	Draw #7 Sep-24 8.3%	Draw #8 Oct-24 8.3%	Draw #9 Nov-24 8.3%	Dec-24	Draw #11 Jan-25 8.3%	Draw #12 Feb-25 8.3%	5
		PROJECT BUDGET	SALANCE REMAINING	On O	Draw#2	17% Draw#3	Draw #4	Draw #5	Craw #6	Draw 87	Draw #8	67% Draw#9	75% Draw #10	01% Draw#11	92% Draw#12	Dra
UISITION		\$1,250,000	50	\$1,250,000												
rase of Buildings Purchase Bidgs & Land		\$1,250,000 \$7,300,000 \$0	50 50	\$1,250,000 \$7,300,000 \$0	50 50 50	50 50 50	50 50 50	50 50 50	50 50 50	50 50 50	50 50	50 50	50 50	50 50 50	50 50	
Acquisition Acquisition STRUCTION RELATED EXPENSES		\$8,550,000	50 50	\$8,550,000	\$0	So	\$0	50	50	50	50	50	50	\$0	50	
Construction & Mixed Construction Costs supprent & Furnishings		\$7,859,671 \$0	\$0 \$0	\$0 \$0	\$654,973 \$0	\$654,971 \$0	\$654,973 \$0	\$654,973 50	\$654,973 50	\$654,973 50	\$654,973 \$0	\$654,973 50	\$654,973 \$0	\$654,973 \$0	\$654,973 \$4	
ecial Contruction & Demolition ation sary Ruiklings (Garage, storage, etc.) cal Property / Furriture, Fixtures, & Equipment		\$0 \$0 \$0	\$0 \$0	50 50 50	\$0 \$0 \$0	50 50 50	\$0 \$0 \$0	50 50 50	50 50	50 50 50	50 50 50	50 50	\$0 \$0	\$0 \$0 \$0	50 50	
New Construction/Rehabilitation Subtotal New Construction & Rehab		\$0 \$0 \$7,859,671	\$0 \$0 \$0	50 50 50	\$0 \$0 \$654,973	\$0 \$0 \$654.971	\$0 \$0 \$654,973	50 50 \$654,973	50 50 \$654,973	50 50 \$654.973	\$0 \$0 \$654,973	50 50 5654.973	\$0 \$0 \$654,973	\$0 \$0 \$654.973	50 50 5654.973	2
te Work  Subtotal Off-Site Costs		50 50	\$0 \$0	50 50	\$0 \$0	\$0 \$0	\$0 \$0	50 50	50 50	50 50	50 50	50 50	\$0 \$0	\$0 \$0	50 50	
edex costs te - Site Work te - Site Work		50 50	50	\$0	50	50	\$0	50	50	50	50	50	50	50	50	
caping Subtotal Site Costs TRACTOR FEES		\$0 \$0	\$0 \$0	50	\$0	\$0	\$0	50	50	50	\$0	50	50	50	50	
al Requirements actor Overhead		\$392,984 \$165,053	\$0 \$0	50 50	\$32,749 \$13,754	\$32,749 \$13,754	\$32,749 \$13,754	\$12,749 \$11,754 \$15,074	\$12,749 \$11,754 \$15,074	\$32,749 \$13,754 \$35,074	\$32,749 \$13,754 \$35,074	\$32,749 \$13,754	\$32,749 \$13,754	\$32,749 \$13,754	\$32,749 \$13,754	4
truction Supervision er's Risk Insurance		\$0 \$0	50 50	SO.	50	50	50	50	50	50	50	50	50	50	50	
Subtotal Contractor Rees Construction Related		\$978,922 \$8,838,593	50 50	50 50	\$81,577 \$736,549	\$81,577 \$736,549	\$81,577 \$734,549	\$81,577 \$734,549	\$81,577 \$736,549	\$81,577 \$734,549	\$81,577 \$736,549	\$81,577 \$736,549	\$81,577 \$736,549	\$81,577 \$736,549	\$81,577 \$736,549	7
INGENCY FUNDS nuction Contingency Contingency		\$883.850 \$0	\$0 \$0	\$0 \$0	\$73.655 50	\$73.655 \$0	\$73.655 \$0	\$73.655 \$0	\$73.655 \$0	\$71.655 \$0 \$71,655	\$71.655 50	\$73.655 50	\$73.655 \$0	\$73.655 \$0	\$73.655 \$0	
Contingency Costs  THUCHION PERIOD EXPENSES  OR STATE AGENCY - RESIDENTIAL RELATED FIRE & EXPENSES		\$883,859	50	\$0	\$73,655	\$73,655	\$73,655	50 \$71,655	\$73,655	\$73,655	\$0 \$73,655	\$73,655	\$73,655	\$0 \$73,655	\$73,655	
nuction Loan Origination Fee - WHEDA nuction Loan Origination Fee - Non WHEDA Subtotal WHEDA Fees & Expenses		\$82,188 \$0 \$82,188	\$0 \$0	\$82,188 \$0 \$82,188	***		-	-	-							
RELATED EXPENSES		50	50	592,188	50	50	50			- 20	20	- 20				
of Bond Issuance Subtotal Bond Related Fees Listeder & Francoud Riskatio Explanes Listeder & Francoud Riskatio Explanes Listeder & Francoud Riskatio Explanes Listeder & Francoud Riskation Riskation Listeder & Francoud Riskation Listeder & Francou		50	50	50 50	50	50	50	50	50	50	50	50	50	50	50	F
Construction Lass Interest Free - Miscellaneous	see Row 197	\$737,910 \$0 \$123,000	\$0 \$0	\$0 \$123,000	\$11.641	\$16,060	\$20.501	\$24.759	528.516	\$12,290	\$36.081	\$39,890	\$41.715	\$47,558	\$51.418	E
Subtotal Construction Lender & Finance Fees construction Mikeo SOM costs ruction Loan Credit Enhancement/LOC		\$860,910	\$0 \$0	\$123,000	\$11.641	\$16,060	\$20,500	\$24.759	\$28.516	\$32,290	\$36,081	\$39,890	\$41.715	\$47.558	\$51.418	
nuction Period Real Estate Taxes and Recording nuction Insurance		\$21,909 \$15,000 \$29,685	\$0 \$0 \$0	\$21,909 \$35,000 \$29,685												E
orary Relocation Expenses sneet Relocation Expenses interior/Construction Costs		\$456,000 \$0 \$30,000	\$0 \$0 \$0	\$456,000 \$30,000	50	50	50	50	50	50	50	50	50	50	50	ŧ
Substal Construction Period Costs  Construction Period Expense  MANIENT FINANCING EXPENSES		\$572,594 \$1,515,692	50 50	\$572,594 \$777,782	\$0 \$11,643	50 516,060	50 520,501	50 524,759	50 528.516	\$0 \$32,290	\$26.081	\$20,890	\$43,715	\$0 \$47,558	\$51.418	
mert Loan Origination Fee - Non WHEDA meet Loan Origination Fee - WHEDA meet Loan Credit Enhancement		\$0 \$44,076 \$0	50 50 50	\$44,076 \$0												F
neet can creat sinacement  Feet - Real State  Feet and Superces  Permanent Financing		\$20,000 \$20,000 \$15,500 \$79,576	50 50 50	\$20,000 \$15,500 \$79,576		-						-				E
Permanent Financing HITECTURAL & ENGINEERING EXPENSES tect's Fee - Design		\$79,576 \$237,000	50	\$79,576 \$217,000	50	\$0	\$0	\$0	\$0	9		50	50	50	\$0	H
nu s rve - inspection/Supervision sering Costs		\$0 \$548,000 \$86,900	\$0 \$0	\$548,000 \$86,900												E
Architect and Engineering Architectural & Engineering XXXXIIONETES EXECUTES		\$0 \$871,900	50 50	\$0 \$871,900	\$0	\$0	\$0	50	\$0	\$0	\$0	50	\$0	\$0	\$0	
izational (Fartnership) pinion Syndication Costs		\$20,000 \$0 \$0	50 50	\$30,000 \$0 \$0												
Syndication Feet & Expenses TAUXIO SISSENVES		\$20,000	50	\$30,000	\$0	SO	\$0	50	50	50	50	50	50	\$0	50	
cement Reserve		\$165,000 \$0	\$0 \$0	\$165,000												
al Needs Reserve Feserves		50 50	50 50													
Capitalized Reserves ORTS, STUDIES & RELATED WORK		\$654,238	\$489,238	\$165,000	\$0	\$0	\$0	\$0	\$0	\$2	\$0	\$0	\$0	\$0	\$0	
ts & Studies shadp) et Study		\$11,000 \$12,000	50 50	\$11,000 \$12,000												
il Need Assessment Report sommental Report Report & Studies Reports & Studies REPORT (COSTS)		\$25,000 \$5,000 \$53,000	50 50	\$25,000 \$5,000 \$53,000	\$0	\$0	\$0	50	50	50	50	50	\$0	\$0	\$4	
al / Historic Tax Credit Fees redit Application Fee		\$0 \$2,000	50 50	\$2,000												
redit Allocation Fee redit Compliance Fee / Building Permit Fees		\$101.388 \$6.270 \$0	50 50	\$101.388 \$6.270												
r, Sewer and Impact Fees ocal Development Impact Fees mercial Costs - non-construction related)		50 50 50	50 50 50													
Certification/Accounting Fees Up Marketing Expense nercial Marketing & Rent-Up Expenses		\$47,500 \$30,000 \$0	\$15,000 \$0 \$0	\$12,500 \$30,000												
rage Payoff - N/A for Tax Credit Application  - Miscellaneous Costs  Other Costs		\$250,000 \$497,158	\$0 \$0 \$15,000	\$250,000 \$422,158	\$0	50	\$0	50	sa sa	50	SO SO	60	-	ta ta	60	
SUBTOTAL ELOPER EARNED FEES & EXPENSES loper's Fee Received		\$21,914,016 \$2,130,028	\$504.238 \$1,704,022	\$10,949,416	\$821,847	\$825,264	\$830,705	\$834,963	\$838,720	\$842,495	\$846.286	\$850,094	\$853,919	\$857.762	\$861,622	
loper's Fee - Deferred loper Overhead		\$319,036 \$0 \$97,500	\$319,036 \$0	\$97,500												
Developer's Fees Developer Costs		\$0 \$2,546,564	\$2,023,059	\$523,506	\$0	\$0	\$0	50	50	50	50	50		50	50	2
AL DEVELOPMENT COST	Cumulative Droses	\$24,460,580	\$2.527.297	\$11,472,922 \$11,472,922	\$821.847 \$12.294.768	\$826,264 \$11,121,011	\$830.705 \$13.951.738	\$814,963 \$14,786,701	\$818,720 \$15 625 421	\$842,495 \$16,467,916	\$846.286 \$17.314.202	\$850,094 \$18,164,296	2022.312	\$857.762 \$19.875.977	\$861.622 \$20.727.599	
IDING SOURCES																
or of Funds DA - Permanent Loan Available During Construction	Funders WHEDA	\$4,407,622	BALANCE REMAINING 50	Draw#1 \$2,166,057	Draw #2 \$821,847	Draw #3 5826,264	Draw #4 \$593,454	Draw HS	Draw #6	Draw #7	Draw #8	Draw#9 50	Draw#10	Draw#11 \$0	Draw#12 50	
DA - Construction Tax Exempt Loan fruction Loan 3 truction Loan 4	WHEDA Enter Lender Name Enter Lender Name	\$8,218,797 \$0 \$0	\$0 \$0	50	\$0	50	\$237,252	\$834,963	\$838,720	\$842,495	\$846,286	\$850,094	\$853,919	\$857,762	\$861,622	-
Construction Financing CONSTRUCTION INTEREST CALCULATION:	Enter Lender Nome	\$12,626,419 Total Interest	\$0 \$0	\$2,166,057	\$821,847 Mo of int - 1	\$825,254 Modflet - 2	\$830,705 Mo of let - 3	\$834,963 Mooflet - 4	\$838,720 Modflw.C	\$842,495 Mo of lot . 6	\$846,286 Mo of live . 7	\$850,094 Mg of late . B	\$853,919 Magfile . 0	\$857,762 Mo of let - 10	\$861,622 Mo of lat - 11	
DA - Permanent Loan Available During Construction DA - Construction Tax Exempt Loan	WHEDA WHEDA Enter Lender Name	Total Interest \$474,641 \$263,269 \$0	Rate Rate Rate	6.45% 5.40% 0.00%	\$11,643 50 50	Mo of Int - 2 \$16,050 \$0 \$0	Mo of Int - 3 \$20,501 \$0 \$0	Mo of Int - 4 \$23,691 \$1,068 \$0	\$21,691 \$4,825	\$21,691 \$4,599	\$21,691 \$12,390	\$23,691 \$16,199	\$23,691 \$20,024	Mo of let - 10 \$23,691 \$23,867 \$0	\$23,691 \$27,727	Me
truction Loan 4	Enter Lender Name Enter Lender Name Enter Lender Name See Funding Sources	\$0 \$0	Rate Rate	0.00% 0.00% 0.00% 6.45%	\$0 \$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	33	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	50 50 50	\$0 \$0	
est on Permanent Financing (if applicable)  tern for Construction Interest in Project Cost:	& Court Calconnaire	\$737,910 \$737,910 \$737,910	rest Durchs Toronto Mar	5.43%	\$0	>0	50	90	90	90	50	50	50	- 20	50	E
e: Consider updating your line item in the Project Cost MANUAT Financing Source	- Creat Carc section titled	"Construction Period Inte Total Amount	BALANCE REMAINING	Draw#1	Draw #2	Draw #3	Draw #4	Draw IIS	Draw #6	Draw #7	Draw #6	Draw#9	Draw #10	Draw #11	Draw #12	
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Applicant Notes:		
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### **Instructions / Scoring Summary**

### SELF-SCORING EXHIBIT

Calculate Applicant Scores for your development on this Exhibit. You must proactively choose or decline participation in each scoring category. Points will not be awarded if not requested, or if the required documentation for a category is not submitted, is insufficient, or is in an unacceptable form. Applicants must commit via written agreements to actions supporting points awarded in scoring categories. Once a development has executed a Reservation of Credit, no changes to the development score will be allowed.

WHEDA will determine final point scores after reviewing information provided by applicant. If two or more applicants receive the same score, the application with the most points scored in the category "Areas of Economic Opportunity" will be ranked the highest. A secondary tiebreaker, if needed, will rank applications by lowest amount of Housing Tax Credits (HTCs) per low income unit.

All developments must score at least 120 points to be eligible for Credit. Points ending in a fraction will be rounded down. WHEDA reserves the right to change this threshold as it deems appropriate.

Unless otherwise noted, for scattered site developments, two-thirds of the units must meet the scoring category criteria to receive points.

Scoring Categories	Points Available	Applicant Score	WHEDA Score
Lower Income Areas	5	5	0
2. Energy Efficiency and Sustainability	25	25	0
3. Mixed-Income Incentive	12	0	0
4. Serves Large Families	5	0	0
5. Serves Lowest-Income Residents	63	63	0
6. Supportive Housing	15	15	0
7. Veterans Housing	5	5	0
8. Rehab/Neighborhood Stabilization	25	0	0
9. Universal Design	18	18	0
10. Financial Leverage	36	36	0
11. Eventual Tenant Ownership	3	0	0
12. Development Team	8	N/A	0
13. Areas of Economic Opportunity	28	15	0
14. Rural Areas without Recent Tax Credit Awards	8	0	0
15. Workforce Housing Communities	12	10	0
16. Community Service Facilities	5	5	0
		•	•
Scoring Total	273	197	0

All Appendices and WHEDA forms referenced in scoring categories can be located on WHEDA's website (www.wheda.com)

Reminder: In the General, Nonprofit, Rural, and Supportive Housing set-asides, the credit limit will be \$1,400,000 per application. In the Preservation set-aside, the credit will be limited to \$1,000,000 per application.

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### Lower-Income Areas

# Do you wish to claim points for this scoring category? Check one box, if both are selected then 3 points will be unselected. Yes/No Feature Five Points will be awarded for: 1. Properties in a QCT that have a Concerted Community Revitalization Plan (CCRP) that specifically addresses the need for affordable and/or rental housing in the area of the proposed HTC project • Attach a print-out of census tract from American Fact Finder or similar program • Provide the website location for the community revitalization/redevelopment plan or provide a hard copy of the plan /es/No Yes 2. Properties located on federally designated Tribal lands Three Points will be awarded for: Properties in a QCT that have a Concerted Community Revitalization Plan (CCRP) Attach a print-out of census tract from American Fact Finder or similar program Provide the website location for the community revitalization/redevelopment plan or provide a hard copy of the plan Concerted Community Revitalization Plans (CCRPs) must: Concerted Community Newtalization Plans (CCRPs) must: 1. Be geographically specific (the proposed HTC development must be within the identified planning area) 2. Include a strategy for obtaining commitments of public and private investment for infrastructure, amenities, or services beyond the proposed HTC development 3. Clearly demonstrate the need for revitalization in the planning area 4. Include elements such as outcome goals, timelines and benchmarks, and identification of community partners 5. Have been approved within the past 10 years CCRPs do not necessarily need to be approved by the local municipality. CCRPs completed by neighborhood groups (which meet the criteria noted above) will be acceptable. Maximum 5 Points **Applicant Notes:** Please further describe: Internal Use Only: WHEDA Score Underwriter Scoring Comments Peer Review Comments **Underwriter Additional Notes:**

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**Energy Efficiency and Sustainability** Do you wish to claim points for this scoring category? Points will be awarded to developments which promote long term energy efficiency and sustainability through thoughtful design and development location. Energy Efficiency & Sustainability meeting the Enterprise Green Communities Criteria are eligible to receive 15 points in this category. WHEDA will require program certification from Wisconsin Green Built Homes or Enterprise Green Communities prior to release of the 8609. OR Higher Standard of Energy Efficiency & Sustainability additional Points will be available for those projects that commit meeting one of the following certifications: Enterprise 2020 20 Green Communities Criteria Or LEED Silver Certification. Alternative certifications may be allowed with <u>Preapproval by WHEDA</u>. Projects electing this certification will be entitled to an increase in of 1% of credits that will not be factored in the Leverage Scori Points will be awarded to developments in which any portion of the site is located no more than one half (0.5) of a mile from a regularly scheduled local bus stop. Projects on tribal land with "on call" transportation programs that provide the users a choice of local destinations shall be eligible for es/No these points. Provide a map or schedule showing that the site is no more than one-half mile from a regularly scheduled bus stop. For properties on tribal land, provide evidence of "on call" transportation programs that provide the users a choice of local destinations. Maximum 25 Points **Total Points Applicant Notes:** Please further describe: WHEDA Score Underwriter Scoring Comment
Peer Review Comment **Underwriter Notes:** 



### **Mixed Income Incentive**

### Do you wish to claim points for this scoring category?

- To qualify for points in this category, market rate rents must be at least 5% greater than the 60% CMI gross rent limit Section 42
- of the Internal Revenue Code of the comparable unit sizes. Market rate rents must be supported by the market study
- Applicants applying in the Supportive Housing Set-Aside are prohibited from scoring points in this category.
- Applicants applying in the Preservation Set-Aside are prohibited from scoring points in this category.
- Applicants applying in the Rural Set-Aside are prohibited from scoring points in this category.
- Scattered site developments are prohibited from scoring points in the category.

Percentage of market-rate units in development. Score 0.80 points for every percentage point of market-rate units in the development as a whole, up to 12 points. Common space manager units should not be included in the total unit count.

Number of Market Rate Units	0
Total Units	114
Market Rate %	0%
Times 100	0
Multiplied by 0.80	0.00

ts = 13.33%.13.33 x 0.80 = 10.67 rounded down to 10 points

Example – Eight (8) market rate u	nits divided by 60 total uni
	Maximum 12 Points
Total Points	0

	lica		

Applicant Notes:		
Please further describe:		
Internal Use Only:		
WHEDA Score		
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### Serves Large Families

	Do you wish to claim points for this scoring category?
	NOTE:  • Supportive Housing Set-Aside applications cannot score points in this category.  • Majority elderly developments cannot score points in this category, unless the property includes family units located in a separate building of under same site as the elderly units.  • Units with project based vouchers or other rental subsidies must be reflected as 60% CMI units on the Unit Mix page.
	1. New construction/adaptive reuse units must  • be 50% CMI or below or have committed project based vouchers or other rental subsidies AND  • have ground floor private entrances (include architect's certification with initial application)
	2. The market study and the HTC application must clearly identify the development as "Family" to claim points.
	Divide the number of three-bedroom (or larger) low-income Family units by total number of low-income units.
	Three-Bedroom (or Larger) Low-Income Units         0           Total Low-Income Units         114         0%
	Percentage         Points           5-10%         1
	11-15% 3 16-100% 5
	Maximum 5 Points Total Points 0
Applicant Notes:	
	Please further describe:
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# Some Lowest became Residents Do you wish or amy part for this somy conjugs? Application will be obtained in this chaptery for developments spalling in the Neurosian Asia. The compty for developments and confidence of the obtained in the Configuration of the Application will be obtained in the Configuration of the Application will be obtained in the Configuration of the Application will be obtained in the Configuration of the Application will be obtained in the Configuration of the Con



# Supportive Housing Yes Do you wish to claim points for this scoring category? NOTE: Supportive Housing Set-Aside applications cannot score points in this category. Points will be awarded to developments intending to provide supportive services to veterans, individuals, and to families who may require access to supportive services to maintain housing. WHEDA will require that an affidavit be executed and filed by the property manager in the property files attesting that the supportive housing unit was marketed in accordance with the 30 day marketing period requirement No more than 25% of units may be targeted to residents with disabilities. Score .75 point for every percentage point of targeted housing in the development as a whole, up to 15 points. Points are rounded down. Common space manager units should not be included in the total unit count. Number of Supportive Units | Total Units | Percentage of Supportive Housing | 23 | 114 | 20% | Points In order to score points in this category the applicant must: 1. Provide any combination of 30% CMI HTC units and rental subsidy assistance for the targeted units. If rental subsidies, applicant must submit firm commitments for the targeted number of units. Example: A 24 unit development with 4 units of either 30% HTC units or rental assistance would score 12.0 points. (4/24 = 16.67% X 0.75 = 12.5). Examples of allowable rental assistance include: Project-based Section 8 HAP or vouchers, operating subsidy, or capitalized operating fund or other rental subsidy assistance provided by a public housing authority or other government entity. 2. Provide a signed Appendix S Certification that the owner will cooperate with WI Department of Health Services (WIDHS) to find qualifying residents for the targeted units. Maximum Points: 15 Total Points: 15 Applicant Notes: Internal Use Only: WHEDA Score Underwriter Scoring Comments Peer Review Comments Underwriter Notes:



# Veteran's Housing

Do you wish to claim points for this scoring category?	
Supportive Housing Set-Aside applications cannot score points in this category.	
Points will be awarded to developments intending to provide services designed to address the needs of Veterans. The applicant must submit a signed MOU with a County or Tribal Veterans Service Office or a Veteran-specific Service Provider. The MOU must describe a referral and outreach system to connect potential Veteran residents with local or State Veteran-specific services and resources.	
The project is required too hold open a vacant veterans housing unit for a minimum of 30 days or until local collaborative long term veterans service partners, in conjunction with the management agent, finds a person meeting the target veteran definition and requisite income qualifications to lease the unit. After the 30 days, the unit may be leased to any otherwise income qualifying family or individual.	
WHEDA will require that an affidavit be executed and filed by the property manager in the property files attesting that the veterans unit was marketed in accordance with the 30 day marketing period requirement.	
The veterans housing units must 60% CMI or below. Rental subsidies are allowable if supported by firm commitments.	
Veteran's Units 13 Total Units 114 Percentage of Units 11%	
Percentage	
Applicant Notes: Please further describe:	
Internal Use Only:	
WHEDA Score	
Underwriter Scoring Comments Peer Review Comments	
Underwriter Notes:	



Underwriter Notes:

# Do you wish to claim points for this scoring category? No NOTE: Projects scoring points in this category cannot score points in Areas of Economic Opportunity. Supportive Housing Set-Aside applications cannot score points in this category. Points will be awarded to applications which propose acquisition and rehab of existing single family, duplex or four-plex housing as part of a targeted, city-supported plan to stabilize neighbordue to vacant properties and/or foreclosure, or federal designated tribal housing. WHEDA will limit the number of Rehab/Neighborhood Stabilization awards to one per application competition in any city, and no more than one to any developer. City or tribal support letter including 1) description of overall neighborhood plan, 2) details of financial support and 3) support for proposed property clustering. Minimum \$25,000 per unit of Hard Cost Rehab, defined as the total of the following costs on the Project Cost and Credit Calculation page: Rehabilitation, Accessory Buildings (Garage, storage, etc.), Personal Property, General Requirements, Contractor Overhead, Contractor Profit, and Construction Supervision. New Construction allowed only if building(s) will be demoished or have been demolished and is replacing like housing (no additional units). Such new construction is limited to 50% of total units unless the project is located on Federally Designated Tribal Lands. An application's aggregate occupied units shall be automatically assumed by WHEDA to have a maximum 85% applicable fraction (i.e. assumed to have 15% over-income households) unless the applicant provides rent rolls, certifications, or other information sufficient for WHEDA to determine that a higher applicable fraction will not result in the diplacement of current residents. Aggregate un-occupied units may be assumed hot be 100% income qualifying. Must show property clustering no greater than one-half (1/2) mile radius for non-tribal locations. Proposed clustering must be supported by city letter. Must show financial support minimum 5% of total development cost by the local government and/or private institutions or foundations. Unit mix may include single family homes, duplexes, tri-plexes or four-plexes but not less than 50% of the total units must be single family ho Application operating expenses must reflect annual replacement reserve deposit of \$400/unit minimum. Reminder: Applicants should provide a plan addressing any proposed temporary relocation of residents. The plan should meet the standards established by the federal Uniform Relocation Act (URA). WHEDA prohibits permanent displacement of residents, including those whose incomes are known to, or are estimated to, exceed tax credit maximums. WHEDA may require the reduction of applicable fractions in attainments and established to the provided displacement of establishing residents. WHEDA prohibits permanent displacement of residents, including those whose incomes are known to, or are estimated to, exceed tax credit maximums. WHEDA may require the reduction of applicable fractions in tax credit awards to avoid displacement of existing residents. Total Points: Maximum 25 points 0 Please further describe:



Do you wish to claim points for this scoring category?

Yes

All items must be specified and certified to by an architect and attached to the initial application. Incorporated items must meet current code(s) in force for the year of the HTC application, complying with all Federal, State, Local and Municipal laws, codes, rules, ordinances, and regulations as they relate to the specific project.

The current building code for the State of Wisconsin is the 2015 ICC (International Code Council) Code and the referenced standard for accessibility is ICC/ANSI A117.1-2017. References to section numbers within Universal Design are sections numbers from ICC/ANSI A117.1-2017.

ANSI Intent Statements have been provided to give brief summaries of referenced section numbers but do not replace actual language found in ICC/ANSI A117.1-2017.

Answer Yes/No ne	Answer Yes/No next to all that apply			
Check Box	Points	Festure		
No	2	Hand rails: In elderly housing only, install handrails on both sides of common hallways at all wall sections 4'0" or more in length uninterrupted by door or window openings. Handrails shall meet the requirements of Sections 505.4 through 505.9.		
	,	- Cottage style, townhouse, duplex, and single family style are not eligible for handrail point.		
No	3	Automatic Door Openers: Provide maximatic door openers at main accessible variances to all main buildings, including entrance from accessible parking areas, per Section 404.3.  ASSI Intent Statement: Doors with automatic openers are intended for individuals with mobility impairments and therefore must be designed to additional accessibility guidelines such as 32° clear opening, maneuvering clearances at either side of door, low growth to provide the related and control workine located beyond the arc of the door swing.		
Yes	2	Accessible Spanger Provide accessible signage for all common rooms and dwelling unit entries with visual characters per Section 70.3.2 and Braille Characters per Section 70.0.4. If possible, unit entry signage shall be mounted for maximum above the floor to the top of the signage and located on the wall adjacent to the bath side of the door. The accessible signage requirement applies to all dwelling unit entries including units accessed by an exterior entrance such as a townhome.  ANCI sears Character Arearible signage and multiple that the agent immediation accessibility indicated the standards and continued to		
Yes		Accessible Public Bathroom: Provide accessible public bathroom adjacent to public gathering areas. This common area toilet shall have clearances that meet the requirements of Section 603.		

Olit reatures. Will	illiani oi 20% oi anics	uniess otnerwise indicated.			
Answer Yes/No ne	Answer Yes/No next to all that apply				
Check Box	Points	Feature			
Yes		Provide a circular or T-shaped turning space per Section 304 in kitchen(s) and accessible floor level bathroom(s). Turning space shall be outside the door swing in bathrooms unless a 30" x 48" clear floor space is provided within the room beyond the arc of the door swing per Section 603.2.3 Exception 2. Sinks/vanities shall meet the requirements of Section 1103.12.4 including a height of 34" maximum above the floor with a clear floor space for forward approach.			
	3	ARSI Intent Statement: Circular and T-shaped turning spaces are an invisible but useful feature of rooms used by individuals with mobility impairments. The turning space is allowed within the door swing arc in bathrooms as this room is assumed to have single occupancy. Section 1103;12.4 dictates a higher level of accessibility feature as the sink because it requires forward approach which includes tines and the clearances. To obtain these clearances, either a wall mounted sink or winly with removable cabinets can be provided. The or and wall finishes shall extend beneath the cabinet and the removal of the cabinets shall occur without modifications of the sink. Water supply and drain pipes under lavstories and sinks shall be insulated or otherwise configured to protect against contact.			
Yes		Provide standard roll-in type shower compartment per Section 608.2.2. A two inch (2") maximum raised curb is acceptable.			
	3	Minimum Skof feat development units.  Mills darry onliss but not receive there points unless:  1) a sample floor plan is submitted to show this feature is located on an accessible floor level, AND  2) at least one become is located on this accessible level floor  3) an alternative is to provide single story building(s) with units incorporating this feature  Add Sittlent Statement - A standard rich in "they observe constraints is a minimum of 00" in width with shower seat on one end, shower controls on back wall adjacent to shower seat and grab bars provided on back wall and opposite the shower lead. The 2" curb language does not appear in ANSI but is allowed by this point due to the likelihood of water spilling into the bathroom on low threshold type showers.			
No	2	On accessible floor levels, all closet doors shall have a clear floor space of 30" x 48" minimum to allow either forward or parallel approach by wheelchair. Doors to closets that are more than 18" in depth shall provide at least 32" nominal clear opening.			
Yes	2	Bottom edge of mirror at all accessible floor level bathroom sink/vanities to be 40° maximum above the floor. If medicine cabinet is provided in addition to a mirror, then bottom edge shelf on the cabinet to be 44° maximum above the floor.			
Yes	3	All interior doors intended for user passage shall comply with Section 1103.5, which includes maneuvering clearances, thresholds, clear width, level hardware, etc.  All interior doors intended for user passage shall comply with Section 1103.5, which includes maneuvering clearances, thresholds, clear width, level hardware, etc.  All interior doors intended for user passage shall comply with Section 1103.5, which includes maneuvering clearances are shall be a			
No	3	Garbage disposal switch, range hood controls, and electrical receptacies shall meet the requirements of Section 302. At each section of countertop uninterrupted by a sink or appliance; as long as one accessible electrical receptacies is provided then other non-Addi intent Statement Section 303 states that operable parts must be located within one of the read ranges specified in Section 303. Within a kitchen, be obstructed side reach is the most others scenario encountered by a wheelchair user and a defined as the ability to reach a inassumm of 27 or one subtless and receptacies color to the user to have been seen mounted on the face of the kitchen cabinets. Another available solution would be extending the operable parts such as whiches and receptacies through a full height backsplash which maintains the maximum 24" distance from the face of backsplash to the fig. of the counter.			
No		Provide minimum one accessible work surface that meets all requirements of Section 1103.12.3 including top of counter at 34" above the floor, minimum 30" wide, and a clear floor space for forward approach.			
	3	ANSI Intent Statement: The work surface is a kitchen design feature that would allow a wheelchair user to work at the counter with their knees beneath the working surface. Removable casework is often provided beneath the work surface but the floor and wall finishes shall extend beneath the cabinet and the removal of the cabinet shall occur without modifications to the work surface. There must be a 30" wide opening beneath the work surface when the removable cabinet is removed to allow for forward approach below the work surface.			
Yes	3	Entrance doors to the unit shall comply with Section 494 including delayed action closers, maneuvering clearances, low profile threshold, and door hardware. A screen door or storm door may be added in addition to the entrance door with installation.  ASSI intent 51 Satement: The entrance door to the dwelling unit requires additional maneuvering clearances are the interior and exterior side of the door are determined by direction of travel and reduggment at giving 404.2.3.2.			
No	2	Where operable windows are provided, provide at least one window in each sleeping, Iving, and dining space complying with all of Section 309 including the following: are easily grasped with one hand without tight grasping, pinching, or twisting of the wrist, Minimum 10% of total development units.  Additionally the provides accessible design guidance on operable parts. This section is not specific to describing operable windows but has been applied to the window controls for the purpose of this point. Window locking mechanism to			
Yes	2	Curpet shall have 1/2" maximum pile and meet all requirements of Section 302.2  ASIS Intent's Statement: Flooring properties are an important factor to those with mobility impairments as they should not restrict movement of a wheekhair or provide tripping hazards at flooring transitions. Carpet pile is limited to 1/2 inch maximum in health. Transitions over 1/4 inch in health and less than 1/2 inch able be beveled.			
Yes	1	Unit light switches shall be Rocker type light switches.			

tems Below only available for Acquisition/Rehab and Preservation project - points for the following items will not be awarded to Adaptive Reuse projects.

Check Box	Points	Feature
No	2	Provide all bathrubs/showers with offset controls and a 30" x 48" clear floor space for parallel approach. Where the centerline of the controls is between 18" and 9" from the open face of the bathrubs/shower compartment, the clear floor space in front of the flature shall extend at least 5" beyond the control wall. Where the centerline of the control is between 9" and 0" from the open face of the bathrubs/shower compartment, the clear floor space in front of the flature shall extend at least 5" beyond the control wall.  Where the centerline of the control wall. Where the centerline of the control is between 9" and 0" from the open face of the bathrubs/shower compartment, the clear floor space in front of the flature shall extend at least 5" beyond the control is a flature shall ext
Yes	3	Electrical outlets and cable/data outputs set to a minimum height 18" above the floor.
No	3	Thermostats, primary electrical box and light switches set to a maximum height of 48" above the floor.
Yes		100% visitable units. Provide an accessible route from accessible parking stals to all dwelling units. Accessible routes shall meet all requirements of Section 402 including Section 404 for accessible doors. The living room, kitchen and minimum of one bathroom (with a minimum of a toilet and sink) must be on the accessible route from the unit entry. Bathroom shall meet the requirements of Sections 1104.11.
	2	ASSI Intent Statement. An accessible route is defined by walkings unifaces not seeper than 1:20 ramps, curb ramps excluding flared sides, elevators an appliation IRT. Once the resident or visitor arrives at the dwelling unit, the unif doorway and path connecting the home grown inchment and one authornous hall have proper memovering cleances on either sided of the doorway. The kildness required to have turning pace but in or required how even the rescuisibility features used as 3-th high counters or accessible work spaces by this point term. Section 1104.11 is lengthly and should be read carefully as there are two balthroom options that may not be intermixed. Under either option turning space, findure clear floor spaces, reinforcement for future grab bars must be provided.
Yes		Toilets in units shall have clearances that meet requirements of Section 1104.11.3.1.2.
	1	AMSI Intent Statement: All sections referenced are describing the various clearance options at the toilet and are diagramed at Figure 1104.113.1.2 for easier reference. Section 1104.113.1.2.2 describes a parallel approach measuring 56" deep by 48" wide. Sections 1104.113.1.2.2 and 1104.113.1.2.2 describe widths and vanity overlap.
Yes	3	Low groffle thresholds: All changes in level within common areas and in dwelling units to be J/ff maximum vertical or J/J? maximum bevelod at 12 per Sections 303.2 and 303.3.  All Silneth Statement Trunsitions at doorwood professioning varieties per sections 303.2 and 303.3.  All Silneth Statement Trunsitions at doorwood professioning varieties persent principles.
Yes	2	Provide reinforcement for the future installation of grab bars at toilets, bathtubs, and shower compartments per Section 1003.11.1 if walls are not being opened up to allow for installment of the reinforcement, a face plate installation for the toilet grab bar(s) AASI Intent Statement: Reinforcement for installation of grab bars and shower seats in every dwelling unit.
Yes	2	Bathroom/shower compartment permanently lined with non-skid surface or pattern covering 75% of floor.
Sum of Rems Checked: 34		

Sum of	Maximum			
checked items	total points			
34 and Over	18			
27-33	14			
21-26	10			
14-20	6			
6-13	3			
		='	Maximum Points: 18	
		Total Points:		18

otes:	
Please further describe:	

	WHEDA Score	
Underwriter S	coring Comments	
Peer R	teview Comments	
Underwriter	Notes:	
Г		



inancial Leverage				
	December of the second	v		
	Do you wish to claim points for this scoring category?	Yes		
	Is this project financed with Historic Tax Credits?	No		
	25% of State & Fed Historic Equity*			
	Annual Housing Tax Credits Requested Subtotal (Fed & State credits) Prior Annual Housing Tax Credits Awarded Total Housing Tax Equity (Fed. \$.86, State \$.71)** Total Housing & Historic Tax Credit Equity Total Development Costs	\$1,916,277 \$0 \$12,733,396 \$12,733,396 \$24,460,580		
	*Included in the calculation of total equity for purposes of calculating leverage s ** Tax credit pricing is locked at specified values for the purpose of calculating le		ulation on Funding Sources Tab.	
	Equity Leverage	52.0%		
Non-Rural Set-Aside Projects		Rural Set-Aside Projects		
Percentage	Points	Percentage	Points	
0-58%	36	0-71%	36	
58.1-61.0%	34	71.1-74.0%	34	
61.1-64.0%	32	74.1%-77.0%	32	
64.1-67.0%	30	77.1%-80.0%	30	
67.1-70.0%	28	80.1%-83.0%	28	
70.1-73.0%	26	83.1%-86.0%	26	
73.1-100%	0	86.1%-100.0%	0	
	Total Point	Maximum 36 Points ts 36		
Applicant Notes:				
	Please further describe:			<u></u>
tara da a				
Internal Use Only: WHEDA Score				
Underwriter Scoring Comments Peer Review Comments				
Underwriter Notes:				



# Eventual Tenant Ownership

Eventual Tenant Ownership						
	Do you wish to claim points for this scoring category?					
	NOTE:  Supportive Housing Set-Aside applications cannot score points in this category					
	Support over notified to develope and the state points in this except.     Points are limited to developement designated as BOTH (13 mml) and (2) single family detached style construction.					
	100% of the development is intended for eventual resident ownership. A Resident Homeownership Plan must be submitted					
	with initial application. The plan must incorporate an exit strategy, including how units will be marketed and sold to the eventual resident owner, as well a stellating the provision of services including home ownership education, training, and					
	down payment assistance.					
	The Resident Homeownership plan must include the following:					
	Anticipated tenant qualifications     Pre-purchase homeownership and financial counseling services to be provided					
	Stimated timelines for transition to ownership					
	Estimated affordable purchase price of units – Show methodology. Use WHEDA's Affordable purchase price limits     Detail any down payment assistance that will be offered to the residents—for example, will any part of the					
	Detail any down payment assistance that will be unleted to the residence—for example, will any part on the monthly rent be reserved for down payment assistance?					
	<ul> <li>Applications must demonstrate a year one proforma rent increase of no more than five percent (5%) for any occupied rental units. Provide current rent schedule and explanation.</li> </ul>					
	Must show properly dustering no greater than one-half [1/2] miller addus for non-ribal locations. Proposed clustering must be supported by city letter.     Must show financial support minimum 5% of total development cost by the local government and/or private institutions or foundations.					
	Must show financial support minimum 5% of total development cost by the local government and/or private institutions or foundations.					
	Unit mix may include single family homes, duplexes, tri pilexes or four-plexes but not less than 50% of the total units must be single family homes     Application operating expenses must reflect annual replacement reserve deposit of \$4000/unit minimum.					
	Release of the LURA after the expiration of the compliance period will be subject to WHEDA's review at that time regarding					
	Failure to provide any required element of the Resident Homeownership Plan will result in no points.					
	Maximum 3 Points Total Points 0					
Applicant Notes:						
	Please further describe:					
Internal Use Only:						
internal ose only.	WHEDA Score					
	Underwriter Scoring Comments					
Underwriter Notes:	Peer Review Comments					
Onder Writer Hotes.						



### **Development Team**

Applicants must document Development Team strength and experience. Please refer to appropriate appendix (Development Team) for detailed factors that will be considered by WHEDA in evaluating the Development Team. Applicants are encouraged to consult with WHEDA staff regarding documentation in advance of submitting their application.

# FOR INFORMATIONAL PURPOSES ONLY - SCORING WILL BE COMPLETED BY WHEDA

Note: Developer scoring will be done based on scores of the Primary Developer and the Co-Developer (if any), WHEDA will use the higher of the following:

\*Total points for the primary developer inclividually

\*Total points for the primary developer inclividually

\*The average of the total points of the rimary developer and co developer

	Available Points	Primary Developer	Co-Developer
Development Team			
A. Emerging Developers (maximum of three points)			
Applications that include an emerging developer or emerging co-developer that have at least 49% stake in all aspects of the development including but not limited to ownership, cash-flow, and voting rights.	3	No	
Applications that include an emerging developer or emerging co-developer that have at least 24% stake in all aspects of the development including but not limited to ownership, cash-flow, and voting rights.	2	No	
B. WHEDA evaluation of capacity, delivery of prior HTC properties and timely & accurate completion of prior HTC applications and awards (maximum of 3 points)	3	Yes	
	2	No	
	1	No	
C. Development team members (maximum of 2 points)			
	2	Yes	
Two points will be awarded for applications that include a Nonprofit organization, acting as Developer and Owner, that meets the requirements for applicants in the Nonprofit Set-Aside. Nonprofit points will only be applied to the Nonprofit organization.			
Note: Developers and Co-developers for properties owned by Public Housing Authorities or Tribal Housing Authorities will not be required to have an ownership role in the property.			
			•
WHEDA will continue to reserve the right to deduct up to 6 points for non-compliance with a previous HTC award's representation of scope, support services, design, energy efficiency, amenities, score, certifications, or nonpayment of fees.			
	Subtotals	5	0
	Total		

Applicant Notes:	
Please further describe:	
Internal Use Only:	
WHEDA Score	
Underwriter Scoring Comments Peer Review Comments	
Underwriter Notes:	



### Area of Economic Opportunity

Do you wish to claim points for this scoring category? Yes

Projects scoring points in Rehabilitation & Neighborhood Stabilization cannot score points in this category.

Up to five points will be awarded for each of the items below (limited to a maximum of 18 points). A list of census tracts/school districts that qualify for Median income, DPI Accountability Score, High Needs Area and Rent Burden points can be found in Appendix R.

Note: Points in <u>yellow cells</u> are auto-calculated based on project location information. <u>Green cells</u> must be manually completed to request points.

Yes/No	Points	Description
0	3 <b>OR</b> 5	Median Income: in the Census Tract. Points will be awarded to properties in census tracts at/or above 120% of County Median Income (5 point) and tracts between 100% and 119% of County Median Income (3 points).
0	3 <b>OR</b> 5	School District: Sites in school districts ranked as Significantly Exceeds Expectations by the Wisconsin Department of Public Instruction's most recent Overall Accountability Score: 5 points  Sites in school districts ranked as Exceeds Expectations by the Wisconsin Department of Public Instruction's most recent Overall Accountability Score: 3 points  Note: It may be possible for a Site to be located in multiple School Districts as some Districts may overlap. If overlapping Districts receive conflicting points, the higher score may be applied.
0	3 <b>OR</b> 5	Rent Burden: Five points will be awarded to properties located in census tracts in which 50% or more of renters pay over 30% of their income towards rent. Three points will be awarded to properties located in census tracts in which 40%-40.99% of renters pay over 30% of their income toward rent. Note: Census Tracts must have an average rent of \$800 or more to be eligible for points in this category.
Yes	5	Located on Federally-designated Tribal Lands, in an area identified by WHEDA as a "High Need" area, or successful respondent to a city or local competitive RFP/RFQ.  • RFP/RFQ Notes:  Applicants must demonstrate they are the successful respondent to a city or local competitive RFP/RFQ to the successful respondent to a city or local competitive RFP/RFQ to the successful respondent to a city or local competitive RFP/RFQ applicants must be an identify of interest between the issuer and awarders. Applicants must submit a copy of the RFP/RFQ along with the award notification from the issuer. Maximum of two RFPs/RFQ ser municipality, If a municipality has more than two RFP/RFQ selections, only the two highest scoring WHEDA applications will receive these points.

Access to services and amenities (maximum of 10 points)

Properties will receive one point for proximity to key services and amenities, and score will <u>auto-populate based on information from Tab 7: Site Description</u>

- Sites meeting WHEDA's Rural Set-Aside definition: points will be awarded for amenities and services within 2.0 miles
  Sites meeting WHEDA's Small Urban Set-Aside definition: points will be awarded for amenities and services within 1.5 miles
  Sites on Tribal anders; points will be awarded for amenities and services within 4.0 miles
  All other areas of the state: points will be awarded for amenities and services within 1.0 mile

If requesting points for access to services and amenities, include a map with distance measurements, clear color photos, contact person, and contact information. At WHEDA's discretion, absence of these items may result in the project not receiving points claimed.

For the table below, applications containing more than 50% senior units will be allowed to request points in the senior categories – all other applications should use the Family or Supportive categories

Note: Age restriction units is based on tenancy selection on the Unit Mix tab. Amenities points are calculated based on set-aside chosen on the Project Description Tab and mileage on the Site Description Tab.

Yes	Senior			
No Family/Supportive				
Points	Item			
	2 Full Service Grocery Store (2 points)*			
Public Elementary, Middle or High School (N/A for Senior)				
2 Senior Center (2 points) (N/A for Family/Supportive)				
1 Full Service Medical Clinic or Hospital**				
1 Library ***				
1 Public park with playground equipment or athletic facilities, or hiking/biking trail				
1 Job-Training Facility, Community College or Continuing Education Programs ****				
On-site services and amenities				
Yes	In-unit internet at no cost to residents (2 points) *****			
Yes	On-site community room dedicated for residents			

- \*A convenience store does not meet the definition of full service grocery store

  \*\*A specialty medical clinic (such as podiarist or ophthalmologist), diagnostic lab, nursing home or hospice facility does not
  meet the definition of full service medical clinic or hospital

  \*\*\*University libraries; public/private school libraries, state kiosk, express libraries or mini/mobile libraries are not eligible for points.

  \*\*\*\*Job-Training Facility, Community College, or Continuing Education Programs must be available to tenant base to participate.

  \*\*\*\*In-unit internet will be confirmed at 8609.

	Maximum 28 Points	
<b>Total Points</b>		15

Applicant Notes:		
	Please further describe:	
Internal Use Only:		
	WHEDA Score	
Underwriter Sci	ring Comments	
	view Comments	
Underwriter Note	es:	



# Rural or Tribal Areas without Recent Housing Tax Credit Awards

	NOTE			
	NOTE:  • Projects scoring points in this category must be located in a rural county or sponsored by Tribal Nation* that has not received a Competitive Housing Tax Credit Award in the previous three years.			
	For 2023, the project must be located in one of the following counties or sponsored by Tribal Nations*:			
	Counties: Adams, Bayfield, Buffalo, Burnett, Clark, Crawford, Dodge, Florence, Forest, Green Lake, Iron, Jackson, Jefferson, Juneau, Kewaunee, Lincoln, Marinette, Marquette, Menominee, Oneida, Pepin, Polk, Price, Richland, Sauk, Sawyer, Shawano, Trempealeau, Vernon, Washburn, Waupaca, Waushara, Wood.			
	Tribal Nations: Bad River Band of Lake Superior Chippewa, Forest County Potawatomi, Ho-Chunk Nation, Menominee Indian Tribe of Wisconsin, Mole Lake (Sokaogon Chippewa Community) Band of Lake Superior Chippewa, Red Cliff Band of Lake Superior Chippewa, Saint Croix Chippewa Indians of Wisconsin, Stockbridge-Munsee Community Band of Mohican Indians			
	For 2023, projects located in any of the following counties or sponsored by Tribal Nations* do not qualify:			
	Counties: Ashland, Barron, Brown, Calumet, Chippewa, Columbia, Dane, Door, Douglas, Dunn, Eau Claire, Fond du Lac, Grant, Green, Iowa, Kenosha, La Crosse, Lafayette, Langlade, Manitowoc, Marathon, Milwaukee, Monroe, Oconto, Outagamie, Ozaukee, Pierce, Portage, Racine, Rock, Rusk, Saint Croix, Sheboygan, Taylor, Vilas, Walworth, Washington, Waukesha, Winnebago.			
	<u>Tribal Nations</u> : Lac Courte Oreille Band of Lake Superior Chippewa, Lac du Flambeau Band of Lake Superior Chippewa, Oneida Nation			
	*To be eligible for Tribal points, the lead applicant must be a Tribal Nation or an affiliated Tribally Designated Housing Entity or Tribal Business Development Corporation.			
	Maximum 8 Points  Total Points  0			
Applicant Notes:				
	Please further describe:			
Internal Use Only:				
WHEDA Score Underwriter Scoring Comments				
Peer Review Comments				
Underwriter Notes				
Onderwriter Notes				
Underwriter Notes				



# **Workforce Housing Communities**

Do you wish to claim points for this scoring category?  Ves							
Up to four points will be awarded for each of the items below. A list of counties/municipalities that qualify for Top Job Centers and Net Job Growth points can be found in Appendix V.							
Note: Points in yellow cells are auto-calculated based on project location data entered on Project Description Tab checked against Appendix V. Green Cells must be manually selected to request points.							
	Points Description						
	Founds Jessingtonian To blob Centers. Points will be awarded to properties located in a county that added 400 jobs						
		4	or more in the past 1 years (4 points) or to properties located in a county that had positive				
			job growth of fewer than 400 jobs in the past year (2 points).				
			Net Job Growth. Points will be awarded to properties located in a county that experienced				
			job growth of 5% or greater in the past year (4 points) or to properties located in a county				
			that experienced job growth between 3% and 4% in the past year (3 points) or to				
			properties located in a county that experienced job growth between 1% and 2% in the past				
			year (2 points). Inclinational description of the properties of th				
			individual: Employer Growth: A municipality & eligible in an individual employer for a doctor at least 50 net jobs (for permanent employees of the company) in that community during the				
			least 50 net jobs (for permatent emproyees or inte company) in that community during the last five years, and can provide sufficient documentation signed by an authorized				
			lass rive years, and can provide same the growth (4 Points Possible).  The presentative of the company to prove the growth (4 Points Possible).				
	Ma Total Points	aximum 12 Points					
Applicant Notes:							
	Please further desc	cribe:					
Internal Use Only:							
	WHEDA Score						
Underwriter Sco							
	view Comments						
Underwriter Notes:							



### Community Songeo Excilition

Community Service Facilities						
	Do you wish to claim points for this scoring category?					
	Preservation Housing Set-Aside applications cannot score points in this category					
	Properties in a Qualified Census Tract, which also includes a job/skill training center or employment counseling center (or similar facilities) as a Community Service Facility included in eligible basis are eligible for 5 points based on these criteria:					
	• Include an attachment that clearly identifies the costs, basis and UHTC's attributable to the Community Service Facilities broken out from the other costs in the project budget.  WHEDA expected that the per-square-foot costs for the residential portion of the property  Include an executed Memoradum of Understanding between the property owner and the operator of the Community Service Facility including but not limited to a description of the use of the property, the services provided, a statement that the services are available throughout the year, and a statement that the facility was used primarily to provide services for individuals whose income is 60% or less than the area's median gross income.  Include a statement that any fees charged for the services provided in the facility must be affordable to persons at or below the 60% income level.  The need for the services provided by the Community Service Facility space may not be included in the project's market study.  Commercial rent collected from the Community Service Facility was the subjuitation for the purposes of calculating Debt Service Coverage Ratio.  The amount of community service facility basis is limited to 25 percent of the first \$15 million of eligible basis of the project plus 10% of the remaining total Eligible Basis of the project. See IRS Code Section: I.R.C. § 42(a)(4)(C)(ii)  Applicants with community service facilities should consult with their tax or legal counsel before selecting points in this category.  Letter evidencing permissive zoning for the project mentiles including but not limited to community service. Facility is permitted to receive points in this category.  Applicants are encouraged to consult with WHEDA staff regarding documentation in advance of submitting their application.					
	Maximum 5 Points Total Points 5					
Applicant Notes:						
	Please further describe:					
Internal Use Only:	WHEDA Score					
Underwriter Scori	ng Comments ew Comments					
Underwriter Notes:	w Comments					



Check if Included or N/A	Item Number	Item Name	Description		
\$ 2,000	1	HTC Application Fee	\$1,000 (24 Units or Fewer) or \$2,000 (Over 24 Units). Include copy of Fee Remittance Form on WHEDA.com. Credit will not be reserved, allocated, or allowed without payment of these respective fees.		
Yes	2	Application Checklist	Complete this checklist to indicate which items are included with the application submission		
Yes	3	PDF of Application	PDF copy of completed Multifamily Application Workbook with Tax Credit Signatures tab signed/dated by both primary applicant and co-applicant (if applicable).		
Yes	4	Site Control	signed & accepted photocopy of an unexpired contract (offer to purchase/deed) between the current owner and the seller for purchase of the property, or a hotocopy of the deed if the title has been transferred. Must identify site location (i.e. legal description, address) of the property, terms of sale, price, etc. If seller nancing, must identify in offer/option to purchase and submit appraisal supporting value. Options to purchase must extend a minimum of 90 days beyond the population submission date.		
Yes	5	Zoning	Evidence that permissive zoning is in place for the proposed project including number of residential units and any other project elements such as commercial space or Community Service Facility. Final plan approval is not required.		
Yes	6	Organizational Chart	Detailed listing and/or organizational chart of all individuals or corporate entities that will maintain 20% or greater ownership in the managing member or general partner.		
N/A	7	Development Agreement	If project includes co-developer(s), Development Agreement of MOU between the lead developer and co-developer(s) describing the payment of developer fees and the development duties to be performed by each party.		
N/A	8	Delinquent Taxpayer	Complete background check for any owners having 20% or more ownership interest for Delinquent Taxes at: https://revenue.wi.gov/Pages/HTML/delqlist.aspx. If there is a delinquency, Application is not eligible for an Award. Nonprofit entities are exempt.		
N/A	9	Delinquent Child Support	Complete background check for any owners having 20% or more ownership interest for Delinquent Child Support at:		
Yes	10	Management Agent	https://liendocket.wisconsin.gov/Secure/LienDocketSearch.aspx. If there is a delinquency, Application is not eligible for an Award. Nonprofit entities are exempt.  Evidence that the proposed Management Agent has been approved through WHEDA's Management Agent Certification process.		
Yes	11	Site Plan	Preliminary site plan with building footprints, units, and amenities identified.		
Yes	12	Design Requirements	Copy of Appendix M signed by Applicant/Owner and Architect/Engineer indicating that all Development Requirements outlined in Appendix M will be incorporated in the completed development.		
Yes	13	Market Study	Market Study must support proposed rents. Refer to Appendix A. Studies will be considered "stale" after six (6) months but may be updated by the provider. Studies w/appropriate updates are considered stale after 18 months from original market study date. Confirm completed by an approved provider on WHEDA's list.		
Yes	14	Committed Sources	Evidence that 80% of Funding Sources are committed. Acceptable Sources:  WHEDA as the permanent debt lender, applicant must use WHEDA's current loan terms. Other terms can be used if a term specific executed financing commitment accompanies the application.  Loans or grant with a firm commitment from the lender/grantor/government entity identifying amount, interest rate, term and amortization.  Historic tax credit equity - letter of intent from the syndicator/investor, written evidence that historic designation (Part I) has been applied for, or that the building is already deemed historic, and detailed calculation of the credit and equity amounts.  HTC equity  Sellers Note — value supported by an appraisal and note or other commitment provided (or language included in offer/option)  Commitments (must have word "commitment") or award letters for any non-WHEDA source must be provided and should be signed by both parties. Letter of intent,		
			proposal or expression of interest are not acceptable, must list rate, term, amortization. Contingency for HTC award is acceptable but other contingencies that are outside of the applicant's control such as further underwriting, or loan committee approval are not acceptable. Deferred developer fees will not count towards the 80% committed funding sources.		
Yes	15	50% Test pilitation Projects	Evidence the tax-exempt bond amount listed on the funding sources tab is 50% or more of the Aggregate Basis (4% transactions only)		
Yes	16	Capital Needs Assessment	Capital Needs Assessment with "Scope of Work" attached: Refer to Appendix G & Appendix G1 (no older than 24 months). Unit inspection frequency must conform		
Yes	17	Operating Statements	with Appendix G. Confirm CNA provider is on WHEDA's approved provider list. Adaptive reuse projects do not need to submit.  If submitting operating expenses or vacancy rates outside of the expected ranges, provide a copy of last three (3) years P&L (revenue & expenses) statements for provider operating expenses.		
Yes	18	Rent roll	currently operating developments.  If project is currently occupied, rent roll must be dated not more than 60 days prior to application and identify all residents whose incomes currently exceed tax credit maximums.		
Yes	19	Relocation	Provide plan addressing any proposed temporary relocation, or any proposed permanent relocation of over- income residents. The plan should meet the standards established by the federal Uniform Relocation Act (URA). WHEDA prohibits permanent displacement of residents, including those whose incomes are known to, or are estimated to, exceed tax credit maximums. WHEDA may require the reduction of applicable fractions in tax credit awards to avoid displacement of existing residents.		
Projects Re	questing Ad	equisition Credits			
Yes	20	Appraisal	Establishes "As-is market value" for any project requesting 4% Acquisition Credit (includes both Acquisition/Rehab and Adaptive Re-Use transactions). Must be conducted by third-party appraiser with general certification. Must also be completed if requesting to use seller financing as part of committed sources.		
Yes	21	10 Year Rule	Documentation of placed-in-service date (photocopy of note or other documentation) and that current owner has owned the development for 10 years or more (photocopy of seller's warranty deed). (Waived for any federally assisted building such as Sec. 8, Sec. 236, Sec. 515 etc.)		
Non-Profit	Set-Aside P	rojects	1		
N/A	22	Appendix B	Completed Appendix B with all documentation attached. Note: Non-profit must be named as the "Primary Applicant/Developer" and sign the application		
Supportive	Housing Se	t-Aside Projects			
N/A	23	Rental Assistance	Submit firm commitments for rental subsidy for a minimum 25% of the total development units from a public housing authority or government entity having such authority, and must clearly state support of the project. Examples of allowable rental assistance include: Project-based Section 8 HAP or vouchers, operating subsidy or capitalized operating fund, or other rental subsidy assistance provided by a public housing authority or other government entity.		
N/A Preservation	24	Appendix T	Executed Appendix T with all supporting documentation attached		
N/A	n Set-Aside	Appendix N	For projects preserving Federal Assistance, provide all documents required per Appendix N		
N/A	26	LURA	For projects preserving expiring Housing Tax Credits, provide a copy of the original recorded LURA		
		-Aside Projects	Manufician significant in Bibliographic		
N/A	27	Appendix O	Map verifying project location in eligible municipality Projects using USDA Section 515 or other financing must submit a completed Appendix O		
N/A	28	Appendix O	Projects using Open Section 313 of Other Infancing Infast Submitted Completed AppellUIX O		



Check if Included	Item	Item Name	Description		
or N/A	Number		Qualified Census Tract: Attach a print-out of the project's census tract from American Fact Finder or similar program. In addition, highlight the related census		
			tract on WHEDA's Appendix E.		
	29	Lower Income Areas	Community Revitalization or Redevelopment Plan: Provide a hard copy of the plan, or the website location. Include a write up explaining how the plan meets each of the five requirements. If five points are being requested, the write up should also identify where in the plan the need for affordable and/or		
Yes			rental housing in the specific area of the project is discussed.  Federally Designated Tribal Land: Attach map showing project location with tribal land.		
<u>res</u>			Sustainable Design: Provide architect certification identifying type of sustainability standards project will be constructed to achieve. If project is requesting		
	30	Energy Efficiency and	points for a certification level not specified in scoring category 2, evidence of prior approval by WHEDA is required.		
Yes	30	Sustainability	Public Transportation: Provide a map showing that the site is no more than one-half (0.5) mile from a regularly scheduled bus stop (measured as the crow flies). If available, please submit the bus schedule as well. For properties on tribal land, provide evidence of "on call" transportation programs that provide the users a choice of local destinations.		
N/A	31	Mixed Income Incentive	Market Study: Market rate rents must be at least 5% greater than the 60% CMI gross rent limit Section 42 of the Internal Revenue Code of the comparable		
IVA			unit sizes. Market rate rents must be supported by the market study.  Unit Set-Aside: Three-bedroom units must be set-aside on Unit Mix tab as 50% CMI. If project based vouchers are attached to the units, must be set-aside on Unit Mix tab as 50% CMI. If project based vouchers are attached to the units, must be set-aside on Unit Mix tab as 50% CMI. If project based vouchers are attached to the units, must be set-aside on Unit Mix tab as 50% CMI. If project based vouchers are attached to the units, must be set-aside on Unit Mix tab as 50% CMI. If project based vouchers are attached to the units, must be set-aside on Unit Mix tab as 50% CMI. If project based vouchers are attached to the units, must be set-aside on Unit Mix tab as 50% CMI. If project based vouchers are attached to the units, must be set-aside on Unit Mix tab as 50% CMI. If project based vouchers are attached to the units, must be set-aside on Unit Mix tab as 50% CMI. If project based vouchers are attached to the units, must be set-aside on Unit Mix tab as 50% CMI. If project based vouchers are attached to the units, must be set-aside on Unit Mix tab as 50% CMI. If project based vouchers are attached to the units, must be set-aside on Unit Mix tab as 50% CMI. If project based vouchers are attached to the units, must be set-aside on Unit Mix tab as 50% CMI. If project based vouchers are attached to the units, must be set-aside on Unit Mix tab as 50% CMI. If project based vouchers are attached to the units, must be set-aside on Unit Mix tab as 50% CMI. If project based vouchers are attached to the units, must be set-aside on Unit Mix tab as 50% CMI. If project based vouchers are attached to the units, must be set-aside on Unit Mix tab as 50% CMI. If project based vouchers are attached to the units, must be set-aside on Unit Mix tab as 50% CMI. If project based vouchers are attached to the units, must be set-aside on Unit Mix tab as 50% CMI. If project based vouchers are attached to the units, must be set-aside on Unit Mix tab as 50% CMI. If project ba		
	32	Serves Large Families	Unit Mix tab as 60% CMI.  Architect's Certification: On Architect's letterhead, certification that units will have ground floor private entrances for new construction or adaptive reuse		
	32	Serves Large Parimies	properties.  Market Study: Clearly identify the development as "Family" to claim points.		
N/A			Majority Elderly Developments: Evidence that the property includes family units located in separate building (or buildings) on the same site as the elderly units.		
<u>Yes</u>	33	Serves Lowest-Income Residents	Market Study: Must show sufficient market for target population.		
<u>Yes</u>	34	Supportive Housing	Rental Assistance: Provide evidence of type of rental assistance by providing a copy of the firm commitment. (Refer to Scoring Exhibit.)  Appendix S Certification: Provide a fully executed/completed Appendix S form.		
Yes	35	Veterans Housing	MOU: Signed MOU with a County or Tribal Veterans Service Office or a Veteran-specific service provider. The MOU must describe a referral and outreach system to connect potential veteran residents with local or State Veteran-specific services and resources.		
			City/Tribal Support Letter		
			Current rent schedule: Only if currently occupied rental property. Must reflect income of residents and gross monthly rent.  Relocation Certification: Plan must meet standards established by the Federal Uniform Relocation Act (URL). WHEDA prohibits permanent displacement of		
		Rehabilitation/ Neighborhood	residents, including those whose incomes are known to or are estimated to exceed tax credit maximums.		
	36	Stabilization	Last three (3) years P& L (revenue & expenses): Statements only required for currently operating developments.  Map: Must show property clustering no greater than one-half (1/2) mile radius for non-tribal locations.		
			Municipality letter: Outlining support of the proposed clustering of sites.		
N/A			Financial Support Commitment: Fully executed firm commitment from local government and/or private institutions or foundations reflecting a minimum of		
<u>14/ A</u>			5% of total development costs in financial support.  Architect's certification: Architect must certify that the items checked will be incorporated into the development. (Refer to Self-Scoring Exhibit).		
	37	Universal Design	Floor Plan: Multi-story units requesting roll-in shower points must submit sample floor plan to show the feature is located on an accessible floor level.		
Yes N/A	38	Eventual Tenant Ownership	Submit Resident Homeownership Plan (Refer to Self-Scoring Exhibit)		
			Summary of developer's relevant experience: entire HTC portfolio performance (WHEDA reserves the right to verify), and release of information form and		
			any other supporting documentation that the applicant believes is relevant to document the experience and performance of the Development Team. (Refer to Appendix P and Development Team Experience Form).		
			Nonprofit Organization acting as Developer and Owner: If requesting points, Include materials required for the Nonprofit Set-Aside as noted in Appendix B.		
	39	Development Team	Development Agreement or Memorandum of Understanding: Must identify the lead developer and co-developer and describe both the payment of developer fees and the development duties to be performed by each party.		
			Controlling Emerging Developers Experience: Must evidence acceptable previous experience in the development and/or operation of housing similar to that		
			proposed in the application, or is a recent graduate of Marquette University's Associates in Commercial Real Estate program (or an equivalent program at another educational institution).		
<u>Yes</u>			Emerging Developer Certification: Certification available on WHEDA.com must be submitted.		
			Census Tract Identification: Provide documentation of the census tract in which the project site is located.  School District: Identify the School District that includes the site, along with a map or other documentation confirming that the site is within the identified		
		Areas of Economic Opportunity	school district.  Federally Designated Tribal Land: Evidence that the site is within a federally designated tribal land.		
	40		High Need Areas: Evidence site is located in or within a 1/2 mile of a designated census tract.		
			RFP/RFQ Recipient: Provide a copy of the RFP/RFQ and a copy of the award notification.  Access to services and amenities: Include a map with distance measurements, clear color photos, contract person, and contact information. At WHEDA's		
Yes			discretion, absence of those items may result in the project not receiving points claimed. Exclusions are outlined at the bottom of this category.		
103	A1	Rural Areas without Recent	Evidence site is located within eligible county		
	41	Housing Tax Credit Awards			
	42	Workforce Housing Community	Top Growth Centers: Evidence site is located within a top growth center.  Net Job Growth: Evidence site is located within a geographic area associated with the amount of points being requested.		
			Individual Employer Growth: Provide sufficient documentation signed by an authorized representative of the company to prove the growth.		
			Cost Outline: Include attachment that clearly identifies the costs, basis, and LIHTC's attributable to the Community Service Facilities broken out from the other costs in the project budget.		
		Community Service Facilities	MOU: Include an executed Memorandum of Understanding between the property owner and the operator of the Community Service Facility including but		
	45		not limited to a description of the use of the property, the services provided, a statement that the services are available throughout the year, and a statement that the facility was used primarily to provide services for individuals whose income is 60% or less than the area's median gross income.		
	43		Fee Certification: Provide a statement that any fees charged for the services provided in the facility must be affordable to persons at or below the 60%		
			income level.		
Voc			Permissive zoning: Evidence that permissive zoning is in place for the proposed Community Service Facility.  Market study: The need for services provided by the Community Service Facility must be clearly stipulated.		
<u>Yes</u>			market study. The need for services provided by the Community Service Facility must be clearly supulated.		



# WHEDA Loan Signature Page

APPLICANT CERTIFICATION				
The Undersigned hereby acknowledges and certifies to the Wisconsin Housing and Economic Development Authority (the "Authority"), individually and on behalf of the Applicant/Di (the "Applicant") as part of this application for Authority mortgage loan financing in the amount of the "Development" (the "Applicant") located at	veloper for the			
1 The information contained in the Application, including all statements and certifications attached hereto, is true and correct and has been prepared with due diligence. The Application or to the Development. The Applicant knows of no facts or circumstances that would threaten or adversely affect the Development and cause the information the Application at any time.				
2 The Applicant agrees to indemnify and hold harmless the Authority, its members, officers, employees and agents, from and against, any and all claims, suits, damages, or review of the Application and related documentation is for its own purposes. The Applicant is not entitled to rely on such analysis and review. The Authority is not respon not liable for damages resulting directly or indirectly from such actions. A financing commitment does not exist until the Authority has issued a Loan Approval Commitment.	sible for any actions taken by Applicant in reliance on a prospective financing commitment from the Authority. The Authority is			
3 Misleading information or misrepresentation contained in the Application may result in the termination of the underwriting/approval process, a revocation of loan appro	val and/or prohibition from participation in Authority programs.			
4 The Contract Documents when entered into by the Authority and the Applicant shall supersede all discussions, negotiations and agreements with regard to the Application	n.			
5 The execution and delivery of the Application and this document is duly authorized and binding on the Applicant.				
6 Your signature on the authorization below will permit WHEDA to make requests of any individual, firm or other normal sources of debt or credit information. Without yo affiliated with WHEDA, or not related to the transaction under consideration. Your authorization will also permit WHEDA and its commonly-controlled entities to exchange the control of the control o				
7 The borrower, by initialing the line below, grants permission to WHEDA to issue a press release of the Multifamily Loan Approval.	Borrowers Initials			
8 If requested by WHEDA, the applicant/owner agrees to provide accurate, good faith estimates of permanent and/or temporary (construction) jobs to be created or actual	ly created as a result of the Development.			
Name of Applicant By:  Name and Tele				



### Tax Credit Signature Page

The Undersigned hereby acknowledges and certifies to Wisconsin Housing and Economic Development Authority (WHEDA), includiously, and on behalf of the Applicant and the Development as part of this application for Low-Income Housing Tax Credit (the Credit) for the (the Development) with regard to the Credit, agrees to the bound by the Code and the Requirements.

The Development Team is familiar with Section 42 of the Internal Revenue Code and the related rules and regulations there under (the Code) and the rules and requirements of WHEDA (the Requirements) with regard to the Credit, agrees to be bound by the Code and the Requirements.

- 2 The information contained in this Application, including all statements and certifications attached hereto, is true and correct and has been prepared with due diligence. The Development Team has an affirmative duty to notify WHEDA with regard to any changes regarding this Application or the Development. The Development Team knows of no facts or circumstances that would threaten or adversely affect the Development and cause the information in this Application to be incorrect or mibleading.
- 3 WHEDA is subject to Chapter 19 of the Wisconsin Statutes (the Open Records Law). The Development Team hereby consents to disclosure of this Application and related documentation pursuant to the Open Records Law.
- 4 The Development Team agrees to indemnify and hold harmless WHEDA; its members, officers, employees and agents, from and against any and all claims, suits, damages, costs and expenses arising out of WHEDA's review of and decision with regard to this Application or WHEDA's disclosure of any information pursuant to the Open Records Law. WHEDA makes no representations regarding compliance with the Code or the effect of the Credit on a particular tapapyer. WHEDA review of this Application and related documentation is for its own purposes.
- 5 Misleading information or representations contained in this Application may result in a revocation of Credit, notification to the Internal Revenue Service and prohibition from participation in the Credit program.
- 6 The Development Team hereby certifies that the project will be (or has been) constructed in accordance with ADA and Fair Housing Standards.
- 7 The execution and delivery of this Application and this document is duly authorized and binding on the Development Team
- 8 The applicant understands and agrees that all LHTC application materials and submitted documents may be shared with representatives of HUD and USDA Rural Development under Requirements contained in any Memoranda of Understanding (MOU) executed by and between WHEDA and those agencies
- 9 If requested by WHEDA, the applicant/owner agrees to provide accurate, good faith estimates of permanent and/or temporary (construction) jobs to be created or actually created as a result of the Development

Date	1/27/2023	Applicant Entity (Initial Application) Ownership Entity (Subsequent Applications)	Housing Authority of the City of Milwaukee	
		Highland Gardens	By	Willie L Hines Jr.
Name of Deve	Hopment		Its	Secretary-Executive Director
	(Initial Application)		By Its	
By			By	
Its			By Its	
Date			13	