

<i>Non-HTC</i>							
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<i>Non-HTC</i>							
<i>Non-HTC</i>							
<i>Mgr Units</i>							
	52	TOTAL	3				

Election and Set Aside Summary

	Total Number	% of total	% of affordable
All Units	52	100%	
HTC	52	100%	
Market	0	0%	
Subsidy	52	100%	100%
1 BD	47	90%	90%
Aff 1 BD	47	90%	90%
2 BD	5	10%	10%
Aff 2 BD	5	10%	10%
3+ BD	0	0%	0%
Aff 3+ BD	0	0%	0%

Min Set Aside
 Meets 40/60
 Meets 20/50
 Meets AI
 Average Test

40%+ of the units are rent restricted and occupied
Yes
Yes
Yes
30%

# Affordable to ELI	52
% HTC Units Affordable to ELI	100%
% All Units Affordable to ELI	100%

Aff 3+ BR @ 60%	0	0%	0%
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Rent Limits

At or Below 80	52	100%	100%
At or Below 70	52	100%	100%
At or Below 60	52	100%	100%
At or Below 50	52	100%	100%
At or Below 40	52	100%	100%
At or Below 30	52	100%	100%
At or Below 20	-	0%	0%

	OBR	1BR
30% AMGI	0	47
35% AMGI	0	0
50% AMGI	0	0
60% AMGI	0	0
>60% AMGI	0	0
TOTAL	0	47

Income Limits

80% AMI	0	0%	0%
70% AMI	0	0%	0%
60% AMI	0	0%	0%
50% AMI	0	0%	0%
40% AMI	0	0%	0%
30% AMI	52	100%	100%
20% AMI	0	0%	0%

Operating Budget: Annual Income

Vacancy Rate	7%
First Year Vacancy Rate	7%

Operating Budget: Annual Income

Total Number of Units	52
Net Rentable Square Footage	44,012.00

	Total	Per Unit	
Annual Rent	\$ 486,252	\$ 9,351	
Annual Residential Fee Income	\$ -	\$ -	
Annual Other Income		\$ -	Source

Rent	Annual Commercial Income	\$ -	\$ -	Source	
	Other Rental Income	\$ -	\$ -		
	Annual Vacancy Allowance	\$ (34,038)	\$ (655)		
	Rental TOTAL	\$ 452,214	\$ 8,696		
Financial	Interest Income		\$ -		
	Interest from Reserve Accounts	\$ -	\$ -		
	Other Financial Income	\$ -	\$ -		
	Financial TOTAL	\$ -	\$ -		
Service	Laundry Revenue	\$ 3,900	\$ 75		
	Tenant Charges/Fees	\$ 7,800	\$ 150		
	Elderly Care/Service Delivery	\$ -	\$ -		
	Other Service Income 1	\$ -	\$ -		
	Other Service Income 2	\$ -	\$ -		
	Other Service Income 3	\$ -	\$ -		
	Service TOTAL	\$ 11,700	\$ 225		
Effective Gross Income		\$ 463,914	\$ 8,921		

Operating Budget: Annual Expenses

		Total	Per Unit
Administrative	Advertising and Marketing	\$ -	\$ -
	Office Expenses	\$ -	\$ -
	Administrative Salaries	\$ 98,800	\$ 1,900
	Telephone	\$ -	\$ -
	Management Fee	\$ 37,113	\$ 714
	Management Salary	\$ -	\$ -
	Legal Expense	\$ -	\$ -
	Audit Expense	\$ 6,000	\$ 115
	Accounting Fees	\$ -	\$ -
	Bad Debts	\$ 5,200	\$ 100
	Tenant Relations		\$ -

	Misc. Administrative Expenses	\$ -	\$ -	
	Other Admin 1	\$ 13,000	\$ 250	'Other' Detail Service Coordinator
	Other Admin 2	\$ -	\$ -	
	Other Admin 3	\$ -	\$ -	
	Admin TOTAL	\$ 160,113	\$ 3,079	

Owner-Paid Utilities for Common Areas and Units	Electricity	\$ 15,600	\$ 300
	Water	\$ 46,800	\$ 900
	Gas	\$ -	\$ -
	Sewer	\$ -	\$ -
	Cable/Internet	\$ -	\$ -
	Other Utility 1	\$ -	\$ -
	Other Utility 2	\$ -	\$ -
	Utility TOTAL	\$ 62,400	\$ 1,200

Operating & Maintenance	Operating/Maintenance Contracts	\$ 88,400	\$ 1,700
	Elevator	\$ -	\$ -
	Garbage/Trash Removal	\$ -	\$ -
	Van Driver Payroll	\$ -	\$ -
	Janitor Payroll	\$ -	\$ -
	Maintenance Payroll	\$ -	\$ -
	Maintenance Supplies	\$ -	\$ -
	Painting and Decorating	\$ -	\$ -
	HVAC Maintenance	\$ -	\$ -
	Snow Removal/Landscaping	\$ -	\$ -
	Vehicle Operation and Repairs	\$ -	\$ -
	Rent Concessions/Incentives	\$ -	\$ -
	Extermination	\$ -	\$ -
	Ops Other 1	\$ -	\$ -
	Ops Other 2	\$ -	\$ -
	Ops Other 3	\$ -	\$ -
Ops Other 4	\$ -	\$ -	
Operating/Maintenance TOTAL	\$ 88,400	\$ 1,700	

Taxes & Insurance	Real Estate Taxes	\$ -	\$ -
	Payroll Taxes	\$ -	\$ -
	Property/Liability Insurance	\$ 17,500	\$ 337
	Fidelity Bond Insurance	\$ -	\$ -
	Workers Compensation	\$ -	\$ -
	Health Insurance/Benefits	\$ -	\$ -
	Misc. Taxes/Insurance/License	\$ -	\$ -
	Tax/Ins Other 1	\$ -	\$ -
	Tax/Ins Other 2	\$ -	\$ -
	Tax/Ins Other 3	\$ -	\$ -
Tax/Insurance TOTAL	\$ 17,500	\$ 337	

Other	Replacement Reserves	\$ 20,800	\$ 400	
	Other 1	\$ 6,000	\$ 115	'Other' Detail OCCH AM Fee
	Other 2	\$ -	\$ -	
	Other 3	\$ -	\$ -	
	Other TOTAL	\$ 26,800	\$ 515	

Total Expenses \$ 355,213 \$ 6,831

Net Operating Income \$ 108,701 \$ 2,090

Enter any additional budget description or explanation here:

Operating Budget: Utility Details

Utility Expense Source HUD/CMHA Utility Allowances

Tenant-Paid	OBR	1BR	2BR	3BR	4BR	5BR
Heat		\$ 25.00	\$ 29.00			

Electric		\$ 65.00	\$ 85.00			
Water						
Sewer						
Trash						
Other						
TOTAL		\$ -	\$ 90.00	\$ 114.00	\$ -	\$ -

Owner-Paid	0BR	1BR	2BR	3BR	4BR	5BR
Heat						
Electric						
Water		\$ 32.00	\$ 49.00			
Sewer		\$ 11.00	\$ 16.00			
Trash		\$ 16.00	\$ 16.00			
Other						
TOTAL		\$ -	\$ 59.00	\$ 81.00	\$ -	\$ -

Construction Financing & Equity Sources

Type	Source Name	Amount	Interest Rate	Annual Interest Payment	Loan Term (Months)
Construction Loan	CMHA	\$ 8,200,000	4.000%	\$ 328,000.00	24
Tax Credit Equity	Ohio Equity Fund XXXI	\$ 187,500			
Deferred Developer Fee	CMHA Deferred Dev Fee	\$ 1,000,000	0.000%	\$ -	
Historic Tax Credit Equity		\$ -	0.000%	\$ -	0
HDAP	OHFA HDAP	\$ 300,000	0.000%	\$ -	
Other1	OHFA HDL	\$ 1,750,000	0.000%	\$ -	24
Other2	HOME funds	\$ 300,000	2.000%	\$ 6,000.00	360
Other3	Post Construction Items	\$ 115,753		\$ -	
Other4				\$ -	
Other5				\$ -	
	Total	\$ 11,853,253		\$ 334,000.00	
	# of Sources				7

Permanent Financing & Equity Sources

For variable rate loans, enter the present rate at which the variable rate will be computed. For loans without an amortization scheduled (ex. cash flow), enter the loan term as the amortization. O loans without an amortization schedule as if they possess an amortization term equal to the loan term. All non-OHFA financing must be conditionally committed at final application.

Is project Mark-to-Market?

No

Is project participating in RAD?

No

State the amount of pre-development funding, covered activities/expenses, and funding structure (loan or grant).

All pre-development funding will be covered by CMHA. Pre-development costs are expected to be around \$150K and CMHA will be reimbursed at closing.

If financial structure is atypical or otherwise subject to change, explain when and how changes could occur.

Non-HTC Eligible Basis	Acquisition Basis	Rehabilitation Basis	New Construction Basis
Portion of federal grants used to finance qualifying development costs			
Non-HTC Qualifying Units of Higher Quality			

Type	Source Name	Amount	Interest Rate	Annual Debt Service	Loan Term (Years)
Tax Credit Equity	Ohio Equity Fund XXXI	\$ 9,000,000			
HDAP: OHTF or HOME	HDAP: OHTF or HOME	\$ 300,000	2.000%	\$ 13,306.30	30
HDAP: NHTF	HDAP: NHTF		0.000%	\$ -	0
Historic Tax Credit Equity		\$ -	0.000%	\$ -	0

Deferred Developer Fee	CMHA Deferred Dev Fee	\$ -	2.000%	\$ -	15
Permanent First Loan, Hard Debt	Finance Fund	\$ 1,253,253	4.500%	\$ 71,173.25	17
Permanent Second Loan		\$ -	0.000%	\$ -	
Other 1	GP Capital Contribution	\$ -	0.000%	\$ -	
Other 2	City HOME funds	\$ 300,000	2.000%	\$ 13,306.30	30
Other 3	FHLB	\$ 1,000,000	0.000%	\$ -	
Other 4		\$ -	0.000%	\$ -	
Other 5		\$ -	0.000%	\$ -	
		\$ 11,853,253		\$ 97,785.85	

Cost & Basis Eligibility

		COSTS		Acquisition	Rehabilitation	New Construction	NON-BASIS	Total Basis
Acquisition	Land						\$ 700,000	\$ -
	Land Broker Fees							\$ -
	Building Acquisition							\$ -
	Other:							\$ -
	Other:							\$ -
Predevelopment	Survey(s) Costs					\$ 20,000		\$ 20,000
	Architectural Fees					\$ 215,000		\$ 215,000
	Engineering Fees					\$ 25,000		\$ 25,000
	Appraisal					\$ 10,000		\$ 10,000
	Market Study					\$ 5,000		\$ 5,000
	Environmental Report					\$ 5,000		\$ 5,000
	Title & Recording					\$ 40,000		\$ 40,000
	Other:	Green Fees				\$ 20,000		\$ 20,000
	Other:							\$ -
Site	Demolition							\$ -
	Off-Site Improvements							\$ -
	On-Site Improvements					\$ 139,378		\$ 139,378
	Relocation Costs							\$ -

	Other:					\$	-
	Other:					\$	-
Hard Construction	General Requirements			\$	438,137	\$	438,137
	Permit			\$	35,000	\$	35,000
	Site Security					\$	-
	Commercial Costs (Non-Construction)					\$	-
	Hard Construction (Residential New Const.)			\$	7,184,157	\$	7,184,157
	Hard Construction (Residential Rehab.)					\$	-
	Hard Construction (Commercial)					\$	-
	Hard Construction (Amenity Fee Items*)					\$	-
	Construction Contingency			\$	347,728	\$	347,728
	Furniture, Fixtures & Equipment			\$	160,000	\$	160,000
	Contractor Overhead			\$	146,046	\$	146,046
	Contractor Profit			\$	438,137	\$	438,137
	Other:					\$	-
Other:					\$	-	
Interim/Finance	Construction Insurance			\$	22,500	\$	22,500
	Construction Interest			\$	190,350	\$	190,350
	Construction Loan(s) Fees			\$	85,000	\$	85,000
	Permanent Loan(s) Fees					\$	-
	Costs of TE-Bond Issuance					\$	-
	Impact Fees/Tap Fees/Taxes					\$	-
	Rent-up Costs/Marketing					\$	-
	OHFA HDL Fee					\$	11,600
	Other:					\$	-
Other:					\$	-	
	Legal Fees (not syndication related)			\$	50,000	\$	50,000
	Accounting Fees			\$	15,000	\$	15,000
	Developer Fee (DSB)			\$	1,000,000	\$	1,000,000
	Application/Development Consultant Fees (DSB)			\$	150,000	\$	150,000

Professional Fees	Construction Management Fees (DSB)						\$	-				
	Guarantee Fees (DSB)						\$	-				
	Developer-Charged Financing Fees (DSB)						\$	-				
	**Organizational Fees						\$	-				
	**Syndication Expenses						\$	-				
	Developer-Charged Asset Management Fee (DSB)						\$	-				
	Soft Cost Contingency						\$	-				
	Other:						\$	-				
Other:						\$	-					
Compliance	Housing Credit Application Fee						\$	8,500	\$	-		
	Housing Credit Reservation Fee						\$	60,000	\$	-		
	Compliance Monitoring Fee						\$	120,000	\$	-		
	Other:						\$		\$	-		
	Other:						\$		\$	-		
Reserves	**Operating Reserves						\$	211,720.00	\$	-		
	**Replacement Reserves						\$		\$	-		
	Other:						\$		\$	-		
	Other:						\$		\$	-		
TOTALS			\$	-	\$	-	\$	10,741,433	\$	1,111,820	\$	10,741,433

("DSB")	Soft Cost Total	\$	1,555,000
	Hard Cost Total	\$	7,691,885
	Dev Support Budget	\$	1,150,000
	Developer Fee	\$	1,000,000

	SOURCES & USES	Equity			Historic Equity	
		FOR REFERENCE: Total Costs	Ohio Equity Fund XXXI	HDAP: OHTF or HOME	HDAP: NHTF	N/A
Acquisition	Land	\$ 700,000	\$ 700,000			
	Land Broker Fees	\$ -				
	Building Acquisition	\$ -				

Acq	Other	\$	-				
	Other	\$	-				
Predevelopment	Survey(s) Costs	\$	20,000	\$	20,000		
	Architectural Fees	\$	215,000	\$	215,000		
	Engineering Fees	\$	25,000	\$	25,000		
	Appraisal	\$	10,000	\$	10,000		
	Market Study	\$	5,000	\$	5,000		
	Environmental Report	\$	5,000	\$	5,000		
	Title & Recording	\$	40,000	\$	40,000		
	Other Green Fees	\$	20,000	\$	20,000		
	Other	\$	-				
Site	Demolition	\$	-				
	Off-Site Improvements	\$	-				
	On-Site Improvements	\$	139,378	\$	139,378		
	Relocation	\$	-				
	Other	\$	-				
	Other	\$	-				
Hard Construction	General Requirements	\$	438,137	\$	438,137		
	Permit	\$	35,000	\$	35,000		
	Site Security	\$	-				
	Commercial Costs (Non-Construction)	\$	-				
	Hard Construction (Residential New Const.)	\$	7,184,157	\$	4,330,904	\$	300,000
	Hard Construction (Residential Rehab.)	\$	-				
	Hard Construction (Commercial)	\$	-				
	Hard Construction (Amenity Fee Items*)	\$	-				
	Construction Contingency	\$	347,728	\$	347,728		
	Furniture, Fixtures & Equipment	\$	160,000	\$	160,000		
	Contractor Overhead	\$	146,046	\$	146,046		
	Contractor Profit	\$	438,137	\$	438,137		
	Other	\$	-				
	Other	\$	-				

Interim/Finance	Construction Insurance	\$ 22,500	\$ 22,500		
	Construction Interest	\$ 190,350	\$ 190,350		
	Construction Loan(s) Fees	\$ 85,000	\$ 85,000		
	Permanent Loan(s) Fees	\$ -			
	Costs of TE-Bond Issuance	\$ -			
	Impact Fees/Tap Fees/Taxes	\$ -			
	Rent-up Costs/Marketing	\$ -			
	OHFA HDL Fee	\$ 11,600	\$ 11,600		
	Other	\$ -			
	Other	\$ -			
Professional Fees	Legal Fees (not syndication related)	\$ 50,000	\$ 50,000		
	Accounting Fees	\$ 15,000	\$ 15,000		
	Developer Fee (DV)	\$ 1,000,000	\$ 1,000,000		
	Application/Development Consultant Fees (DV)	\$ 150,000	\$ 150,000		
	Construction Management Fees (DV)	\$ -			
	Guarantee Fees (DV)	\$ -			
	Developer-Charged Financing Fees (DV)	\$ -			
	**Organizational Fees	\$ -			
	**Syndication Expenses	\$ -			
	Developer-Charged Asset Management Fee (DV)	\$ -			
	Soft Cost Contingency	\$ -			
	Other	\$ -			
	Other	\$ -			
Compliance	Housing Credit Application Fee	\$ 8,500	\$ 8,500		
	Housing Credit Reservation Fee	\$ 60,000	\$ 60,000		
	Compliance Monitoring Fee	\$ 120,000	\$ 120,000		
	Other	\$ -			
	Other	\$ -			
Reserves	**Operating Reserves	\$ 211,720	\$ 211,720		
	**Replacement Reserves	\$ -			

Rese

Other	\$ -				
Other	\$ -				
TOTALS		\$ 9,000,000	\$ 300,000	\$ -	\$ -

Describe the project reserves, including operating reserve, replacement reserve, lease-up reserve, and any lender reserve. Provide the assumptions used to estimate the reserve needs.

The reserves are based on 6 months operating expenses.

Currently the land is owned by Finance Fund through a deed. CMHA will purchase the property through a third party and will lease the property to the new ownership structure (land lease). The development budget contemplates \$700,000 in land costs to help Finance Fund pay off existing debt.

Enter any other underwriter notes in the section below.

Site Work includes an allowance of 139,378

Cost Containment

Pool	TDC/Unit	TDC/GSF
Service Enriched Housing: Substance Abuse Recovery	\$ 260,000.00	\$ 270.00
Harriet's Hope	\$ 227,947.17	\$ 269.32

Historic Tax Credit Considerations

Does project use Federal Historic Tax Credits?

No

Does project use State Historic Tax Credits?

No

Any buildings listed on National Register of Historic Places?

No

Have buildings received an approved Part 1 from OHPO?

No

Has Owner/GP placed in service at least one historic project?

No

Construction Cost Detail

		New Construction	Rehabilitation	Commercial	TOTAL	Cost / GSF
Onsite Improvements	Earth Work	\$ 45,928			\$ 45,928	\$ 1
	Site Utilities	\$ 93,450			\$ 93,450	\$ 2
	Roads, Walks and Paving				\$ -	\$ -
	Site Improvements				\$ -	\$ -
	Lawns and Planting				\$ -	\$ -
	Demolition/Asbestos Abatement				\$ -	\$ -
	Retaining Walls				\$ -	\$ -
	Unusual Site Conditions				\$ -	\$ -
	Other				\$ -	\$ -
	Other				\$ -	\$ -
Total Onsite Improvements		\$ 139,378	\$ -	\$ -	\$ 139,378	
Offsite Improvements	Earth Work				\$ -	\$ -
	Site Utilities				\$ -	\$ -
	Roads, Walks and Paving				\$ -	\$ -
	Site Improvements				\$ -	\$ -
	Lawns and Planting				\$ -	\$ -
	Unusual Site Conditions				\$ -	\$ -
	Other				\$ -	\$ -
	Other				\$ -	\$ -
Total Offsite Improvements		\$ -	\$ -	\$ -	\$ -	
Concrete		\$ 225,898			\$ 225,898	\$ 5
Masonry		\$ 698,459			\$ 698,459	\$ 16
Pest Control					\$ -	\$ -
Metals		\$ 45,328			\$ 45,328	\$ 1

Hard Construction/Building

Rough Carpentry	\$	44,211			\$	44,211	\$	1	
Finish Carpentry	\$	24,196			\$	24,196	\$	1	
Waterproofing					\$	-	\$	-	
Insulation	\$	107,798			\$	107,798	\$	2	
Roofing	\$	204,932			\$	204,932	\$	5	
Siding/Soffit/Fascia/Sheathing	\$	42,907			\$	42,907	\$	1	
Gutters and Downspouts					\$	-	\$	-	
Doors	\$	145,998			\$	145,998	\$	3	
Windows	\$	357,400			\$	357,400	\$	8	
Glass	\$	45,769			\$	45,769	\$	1	
Drywall	\$	1,132,824			\$	1,132,824	\$	26	
Tile Work and Wood Flooring	\$	110,590			\$	110,590	\$	3	
Acoustical	\$	42,773			\$	42,773	\$	1	
Resilient Flooring	\$	201,271			\$	201,271	\$	5	
Painting and Decorating	\$	136,358			\$	136,358	\$	3	
Specialties	\$	33,126			\$	33,126	\$	1	
Trash Chute					\$	-	\$	-	
Special Equipment					\$	-	\$	-	
Cabinets and Countertops	\$	225,465			\$	225,465	\$	5	
Special Construction					\$	-	\$	-	
Elevators	\$	255,000			\$	255,000	\$	6	
Plumbing and Hot Water	\$	1,044,418			\$	1,044,418	\$	24	
Heat, Ventilation & AC	\$	650,670			\$	650,670	\$	15	
Fire Suppression	\$	204,528			\$	204,528	\$	5	
Electrical	\$	1,204,238			\$	1,204,238	\$	27	
Miscellaneous Labor & Materials					\$	-	\$	-	
Other					\$	-	\$	-	
Other					\$	-	\$	-	
Total Hard Construction		\$	7,184,157	\$	-	\$	-	\$	7,184,157

Furniture, Fixtures & Equipment

Appliances	\$	125,864			\$	125,864	\$	3
Blinds and Shades, Artwork	\$	34,136			\$	34,136	\$	1
Carpets					\$	-	\$	-
Other					\$	-	\$	-

	Other					\$ -	\$ -
	Total Furniture, Fixtures, & Equipment	\$ 160,000	\$ -	\$ -	\$ 160,000		
Other GC-Paid Fees	Building Permits	\$ 35,000			\$ 35,000	\$ 1	
	Tap Fees and Impact Fees				\$ -	\$ -	
	Construction Insurance	\$ 22,500			\$ 22,500	\$ 1	
	Bond Premium				\$ -	\$ -	
	Site Security				\$ -	\$ -	
	Other				\$ -	\$ -	
	Other				\$ -	\$ -	
	Total Other GC-Paid Fees	\$ 57,500	\$ -	\$ -	\$ 57,500		
Contractor Fee	Contractor General Requirements	\$ 438,137			\$ 438,137	\$ 10	
	Contractor Overhead	\$ 146,046			\$ 146,046	\$ 3	
	Contractor Profits	\$ 438,137			\$ 438,137	\$ 10	
	Other				\$ -	\$ -	
	Other				\$ -	\$ -	
		Total Contractor Fees	\$ 1,022,320	\$ -	\$ -	\$ 1,022,320	
	TOTAL	\$ 8,563,355	\$ -	\$ -	\$ 8,563,355		

Trade Item Descriptions

Earth Work	Site preparation (clearing and grubbing), top soil stripping and piling; rough site grading with cuts and fills; structure excavation and testing; related field staking; site equipment rental fees.
Demolition and Asbestos Abatement	Labor and material related to demolition, asbestos abatement and any other environmental related tasks.
Site Utilities	Labor and material and all pertinent costs related to installation of water, sewer, storm, electric, gas, telephone, cable, etc. Include of each, standby inspection fees for each, utility provider charges for each, removal of abandoned or relocated utility lines, and any utilities.
Roads, Walks and Paving	Includes labor and material related to the installation of all concrete and asphalt, including all areas outside the building including, l areas, side walks, stoops, porches, and any other site hard surface. This includes the labor and material for the preparation work, th field staking and concrete testing.

Site Improvements	Labor and material related to the installation of equipment for playground and other special areas; fences; handrails; permanent external mailboxes; flagpoles; gazebos; and non-framing canopies; swimming pools and all pool accessories, and any other site amenity.
Lawns and Planting	Labor and material related to final grading of top soil, the planting of trees; tree walls; flowers; flower beds; shrubs; grass and other sprinkler systems, and any other work related to the exterior finish product.
Retaining Walls	Labor and material related to wood or stone retaining walls, bracing, etc.
Unusual Site Conditions	Labor and material related to any unusual site conditions. Contractor to provide description of such work.
Concrete	Labor and material related to footer concrete, cast-in-place or precast concrete work within a structure, including foundations, pier cementations decks and toppings; gypcrete; related concrete testing; etc.
Masonry	Labor and material related to concrete block within a structure, including elevator shaft, mortar; reinforcement; wall ties; masonry work within a structure; mortar; grouting and cleaning; lintels, etc.
Pest Control	Termite protection on the site, foundations and any other type of pest control.
Metals	Labor and material related to the installation of any type metals.
Rough Carpentry	Labor and material related to wood framing; sheathing; sub flooring; wood decking; wood trusses; glued-laminated construction; etc.
Finish Carpentry	Labor and material related to interior and exterior trim and millwork; shelving; counter tops; prefinished paneling; exterior shutters; window sills; handrails; interior doors, hardware, wire shelving; and any other item to finish the interior of the units not noted here cleaning, punch list labor.
Waterproofing	Labor and material related to sheet or panel waterproofing; bituminous or cementitious damp proofing; building paper; foundation type of waterproofing or damp proofing.
Insulation	Labor and material related to the installation of perimeter, floor, wall and ceiling insulation; vapor barriers; fireproofing; and any other type of insulation.
Roofing	Labor and material related to the installation of roofing felt; shingles; roofing tile; membrane roofing; attic/roof ventilators; drip edge; etc.
Siding, Soffit, Fascia, and Exterior Sheathing	Labor and material related to the installation of vinyl, aluminum, wood, or concrete/cement siding; soffit, fascia, shutters, columns, adhesives. All items related to the exterior finish of the buildings not included elsewhere herein.
Gutters and Downspouts	Labor and material related to the installation of gutters; downspouts; fasteners, etc.
Doors	Labor (unless included elsewhere) and material related to the installation of exterior doors; frames; garage doors; garage door opener hardware; thresholds; weather-stripping.

Windows	Labor (unless included elsewhere) and material related to the installation of vinyl, wood, steel, aluminum, clad or any other type of weather-stripping; hardware.
Glass	Labor and material related to the installation of store front glass; glass; glazing; special glazing; and any other type of glass not inclu
Drywall	Labor and material related to gypsum board systems for walls and ceiling, taped and finished; resilient channels and clips; wall text prior to painting.
Tile Work and Wood Flooring	Labor and material related to the installation of any type of flooring tile or hardwood. Any type of flooring not included in Resilient
Acoustical	Labor and material related to the installation of ceiling tiles; ceiling tile grids; sound absorbing panels in walls or floors; grid bracing
Resilient Flooring	Labor and material related to the installation of floor underlayment; all types of resilient tile or sheet good flooring; cove base; adh
Painting and Decorating	Labor and material related to the priming and painting of exterior and interior walls, ceilings, doors, windows, trim, lintels, and oth
Specialties	Labor (unless included elsewhere) and material related to the installation of toilet and shower compartments; bathroom accessories bars, toilet paper holders, soap dishes, medicine cabinets, bathroom mirrors; mailboxes; apartment numbers; etc.
Trash Chute	Labor and material related to the installation of the trash chute.
Special Equipment	Labor and material related to the installation of washers, clothes dryers, laundry equipment, furnishings, equipment for offices, and
Cabinets and Countertops	Labor and material related to the installation of kitchen wall and base cabinets; bath vanities; hardware; special cabinets; laminate, other cabinetry and tops included.
Appliances	Labor and material related to the installation of refrigerators, ranges/stoves, range hoods, disposals, dishwashers, trash compactor
Blinds and Shades, Artwork	Labor and material related to the installation of window blinds; shades; draperies; drapery rods; attached artwork.
Carpeting	Labor and material related to the installation of carpet; carpet tile; padding adhesives; edging; etc.
Special Construction	Labor and material related to the installation of fireplaces, safety and life safety inspections, LEED, HERS or green-related costs not
Elevators	Labor and material related to the installation of elevators.

Plumbing and Hot Water	Labor and material related to the installation of all water and gas piping and fittings within five feet of structures; pipe insulation; b trays; water heaters; pumps; and any other items related to the plumbing.
Fire Suppression	Labor and materials related to installation of sprinkler system, fire extinguishers and cabinets, fire stop canisters, knox box, etc.
Heating, Ventilation and Air Conditioning	Labor and material related to the installation of warm air heating systems, including boilers, furnaces and ducts; electric resistance bath, and laundry ventilation systems; duct insulation; individual room air conditioning units; stack- on air conditioning units; comp any other items related to the heating, ventilation and air conditioning therein.
Electrical	Labor and material related to the installation of service equipment; raceways; conductors; wiring devices; lighting; fire and smoke a telephone service; television systems, including signal reception devices; all finish electrical components; and any other item relate
Miscellaneous (Labor and Materials)**	Contractor to describe costs included in this Trade Item.

Other GC Fee Descriptions

Building Permit, Tap Fees and Impact Fees	Amounts paid for any type of permits, tap fees, and impact fees.
Construction Insurance	Amounts paid for insurance during the construction period.
Bond Premium	Amounts paid for performance, payment and any other types of bonds.
Site Security	Amounts paid for site security.

Construction Cost Descriptions

General Requirements	Includes project management, superintendent, temporary construction sign, field office expense, storage trailers, portable restroom exceed 6% of CONSTRUCTION COSTS.
Contractor Overhead	Cannot exceed 2% OF CONSTRUCTION COSTS.
Contractor Profit	Cannot exceed 6% OF CONSTRUCTION COSTS.

***OHFA will consider reasonable adjustments to these requirements, not to exceed 4% across general requirements, overhead, and profit for contractors that are not related parties.**

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\$ -	\$ -			\$ -	\$ -
					\$ 40,521

Describe Any Non-HTC units or other unique conditions that affect affordability.

N/A

2BR	3BR	4BR+	
5	0	0	
0	0	0	
0	0	0	
0	0	0	
0	0	0	
5	0	0	52

Completely Owner Paid Utilities		
\$	204.00	No

Amortization Term (Months)
24
0
24
360

HFA will underwrite

Amortization Term (Years)	Cash flow Loan?	Other Details (grant, term if soft debt)
	No	
30	Yes	
0	No	
0		

15	Yes	
35	No	
	Yes	
30	Yes	
	Yes	

Basis+Other	Total Uses
\$ 700,000	\$ 700,000
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 20,000	\$ 20,000
\$ 215,000	\$ 215,000
\$ 25,000	\$ 25,000
\$ 10,000	\$ 10,000
\$ 5,000	\$ 5,000
\$ 5,000	\$ 5,000
\$ 40,000	\$ 40,000
\$ 20,000	\$ 20,000
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 139,378	\$ 139,378
\$ -	\$ -

\$ -	\$ -
\$ -	\$ -
\$ 438,137	\$ 438,137
\$ 35,000	\$ 35,000
\$ -	\$ -
\$ -	\$ -
\$ 7,184,157	\$ 7,184,157
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 347,728	\$ 347,728
\$ 160,000	\$ 160,000
\$ 146,046	\$ 146,046
\$ 438,137	\$ 438,137
\$ -	\$ -
\$ -	\$ -
\$ 22,500	\$ 22,500
\$ 190,350	\$ 190,350
\$ 85,000	\$ 85,000
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 11,600	\$ 11,600
\$ -	\$ -
\$ -	\$ -
\$ 50,000	\$ 50,000
\$ 15,000	\$ 15,000
\$ 1,000,000	\$ 1,000,000
\$ 150,000	\$ 150,000

\$ -	\$ -
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\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 8,500	\$ 8,500
\$ 60,000	\$ 60,000
\$ 120,000	\$ 120,000
\$ -	\$ -
\$ -	\$ -
\$ 211,720.00	\$ 211,720.00
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 11,853,253	\$ 11,853,253

Deferred Fee

CMHA Deferred Dev Fee	Finance Fund	N/A	GP Capital Contribution	City HOME funds	FHLB	N/A	N/A	Total Uses
								\$ 700,000
								\$ -
								\$ -

								\$ -
								\$ -
\$ -	\$ 1,253,253	\$ -	\$ -	\$ 300,000	\$ 1,000,000	\$ -	\$ -	\$ 11,853,253

Cost / Unit	
\$	883
\$	1,797
\$	-
\$	-
\$	-
\$	-
\$	-
\$	-
\$	-
\$	-

\$	-
\$	-
\$	-
\$	-
\$	-
\$	-
\$	-
\$	-

\$	4,344
\$	13,432
\$	-
\$	872

\$	850
\$	465
\$	-
\$	2,073
\$	3,941
\$	825
\$	-
\$	2,808
\$	6,873
\$	880
\$	21,785
\$	2,127
\$	823
\$	3,871
\$	2,622
\$	637
\$	-
\$	-
\$	4,336
\$	-
\$	4,904
\$	20,085
\$	12,513
\$	3,933
\$	23,158
\$	-
\$	-
\$	-

\$	2,420
\$	656
\$	-
\$	-

\$	-
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\$	673
\$	-
\$	433
\$	-
\$	-
\$	-
\$	-

\$	8,426
\$	2,809
\$	8,426
\$	-
\$	-

l backfill; finish grading; footer trenching; soil
s site staking/engineering for each, excavation / other cost related to the installation of site
but not limited to, roads, streets, alleys, parking ne base, the actual hard surface, and related

terior signs; dumpsters; trash enclosures;
r ground covers; irrigation systems; edging,
rs, floors, walls, etc.; formwork; reinforcement;
window sill; grouting; cleaning; brick or stone
tairs; framing steel; house wrap.
s; custom casework; ornamental items; wood in. Includes temporary hourly labor, final
n drain tile; sealants and caulking; and any other
ther type of insulation.
lge; flashing; and any other types of roofing.
, handrails, gable vents; fasteners and
ners; sliding doors; screen/storm doors;

windows; screens; storm windows; glazing;
vided in doors or windows.
ure; and any other types of interior wall finishes
Flooring or Carpeting.
and wiring; etc.
esives; stair treads and risers; edging; etc.
er surfaces; caulking; decorations; etc.
es including but not limited to grab bars, towel
d any other type of equipment.
, granite or any other type of tops; and any
s, and any other appliances.
covered elsewhere.

bathtubs; water closets; sinks; lavatories; laundry

heating systems; heat pumps systems; kitchen,
compressors and racks which hold compressors; and

alarm systems; communications systems;
and therein.

rooms, temporary utilities, dumpsters, etc. Cannot