

**CDBG/HOME PROJECT ACQUISITION AND/OR CONSTRUCTION ATTACHMENT
FY 2010/2011**

APPLICANT ORGANIZATION: _____

PROJECT: _____

FUNDS REQUESTED FROM: CDBG [] HOME []

TYPE: New Construction [] Acquisition [] Rehabilitation []

1. PROJECT DESCRIPTION:

Loan Request:	Cost/Unit:
Total Development Cost:	Total Cost/Unit
Ultimate Borrower:	
Co-General Partner(s):	
Architect:	
General Contractor:	
Consultant:	
Property Management:	
Service Provider:	Site Control:
Project Type:	Land Area:
Project Design:	Residential Floor Area:
No. Res. Bldgs:	Community Room:
No. Stories:	Elevators:
Parking Spaces:	Guest Parking Spaces
Parking Type:	Other Uses (Specify):
	Commercial Uses (Specify):

2. LOAN SUMMARY:

LOAN TYPE	SOURCE	LIEN	STATUS	AMOUNT	TERMS
Acquisition:					
Predevelopment:					
Construction:					
Permanent Financing:					
Operating Subsidy-If applicable, please identify and explain any operating subsidies the project anticipates receiving.					

3. UNIT MIX:

# of Bdrms	# of Units	CDBG Assisted	HOME Assisted	Total Restricted	Rent (less utilities)	Utility Allowance	Income Limit

4. MARKET INFORMATION:

Unit Type (Bedrooms)	Market Rent	Max. Project Rent	Difference	Percent of Market

5. LEVERAGING OF FUNDS:

Clearly state how an allocation of CDBG and or HOME Funds will assist in leveraging other financing for this project.

6. Development Budget:

Item	Total Project Costs	Residential Costs	Residential Costs Analysis		
			Per Unit	Per SF	Per Bdrm.
Land Cost or Value					
Demolition					
Legal					
Existing Improvements Value					
Off-site Improvements					
Relocation Expenses					
<i>New Construction</i>					
Site Work					
Structures					
General Requirements					
Contractor Overhead					
Contractor Profit					
<i>Subtotal New Construction</i>					
<i>SOFT COSTS</i>					
Total Architectural Costs					
Const. Interest & Fees					
Perm. Financing Costs					
Lender Legal Pd. By Applicant					
Other Legal – Specify					
Capitalized Rent Reserves					
Capitalized Operating Reserve					
Capitalized Replacement Reserve					
Appraisal					
Survey & Engineering					
Construction Contingency					
TCAC App/Alloc/Monitor Fees					
Environmental Audit					
Local Dev. Impact Fees					
Permit Processing Fees					
Capital Fees					
Marketing					
Furnishings					
Other: Inspection/testing					
Other - Specify					
Broker Fees Paid by Owner					
Consultant/Processing Agent					
<i>Subtotal Soft Costs:</i>					
<i>DEVELOPER COSTS</i>					
Project Administration					
Developer Overhead/Profit					
Const. Mngmt. Oversight					
<i>Subtotal Developer Costs:</i>					
<i>TOTAL PROJECT COST</i>					
<i>Total Developer Fee (equals subtotal "Developer Costs"):1</i>					

7. STABILIZED OPERATING BUDGET

Budget Line Item	Annual	Avg. P/U/Y	Avg. P/U/M	Percent of Gross Income
INCOME:				
Tenant Payment or Underwriting Rents				
Rent Subsidy (Specify)				
Other Income – (Laundry)				
GROSS SCHEDULED INCOME				
LESS:				
Vacancy Rate @				
EFFECTIVE GROSS INCOME				
EXPENSES:				
General Administrative				
Management Fee				
Utilities/Water/Sewer				
Payroll/Payroll Taxes				
Insurance				
Maintenance				
Water/Sewer				
Other				
Operating Expenses (w/o property taxes, reserves, and On-Site Supportive Service Coordination)				
Property Taxes and Assessments				
On-Site Supportive Service Coordination				
Replacement Reserve Deposits				
Operating Reserve Deposits				
Other Reserves: (Specify)				
Total Operating Expenses and Reserve Deposits				
NET OPERATING INCOME:				
REQUIRED DEBT SERVICE:				
Permanent Loan				
Other				
Other				
Total Debt Service				
Available Cash Flow				

Please provide explanation if applicable:

Proposed Uses of Available Cash Flow

Proposed Operating and Replacement Reserves