



# 270 TALBOT AVENUE AND SPENCER STREET, DORCHESTER

REQUEST FOR PROPOSALS | MARCH 29, 2018

**CONTACT**

Donald Alexis, President

**ADDRESS**

Caribbean Integration Community Development, Inc.  
1501 Blue Hill Avenue  
Mattapan, MA 02126

**EMAIL**

[dalexis@ci dof boston.org](mailto:dalexis@ci dof boston.org)

**PHONE**

(617) 792-1245

**WEBSITE**

[www.ci dof boston.org](http://www.ci dof boston.org)



ESCAZÚ DEVELOPMENT



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## ESCAZÚ DEVELOPMENT

March 29, 2018

Mr. Christopher Rooney, Project Manager  
Department of Neighborhood Development  
26 Court Street, 10<sup>th</sup> Floor (Bid Counter)  
Boston, MA 02108

Dear Mr. Rooney:

Caribbean Integration Community Development (CICD) is excited to submit this proposal to redevelop the City-owned property at 270 Talbot Ave into an attractive and vital mixed-income, mixed-use development. CICD seizes the opportunity to forge a partnership with Escazú Development, an Asian-owned developer, and ASCON Construction. Combining the forces of CICD, a community-based non-profit, and Escazú, a minority-owned for-profit, provides the solution that this area needs to fill a void that is missing. Our hope is to foster a model, mixed-income housing development that can be efficiently replicated in other areas of the City. Once selected, we would work cooperatively with both the City and the surrounding neighborhood to implement a shared vision for this dilapidated, long-vacant site. Our primary goal is to create decent, safe, and affordable housing that is a positive asset to the surrounding community. Additionally, the property would become taxable, thus providing the city with additional revenue needed to continue redeveloping properties like this one.

Our commitment is to assist the local residents in reclaiming and rebuilding their community, in part by advocating for a responsive plan for the new development at 270 Talbot Ave. We believe that their interests, vision, and dreams for the future of their neighborhood should be primarily shaping what will happen at this property. To initiate this process, we have met and had initial conversations with the owner of the residential abutter on Millet Street. It was during these conversations that we quickly realized, and were particularly struck by, their passion about investment in their neighborhood. We would consider it an honor to help them and the City of Boston fulfill their wishes for this site. These conversations are only the beginning of an ongoing dialogue with the local residents and stakeholders to accomplish as many of their objectives as possible, in a respectful and collaborative process.

Our proposal includes 48 units of mixed-income housing with 23 on-site parking spaces; approximately 2,000 square feet of roof deck; and approximately 4,200 square feet of community retail space. Our proposal focuses on supporting the clear priorities derived from the *Housing a Changing City: Boston 2030* report and the community's strong support in favor of age-in-place, homeownership, and starter apartments for young professionals. With a multi-generational living approach, our rental units break evenly between studios and family-size rentals. To make homeownership possible to the area residents, we are looking at the possibility of combining a deed-restricted studio/in-law apartment with the sale of the home so the owner is able to receive additional income to facilitate homeownership.

We believe that this mix of use and the scale of the development we are proposing is well suited for the site and responsive to the needs of the community, and we look forward to discussing it in more detail with the City and with the neighbors.

We propose the purchase of the site for \$90,000 since the development will be utilizing City, State and other publicly sourced funding elements to complete the development and make it affordable to the community.

CICD and Escazú are very grateful for the opportunity to submit this proposal, and for your thoughtful consideration of the ideas contained herein.

Sincerely,

A handwritten signature in blue ink that reads 'Donald d. alexis'.

Donald Alexis, President  
Caribbean Integration Community Development

A handwritten signature in blue ink that reads 'My Lam'.

My Lam, President  
Escazú Development

# A

## INTRODUCTORY DOCUMENTS

- Appendix 1: Cover Sheet Form
- Proposal Summary
  - A. Introduction
  - B. Development Plan
  - C. Operational Plan
  - D. Diversity and Inclusion Plan
  - E. Developer Qualifications, Experience and References
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**PROPOSAL FORM**

**SUBMITTED TO: DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT  
BID COUNTER  
26 COURT STREET, 10<sup>TH</sup> FLOOR  
BOSTON, MASSACHUSETTS 02108**

**DATE RECEIVED BY DND:** March 29, 2018

**SUBMITTED BY: NAME:** CICD & Escazu Development

**ADDRESS:** 1601 Blue Hill Ave., Mattapan

**TELEPHONE:** 617-792-1245

**EMAIL:** dalexis@cicdofboston.org

Under the conditions set forth by the Department of Neighborhood Development, the accompanying proposal is submitted for:

**Property Address:** 270 Talbot Ave

For this proposal to be properly evaluated all questions must be answered by the Proposer. The Awarding Authority (the Department of Neighborhood Development) will regard all responses to questions and all submissions as accurate portrayals of the Proposer's qualifications and any discrepancy between these statements and any subsequent investigation may result in the proposal being rejected.

- i. The name(s) and address(es) of all persons participating in this application as principals other than the undersigned are:

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Use separate sheet and attach if additional principals are involved.

- ii. The applicant is a/an:  
Joint Venture  
(Individual/Partnership/Joint/Venture/Corporation/Trust, etc.)

A. If applicant is a Partnership, state name and residential address of both general and limited partners: \_\_\_\_\_  
\_\_\_\_\_

B. If applicant is a Corporation, state the following:

Corporation is incorporated in the State of: \_\_\_\_\_  
President is: \_\_\_\_\_  
Treasurer is: \_\_\_\_\_  
Place of Business: \_\_\_\_\_

C. If applicant is a Joint Venture, state the names and business addresses of each person, firm or company that is a party to the joint venture:

Caribbean Integration Community Development, 1601 Blue Hill Ave., Mattapan  
Escazu Development, LLC , 1582 Dorchester Ave, Dorchester

A copy of the joint venture agreement is on file at: 1601 Blue Hill Ave, Mattapan and will be delivered to the Official on request.

D. If applicant is a Trust, state the name and residential address of all Trustees as:

\_\_\_\_\_  
\_\_\_\_\_

Trust documents are on file at \_\_\_\_\_  
And will be delivered to the Official on request.

iii. Bank reference(s): \_\_\_\_\_

iv. If business is conducted under any title other than the real name of the owner, state the time when, and place where, the certificate required by General Laws, c.110, §5 was filed:

v. Number of years organization has been in business under current name: \_\_\_\_\_

vi. Has organization ever failed to perform any contract? \_\_\_\_\_ Yes/No

If answer is "Yes", state circumstances): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

We propose the following purchase price: \$ 90,000.00

vii. AUTHORIZATION:

The undersigned certifies under penalties of perjury that this proposal has been made and submitted in good faith and without collusion of fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

Ronald d. alexis

Signature of individual submitting proposal

President

Title

Caribbean Integration Community Develop

Legal Name of Organization

Dated at: \_\_\_\_\_

This 29 day of March, 2018

NAME OF ORGANIZATION:

\_\_\_\_\_  
\_\_\_\_\_

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

i. ATTESTATION:

\_\_\_\_\_ being duly sworn deposes and says that (he/she) is the \_\_\_\_\_ of \_\_\_\_\_ and that all answers to foregoing questions and all statements contained herein are true and correct.

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_,

Notary Public: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_ (Month) \_\_\_\_\_ (Year)

NOTE: This proposal form must bear the written signature of the applicant.

If the applicant is an individual doing business under a name other than his own name the application must state so, giving the address of the individual.

If the applicant is a partnership a partner designated as such must sign the application.

If the applicant is a corporation, trust or joint venture the application must be signed by a duly-authorized officer or agent of such corporation, trust or joint venture and contain written evidence of the authority to bind the entity.

(Please include the name of the agency or department and position held in that agency or department.)





## PROPOSAL SUMMARY



# A. INTRODUCTION

## PROPOSER'S INTEREST AND BACKGROUND

The Proposers for this development are the Caribbean Integration Community Development, Inc., Escazú Development, and ASCON Construction. We have assembled a project team that includes the following:

### Development Consultant

Eliza Datta of E3 Development LLC

### Financial Consultant

Thomas J. O'Malley

### Environmental Consultant

Ileen Gladstone of GEI Consultants

### Architect

Davis Square Architects, Inc.

For more information about our project team, please see the resumes on the following pages as well as further qualifications in Section E.

The Caribbean Integration Community Development (CICD) was created to empower and build a stronger Caribbean Diaspora by promoting activities that increase income and education levels. CICD's primary focus has been to promote a diverse and economically balanced community by providing sound integration services focused around promotion of small businesses, assisting families attain economic stability, and provide community responsive real estate development that fosters greater cross-cultural community interaction. Donald Alexis is the Executive Director and founder of CICD, and he will be the main contact person at CICD.

CICD, Escazú Development, and ASCON Construction come together in a unique partnership to redevelop 270 Talbot Avenue into a mixed-income, multi-generational living development. This partnership represents an opportunity for each organization to continue their economic revitalization efforts in Dorchester. The redevelopment of the site will be in a manner that is consistent with the development guidelines of the community and will help activate and revitalize this blighted parcel by providing quality affordable rental housing and homeownership opportunity in Lower Dorchester's multicultural community. The Proposers are committed to working with the community to achieve its goals and objectives and have had initial conversations with the abutting property owner. In addition to being a catalyst for economic change, the redevelopment of this parcel also has the potential to be a catalyst for social and community collaboration.

*A description of any lawsuits brought against the Proposer or principals in courts situated within Massachusetts within the past five years:*

There have not been any lawsuits brought against Caribbean Integration Community Development in courts situated within Massachusetts within the past five years.





# TEAM RÉSUMÉS





**Eliza Datta**  
**President, E3 Development LLC**

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**Eliza Datta** created E3 Development LLC in 2018, to pursue real estate development opportunities with a focus on mixed-income housing in urban and other transit-oriented locations.

Ms. Datta begins her new venture with more than 20 years of real estate development experience in markets across the Northeast. She has extensive development experience in Boston, where she has contributed to the permitting and execution of more than 2,000 housing units.

She previously directed real estate development activities for The Community Builders (TCB), a national housing developer, where she was responsible for the origination, entitlement, and execution of a \$1 billion pipeline of affordable and mixed-income housing projects in the New England region. Prior to her work with TCB, Ms. Datta held senior development positions with New Boston Fund, a private equity real estate firm, and Phipps Houses, New York City's largest non-profit housing developer.

Ms. Datta is active in the real estate development and affordable housing industry. She is a member of the Urban Land Institute Affordable and Workforce Housing Council. She is a member and former co-chair of the CREW Boston Housing and Community Development Committee. She also serves on the Board of the Citizens Housing and Planning Association (CHAPA). Ms. Datta holds Master of City Planning and Master of Science in Real Estate Development degrees from the Massachusetts Institute of Technology, and a BA in architecture from Yale University.

**Thomas J. O'Malley**  
**79 Boylston Street**  
**Jamaica Plain, MA 02130**  
**617-821-8435**  
**tjomalleyre@gmail.com**

Tom O'Malley, who has spent more than 35 years involved in housing and community based economic development issues, is currently a Development Consultant and most recently the Senior Vice-President, AFL-CIO Housing Investment Trust and Chief Investment Officer, Building America CDE, a New Market Tax Credit investment vehicle. Mr. O'Malley is a Vietnam Veteran.

Mr. O'Malley was Vice President of the Investment Trust Corporation, a Washington D.C.-based union pension investment firm that services the AFL-CIO family of Trusts, including the Housing Investment Trust and the Building Investment Trust. Additionally, he served as Director of the Gulf Coast Revitalization Program (February 2006 to October 2010), an initiative designed to assist the redevelopment of the Gulf Coast Region post-Hurricane Katrina. His accomplishments in the New Orleans area included:

- \* Partnership with AFL-CIO Building and Construction Trades Department to launch the Gulf Coast Construction Career Center (GCCC), a pre-apprenticeship program for candidates to introduce opportunities in the union construction trades,
- \* Managed a Partnership with Housing International Gulf Coast (HIGC), that utilized New Market Tax Credits to develop a panelized housing plant in Reserve, LA. Tom was subsequently named CEO for HIGC and moved the plant into New Orleans,
- \* Created a Partnership with Providence Housing in New Orleans, to construct housing on properties awarded by the City of New Orleans,
- \* Facilitated the award by the New Orleans Redevelopment Authority (NORA) of properties to his team on which to build 135 units of single-family housing.

Tom's forte is managing multi-dimensional, mixed-use real estate projects from inception through permitting and financing to implementation. He excels in facilitating planning and community process in conjunction with local regulatory approvals. Tom had a 14-year career at the Boston Redevelopment Authority (BRA), where he was Director of Finance and before that Director for Housing and Community Development.

Previously, he worked for Urban Edge in the Community Development movement in Boston. In his career, Tom has utilized and managed the allocation and utilization of every type of Federal, State and City housing and economic development subsidy including tax credits. This strong background in housing and commercial development is coupled with noteworthy experience working on institutional development and transportation management issues. Tom's experience gives him a unique perspective on the development process and what it takes to successfully implement projects. These processes have resulted in over 5,500 units of housing and numerous commercial, retail and institutional developments. Tom strongly believes that creating consensus is the best way to expedite the development process. One model that he has used with extraordinary success has been tri-party partnerships between neighborhood-based or ad hoc non-profits, well-financed for-profit developers or institutions, and public sector agencies.

Boston Mayor Thomas Menino selected Mr. O'Malley for sabbatical and matriculation to the Harvard Business School's Program for Management Development in 1996. Tom holds a B.S. in Economics and Political Science from Boston State College.

Prior to joining the AFL-CIO Housing Investment Trust, Tom ran his own real estate development consultancy.

Mr. O'Malley is a member of MassHousing Multi-Family Advisory Committee. He was appointed to the committee in 2016 by Governor Baker.



## DONALD ALEXIS

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### PRESIDENT

**Donald Alexis** is the Founder and President of the Caribbean Integration Community Development, Inc. (CICD). Emigrated from Haiti over 15 years ago, Donald has always been an advocate for tenant rights, youth development, and affordable housing options for immigrant families. Since 2011, he has guided CICD from inception to a preeminent community development for the Boston Caribbean Diaspora community. In this capacity, he has grown CICD to a \$31-million-dollar project via Cote Village in Mattapan, which consists of a 100,000 square-foot, mixed-use development along the Fairmount Line Corridor. He is also responsible for new initiatives and collaborative ventures which serve to meet the mission of the Caribbean Integration Community Development.

His primary tasks include real estate development prospecting, project team selection, design review, overseeing permitting, and entitlement process. In addition, he works with the Board, consultants, and volunteers in the areas of new programs, advocacy, marketing, philanthropy, and operations.

Donald is currently finishing an MS in Urban and Regional Policy from Northeastern University and is a member of the Real Estate Finance Association Emerging Leaders.



# MUAMMAR HERMANSTYNE

## SENIOR PROJECT MANAGER

**Muammar Hermanstyne** is a Senior Project Manager with the Caribbean Integration Community Development, Inc. (CICD). He previously worked with Codman Square Neighborhood Development Corporation (CSNDC) as a Senior Project Manager, on projects such as:

- **Talbot Commons Phase I**, a transit-oriented, 40-unit low-income housing tax credit project that was funded in 2017, with construction scheduled to begin in 2018.
- **Whittier Lyndhurst Washington**, a 44-unit multi-use, multi-site project that includes a State public housing component, completed in 2017.
- **New England Heritage Homes**, a 16-unit homeownership project where he secured financing and city land via RFP
- **Four Corners Plaza**, a 31-unit affordable housing project for which he provided pre-development activities, including the negotiated sale of a commercial space to Gravestar, a real estate REIT, as well as state and local financing submissions.

Prior to working with CSNDC, Muammar worked with the City of Boston at the Department of Neighborhood Development as an NSP 2 Program Specialist in a project management capacity underwriting loans, providing technical assistance to owners and banks and acting as a direct interface between banks, real estate brokers and construction professionals to aid in the completion of homeownership initiatives under the auspices of the City of Boston.

Muammar also was a freelance consultant with S42 Development Associates LLC, working on a variety of projects in Massachusetts and Connecticut. One of the projects he consulted on long-term was with National Investments in Providence, Rhode Island.

Muammar also worked with The Community Builders (TCB) as a Project Manager. There he worked on all aspects of affordable housing development projects in urban and

suburban settings, including land assemblage and project planning, project financing, design, construction, and managing community review processes.

Prior to joining TCB, Muammar was an Assistant Project Director with Corcoran Jennison Companies, working specifically on:

- **Crosstown Center**, a \$80 MM mixed-use, multi-phased office and garage project.
- **Peninsula Housing**, a \$91 MM 332-unit two-phase residential development.

Preceding his Corcoran Jennison experience, Muammar served as Director of Economic Development and Commercial Revitalization Programs at the Hunts Point Economic Development Corporation (HPEDC) in Bronx, New York. At HPEDC, Muammar worked on a variety of projects that created microeconomic trends of growth of Hunts Point. One of the key projects he worked on was the creation of a business improvement district in the area. This work dovetailed with other projects that Muammar worked on at HPEDC; namely industrial park management as well as the administration of various incentive-based business programs. The last project he commenced was the creation of an alternative fueling program for diesel truck fleets at HPEDC.

Muammar gained his background in real estate partly through his graduate work as a Project Consultant to the West Brighton Local Development Corporation, for the initiation of a large-scale waterfront economic development plan. The plan created by Muammar and his team fashioned a variety of expansionary options for the blighted West Brighton community. The directives established called for job creation and industry retention on this part of Staten Island that was at the time home to a curious mix of industrial and residential uses. Utilizing his prior work with geographic information systems, Muammar and his team created a template for development that provided the rationale for incentive-based growth on West Brighton. This plan led to the resurgence of economic activity in the area that is continuing today. This work was augmented by preceding efforts where Muammar assisted in the corporate real estate expansion of Duane Reade stores. This eventually aided in the 800-store expansion of the chain during the initial four years of Duane Reade's corporate growth plans.

Muammar completed his education at New York University and the University of Pennsylvania.



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## MY LAM DEVELOPER PROFILE

My Lam is the founder/manager of Escazú Development, LLC, a real estate development and construction firm in Boston. Lam's chief responsibility involves the creation of value for investors, sourcing projects, and oversees all aspects of real estate investment, acquisition, development, and disposition. Lam specializes in small infill, transit-oriented development in urban communities. The development philosophy incorporates urban place making, ensuring that new projects enhance and contribute positively to the community in which it is located. His skillset includes land acquisition and planning, structuring and securing public and private financing, financial and investment analysis, permitting and community process, market research, project design, and marketing (leasing and sales). Lam started his real estate career with a developer of affordable housing. He oversaw projects focused on urban infill, transit-oriented development in the City of Boston. My has a Master in City Planning from MIT and is a graduate of Bowdoin College. He also studied real estate at MIT, Harvard University, and Boston University. He is a member of the Greater Boston Real Estate Finance Association, Urban Land Institute, and NAIOP.

My served as a co-Chair for Mayor Martin Walsh on the Committee for Basic Services. He led a committee that examined the delivery of City services, including easing the path to permitting for homeowners, businesses, and development projects. He co-authored the transition report that has led to immediate changes in the way permitting is conducted in the City of Boston.

My also served on Mayor Martin Walsh's Housing Task Force to address the need for affordable housing across all incomes, especially those at the middle income level.





ASC ON Construction, INC.

88 Black Falcon Avenue, Suite 307

Boston, Massachusetts 02210

(781) 686-1854 office

(857) 263-7869 fax

## Brian McElligott

### President

#### PROJECT ROLE:

As President, Brian provides team leadership and accountability to the client for the project's success. Upon award, Brian will gain a full understanding of the Client's needs and oversee the project from award through closeout. Starting his career in Ireland, Brian brings extensive expertise in working on complex projects. His start in the field as a carpenter provided the opportunity to learn the business from the beginning and matriculated to all phases of general construction.

His experience includes the complex construction of a power plant as well as the building of a sewage treatment plant, located in a major city in Ireland. Coming to the United States in 1983, Brian has been in the construction industry for over 30 years, working primarily on the Northeastern States: Pennsylvania, New Jersey, New York, Connecticut, Rhode Island, New Hampshire, Vermont, Massachusetts, and Maine.

#### EDUCATION:

*Anco Trade School* – County Kerry, Ireland  
All Trade School

*Regional Institute of Technology* – County Kerry, Ireland  
Junior & Senior in All Trade Certificate  
Specialized in Carpentry & Masonry

#### CERTIFICATIONS:

Construction Safety Certificate - OSHA-30 hours

#### SKILL SET

- Experience with Building Restoration at Massachusetts Institute of Technology
- Experience in City of Cambridge &
- Experience working in occupied buildings
- Extensive experience with carpentry & masonry work
- Over 30 years of experience in the construction industry
- Over 20 years' experience in all phases of Masonry construction
- Ability and skills to monitor every aspect of the project to ensure safety and compliance
- Facilitate the high level coordination of the project to ensure timely completion



## Brian McElligott

### President

#### SELECTED EXPERIENCE

##### EDUCATION

Harvard University  
Massachusetts Institute of Technology (MIT)  
Northeastern University  
Curry College, Milton, MA  
Daniel Webster College, Nashua, NH  
Thayer Academy, Braintree, MA

##### COMMERCIAL / INDUSTRIAL

Federal Express, Lynn, MA  
Bear Industries, Walpole, MA  
F.W. Webb, New Bedford, MA  
Special Olympics, Marlboro, MA  
One Fine Chocolate Place, Stratham, NH

##### SUPERMARKETS

Wegmans, Northborough, MA  
Star Market, Brookline, MA  
Shaw's Supermarket, Carver, MA  
Shaw's Supermarket, Merrimack, NH  
Super Wal-Mart Store, Rochester, NH  
Sam's Club, Scarborough, ME

##### HOTEL / FITNESS CLUB

Hampton Inn, Revere, MA  
Holiday Inn, Revere, MA  
Holiday Inn, Braintree, MA  
Extended Stay America, Danvers, MA  
LA Fitness, Walpole, MA

##### SHOPPING MALL

Colony Place Plaza, Plymouth, MA  
Wareham Crossing, Wareham, MA  
Independence Mall, N. Kingston, MA  
Meadowbrook Crossing, Amherst, NH  
Patriot Place, Foxboro, MA  
Bay State Commons, Westboro, MA

##### RESIDENTIAL / MULTI-FAMILY

E2nd St. South Boston, MA  
336 Boylston St. Newton, MA  
Fisher Hill, Brookline, MA  
The Hammonds, Brookline, MA  
Atlantis Marina, Winthrop, MA  
Arlington Housing, Arlington, MA  
Lexington Commons, Lexington, MA  
Grand View Condominiums, Lowell, MA

##### BIOTECH / MEDICAL

Bayer Industries, Walpole, MA  
Milton Hospital, Milton, MA

##### RETAIL

BJ's Wholesale Club, Manchester, CT  
Christmas Tree Shop, Foxboro, MA  
First Priority Bank, Chelsea, MA  
Home Depot, Bridgewater, MA  
Lowe's Home Center, Bedford, NH  
Lowe's Home Center, Epping, NH  
Lowe's Home Center, N. Kingston, MA  
Lowe's Home Center, Essex, VT  
Lowe's Home Center, Glenville, NY  
Lowe's Home Center, Portland, ME  
Texas Instruments, North Attleboro, MA  
Kohl's Department Store, Newton, NJ  
Kohl's Department Store, Mansfield, MA  
PetSmart, Concord, NH  
Brickworks, Newington, NH  
Staples, Foxboro, MA  
Target Store, Haverhill, MA  
Target Store, Windsor, CT  
Target Store, Watertown, NY  
Wal-Mart Store, Windsor, CT  
Walgreens, Dedham, MA  
Walgreens, Johnston, RI

## Brendan McGuirl Project Manager

### PROJECT ROLE:

Brendan is a project manager with diverse experience with construction of ground-up buildings, renovations of occupied buildings, earthwork and paving, and environmental remediation for federal, military, municipal, and private owners.

### EDUCATION:

University of Maine  
B.S.— Construction Management  
University of New Hampshire  
Master of Business Administration

### SKILL SET:

- 12 years experience as a construction and fabrication foreman, stone mason, mechanic, and designer
- 11 years Project Manager and Quality Control Manager experience on commercial and institutional construction projects ranging up to \$13M throughout the Northeast, including highly technical and innovative projects for demanding Owners
- 11 years Professional Mentor to engineering students with Engineers Without Borders, leading student teams in design and construction of sustainable development projects in Central America and Africa
- Freelance management consultant and metal fabrication instructor

### RELEVANT EXPERIENCE:

- ◆ **Weston Police Station** - Ground-up construction of new police station in Weston, MA, including demolition of old police station, installation of modular temporary police station building, remediation of contaminated soils, and 4 lane firing range in detached building.  
**Budget: \$9.3M**  
**Schedule: 19 Months**



- ◆ **Medford High School Science Lab** – Renovation of science labs in an occupied high school building, including all new HVAC systems, new EPDM roof, replacement of fire alarm and fire sprinkler systems, interior finishes, and new lab casework package for a 40,000 Square foot laboratory.  
**Budget: \$8.9M**  
**Schedule: 12 months**
- ◆ **Digital Ground Station** – Brendan was the project manager, superintendent, and quality control manager on this mission-critical Air Force drone aircraft data center at Otis Air National Guard Base. Resolved major design flaws, contracting errors, and conflicts between modern communications technology and outdated NSA Secure Compartmented Information Facility (SCIF) regulations.  
**Budget: \$11M**  
**Schedule: 24 months**

## Armand Veliaj Project Manager

### PROJECT ROLE:

As Project Manager, Armand is the main point of contact among the owner, architect, and subcontractors. He will conduct all matters associated with the project management, including project meetings, subcontractor coordination, scheduling, submittals and project closeout. Armand will collaborate daily with the project site superintendent to ensure that the project schedule is on track and accurate.

### Commitment Level:

Design Phase: 8 hrs/wk. Construction Phase: 16 hrs/wk.

### EDUCATION:

Wentworth Institute of Technology  
B.A. in Civil Engineering  
Wentworth Institute of Technology  
M.S. – Construction Management

### SKILL SET:

- ◆ Experience with many types of structures, including educational, residential, and commercial.
- ◆ Consistently meets and exceeds client expectations
- ◆ Expertise in new construction and restorations
- ◆ Provide general contractor representation, project management services.
- ◆ Responsible for overall project control, quality, budget, and schedule.
- ◆ Effective management of concurrent projects.
- ◆ Manage subcontractor and supplier relations, contracts, sourcing and procurement.
- ◆ Issue and track owner and subcontractor requisitions, change orders, and project control documents.
- ◆ Effective in team environments, supervisory roles, self-starting and detail oriented.
- ◆ Experience with ProCore, ProLog, Primavera, MS Project, MS Office, Revit, AutoCAD.

### RELEVANT EXPERIENCE:

Armand has established an excellent reputation for consistency, meticulous planning and exceptional project management.

- ◆ **MIT Building NW61** – Restoration of all affected spaces due to fire damage. Remove and replace rubber roofing, roof deck and railing, penthouse, windows on the stairways, finishes on the stairways, all finishes on adjacent rooms to the stairways. Remove and replace all fire alarm and electrical devices in the affected spaces.  
**Budget: \$310k**  
**Schedule: 2016 (9 weeks)**



- ◆ **MIT Building #42** – Exploratory work that led to preliminary structural design modifications for eight structural beam connections, continuous support angle lintel, and painting of carrier beams and columns in an active chiller room at the MIT power plant. Building was fully occupied.  
**Budget: \$730k**  
**Schedule: 2014 (12 weeks)**



## Armand Veliaj Project Manager

### RELEVANT EXPERIENCE:

- ◆ **MIT Building W31** – Complete exterior historic renovation including: tuck-pointing of the entire facade surface, restoration cleaning, parapet demo and reconstruction, window replacement, steel truss repairs, interior paint abatement on brick wall, main entrance restoration and ADA upgrade. Project: \$8M  
**Budget: \$8M**  
**Schedule: 2014-2015 (12 months)**



- ◆ **MIT Building E2** – exterior façade renovations to parapet, brick replacement, and limestone replacements; interior renovations included the addition of a new stairway connecting the penthouse to the 4th floor and new area director apartment. Building was occupied.  
**Budget: \$5.5M**  
**Schedule: 2014-2016 (Three 9 week periods)**



- ◆ **MIT Building W51** – exterior façade renovations, repointing, brick replacement, limestone replacements, window lintel and flashing replacement, temp window shoring and concrete repairs. Building was occupied.  
**Budget: \$1.2M**  
**Schedule: 2014-2017 (Four - 9 week periods)**



## Armand Veliaj Project Manager

### RELEVANT EXPERIENCE:

- ◆ **MIT Building W70** – Complete exterior renovation including: tuck-pointing, brick replacement, parapet reconstruction, flashing and control joint installation, concrete repairs, restoration cleaning, build elevator shaft & rebuild garden walls.  
**Budget: \$2.3M**  
**Schedule: 2017 (6 months)**



- ◆ **MIT Building 42** – Structural roof repair including: removing existing RTU with crane, shoring roof for demolition, removing existing roof metal decking, concrete roof and roofing system, installing rebar, concrete and new roofing system. Treat existing structural steel framing.

**Budget: \$1.3M**  
**Schedule: 2017 (6 months)**

- ◆ **BU Theater** – Masonry scope including: CMU elevator and stair shafts, interior and exterior CMU partition walls, theater insulation and waterproofing, granite water table.

**Budget: \$820k**  
**Schedule: 2017 (8 months)**



## Robert Gifford

### Project Site-Superintendent

#### PROJECT ROLE:

As Superintendent, Bob is the full-time onsite representative to direct all aspects of the field operations. He maintains a balanced job-site among safety, efficiency and production. Bob also oversees on-site safety inspections and reinforces our quality control programs in conjunction with our Safety & Quality Control personnel.

#### CERTIFICATIONS & LICENSES:

Construction Safety Certificate - OSHA-30 hours

Equipment Operator

Massachusetts Construction Supervisor License  
- Unrestricted

#### SKILL SET

- ◆ Restoration and make-safe experience in related higher education institutions
- ◆ Experience in operating Safe Projects
- ◆ Experience in new construction and restorations
- ◆ Skills applications include management, supervision, site engineering, site utilities, footings, foundations, grade beams, pre-cast decking and walls, cast in place slabs, steel erection, masonry, demolition, rough and finish carpentry, retail store fixtures and wall treatments, exterior / interior panel systems, curtain walls, clean rooms. Trades including HVAC, plumbing, electrical, fire protection, communications, and computer cabling.

#### RELEVANT EXPERIENCE:

With over thirty-five years of experience in the construction industry, Bob has the knowledge and expertise to supervise all aspects of any project safely and efficiently. He has proven his skills in multiple fast-track and occupied building projects. During his career he has supervised projects ranging from renovations, demolition and rebuild, to groundout construction.

Recently, Bob has been the field superintendent at Massachusetts Institute of Technology for several projects and was essential to the supervision of project tasks and successful project completion.



## Marwan Michael Samman

### Project Safety Officer

#### PROJECT ROLE:

As Safety Officer, Marwan is the onsite representative that ensures all safety aspects of the field operations. He upholds a safe job-site towards site workers and product applications, ensuring that the project follows appropriate safety regulations. Marwan manages on-site safety inspections and reinforces our quality programs by collaborating with quality control and the project site superintendent personnel.

#### CERTIFICATIONS & LICENSES:

BS in Civil Engineering – Tishreen University

OSHA Authorized Construction Trainer

Massachusetts Construction Supervisor License - Unrestricted

#### SKILL SET

- ◆ Restoration and make-safe experience in related higher education institutions
- ◆ Experience in operating Safe Projects
- ◆ Experience in new construction and restorations
- ◆ Skills include safety management and supervision, masonry, site utilities, cast in place slabs, steel erection, demolition, rough and finish carpentry, retail store fixtures and wall treatments, exterior/interior panel systems, curtain walls.

#### RELEVANT EXPERIENCE:

Marwan has over 20 years in the construction industry and has worked in different facets of a project, including management, safety, and estimating. His experience working in the United States and internationally give Marwan unparalleled insight into any project.

#### Abu Dhabi, UAE

Maintenance Facility - Abu Dhabi Airport

- Coordinated and supervised testing and commissioning, with various subcontractors
- Performed and finished close-outs

Residential Complex, 110,000SF

- Represented the company in all meetings as safety/superintendent
- Persuaded the architect to change the structure to precast concrete, with time savings and within budget

#### North America, U.S.A

Olin College - Needham, MA

- Handled all aspects of safety, coordinating with counterparts to ensure tasks were done according to specifications and in a safe manner

Woburn High School – Woburn, MA

- In charge of safety and training for field crews
- Coordinated work assignments according to project and safety procedures



## Ileen S. Gladstone, P.E., LSP, LEED AP

Senior Vice President

Ileen Gladstone's principal area of practice is the development of contaminated properties. She is an expert in incorporating remediation and cleanup into construction projects. Green remediation principals are also incorporated into the design and implementation. With extensive experience in the environmental field, she has the perspective to work through complex issues effectively and support the objectives of her clients by saving both time and money.

### PROJECT EXPERIENCE

**UniFirst Corporation, Somerville, Massachusetts.** LSP for the investigation and mitigation of a site contaminated by chlorinated solvents, particularly tetrachloroethylene (PCE). The subsurface contamination has affected the indoor air of a commercial building, nearby residences, and an elementary school. A Sub-slab Depressurization System (SSDS) has been installed in the commercial building, condominium complex, and school to mitigate the infiltration of PCE indoors. Approximately 70 nearby residences have been evaluated for the potential of PCE indoors and, as required, Exposure Pathway Elimination Measures (EPEMs) have been installed in the residences. Working very closely with MassDEP, investigations and mitigation has required MassDEP approval.

**Wind Turbine Test Facility, Charlestown, Massachusetts, Massport and Clean Energy Center.** LSP of Record for fast track construction of the WTTC. The one-acre building footprint was constructed on a site contaminated with PBCs and regulated under the TSCA. Negotiated a Risk Based Cleanup Plan with EPA for characterization and off-site disposal of PCB-contaminated soils as part of construction along with encapsulation of soil beneath the new building. GEI prepared construction contract documents and specifications, and conducted construction oversight and verification sampling. Key aspects of the work included the accelerated timeline for design and construction to comply with American Reinvestment and Recovery Act of 2009 stimulus funding requirements.

**The Community Builders, Charlesview, Brighton, MA**  
Principal in Charge and LSP for Charlesview which is 500,000-square-foot mixed-use development consisting of residential, community, commercial and open space uses. During due diligence, we also provided support to TCB for their negotiations with Harvard University, the property owner, regarding the environmental conditions. Due to the presence of contamination in the groundwater we incorporated vapor mitigation systems into the building designs. Upon completion of the project we assisted TCB in the obtaining Massachusetts Brownfield Tax Credits.



### EDUCATION

B.S., Civil Engineering, Cooper Union  
M.S., Civil Engineering, University of Massachusetts Amherst

### EXPERIENCE IN THE INDUSTRY

35 years

### EXPERIENCE WITH GEI

25 years

### PROFESSIONAL REGISTRATION OR LICENSE

Licensed Site Professional, MA No. 9719  
Professional Engineer, MA No. 34655



**The Victor, Boston, MA.** Ms. Gladstone was the lead environmental consultant for The Victor, an 11-story mixed-use commercial/ residential building located in downtown Boston. The Victor on the Greenway sits atop the MBTA tunnel in the shadows of the iconic Leonard P. Zakim Bunker Hill Memorial Bridge. This residential tower features 11 stories of steel construction wrapping a three-level garage. GEI performed environmental pre-characterization of on-site soils to streamline off-site disposal during construction. The soils did not trigger reporting under the Massachusetts Contingency Plan (MCP); however, they were transported for off-site disposal using Material Shipping Records.

**One First Street, Leggat McCall Properties, Cambridge, MA.** LSP of Record for the redevelopment of a former manufacturing complex to residential condominiums. The project included renovations of existing buildings, demolition of some buildings, and new construction including underground parking. Responsible for MCP compliance and off-site management of soils.

**Ashton Mills Construction, Forest City Development, Cumberland, RI.** On behalf of Forest City Development, following a subsurface investigation to demonstrate the absence of chlorinated solvents at an abandoned mill property; negotiated with the Environmental Protection Agency (EPA) Region I to remove the abandoned mill property from the Peterson-Puritan Superfund Site. Demonstrated that the mill property was outside the contaminated groundwater plume, and that further study as part of the Superfund Site was unwarranted. Removal of the mill building from the Superfund Site was critical for the redevelopment of the mill into residential housing.

**UMass Boston Integrated Sciences Complex, Division of Capital Asset Management, Boston, MA.** Lead Environmental Consultant for environmental investigations for the 5-story Integrated Sciences Complex. Project included environmental sampling program to evaluate soil, groundwater, and soil gas characteristics related to the former municipal landfill at the project site. Preparation of geotechnical recommendations for the building foundation. We provided consulting services during the design phase, including preparing specifications for material management, earthwork, foundation piles and design of the landfill gas venting system for beneath the building. Provided construction phase oversight.

**New Ambulatory Building and Menino Expansion, Boston Medical Center, Boston, MA.** Project Executive and Licensed Site Professional (LSP) of Record for management of soil and groundwater associated with Ambulatory Building construction. Responsible for soil pre-characterization programs, construction specifications, soil excavation and dewatering, and hydrogen sulfide monitoring.

**Moakley Building, Foundation Excavation and Installation, Boston Medical Center, Boston, MA.** LSP of Record for the fast-track construction of the Moakley Medical Building at the BMC; excavation and disposal of unanticipated high concentrations of PCBs in soil required Environmental Protection Agency (EPA) approval. GEI accelerated EPA approval and coordinated PCB characterization, excavation, and disposal with the construction schedule to minimize schedule delays.

**The Community Builders, Loomworks, Worcester, MA.** LSP for the renovation of a mill building complex located above a trichloroethylene (TCE) plume. Oversaw installation of a sub-slab venting system. Additional TCE source material was discovered and disposed off-site. Following demolition of one of the mill buildings. Upon completion of the project we assisted TCB in the obtaining Massachusetts Brownfield Tax Credits.

**717 Atlantic Avenue, Boston, MA.** LSP for condominium building in the Boston Leather District contaminated with PCE in the subsurface and indoor air. PCE contaminated soil and groundwater was encountered during installation of a new elevator. Retrofitted building with a SSDS. Following revisions to the MCP and guidelines for risks associated with PCE, we prepared a Permanent Solution for the property.

### **Construction on Brownfields and Urban Sites**

Ms. Gladstone has been the lead environmental consultant on dozens of construction projects at urban sites that needed to manage contaminated soil and/or groundwater. The response actions have often been integrated into the project contract documents, facilitating cleanup.:

- UMass Integrated Science Center, Boston, MA, Division of Capital Asset Management
- Wind Turbine Testing Center, Charlestown, MA, Massport
- Walnut Street Park, Peabody, MA, City of Peabody
- Dedicated Freight Corridor, South Boston, MA, Massport
- Farnham - Connolly State Park, Canton, MA, Department of Conservation and Recreation (DCR)
- Moakley Medical Services Building, Boston, MA, Boston Medical Center
- Ambulatory Care Center, Boston, MA, Boston Medical Center
- Charlesview Apartments, Boston, MA, The Community Builders
- Necco Technology Park, Cambridge, MA, DSF Financial
- One Hampshire at Kendall Square, Cambridge, MA, The Stark Draper Laboratory
- One First Street, Cambridge, MA, Leggat McCall Properties
- Children's Museum Addition, Boston, MA, Boston Children's Museum
- Colonnade Residences, Boston, MA, The Druker Company
- Midway Studios; South Boston, MA, Keen Development
- Transitway Connector Road, South Boston, MA, Massport
- Lenox Street Sewer Replacement; South End, MA, Boston Housing Authority

These projects often include various principles of Green Remediation such as:

- Reuse of contaminated soils.
- Use local staff (including subcontractors) whenever possible to minimize resource consumption.
- Crushing and reuse on site of concrete and brick for structural fill rather than importing fill.
- Use of local suppliers/disposal facilities.
- Use of solar power for pumps, equipment, and dust monitoring stations.
- Use gravel roads, porous pavement and separated pervious surfaces rather than impermeable materials to maximize infiltration.
- Planting at the optimum time of the season (e.g. late winter/early spring) to minimize irrigation requirements.
- Use a local laboratory to minimize impacts from transportation.

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# CLIFFORD BOEHMER AIA

## PRINCIPAL

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### PROFESSIONAL EXPERIENCE

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Clifford Boehmer is a co-founder and President of Davis Square Architects and a Principal of its predecessor, Mostue & Associates Architects. In 1991, he was a founder of Dirigo Design, a small Fort Point firm specializing in single-family homes.

Cliff's current responsibilities focus on site and project feasibility analysis, conceptual and schematic design, master planning and programming, project advocacy with government and funding agencies, neighborhood engagement, permitting, and renovation/adaptive reuse of historic buildings. He reviews state-funded housing proposals for the Massachusetts Department of Housing & Community Development (DHCD) and consults with many communities and developers in Massachusetts and Rhode Island.

Before pursuing a full-time architectural career, Cliff was known throughout the Early Music world as a maker of historically informed keyboard instruments. He has taught studios at the Graduate School of Design (Harvard), Massachusetts Institute of Technology, the Museum of Fine Arts (Boston), and the National Conservatory in San Sebastian, Spain. His housing designs, musical instruments, and architectural photographs have been published in magazines, journals, and city guides. He sits on boards of the Cambridge Society for Early Music and the Boston Clavichord Society.

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### EDUCATION

Harvard Graduate School of Design  
Master in Architecture, 1987

Massachusetts Institute of Technology  
Bachelor of Science in Art and Design, 1974

### REGISTRATION

Architect licensure: Massachusetts

### AFFILIATIONS

American Institute of Architects  
Boston Society of Architects



DAVIS  
SQUARE  
ARCHITECTS

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# ARTAN SADIKU

## PROJECT ARCHITECT

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### PROFESSIONAL EXPERIENCE

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Artan Sadiku is a Project Architect and joined Davis Square Architects in 2014. He is highly skilled in design drafting, 3D visualization, and 3D modeling. He is responsible for reviewing schematic drawings, pricing sets, and construction documents. Artan specializes in the production of quality images, video animations, and presentations for public and private community meetings.

Currently Artan is working on Indigo Block, a new mixed-use project consisting of 80 affordable and moderate-income rental apartments, 8 market-rate condominiums, and a standalone 20,000 sf building for light industrial and office use located in the Uphams Corner neighborhood of Dorchester, Massachusetts. Also among his projects is Northampton Lumber Yard, the mixed-use development centrally located in the downtown Northampton, Massachusetts area as well as Bartlett Place, the 315-unit affordable, moderate, homeownership, and commercial space venture in Roxbury, Massachusetts. Past recent work also includes GLCAC, the mixed-use daycare/housing development in Lawrence, Massachusetts, and Cote Village, a new 76-unit mixed-use development in Mattapan, Massachusetts.

Artan is also fluent in Albanian and Italian.

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### EDUCATION

Polytechnic University of Tirana  
University Degree in Architecture



DAVIS  
SQUARE  
ARCHITECTS

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# UGO EWULONU

## DESIGNER

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### PROFESSIONAL EXPERIENCE

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Ugo Ewulonu joined Davis Square Architects in 2013. He serves as a construction clerk for housing projects, and also drafts plans, elevations, details, and sections for a number of projects.

Currently, Ugo is working on Landfall Apartments, a 5-building scattered-site occupied rehab in East Boston, and The West Newton/Rutland Street development, a South-End-based project which involves renovations to 146 units in 24 historic brick townhouses. He recently completed Lucky Strike Apartments, a new mixed-use building of commercial spaces and 22 residential rental units totaling 31,410 sf located in Dorchester's Fields Corner neighborhood. Located at a prominent intersection, the project is only a five-minute walk to the Fields Corner Red Line MBTA stop. Another recently completed project is Comm-Glenn Apartments, an occupied rehab of 235 units in Allston, Massachusetts, which includes accessibility, life safety and code upgrades, as well as window and heating improvements.

Ugo's previous work experience includes being an Assistant Site Supervisor for Habitat for Humanity, working on homes in Mattapan. He also interned for the MBTA in the Design & Construction Department, contributing to many station and facility improvements, such as the Charlie Card Store in Downtown Crossing.

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### EDUCATION

Wentworth Institute of Technology  
Bachelor of Science in Architecture, 2012



DAVIS  
SQUARE  
ARCHITECTS

# B. DEVELOPMENT PLAN

## EXISTING ENVIRONMENTAL CONDITIONS

The Site was first developed for use as an automotive repair facility prior to 1908, and was used almost continuously for auto-related purposes for over a century, resulting in site contamination. The Site contamination is a variety of heavy metals (e.g., lead and cadmium), chlorinated volatile organic compounds (VOCs) and, to a lesser extent, extractable petroleum hydrocarbons. Chlorinated VOCs in groundwater and sub-slab soil gas are the primary contaminants of concern at the Site with the potential to affect the indoor air quality of the future building.

The proposed development incorporates several strategies to mitigate the effects of site contamination. A sub-slab depressurization system, including a vapor barrier and piping network, will be installed to mitigate indoor air contamination. It will be as a passive system with the capacity to be converted to an active system, if necessary. The podium portion of the building, with at grade parking below, is an intrinsically safe design feature located over the most heavily contaminated portion of the Site. The existing slabs will be left in place, providing

encapsulation of any residual soil contamination. This not only eliminates exposure to future occupants, but also significantly reduces exposure to construction workers during development.

Excess soil excavated during construction will be appropriately managed for off-site disposal. If construction requires excavation dewatering, the dewatering effluent will be treated and discharged with appropriate permits.

## DESCRIPTION OF SERVICES TO BE PERFORMED

Our proposal is to develop affordable rental housing on the bulk of the site on Talbot Avenue, with homeownership opportunity located on Spencer Street. Our proposal focuses on supporting the clear priorities derived from the *Housing a Changing City: Boston 2030* report and the community's strong support in favor of aging-in-place, homeownership, and starter apartments for young professionals:

- Develop quality mixed-income housing targeting the needs of lower- to middle-income households that currently live or would like to live in Dorchester. We feel strongly that there is a need to provide housing support





for both of these household types, and that these needs are best supported in our proposal.

- To build a vibrant community that re-knits and complements the architectural character in the neighborhood, while harmonizing the natural beauty of the site and surrounding area.
- To mitigate resident and neighbor concerns through a thoughtful design that retains and expands the intimate/ local building scale of Millet and Spencer Street.

Of the 48 one-, two- and possibly three-bedroom units, 30 units will be situated in a multi-story building along Talbot Avenue, with the rest of the 18 units located in a three-story building on Spencer Street. To make homeownership viable to the area residents, we are looking at the possibility of combining a deed-restricted studio/in-law apartment with the sale of each two-bedroom home, so the owner is able to receive additional income to facilitate homeownership. The development plan envisions 4,200 square feet on the ground floor along Talbot Avenue to potentially accommodate non-residential uses that have yet to be established.

## PROJECT DESCRIPTION: HOMEOWNERSHIP

The homeownership component of the project contemplates a development that will create 6 affordable units that are expected to be affordable to buyers in the 80 to 120% AMI tier. It is expected that we will market these units to this income tier to create opportunities for homeowners to own properties on the site that is currently on Spencer Street which directly abuts the neighborhood of two-three family residential homes.

We believe that on-site amenities will make this development more attractive to homeowners looking to settle in the City of Boston.

## TARGET MARKET/PROPOSED UNIT MIX

Our proposed unit mix under this option responds to the perceived needs of the community for primarily two-bedroom dwelling units. The program we have proposed includes 6 two-bedroom units.

## PROJECT DESCRIPTION: RENTAL

Our proposed income mix creates a development that will be accessible to a broad range of incomes and responds to the needs expressed in the community for studio and two-bedroom units, while making a limited number of larger units available for larger households. Unit sizes are consistent with the demand outlined in the City's *Housing a Changing City: Boston 2030*. The proposed mix of unit sizes and income tiers for the entire 48-unit development are shown on the following chart:

UNIT MIX & INCOME TIERS			
	Studio	2 BR	Total (%)
31-60% AMI	26	22	100%
<b>Total</b>	26	22	48
<b>% Total</b>	54%	46%	



We fully anticipate and invite local partners like Talbot Norfolk Neighbors United and the City of Boston and its related agencies to engage and participate in further review and development of the site and building designs, infrastructure plans, open space planning and other key elements of the physical plan proposed herein. It is envisioned that the neighbors and stakeholders will also provide support and guidance as appropriate in the zoning and permitting, as well as efforts necessary to facilitate infrastructure such as water, sewer and utilities as necessary to make the proposed development a reality. We envision that this will make this truly a cooperative, public-private development process.

We will continue to welcome and encourage review and refinement of our initial development plan through an interactive community planning process that takes into consideration the interests and opinions of local stakeholders, including existing residents of Lower Dorchester, neighbors, town officials, and other local interest groups. Our experience is that successful developments emerge through the give-and-take of this kind of process.

The goal of our proposal in this submission is to create a vibrant addition to the community that will blend in with the existing housing stock, creating a new collection of uses to be enjoyed by all of its residents.

## SITE DESIGN AND BUILDING DESCRIPTION

### Existing Conditions

The site is irregularly shaped, and is aligned along Talbot Ave to the South and Spencer Street to the East. In terms of a vertical profile, the site offers an existing slightly sloped terrain, higher by about two feet on the Spencer Street end. Talbot Ave appears to be a heavily used street, while Spencer Street is a quieter one-way neighborhood street.

### Site Design

The location and exposure of the site suggests that the most efficient use of the space is developing the program components in a linear way, which allows for continuous presence fronting the public ways. Given the shape of the property, there is an advantage in placing the surface parking on the side of the parcel opposite to the streets, as this scheme allows the building to be used as a screen. Pedestrian access to the building will be provided from the intersection of Talbot Ave and Spencer Street. Vehicular access would only be provided from Spencer Street, in order to minimize the potential of traffic congestion too close to the intersection.



## Building Program

270 TALBOT AVE BUILDING PROGRAM				
Level	Parking	Units	Commercial	SF
1	23	4	4227	9371
2	-	13	-	13953
3	-	13	-	13953
4	-	9	-	5747
5	-	9	-	5747

Total Parking Spaces	23
Total Unit Count	48
Commercial Space	4227
Common Areas	2000
GSF Excluding Parking	48771

The commercial space will be located facing Talbot Ave, and will have a small recess from the building line in order to allow for a horizontal platform parallel with the sloped sidewalk of the street. The natural grade slopes up towards the Spencer Street end of the parcel. The existing profile of the terrain will be used, so that the commercial space on the first floor of the building will be high enough to fit the use and will be accessible from the sidewalk level on Talbot Ave, while the first floor of the units on Spencer Street will be raised from the adjacent sidewalk. The first floor will have other common use areas, including a community room and other utility spaces.

The massing on Talbot Ave will have five stories of residential use, while the one on Spencer Street will be limited to three stories.

The parking spaces would be located on the rear of the building, arranged perpendicular to the rear property line, and be served by a sufficient double-loaded vehicular passage.

### Open Space

The open space on-grade will be located at the most public corners of the site, allowing for flowing areas between public sidewalk and landscaped patios. The development scheme includes a ~2000 sf roof deck on the third floor roof, programmable for activities or passive recreation for the residents.

## PROJECT SCHEDULING

Assuming designation by July 31, 2018, the Project Team would immediately undertake a series of activities:

1. First, we will initiate a community outreach program in anticipation of public meetings sponsored by DND.
2. Second, we will undertake an evaluation of the geotechnical and environmental characteristics of the site.
3. Third, a legal analysis of the zoning and permitting requirements of the site will be undertaken.
4. Finally, development, construction and design narratives and documents will be prepared in order to apply for financing and permits, which would occur within three (3) months of designation.

Depending on the planning process with the community, we would hope to be able to apply for Article 80 approval and, if necessary, zoning relief in November 2018.

We would expect to apply to the Commonwealth's Department of Housing and Community Development for tax credits and financing in the Winter of 2018, with financing commitments in place by the Summer of 2019, enabling a financial closing and construction start to take place at that time.

Construction should take approximately 14 months and lease-up approximately six (6) months. As a result, stabilized operations are anticipated for the Fall of 2020.

This schedule is dependent on factors beyond the control of the Proponents, particularly the community participation and funding application process. However, it is achievable with the cooperation and collaboration of all parties to the process.

# C. OPERATIONAL PLAN

The redevelopment of the 270 Talbot Ave property in Dorchester into a new mixed-income, mixed-use, transit-oriented development represents a critical piece in catalyzing additional economic development in the area. Through the redevelopment of these vacant parcels, it is hoped this effort will bring additional economic and social investment and vitality to this area. Depending on the redevelopment plan adopted, the development will consist of 48 units of mixed-income housing, in addition to significant community space and some commercial use along Talbot Ave.

The Proponents believe that each resident in the 270 Talbot Ave development should be treated fairly and professionally at all times, regardless of race, creed, sex, age, or disability, and that persons should be regularly encouraged to be independent and active individuals. At the same time, the Proponents are committed to ensuring that each resident has the support and access to services necessary to assist them; people need assistance from time to time, and the coordination and provision of appropriated services by a professional property manager is an important component of our housing developments. The following Operational Plan is designed to set forth policies and procedures for the administration and operation of the property in accordance with the terms of the property management agreement between the owner ("Owner") and the property manager ("Agent").

## MARKETING AND RENTAL OF UNITS

The Agent will conduct marketing activities necessary to secure prospective residents who are eligible and qualified to lease units at the property, in accordance with applicable regulatory requirements. The costs of marketing and advertising the units will be authorized within the parameters of the annual budget and will be paid from the operating account.

The Agent will provide thorough screening of all applicants for housing at the development in accordance with applicable law and regulations. The screening process includes the collection, verification and review of documents provided to determine program eligibility; the conducting of interviews with applicant households as necessary to discuss overall eligibility of the household; and the obtaining of background credit, landlord and criminal history reports to determine whether the household meets qualification criteria for having met previous lease obligations.

## WAITING LIST

A waiting list will be maintained in accordance with the Resident Selection Plan and subject to any additional regulatory requirements.



## UNIT TURNOVER

Resident selection will be conducted in strict compliance with the approved Resident Selection Plan. Unit turnover will be conducted in accordance with governing documents and requirements established in the management agreement to minimize delay and expenses associated with vacancy and turnover.

## STAFFING

Under the terms of the management agreement, staffing expense will be funded through the operating budget from rental income. The Owner will require the Agent to retain a property manager assigned to the property and a maintenance superintendent. These individuals will be employees of the Agent.

The Owner will also require the Agent to have a resident service coordinator assigned to the 270 Talbot Ave development on an as-needed basis, during which period the RSC will:

1. Assess the need for specific resident services
2. Identify available resources for the provision of a broad array of resident services which have been determined to be available in the market area; and
3. Coordinate the referral of residents to those service providers. The RSC will be funded on an as-needed basis out of the development's operating budget.

## OPERATING BUDGET

As set forth in the RFP response, the operating budget for the development is reflective of the Owner's and the Agent's needs for the development and include:

- Consideration of the current cost needs and financial resources of the Property
- Anticipated staffing needs, salaries, and projected changes in salaries or benefits
- Anticipated utility consumption to forecast upcoming, incorporating projected cost changes in utility rates.

The anticipated operating expenses are set forth in Appendix 4. The expenses will be covered by income from the rental units, the commercial rents and laundry facilities.

## MAINTENANCE

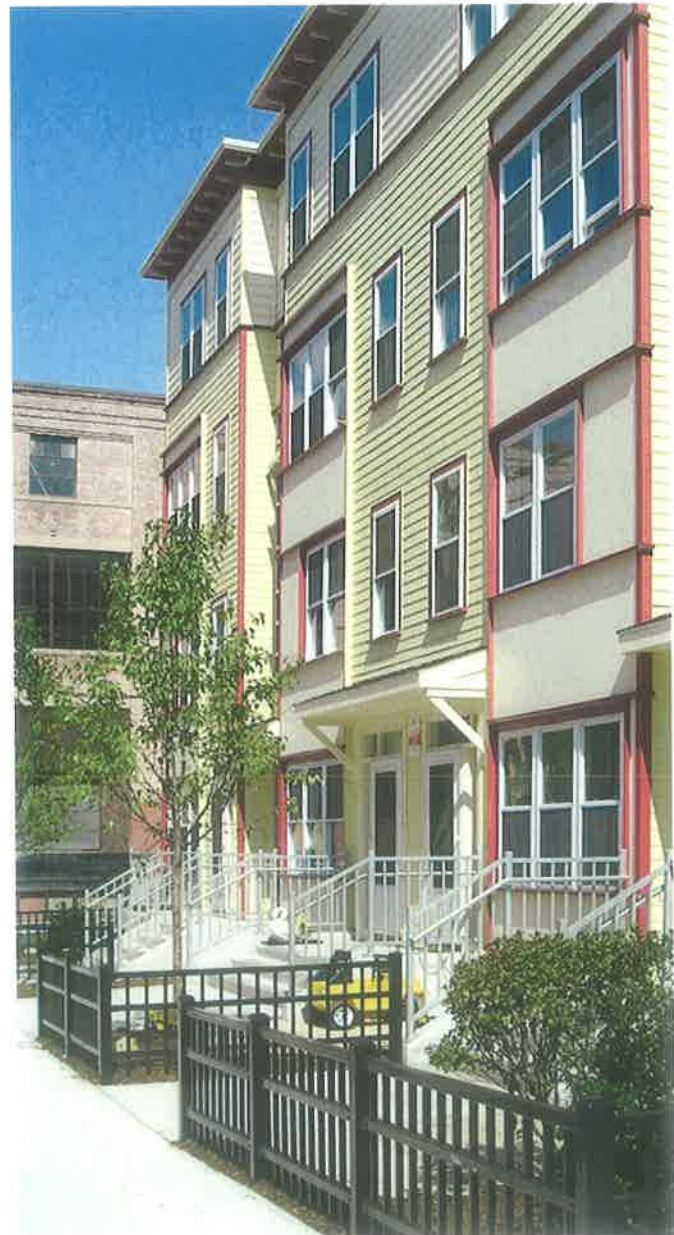
The Owner will require the Agent to maintain the property in good repair in accordance with local codes and in conditions at all times, including, but not limited to: cleaning, painting, decorating, plumbing, carpentry, grounds care, and such other maintenance and repair work as may be necessary.

## RESIDENT/MANAGEMENT RELATIONS

The goal of establishing a policy for resident/management relations is to promote a positive living/working environment for residents and staff at the community. The Owner and the Agent will hold regularly scheduled informational and educational programs. Resident and community volunteer groups will be supported in coordinating social events, arts and crafts, holiday gatherings, and other recreational activities.

## CONCLUSION

The Owner will require the Agent to coordinate its resources, expertise and experience to provide high-quality housing for its residents while ensuring that the property makes a positive, contributing impact in the neighborhood and surrounding community.





## D. DIVERSITY AND INCLUSION PLAN

CICD is committed to leveraging the project to the maximum extent possible to achieve their goal of generating economic opportunity and community benefits for residents of lower Dorchester and local Minority and Women Business Enterprises (M/WBE), and further developing CICD into a thriving local non-profit organization.

A major component of our wealth creation plan is structured around the unique partnership between CICD and Escazú Development as co-owners and co-developers of 270 Talbot Ave. CICD, a minority-controlled organization established to promote economic opportunity within Mattapan and the larger community with Caribbean demographics, has an equity ownership interest in the project. This equity ownership interest will lay the

groundwork for CICD to begin building a substantial asset base that will generate wealth within the minority community through the organization's future development projects, spinning off construction and permanent employment opportunities as well as professional service contracts.

CICD and Escazú are deeply committed to generating wealth creation in the minority business community. Toward that end, we are implementing a M/WBE Business Utilization Plan that is structured around maximizing diversity and inclusion during all project phases (pre-construction, construction, and post-construction).



# DEVELOPER QUALIFICATIONS, EXPERIENCE AND REFERENCES

Caribbean Integration Community Development teamed up with AFL-CIO HIT and Davis Square Architects (DSA) in the redevelopment of the Cote Ford site into a 76-unit mixed-use, mixed-income development. With the redevelopment of the 872 Morton Street/Hopkins Street property into 38 units, we again joined forces with Davis Square Architects, as well as the foremost regional non-profit developer in the Northeast, the Planning Office for Urban Affairs. This is a testament to our ability of assembling a development team with a proven track record of completing complex, community-driven projects.

We are confident that the team we put together to redevelop 270 Talbot Ave possess the highest level of skills and qualifications necessary to carry out the development as envisioned by the community. We strongly feel that CICD's experience in working with communities like Mattapan to develop consensus and support for new housing opportunities within the existing community will provide invaluable experience, as the project moves forward through the acquisition, approval and permitting processes.

CICD has included Davis Square Architects as its architect for this project. DSA has deep experience in affordable housing design within the City of Boston, and is experienced in creating affordable housing within each development without a significant difference in appearance. Being familiar with this market enables DSA to combine cost-consciousness with a focus on design, to meet more high-end expectations in today's marketplace.

As demonstrated with the Cote Ford project, CICD has a shown it has a proven track record in securing the funding sources necessary from state and local sources in the form of state and federal tax credits and other grant funds from DHCD and MassHousing to complete development projects.

## CICD REFERENCES

**Magnolia Contreras, Director  
Community Benefits, Dana-Farber Cancer Institute**

450 Brookline Avenue, HS 413  
Boston, MA 02215-5450  
(617) 632-3462

**Pamela Thomas  
Boston Housing Authority**

52 Chauncy Street  
Boston, MA 02111  
(617) 988-4328

**Charles S. Eisenberg, President  
Eisenberg Consulting LLC**

Four Ashford Road  
Newton Centre, MA 02459  
(617) 901-3378

## ESCAZÚ REFERENCES

**Peter Lung, Commercial Loan Officer  
Bank of Canton**

166 Harvard Street,  
Brookline, MA 02446  
(781) 830-6565

**Sara Barcan, Housing Development Program  
Manager, CEDAC**

One Center Plaza, Suite 350  
Boston, MA 02108  
(617) 727-5944 x131

**Paul K. Chan, Director of Development  
MHIC**

70 Federal Street  
Boston, MA 02465  
Office: (617) 850-1088  
Cell: (617) 285-8403

---

## MY LAM DEVELOPER PROFILE

My Lam is the founder/manager of Escazú Development, LLC, a real estate development and construction firm in Boston. Lam's chief responsibility involves the creation of value for investors, sourcing projects, and oversees all aspects of real estate investment, acquisition, development, and disposition. Lam specializes in small infill, transit-oriented development in urban communities. The development philosophy incorporates urban place making, ensuring that new projects enhance and contribute positively to the community in which it is located. His skillset includes land acquisition and planning, structuring and securing public and private financing, financial and investment analysis, permitting and community process, market research, project design, and marketing (leasing and sales). Lam started his real estate career with a developer of affordable housing. He oversaw projects focused on urban infill, transit-oriented development in the City of Boston. My has a Master in City Planning from MIT and is a graduate of Bowdoin College. He also studied real estate at MIT, Harvard University, and Boston University. He is a member of the Greater Boston Real Estate Finance Association, Urban Land Institute, and NAIOP.

My served as a co-Chair for Mayor Martin Walsh on the Committee for Basic Services. He led a committee that examined the delivery of City services, including easing the path to permitting for homeowners, businesses, and development projects. He co-authored the transition report that has led to immediate changes in the way permitting is conducted in the City of Boston.

My also served on Mayor Martin Walsh's Housing Task Force to address the need for affordable housing across all incomes, especially those at the middle income level.

**ESCAZÚ DEVELOPMENT**

ESCAZUDEV.COM  
1582 DORCHESTER AVENUE • BOSTON

---

## PROJECT EXPERIENCE

---

### 88 MILTON STREET

---

DORCHESTER, MA, 2014

---

1 SINGLE FAMILY HOME

---

In partnership with the City of Boston, we completed a 100% gut renovation. The end product is a brand new home with all new systems that surpasses the HERS rating code. Oversee RFP process, financing, construction, and home sales.

---

### 54-56 CALLENDAR STREET & 16 LAURIAT STREET

---

DORCHESTER, MA, 2014

---

3 UNITS

---

Currently selected as developer of three parcels under the City

of Boston's Middle Income Housing Program. Oversee RFP process, site design, construction, and home sales.

---

### 4 ROPES STREET

---

SALEM, MA, 2008

---

4 UNITS

---

Purchased 4 separate abandoned, foreclosed condominiums from banks, repositioned as a four family with full rehabilitation. Current use is a rental building. Acquired properties, developed and oversaw construction, secured construction financing, and market and leasing of rental units.



---

**PROJECT  
MANAGEMENT  
EXPERIENCE  
UNDER VIET-  
AID, INC.**

---

**36 FOWLER STREET &  
26 BRADLEE STREET**

---

CAMBRIDGE, MA, 2011

---

Worked in partnership with the City of Boston under the Neighborhood Stabilization Fund to buy and rehabbed foreclosed homes. Duties include application response to the RFP, implementation of construction rehab plan, and securing financing from the City and lender.

---

**BLOOMFIELD GARDENS,  
455 GENEVA AVENUE**

---

DORCHESTER, MA, 2011

---

27 UNITS

---

Project manager for transit-oriented development of 27 units of rentals. 33,000 GSF and \$10M total development cost. Sources include low income tax credit and subsidies. This LEED Silver certifiable building provides family housing on a vacant lot across a public transit station.

---

**AN LOC HOUSE, 1460  
DORCHESTER AVENUE**

---

DORCHESTER, MA, 2010

---

43 UNITS

---

Led the transit-oriented development of 43 units of affordable rental housing and 5 ground floor retail spaces. 42,000 GSF and \$12M total development cost. Sources include pre-sales of retail spaces, low income tax credit and subsidies for apartments. Project won an award for Excellence in Affordable Housing Built from the Home Depot Foundation and a City of Boston Green Housing Grant for installation of photovoltaic panels. The project was one of the first green building in the Fields Corner section of Dorchester.

---

**BOWDOIN GENEVA HOMES**

---

DORCHESTER, MA, 2010

---

13 UNITS

---

Project manager for 13 units of home sales scattered throughout the Dorchester section of Boston. Responsibilities include project management, permitting, construction supervision, marketing and sales and assistance in home closings. \$6M total development cost.

ESCAZUDEV.COM

1582 DORCHESTER AVENUE • BOSTON

---

**ESCAZÚ DEVELOPMENT**

---

# 1460 DORCHESTER AVENUE

---

DORCHESTER, MA

---

2010

---

DEVELOPER

**VIET-AID, INC.**

---

PROJECT MANAGER

**MY LAM**

---

TOTAL DEV COST

**\$12 M**

---



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Project Financing: Low Income Tax Credit, City of Boston Neighborhood Housing Trust Fund, City HOME Funds, State Affordable Housing Trust Fund, State HOME, Facilities Consolidation Fund, Private Commercial Sales.

Replacing a vacant lot, 1460 House provides 43 units of affordable housing and 5 commercial spaces adjacent to the Red Line transit station. The project won the Department of Energy's Excellence in Affordable Housing Built and Home Depot's National Award for Green Housing.

My Lam oversaw the permitting, construction, commercial condo unit sales and apartment rental lease-up.

---

43 UNITS RENTAL HOUSING

---

5 COMMERCIAL SPACES

---

TRANSIT ORIENTED DEVELOPMENT

---

## ESCAZÚ DEVELOPMENT

ESCAZUDEV.COM  
1582 DORCHESTER AVENUE • BOSTON

---

## BLOOMFIELD GARDENS

---

DORCHESTER, MA

---

2011-2013

---

DEVELOPER

**VIET-AID, INC.**

---

PROJECT MANAGER

**MY LAM**

---

TOTAL DEV COST

**\$10.5 M**

---



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Bloomfield Gardens is a new, urban infill redevelopment on a formerly vacate land. The site sits directly across a public transit station and the neighborhood shopping center.

The design overcame a challenging site that had been irregular in dimension. The design offers stepbacks at the front. The length of the building is broken up by metal panels and then by brick and hardy plank. Black windows and yellow brick were chosen for style and to distinguish itself from the surrounding red brick buildings. The project is built to be LEED Silver.

My Lam oversaw the acquisition, permitting, community process, financial closing, and construction.

---

27 UNITS

---

PROJECT AFFORDABILITY:

- 60% AMI
- 

PROJECT FINANCING:

- Mass Housing Investment Corp (MHIC)
  - Federal Low Income Tax Credits
  - State Affordable Housing Trust Fund
  - City of Boston NHT Funds
  - City of Boston HOME Funds
- 

SUSTAINABILITY:

- Transitoriented--directly across public transit
  - LEED-Silver Certifiable
- 

## ESCAZÚ DEVELOPMENT

ESCAZUDEV.COM  
1582 DORCHESTER AVENUE • BOSTON

---

## 4 ROPES ST

---

SALEM, MA

---

2008

---

DEVELOPER

**MY LAM**



---

### RE-CONVERTED 4 FORECLOSED CONDOS TO A 4 FAMILY

Negotiated separately with 4 banks to purchase the units and convert them back to a four family. Conducted acquisition, permitting, general contracting, financing, and rental lease up. This property has been fully tenanted since construction completion.

---

4 UNITS FAMILY HOUSING

---

CONSTRUCTION FINANCING:

- Everett Cooperative Bank

**ESCAZÚ DEVELOPMENT**

ESCAZUDEV.COM  
1582 DORCHESTER AVENUE • BOSTON

---

## 88 MILTON ST

DORCHESTER, MA

2014

DEVELOPER

**MY LAM**



---

### FULL REHAB OF SINGLE FAMILY

Fully rehabbed an abandoned home for 30 years with high performing building envelope, new mechanical systems, and plumbing system. The new home achieved a HERS Rating of 61, surpassing the Energy Stretch Code. Home sold to a first time homebuyer.

---

SINGLE FAMILY HOUSING

CONSTRUCTION FINANCING:

- Mt. Washington Bank

## ESCAZÚ DEVELOPMENT

ESCAZUDEV.COM  
1582 DORCHESTER AVENUE • BOSTON

---

## NEIGHBORHOOD HOMES INITIATIVE PROJECTS

---

### NEW CONSTRUCTION

- 37 Jacob Street, Dorchester – Two-Family
- 58 Mascot Street, Dorchester – Single-Family
- 23 Dumas Street, Dorchester – Two-Family
- 19 Dumas Street, Dorchester – Two-Family
  
- 47 Forest Street, Roxbury – Single-Family
- 43-45 Forest Street, Roxbury – Two-Family
- 19-21 Mount Pleasant Avenue, Roxbury – Two Attached Single-Family Units
- 70-72 Mount Pleasant Avenue, Roxbury – Two Attached Single-Family Units



88 Black Falcon Ave., Suite 307  
 Boston, MA 02210  
 O: 781-686-1854 | F: 857-263-7869  
[www.asconconstruction.com](http://www.asconconstruction.com)

ASC CON Construction, Inc. is a general contracting firm, self-performing masonry and carpentry, built with core staff members that are well seasoned professionals; many contributing more than thirty (30) years of experience in all aspects and phases of the construction process. We focus on providing professional construction services where the work is required to be performed within the Union environment. We are strategically formed to adapt to other work environments in order to be competitive.

ASC CON has consistently demonstrated its professionalism and ability to deliver a quality project to our valued clients in the higher education market. We understand the sensitive working environments surrounding higher education and view the whole campus as an important stakeholder of the construction project. For this reason we take measures to address any issues they may have, provide a safe project site, remain available for questions, and work hard to ensure their quality of college life is uninterrupted. We are proud to call some of the most prestigious campuses in Massachusetts not only our clients but partners in achieving their goals and vision.

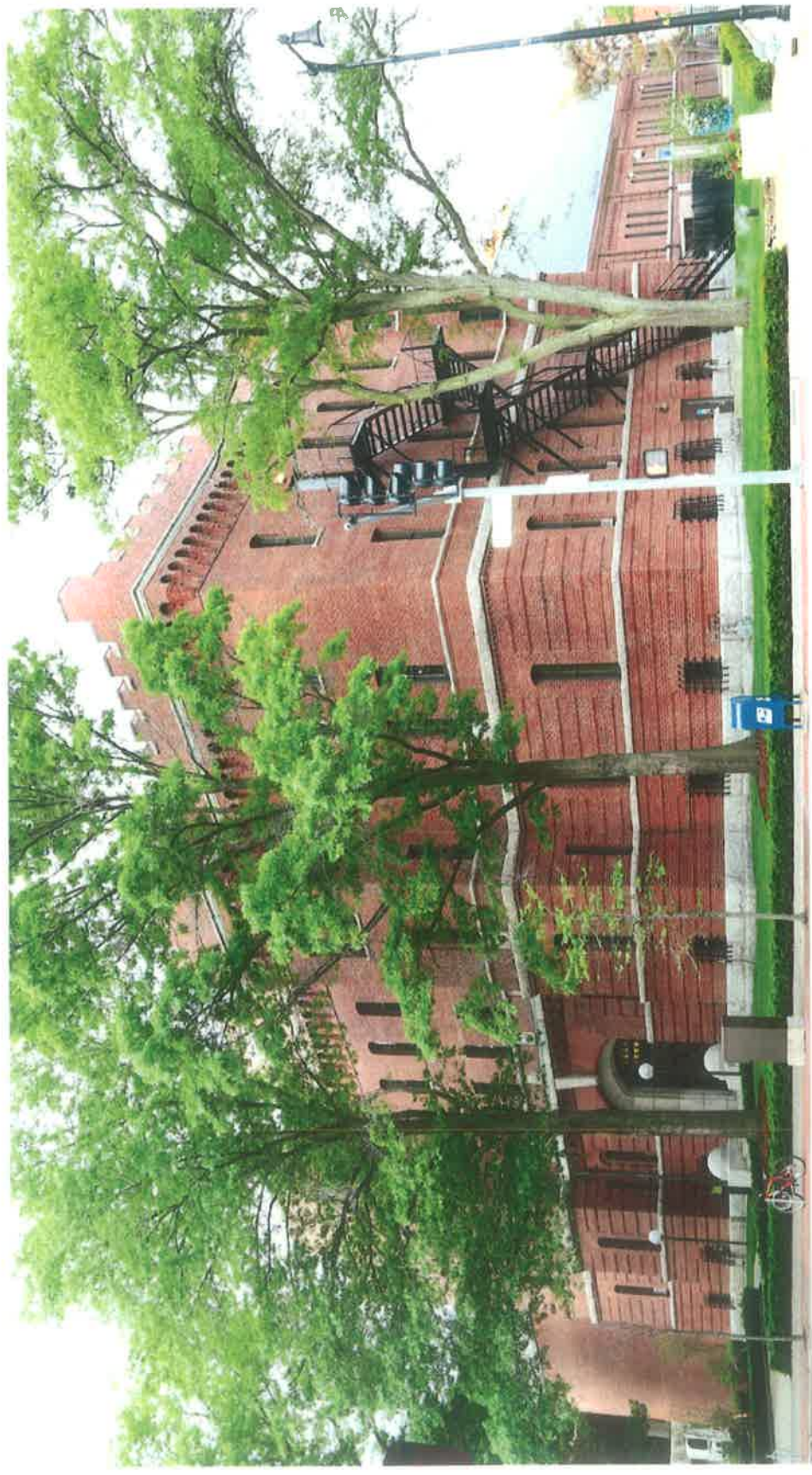
We have earned and maintain a solid reputation for integrity, dependability, and excellence in performing new construction and building restoration. ASC CON continues to develop new relationships and maintain repeat clients as a result of the trust earned by meeting and exceeding expectations.

**Services Offered:**

Pre-Construction & Construction Management	Historical Preservation
General Contracting	Historical Masonry Restoration
Envelope Inspectional Services	Ground-up Projects
Interior Fit-outs	Envelope Improvements
Classroom Renovations	Exterior Renovations & Restorations
Lab Installations	Window Replacement
Dorm Renovations	Athletic Facilities

Included is a small sample of our work, as well as experience of our key personnel. We look forward to meeting and speaking in person regarding potential opportunities.

# Reconstruction and Exterior Renovation Project



Cambridge, MA







**Historical Preservation**

**Occupied building**

**Interior abatement, demo and new finishes**

**Parapet demo and reconstruction**



**Exterior brick matching, replacement and repointing**

**Historically accurate window replacement**

**Historic main entrance door restoration**

**Structural steel shoring and repair**



Copper flashing at capping



Copper flashing at parapet



Copper flashing at parapet

# IN PROGRESS



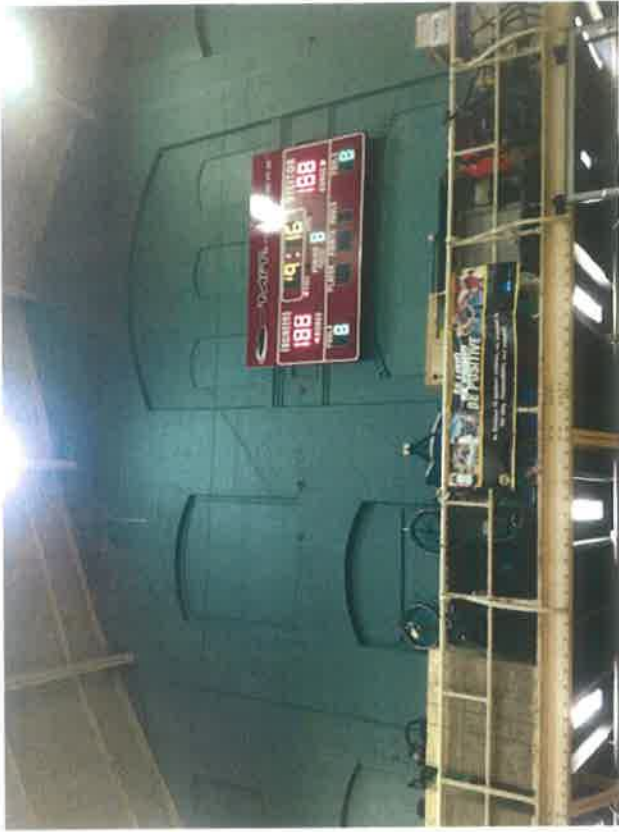
Copper step flashing



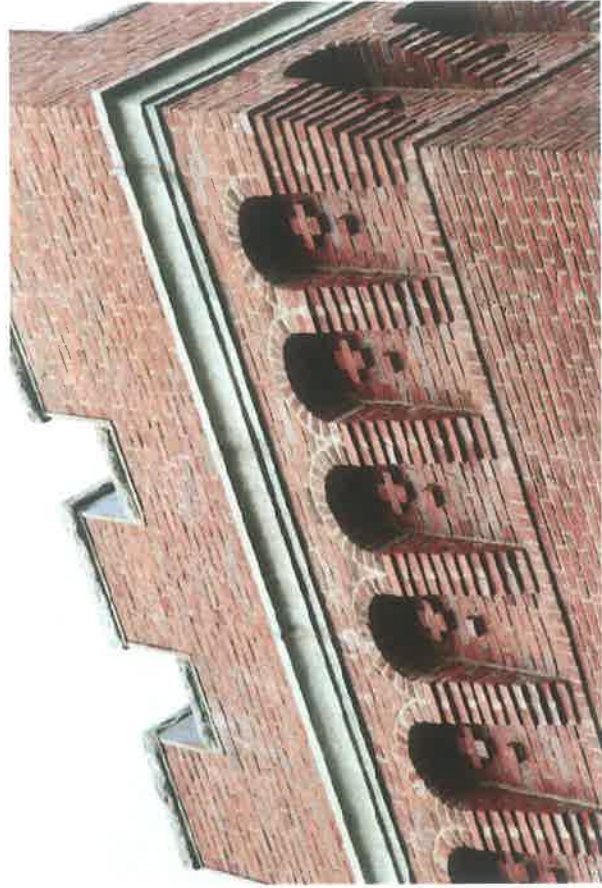
Brick at step flashing



Stone medallion removed



**BEFORE AND AFTER**



## BEFORE AND AFTER

# Parapet Construction, Stair Addition, Interior Apartment

## Exterior

- ❖ Parapet Restoration and Reconstruction
- ❖ Historically Matched Brick and Limestone
- ❖ Construction of 2-Story Stair Addition

## Interior

- ❖ Sprinkler and Fire Alarm Upgrades
- ❖ New Area Director's Apartment (Phase 1)



Cambridge, MA



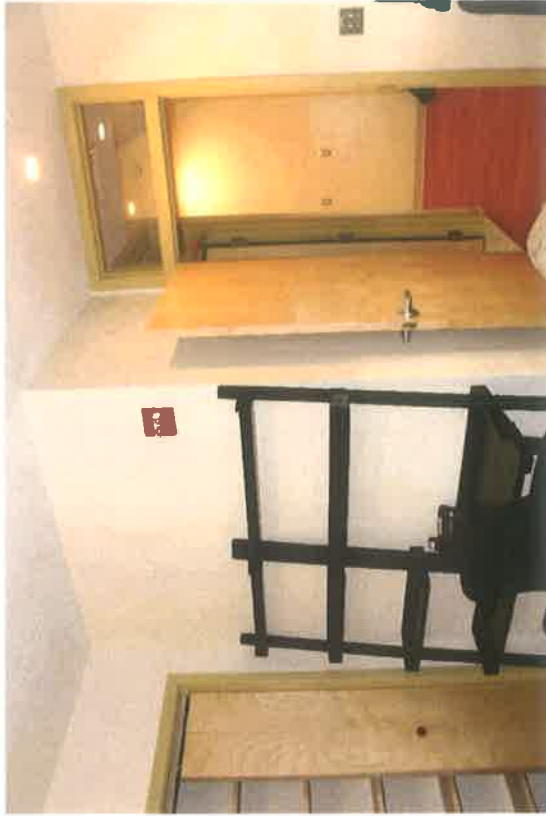


## PROGRESS AND FINAL PICTURES





## PROGRESS AND FINAL PICTURES



# PROGRESS AND FINAL PICTURES

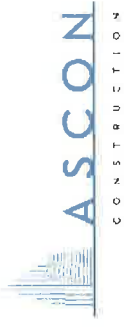


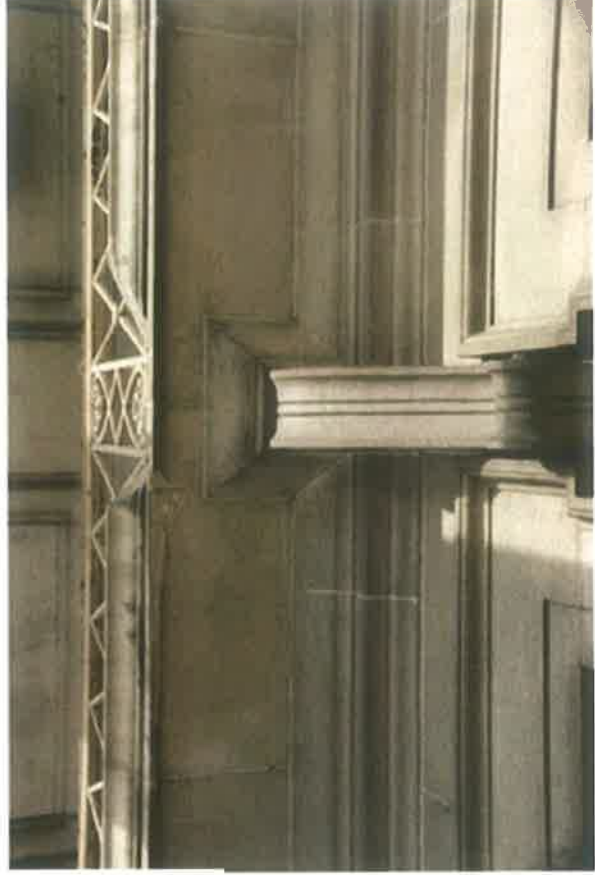


# Limestone Balcony Repairs



Cambridge, MA





**Occupied building**  
**Removal of damaged limestone at balcony**  
**Custom cut limestone and install**  
**Restoration of railing**



Key way in Dutchman stone to fit down over angle.



Final prepping for Dutchman installation



Dutchman installed

## IN PROGRESS



Installing the railing with special tool

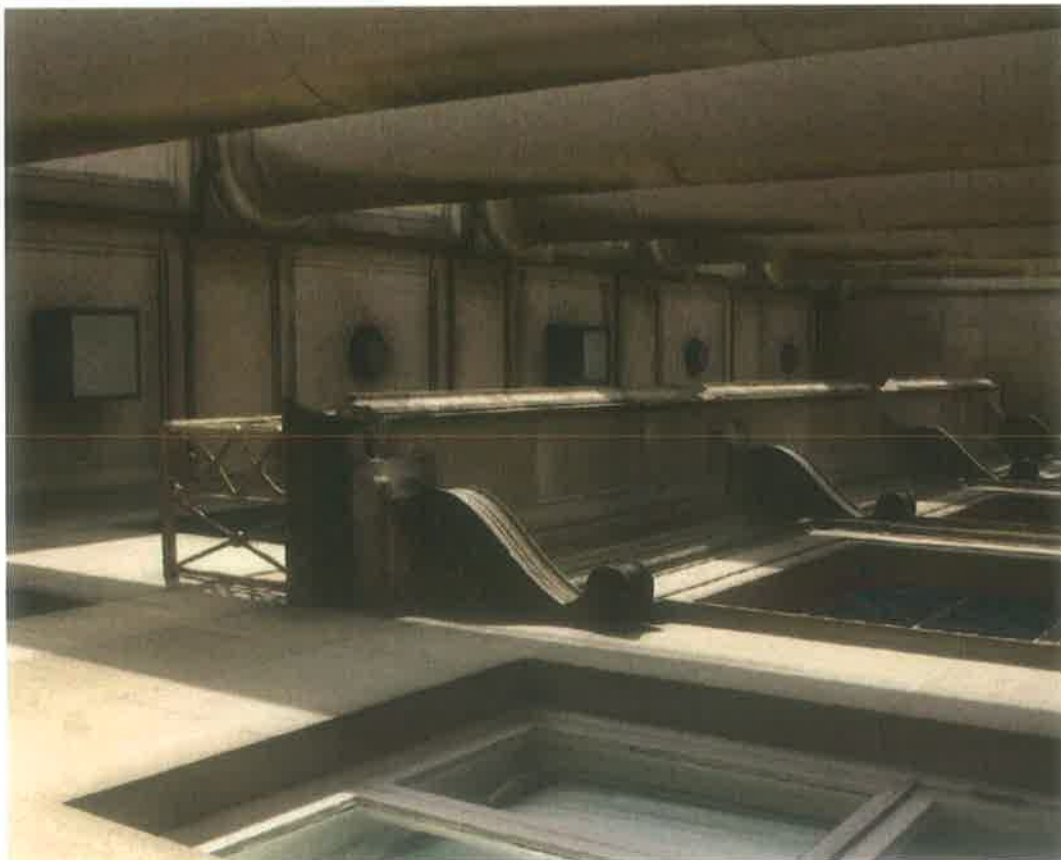


Railing have been plumbed up and braced.



Cleanup

**BEFORE AND AFTER**





**BEFORE AND AFTER**



# FIRM PROFILE



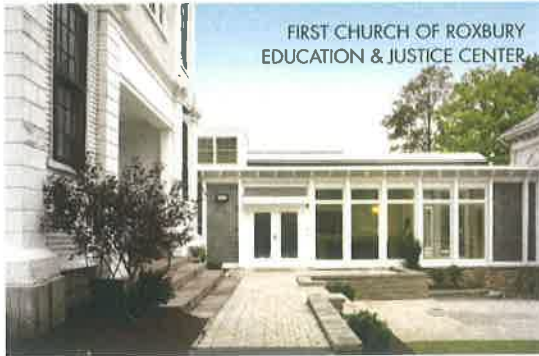
WAVERLEY WOODS



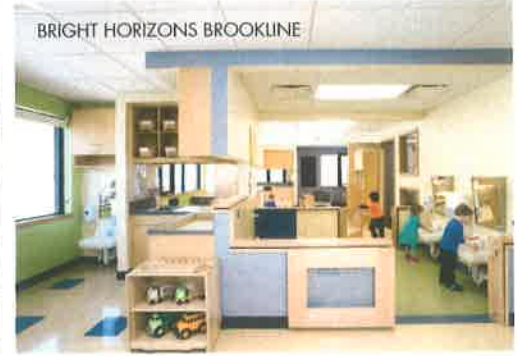
SIMON KUCHER & PARTNERS



HISTORIC SOUTH END APARTMENTS



FIRST CHURCH OF ROXBURY  
EDUCATION & JUSTICE CENTER



BRIGHT HORIZONS BROOKLINE

**W**e are an award-winning architectural design and planning studio with a simple mission: to produce excellent design, to develop long-term relationships with clients, and to help build viable communities.

### OUR CURRENT AREAS OF EXPERTISE INCLUDE:

- Multi-family housing
- Renovation and historic preservation
- Smart growth planning
- Feasibility and needs assessment
- Corporate interiors
- Childcare centers
- Academic facilities
- Community service buildings

### PRINCIPALS:

- Clifford J. Boehmer, AIA
- Brooks A. Mostue, AIA, LEED AP BD+C
- Ross A. Speer, AIA
- Iric L. Rex, AIA, LEED AP

Founded in 1984, Davis Square Architects, Inc. is a medium-sized firm organized into project-specific teams. We maintain the same team from schematic design through construction, under the direction of a Principal. As a result of this continuity, our clients come to know and rely on individual staff members over time, seeking them out for subsequent projects.

Our best work is achieved in collaboration with demanding, involved clients. Design solutions evolve through careful consideration of our clients' needs, constraints, and dreams.

To this we add a commitment to architecture that is both beautiful and respectful of its surroundings.

Working within the design studio tradition, we have created an open collegial work environment where education is highly valued; where the exchange of ideas, informed by experience, is encouraged; and where the most advanced technology supports the design process. Our success has allowed us to contribute a portion of our profits to worthy community service organizations, in the belief that strong communities and great architecture are mutually dependent. ■



FIRM PROFILE  
davissquarearchitects.com



## COTE VILLAGE

Davis Square Architects is currently working on Cote Village, the redevelopment of the former Cote Ford Dealership located on Cummins Highway and Regis Road in Mattapan, which will turn a 2.3-acre site that has sat vacant for more than 20 years into a mixed-use affordable housing development. The project will provide 76 one-bedroom, two-bedroom and three-bedroom residential units (divided between flats and townhouse units) as well as a community room. Cote Village will also be located next to the planned Cummins Highway stop on the MBTA Commuter Rail Fairmount Line. ■

### LOCATION

Mattapan, MA

### DEVELOPER

Caribbean Integration Community Development

Roman Catholic Archdiocese of Boston's Planning Office for Urban Affairs Inc.

### SCOPE

New construction  
 Transit-oriented design  
 76 units



DAVIS  
 SQUARE  
 ARCHITECTS

HOUSING & MIXED-USE  
[davissquarearchitects.com](http://davissquarearchitects.com)



## INDIGO BLOCK DEVELOPMENT

Davis Square Architects is currently working on the Indigo Block development, a new mixed-use project consisting of 80 affordable and moderate-income rental apartments, 8 market-rate condominiums, and a standalone 20,000 sf building for light industrial and office use located in Dorchester, Massachusetts. Originally home to a bread factory, the redevelopment of the site at

65 East Cottage Street will create new opportunities and growth for the Uphams Corner neighborhood, and will provide a more direct link to the MBTA commuter rail station conveniently located next to the property. The project is named after the future Indigo Line, which is the anticipated expansion of the commuter rail. ■

### LOCATION

Dorchester, MA

### DEVELOPERS

Dorchester Bay Economic Development Corporation, Boston Capital, Escazú Development

### SCOPE

New construction  
 Transit-oriented design  
 80 affordable/moderate income apartments  
 8 market-rate condominiums  
 20,000 sf commercial space



**DAVIS  
 SQUARE  
 ARCHITECTS**

HOUSING & MIXED-USE  
[davissquarearchitects.com](http://davissquarearchitects.com)





## DOWNING SQUARE

Davis Square Architects is currently working with the Housing Corporation of Arlington on Downing Square, the exciting addition of 34 affordable rental units in the heart of Arlington Heights, one of the most sought-after neighborhoods in Arlington, Massachusetts.

Formerly a vacant parcel of land that sat unused for many years, this smart growth project will not only provide affordable housing resources but also contribute to the community's growth. Downing Square is conveniently located directly next to the Minuteman Bikeway and will also encourage healthy, sustainable living for residents by offering easy access and alternative transportation. ■

### LOCATION

Arlington, MA

### DEVELOPER

Housing Corporation of Arlington

### SCOPE

New construction  
34 units



HOUSING & MIXED-USE  
[davissquarearchitects.com](http://davissquarearchitects.com)



# NORTHAMPTON LUMBER YARD

Davis Square Architects is currently working with Valley Community Development Corporation on Northampton Lumber Yard, a new construction, mixed-use development which transforms a former abandoned lumberyard into 55 units of affordable rental housing as well as 20,000 sf of office space and 2,500 sf of commercial and retail space. Centrally located in downtown Northampton, Massachusetts, the building's design echoes aspects of historic buildings nearby.

The project will continue to promote the revitalization and vibrancy of the neighborhood as well as provide much-needed affordable housing for the community. ■

## LOCATION

Northampton, MA

## DEVELOPER

Valley Community Development Corporation

## SCOPE

New construction  
 55 units  
 20,000 sf office space  
 2,500 sf commercial space



HOUSING & MIXED-USE  
[davissquarearchitects.com](http://davissquarearchitects.com)



# TROLLEY SQUARE

Sited on a former trolley yard, Trolley Square is a 40-unit affordable mixed-use project that defines a new standard for beautiful and environmentally responsible urban housing. It incorporates solar power generation, energy-efficient systems, healthy indoor air standards and finishes, stormwater management, native landscaping, and many other sustainable features.

Located at the intersection of Massachusetts Avenue and the Linear Park bike path, it allows residents to take advantage of many transportation choices. Winning four prestigious awards, Trolley Square exemplifies Davis Square Architects' long-standing commitment to environmentally responsible design that enhances the surrounding neighborhood. ■



## LOCATION

Cambridge, MA

## DEVELOPER

Homeowner's Rehab, Inc.

## SCOPE

New construction, transit-oriented design, 32 affordable rental units, 8 affordable homeownership units, ground-level retail space, community space

## AWARD-WINNING

American Institute of Architects "Show You're Green" award, The Home Depot Foundation's "Award of Excellence", Boston Society of Architects "John M. Clancy" award for Socially Responsible Housing, The Enterprise Foundation's first "Green Communities" award

## SUSTAINABLE DESIGN

All units built to Energy Star Home standards  
Photovoltaic panel array



**HOUSING & MIXED-USE**  
[davissquarearchitects.com](http://davissquarearchitects.com)



## TALBOT BERNARD FAMILY & SENIOR HOUSING

Working closely with the owner, Davis Square Architects developed a master plan that transformed a 2-acre abandoned field strewn with industrial rubble into a gracious park with family and senior housing. This multi-generational development features 1, 2, 3, and 5-bedroom multi-family units, as well as senior housing and community space on an adjacent parcel.

The project included masterplanning studies of the site and required a multi-layered strategy for financing and approvals. Nestled in a residential neighborhood of similar architectural character, the new independent living facility for seniors (a HUD 202 project) contains 30 residential units adjacent to

42 units of new family housing. Extending the surrounding neighborhood's existing archetypes with the use of articulated facades, inviting entryways, and inviting landscaping, the building's design also includes handicap accessibility, activity spaces and a computer room. ■

### LOCATION

Dorchester, MA

### DEVELOPER

Codman Square Neighborhood Development Corporation

### SCOPE

New construction  
 Masterplanning  
 Age-restricted housing  
 42 affordable family units  
 30 senior living units  
 Community space



HOUSING & MIXED-USE  
[davissquarearchitects.com](http://davissquarearchitects.com)



## F. PERMITS/LICENSES

There are not any relevant business permits/licenses.

## G. SUBCONTRACTORS/ PARTNERSHIPS

In addition to the Proposers, the project team includes the following partners:

### ASCON CONSTRUCTION

CICD and ASCON construction have met with the abutter Millet Street to discuss the best way to develop the site and how to avoid too much disruption during construction. The project team has proposed an initial design to capture and reflect that vision, and will continue to work with the community on transforming the currently blighted site into a neighborhood asset.

### DAVIS SQUARE ARCHITECTS

Working closely with the project team, Davis Square Architects will design this project. A local architecture and planning firm, they have extensive experience designing both affordable and market-rate housing in Massachusetts. In Boston, DSA is currently working on two projects in Mattapan, Cote Village and 872 Morton Street, as well as Bartlett Place in Roxbury. They recently completed Lucky Strike Apartments, a transit-oriented development in Dorchester. Past South End projects include 40 Upton Street and the Frankie O'Day Condominiums.



# B

## GENERAL EVALUATION CRITERIA DOCUMENTATION

- Appendix 2: Statement of Proposer's Qualifications Form
- Appendix 3: One Stop Application
- Appendix 4: Preliminary Development Budget Form
- Appendix 5: Preliminary Operating Budget Form
- Appendix 6: Development Timetable Form
- Appendix 7: Construction Employment Statement Form





# STATEMENT OF PROPOSER'S QUALIFICATIONS FORM

All questions must be answered. All information must be clear and complete. Attach additional pages, if needed.

1. Name of proposer: Caribbean Integration Community Development & Escazu Development
2. Names and titles of principals: Donald Alexis, President of CICD  
My Lam, President of Escazu Development
3. Names of authorized signatories: Donald Alexis  
My Lam
4. Permanent main office address: CICD- 1601 Blue Hill Ave, Mattapan  
Escazu Development; 1582 Dorchester Ave, Dorchester  
Phone: 617-792-1245 Fax: \_\_\_\_\_ Email: dalexis@cicdofboston.org
5. Date organized: CICD-2011
6. Location of incorporation: Boston, Massachusetts
7. Number of years engaged in business under your present name: Combine 10 years
8. List at least three private or public agencies that you have supplied/provided with similar services to that in this solicitation:
  - a. \_\_\_\_\_
  - b. \_\_\_\_\_
  - c. \_\_\_\_\_

Has organization ever failed to perform any contract?  YES  NO  
If YES, attach a written declaration explaining the circumstances.

AUTHORIZATION: The undersigned certifies under penalties of perjury that this proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

Donald d. alexis  
Signature of individual submitting proposal

President  
Title

Caribbean Integration Community Development  
Legal Name of Organization

March 29, 2018  
Date

## Section 3 SOURCES AND USES OF FUNDS

Sources of Funds				
<b>Private Equity:</b>				
81 .	Tax Credit Equity - State			
82 .	Tax Credit Equity - Federal 4% <i>(See line 360, Section 5, page 18.)</i>	\$5,330,357		
83 .	Developer's Fee/Overhead, Contributed or Loaned	\$		
84 .	Other Source: Condo Sales	\$2,550,000		
<b>Public Equity:</b>				
85 .	Energy Star Homes	\$40,000		
86 .	Grant: MassDevelopment Assessment, R	\$90,000		
87 .	Grant: Enterprise Green Communities +	\$30,000		
88 .	<b>Total Public Equity</b>	\$160,000		
<i>Optional user calculations</i>				
Condos		6		
Sales/unit		425,000		
<b>Sales Proceeds</b>			2,550,000	
<b>State LIHTC</b>				
Annual Credit / unit			\$400,000.00	
Price			\$0.73	
<b>Yield</b>			\$1,460,000	
<b>DHCD</b>		CBH	\$750,000	
<b>DHCD Total</b>			\$2,210,000	
<b>Subordinate Debt (see definition):</b>				
		<i>Amount</i>	<i>Rate</i>	<i>Amortiz.</i>
89 .	Home Funds-DHCD, as Subordinate Debt	\$1,000,000	%	yrs.
	Source: Boston DND: HOME			
90 .	Home Funds-Local, as Subordinate Debt	\$1,500,000	%	yrs.
	Source: Boston DND: NHT			
91 .	Subordinate Debt	\$500,000	%	yrs.
	Source: CPA			
92 .	Subordinate Debt	\$750,000	%	yrs.
	Source: CBH			
93 .	Subordinate Debt	\$548,271	%	yrs.
	Source: FCF			
94 .	<b>Total Subordinate Debt</b>	\$4,298,271		
<b>Permanent Debt (Senior):</b>				
		<i>Amount</i>	<i>Rate</i>	<i>Override</i>
95 .	MHFA MHFA Program I			%
96 .	MHFA	\$	%	%
97 .	MHP Fund Permanent Loan	\$	%	
98 .	Other Permanent Senior Mortgage	\$5,195,467	5.00%	
	Source:			
99 .	Other Permanent Senior Mortgage	\$	%	
	Source:			
100 .	<b>Total Permanent Senior Debt</b>	\$5,195,467		
101 .	<b>Total Permanent Sources</b>	\$17,534,095		
			<b>SURPLUS / (GAP)</b>	<b>Residential TDC</b>
			\$0.00	\$16,169,704
				<b>Resid. TDC per unit</b>
				\$336,869
<b>Construction Period Financing:</b>				
		<i>Amount</i>	<i>Rate</i>	<i>Term</i>
102 .	Construction Loan	\$8,445,000	2.75%	20.0
	Source:			
	Repaid at:	(event)		
103 .	Other Interim Loan	\$0	%	mos.
	Source:			
	Repaid at:	(event)		
104 .	Syndication Bridge Loan	\$0	%	mos.
	Source:			
	Repaid at:	(event)		

**Uses of Funds**

The Contractor certifies that, to the best of their knowledge, the construction estimates, and trade-item breakdown on this page are complete and accurate.

**Direct Construction:**

105 . Who prepared the estimates

106 . Basis for estimates?

	DV	Trade Item	Amount	Description
107	3	Concrete		
108	4	Masonry		
109	5	Metals		
110	6	Rough Carpentry		
111	6	Finish Carpentry		
112	7	Waterproofing		
113	7	Insulation		
114	7	Roofing		
115	7	Sheet Metal and Flashing		
116	7	Exterior Siding		
117	8	Doors		
118	8	Windows		
119	8	Glass		
120	9	Lath & Plaster		
121	9	Drywall		
122	9	Tile Work		
123	9	Acoustical		
124	9	Wood Flooring		
125	9	Resilient Flooring		
126	9	Carpet		
127	9	Paint & Decorating		
128	10	Specialties		
129	11	Special Equipment		
130	11	Cabinets		
131	11	Appliances		
132	12	Blinds & Shades		
133	13	Modular/Manufactured		
134	13	Special Construction		
135	14	Elevators or Conveying Syst.		
136	15	Plumbing & Hot Water		
137	15	Heat & Ventilation		
138	15	Air Conditioning		
139	15	Fire Protection		
140	16	Electrical		
141		Accessory Buildings	\$0	
142		Other/misc	\$0	
143		<b>Subtotal Structural</b>	<b>\$0</b>	
144	2	Earth Work		
145	2	Site Utilities		
146	2	Roads & Walks		
147	2	Site Improvement		
148	2	Lawns & Planting		
149	2	Geotechnical Conditions		
150	2	Environmental Remediation		
151	2	Demolition		
152	2	Unusual Site Cond		
153		<b>Subtotal Site Work</b>	<b>\$0</b>	
154		<b>Total Improvements</b>	<b>\$0</b>	
155	1	General Conditions		
156		<b>Subtotal</b>	<b>\$0</b>	
157	1	Builders Overhead		
158	1	Builders Profit		
159		<b>TOTAL</b>	<b>\$11,500,000</b>	<b>\$287,500</b>

160 Total Cost/square foot:  Residential Cost/s.f.:

<b>Development Budget:</b>		9%			
	Total	Residential	Commercial		Comments
161 . Acquisition: Land	\$90,000	\$81,900	\$ 8,100.00		
162 . Acquisition: Building					
<b>163 . Acquisition Subtotal</b>	<b>\$90,000</b>	<b>\$81,900</b>	<b>\$8,100</b>		
164 . Direct Construction Budget	\$11,552,000	\$10,512,320	\$ 1,039,680		(from line 159)
165 . Construction Contingency	\$577,600	\$575,000			5.0% of construction
<b>166 . Subtotal: Construction</b>	<b>\$12,129,600</b>	<b>\$11,087,320</b>	<b>\$1,039,680</b>		
<b>General Development Costs:</b>					
167 . Architecture & Engineering	\$909,720	\$827,845	\$81,874.80		
168 . Survey and Permits	\$121,296	\$110,379	\$10,916.64		
169 . Clerk of the Works	\$125,500	\$114,205	\$11,295.00		
170 . Environmental Engineer	\$150,000	\$136,500	\$13,500.00		Includes geotech and remediation
171 . Bond Premium	\$96,947	\$88,222	\$8,725.23		
172 . Legal	\$150,000	\$136,500	\$13,500.00		Includes DND/Owners/Lender legal (\$150,000 max)
173 . Title and Recording	\$112,800	\$102,648	\$10,152.01		
174 . Accounting & Cost Cert.	\$46,000	\$41,860	\$4,140.00		
175 . Marketing and Rent Up	\$72,500	\$65,975	\$6,525.00		
176 . Real Estate Taxes	\$256,281	\$233,216	\$23,065.32		
177 . Insurance	\$85,676	\$77,965	\$7,710.84		
178 . Relocation	\$0	\$0	\$0.00		
179 . Appraisal	\$14,000	\$12,740	\$1,260.00		
180 . Security	\$5,000	\$4,550	\$450.00		
181 . Construction Loan Interest	\$224,956	\$204,710	\$20,246.05		
182 . Inspecting Engineer	\$22,000	\$20,020	\$1,980.00		
183 . Fees to: Constr, Perm	\$53,220	\$48,430	\$4,789.77		Construction and perm lender
184 . Fees to:	\$0	\$0	\$0.00		
185 . Utilities	\$55,000	\$50,050	\$4,950.00		
186 . Credit Enhancement Fees		\$0	\$0.00		
187 . Letter of Credit Fees	\$131,296	\$119,479	\$11,816.64		
188 . Other Financing Fees	\$326,962	\$297,535	\$29,426.58		
189 . Development Consultant	\$60,000	\$54,600	\$5,400.00		
190 . Other: Misc	\$59,604	\$54,240	\$5,364.37		miscellaneous/civil and green engineer
191 . Other: Acq / Predev	\$326,249	\$296,886	\$29,362.37		acq / predev loan interest
192 . Soft Cost Contingency	\$84,000	\$76,440	\$7,560.00		2.5% of soft costs
<b>193 . Subtotal: Gen. Dev.</b>	<b>\$3,489,007</b>	<b>\$3,174,996.22</b>	<b>\$314,011</b>		
<b>194 . Subtotal: Acquis., Const and Gen. Dev.</b>	<b>\$15,708,607</b>	<b>\$14,344,216</b>	<b>\$1,361,791</b>		
195 . Capitalized Reserves	\$312,078	\$312,078		\$0	
196 . Developer Overhead	\$756,705	\$756,705			\$318,490.68
197 . Developer Fee	\$756,705	\$756,705			
<b>198 . Total Development Cost</b>	<b>\$17,534,095</b>	<b>\$16,169,704</b>	<b>\$1,361,791</b>	<b>TDC per unit</b>	<b>\$365,294</b>
<b>199 . TDC, Net</b>	<b>\$17,222,017</b>	<b>\$15,881,910</b>	<b>\$1,337,553</b>	<b>TDC, Net per unit</b>	<b>\$358,792</b>

**Additional Detail on Development Pro-Forma:**

200 .	Gross Syndication Investment	<input type="text"/>
<b>Off-Budget Costs:</b>		
<b>Syndication Costs:</b>		
201 .	Syndication Legal	<input type="text"/>
202 .	Syndication Fees	<input type="text"/>
203 .	Syndication Consultants	<input type="text"/>
204 .	Bridge Financing Costs	<input type="text"/>
205 .	Investor Servicing (capitalized)	<input type="text"/>
206 .	Other Syndication Expenses	<input type="text"/>
207 .	Total Syndication Expense	<input type="text" value="\$0"/>
208 .	Current Reserve Balance	<input type="text"/>
<b>Reserves (capitalized):</b>		
209 .	Development Reserves	<input type="text"/>
210 .	Initial Rent-Up Reserves	<input type="text"/>
211 .	Operating Reserves	<input type="text" value="\$312,078"/>
212 .	Net Worth Account	<input type="text"/>
213 .	Other Capitalized Reserves	<input type="text"/>
214 .	Subtotal: Capitalized Reserves	<input type="text" value="\$312,078"/>
215 .	Letter of Credit Requirements	<input type="text"/>
216 .	Total of the Above	<input type="text" value="\$312,078"/>

**Check: Line 214 is the same as line 195.**

Please Answer The Following	Dev. Reserves	Initial Rent-Up	Op. Reserves	Net Worth	Other	Letter of Credit
Who requires the reserves?						
Who administers the reserves?						
When and how are they used?						
Under what circumstances can they be released?						

**Unit Sales (For Sale Projects Only):**

217 .	Gross Sales From Units	<input type="text" value="\$"/>
218 .	Cost of Sales (Commissions, etc.)	<input type="text" value="\$"/>
219 .	Net Receipt from Sales	<input type="text" value="\$0"/>

**Debt Service Requirements:**

220 .	Minimum Debt Service Coverage	<input type="text"/>
221 .	Is this Project subject to HUD Subsidy Layering Review?	<input type="text" value="No"/>

*Optional user comments*

## PRELIMINARY DEVELOPMENT BUDGET FORM

**PROPOSER'S NAME:** CICD & Escazu Development

Complete this Preliminary Development Budget or you may substitute another form that provides substantially equivalent information. Note: Total of Uses of Funds should equal Total of Sources of Funds.

USES OF FUNDING	AMOUNT
Acquisition - Land	\$90,000
Site Prep/Environmental	\$250,000
Construction	\$11,552,000
Construction Contingency	\$577,600
Architect(s) and Engineer(s)	\$769,720
Development Consultant	\$150,000
Survey and Permits	\$121,296
Legal	\$150,000
Title and Recording	\$112,800
Real Estate Taxes	\$66,281
Insurance	\$125,626
Construction Loan Interest	\$324,956
Construction Inspection Fees	\$22,000
Other: Clerk of the works	\$125,500
Other: Marketing/FF&E	\$125,000
Other: Financing Fees	\$377,419
Other: Operating and Lease-up Reserves	\$312,078
Other: Other soft costs( appraisal, mkt study, accounting, organization, etc.)	\$61,979
Soft Cost Contingency	\$84,000
Developer Overhead	\$756,000
Developer Fee	\$756,000
<b>TOTAL: ALL USES</b>	<b>\$17,534,095</b>

<b>SOURCES OF FUNDING</b>	<b>AMOUNT</b>	<b>Committed</b>
Sponsor Cash In Hand	\$	<input type="checkbox"/>
Additional Sponsor Fundraising	\$	<input type="checkbox"/>
Philanthropic Funding	\$	<input type="checkbox"/>
Philanthropic Funding	\$	<input type="checkbox"/>
Bank Loans	\$5,195,467	<input type="checkbox"/>
Donated Materials/Services:		
Other: Federal LIHTC	\$5,330,357	<input type="checkbox"/>
Other: Condo sales + DND+ CPA+ CBH+FCF	\$7,008,271	<input type="checkbox"/>
<b>TOTAL ALL SOURCES:</b>	<b>\$17,534,095</b>	

If any of the above-listed funding sources are already in hand or have been committed subject to designation/conveyance by DND, check off the right-hand box under "Committed".

Explanatory notes:

# PRELIMINARY OPERATING BUDGET FORM

**PROPOSER'S NAME:** CICD & Escazu Development

Provide a Preliminary Operating Budget on the form provided below. You may substitute another form that provides substantially equivalent information.

SOURCES OF FUNDS: ANNUAL OPERATING INCOME	AMOUNT
30% AMI	\$ 72,600
LIHTC Units	\$ 556,584
Commercial	\$ 84,540
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
<b>ANNUAL OPERATING INCOME: ALL SOURCES</b>	<b>\$ 713,724</b>

**Committed**

If any of the above-listed funding sources are already in hand or have been committed subject to completion of the new facility, check off the right-hand box under "Committed".

USES OF FUNDS: ANNUAL OPERATING COSTS	AMOUNT
Management Fee	\$ 19,387
Administrative expenses	\$ 70,066
Maintenance and operating expenses (incl. resident services)	\$ 88,900
Utilities	\$ 82,000
Real Estate Taxes	\$ 30,000
Insurance	\$ 25,000
Replacement reserve	\$ 18,000
	\$
	\$
	\$
	\$
	\$
	\$
	\$
<b>ANNUAL OPERATING COSTS: ALL SOURCES</b>	<b>\$ 336,353</b>

*Continued on next page*



Explanatory notes:

## DEVELOPMENT TIMETABLE FORM

**PROPOSER'S NAME:** CICD & Escazu Development

Assuming that you are designated on 7/31/2018 , indicate below your target dates for achieving these key development milestones.

MILESTONE	DATE
Designs Complete	10/31/18
Apply for Permit(s)	11/2/18
Zoning Relief Anticipated?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
All Development Financing Committed	4/1/19
Permit(s) Issued	8/1/19
Financing Closed	9/1/19
Construction Begins	9/30/19
Construction Complete	11/1/20

# CONSTRUCTION EMPLOYMENT STATEMENT FORM

**PROPOSER'S NAME:** Caribbean Integration Community Development, Inc.

How many full time employees does your firm currently have?

Under 25       25 -99       100 or more

Are you a Boston-based business?  YES  NO

*Boston Based: where the principal place of business and/or the primary residence of the Proposer is in the City of Boston.*

Are you a Minority-owned Business Enterprise?  YES  NO

If yes, are you certified as such by the State Office of Minority and Women Business Assistance (SOMBWA)?  YES  NO

Are you a Woman-owned Business Enterprise?  YES  NO

If yes, are you certified as such by the State Office of Minority and Women Business Assistance (SOMBWA)?  YES  NO

## **RESIDENT, MINORITY AND FEMALE CONSTRUCTION EMPLOYMENT**

DND encourages MIHI builders to seek to achieve the following construction employment goals:

<b>Boston Residents</b>	<b>50% of project hours</b>
<b>Minority</b>	<b>25% of project hours</b>
<b>Female</b>	<b>10% of project hours</b>

These are targets, not requirements, but proposals that provide better evidence of their ability to achieve these targets will be more highly ranked. Explain what actions you will undertake to promote employment of these groups:

Ascon construction, as part of the development team, has the same employment goals as CICD and Escazu Development. The developers will require Ascon Construction, the general contractor to specifically reach out to Boston residents and minority and female individuals and trade and industry groups to encourage employment of those individuals. Furthermore, the developers will require the general contractor to hold job fair meetings and application acceptance events in order to

If you have additional information demonstrating your capacity to achieve these employment targets, you may provide this information on a separate sheet clearly labeled at the top with "Supplementary Construction Employment Statement" and the Proposer's name. *Note: if you are, according the US Dept. of Housing & Urban Development, a Section 3 certified vendor, this will be considered strong evidence of capacity to achieve DND's employment goals.*

If you have completed any development projects in the last five years that have required employment reporting through the City's Office of Jobs & Community Services, please list the most recent here: N/A



# C

## COMPLIANCE REVIEW DOCUMENTATION

- Appendix 8: Property Affidavit Form
- Appendix 9: Affidavit of Eligibility Form
- Appendix 10: Chapter 803 Disclosure Statement Form
- Appendix 11: Disclosure Statement for Transaction with a Public Agency Concerning Real Property
- Letter of Interest



**City of Boston (COB) – Property Affidavit Form**

**Instructions:** List all City of Boston properties currently owned, or previously foreclosed upon for failure to pay real estate taxes or other indebtedness, by the applicant or by any other legal entity in which the applicant has had or now has an ownership or beneficial interest. If there are any past due amounts owed to the Department of Neighborhood Development, the Inspectional Services Department, the Treasury Department and/or the Boston Water and Sewer Commission, such **must be paid in full** before: (1) a vote request can be presented to the City of Boston Public Facilities Commission concerning the sale of property to the applicant or any other business entity in which the applicant has an ownership or beneficial interest; OR (2) the commitment of funding to the applicant or any other business entity in which the applicant has an ownership or beneficial interest. Public Facilities Commission votes are not to be requested until the Property Affidavit has been approved and the Legal Unit has signed the Property Clearance Form.

Upon approval, the Property Affidavit will be valid for ninety (90) calendar days from the date it is signed by the Applicant.

For any additional properties that do not fit on this form, **attach a spreadsheet**. Do not use another property affidavit form. Only one signature page is to be submitted. All entries made on this form must be typed in the form fields provided below.

**Applicant:** Caribbean Integration Community Development, Inc.

List Addresses of Boston Properties Owned:	PARCEL ID NUMBER
None	
Boston Properties Previously Foreclosed Upon by COB:	PARCEL ID NUMBER
None	

I declare under pains and penalties of perjury that the foregoing representations are true, accurate, complete and correct in all respects.

Donald Alexis, President *Donald d. alexis* 3/29/2018  
 Print Name and Title Authorized Representative's Signature Date

(617) 792-1245  
 Applicant Contact (If different from above) Telephone Number

**OFFICIAL USE ONLY (Fax the completed form to DND at 635-0262. Delinquency Reported: (If Yes (Y) state the amount owed):**

**Boston Water & Sewer Commission** Y \$ \_\_\_\_\_ N   
 Signature and Date: \_\_\_\_\_

Notes: \_\_\_\_\_

**Department of Neighborhood Development** Y \$ \_\_\_\_\_ N   
 Signature and Date: \_\_\_\_\_

Notes: \_\_\_\_\_

**Public Works Department** Y \$ \_\_\_\_\_ N   
 Signature and Date: \_\_\_\_\_

Notes: \_\_\_\_\_

**Treasury Department** Y \$ \_\_\_\_\_ N   
 Signature and Date: \_\_\_\_\_

Notes: \_\_\_\_\_

DND Contact Division Program Phone: ext.

**City of Boston (COB) – Property Affidavit Form**

**Instructions:** List all City of Boston properties currently owned, or previously foreclosed upon for failure to pay real estate taxes or other indebtedness, by the applicant or by any other legal entity in which the applicant has had or now has an ownership or beneficial interest. If there are any past due amounts owed to the Department of Neighborhood Development, the Inspectional Services Department, the Treasury Department and/or the Boston Water and Sewer Commission, such **must be paid in full** before: (1) a vote request can be presented to the City of Boston Public Facilities Commission concerning the sale of property to the applicant or any other business entity in which the applicant has an ownership or beneficial interest; OR (2) the commitment of funding to the applicant or any other business entity in which the applicant has an ownership or beneficial interest. Public Facilities Commission votes are not to be requested until the Property Affidavit has been approved and the Legal Unit has signed the Property Clearance Form.

Upon approval, the Property Affidavit will be valid for ninety (90) calendar days from the date it is signed by the Applicant.

For any additional properties that do not fit on this form, attach a spreadsheet. Do not use another property affidavit form. Only one signature page is to be submitted. All entries made on this form must be typed in the form fields provided below.

**Applicant:** My Lam

List Addresses of Boston Properties Owned:	PARCEL ID NUMBER
11-15 Tampa Street, Mattapan	1803399000
Boston Properties Previously Foreclosed Upon by COB:	PARCEL ID NUMBER

I declare under pains and penalties of perjury that the foregoing representations are true, accurate, complete and correct in all respects.

My Lam 3/27/2018  
 Print Name and Title Authorized Representative's Signature Date

Applicant Contact (If different from above) Telephone Number

**OFFICIAL USE ONLY (Fax the completed form to DND at 635-0262. Delinquency Reported: (If Yes (Y) state the amount owed):**

**Boston Water & Sewer Commission** Y\$ \_\_\_\_\_ N   
 Signature and Date: \_\_\_\_\_

Notes: \_\_\_\_\_

**Department of Neighborhood Development** Y\$ \_\_\_\_\_ N   
 Signature and Date: \_\_\_\_\_

Notes: \_\_\_\_\_

**Public Works Department** Y\$ \_\_\_\_\_ N   
 Signature and Date: \_\_\_\_\_

Notes: \_\_\_\_\_

**Treasury Department** Y\$ \_\_\_\_\_ N   
 Signature and Date: \_\_\_\_\_

Notes: \_\_\_\_\_

DND Contact Division Program Phone: ext.



## AFFIDAVIT OF ELIGIBILITY FORM

Developer's Name: Caribbean Integration Community Development, Inc.

Any person submitting an application for under this RFP must truthfully complete this Affidavit and submit it with their application.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?

No

2. Are any of the principals employed by the City of Boston? If so, in what capacity? (Please include name of principal, name of agency or department, and position held in that agency or department).

No

3. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

No

5. Have any of the principals ever been convicted of any arson-related crimes, or currently under indictment for any such crime?

No

6. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three (3) years?

No

Signed under the pains and penalties of perjury this

29 \_\_\_\_\_ day of March \_\_\_\_\_, 20 18 \_\_\_\_\_

SIGNATURE: Donald d. alexis

TITLE: President

ORGANIZATION: Caribbean Integration Community Develop

ADDRESS: 1601 Blue Hill Ave, Mattapan

## **AFFIDAVIT OF ELIGIBILITY FORM**

Developer's Name: Escazu Development, LLC c/o My Lam

Any person submitting an application for under this RFP must truthfully complete this Affidavit and submit it with their application.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?

No

2. Are any of the principals employed by the City of Boston? If so, in what capacity? (Please include name of principal, name of agency or department, and position held in that agency or department).

No

3. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

No

5. Have any of the principals ever been convicted of any arson-related crimes, or currently under indictment for any such crime?

No

6. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three (3) years?

No

Signed under the pains and penalties of perjury this

27 day of March, 20 18

SIGNATURE: *My Lam*

TITLE: Manager

ORGANIZATION: Escazu Development LLC

ADDRESS: 1582 Dorchester Avenue, 02122

## CHAPTER 803 DISCLOSURE STATEMENT FORM

In compliance with Chapter 60, Section 77B of the Massachusetts General Laws as amended by Chapter 803 of the Acts of 1985, I hereby certify that I have never been convicted of a crime involving the willful and malicious setting of a fire or of a crime involving the fraudulent filing of a claim for fire insurance; nor am I delinquent in the payment of real estate taxes in the City of Boston, or being delinquent, an application for the abatement of such tax is pending or a pending petition before the appellate tax board has been filed in good faith.

This statement is made under the pains and penalties of perjury this 29 day  
of March, 2018  
Month Year

Ronald d. alexis

Proposer Signature

\_\_\_\_\_

Co-Proposer Signature (If Applicable)

## CHAPTER 803 DISCLOSURE STATEMENT FORM

In compliance with Chapter 60, Section 77B of the Massachusetts General Laws as amended by Chapter 803 of the Acts of 1985, I hereby certify that I have never been convicted of a crime involving the willful and malicious setting of a fire or of a crime involving the fraudulent filing of a claim for fire insurance; nor am I delinquent in the payment of real estate taxes in the City of Boston, or being delinquent, an application for the abatement of such tax is pending or a pending petition before the appellate tax board has been filed in good faith.

This statement is made under the pains and penalties of perjury this 27 day  
of March, 2018  
Month Year

My Lam

Proposer Signature

\_\_\_\_\_  
Co-Proposer Signature (If Applicable)



CITY OF BOSTON • MASSACHUSETTS  
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT  
MARTIN J. WALSH, MAYOR

ADDENDUM NO: **One (1)**  
DATED: February 15, 2018  
To All Potential Applicants  
For **Request for Proposals**  
**270 Talbot Avenue and Spencer**  
**Street (Ward 17/Parcel 00592000),**  
**Dorchester**

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT  
26 COURT STREET  
BOSTON, MA 02108

This addendum modifies, amends, and supplements designated parts of the Request For Proposals: **270 Talbot Avenue and Spencer Street (Ward 17/Parcel 00592000), Dorchester** and is hereby made a part thereof by reference, and shall be as binding as though inserted in its entirety in the locations designated hereunder. Whenever portions of any addendum are in conflict with a previous addendum, the addendum bearing the latest date shall govern. No claim for additional compensation, due to the lack of knowledge of this addendum will be considered.

Sheila A. Dillon  
Chief and Director  
Department of Neighborhood Development

**ITEM ONE:** Potential Applicants are notified that under the Table of Contents, Forms, the link listed as "Ver 1-Beneficial Interest Statement" is inaccessible. Therefore, the attached form entitled "Disclosure Statement for Transaction with a Public Agency Concerning Real Property" will replace the Ver 1-Beneficial Interest Statement form.

End of Addendum No. 1 – **Request for Proposals: 270 Talbot Avenue and Spencer Street (Ward 17/Parcel 00592000), Dorchester**



26 COURT STREET • BOSTON • MASSACHUSETTS • 02108 • 617-635-3880 • DND.CITYOFBOSTON.GOV



**DISCLOSURE STATEMENT FOR  
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY  
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

**INSTRUCTION SHEET**

**NOTE:** The Division of Capital Asset Management and Maintenance (DCAMM) shall have no responsibility for insuring that the Disclosure Statement has been properly completed as required by law. Acceptance by DCAMM of a Disclosure Statement for filing does not constitute DCAMM's approval of this Disclosure Statement or the information contained therein. Please carefully read M.G.L. c. 7C, s. 38 which is reprinted in Section 8 of this Disclosure Statement.

**Section (1):** Identify the real property, including its street address, and city or town. If there is no street address then identify the property in some other manner such as the nearest cross street and its tax assessors' parcel number.

**Section (2):** Identify the type of transaction to which this Disclosure Statement pertains --such as a sale, purchase, lease, etc.

**Section (3):** Insert the exact legal name of the Public Agency participating in this Transaction with the Disclosing Party. The Public Agency may be a Department of the Commonwealth of Massachusetts, or some other public entity. Please do not abbreviate.

**Section (4):** Insert the exact legal name of the Disclosing Party. Indicate whether the Disclosing Party is an individual, tenants in common, tenants by the entirety, corporation, general partnership, limited partnership, LLC, or other entity. If the Disclosing Party is the trustees of a trust then identify the trustees by name, indicate that they are trustees, and add the name of the trust.

**Section (5):** Indicate the role of the Disclosing Party in the transaction by checking one of the blanks. If the Disclosing Party's role in the transaction is not covered by one of the listed roles then describe the role in words.

**Section (6):** List the names and addresses of **every** legal entity and **every** natural person that has or will have a **direct or indirect** beneficial interest in the real property. The only exceptions are those stated in the first paragraph of the statute that is reprinted in Section 8 of this Disclosure Statement. If the Disclosing Party is another public entity such as a city or town, insert "inhabitants of the (name of public entity)." If the Disclosing Party is a non-profit with no individual persons having any beneficial interest then indicate the purpose or type of the non-profit entity. If additional space is needed, please attach a separate sheet and incorporate it by reference into Section 6.

**Section (7):** Write "none" in the blank if none of the persons mentioned in Section 6 is employed by DCAMM. Otherwise list any parties disclosed in Section 6 that are employees of DCAMM.

**Section (8):** The individual signing this statement on behalf of the Disclosing Party acknowledges that he/she has read the included provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts.

**Section (9):** Make sure that this Disclosure Statement is signed by the correct person. If the Disclosing Party is a corporation, please make sure that this Disclosure Statement is signed by a duly authorized officer of the corporation as required by the statute reprinted in Section 8 of this Disclosure Statement.

This completed and signed Disclosure Statement should be mailed or otherwise delivered to:

Deputy Commissioner for Real Estate  
Division of Capital Asset Management and Maintenance  
One Ashburton Place, 15<sup>th</sup> Floor, Boston, MA 02108



DISCLOSURE STATEMENT FOR  
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY  
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)

The undersigned party to a real property transaction with a public agency hereby discloses and certifies, under pains and penalties of perjury, the following information as required by law:

- (1) REAL PROPERTY:
  
- (2) TYPE OF TRANSACTION, AGREEMENT, or DOCUMENT:
  
- (3) PUBLIC AGENCY PARTICIPATING in TRANSACTION:
  
- (4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY (IF NOT AN INDIVIDUAL):
  
- (5) ROLE OF DISCLOSING PARTY (Check appropriate role):

\_\_\_\_\_ Lessor/Landlord                      \_\_\_\_\_ Lessee/Tenant

\_\_\_\_\_ Seller/Grantor                      \_\_\_\_\_ Buyer/Grantee

Other (Please describe): \_\_\_\_\_

- (6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):

NAME

RESIDENCE

CICD

1601 Blue Hill Ave, Mattapan

- (7) None of the above-named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (insert "none" if none):
  
- (8) The individual signing this statement on behalf of the above-named party acknowledges that he/she has read the following provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts:

*No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been*

**DISCLOSURE STATEMENT FOR  
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY  
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

*filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arms length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.*

*Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.*

*The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.*

(9) This Disclosure Statement is hereby signed under penalties of perjury.

*Donald Alex*

PRINT NAME OF DISCLOSING PARTY (from Section 4, above)

*Donald Alex*

AUTHORIZED SIGNATURE of DISCLOSING PARTY

*3/29/2018*

DATE (MM / DD / YYYY)

*Donald Alex, President*

PRINT NAME & TITLE of AUTHORIZED SIGNER

**Conflict of Interest Affidavit Form**

The undersigned hereby certifies, under the pains and penalties of perjury, that neither they, nor those with whom they have business ties, nor any immediate family member of the undersigned, is currently or has been within the past twelve months, an employee, agent, consultant, officer or elected or appointed official of the City of Boston Department of Neighborhood Development. For purposes of this affidavit "immediate family member" shall include parents, spouse, siblings, or children, irrespective of their place of residence.

I declare under penalties of perjury that the foregoing representations are true, correct, accurate, complete and correct in all respects.

WITNESS:

BORROWER:

Donald Alexis


Caribbean Integration Community

THE COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

April 27 2018

Then personally appeared the above named Donald Alexis, (title) of (organization) and executed the foregoing instrument and acknowledged the foregoing instrument to be (his/her) free act and deed as (title) aforesaid and the free act and deed of (organization), before me.

  
Name: \_\_\_\_\_  
Notary Public

My Commission Expires:

May 6, 2022



CITY OF BOSTON • MASSACHUSETTS  
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT  
MARTIN J. WALSH, MAYOR

ADDENDUM NO: **One (1)**  
DATED: February 15, 2018  
To All Potential Applicants  
For **Request for Proposals  
270 Talbot Avenue and Spencer  
Street (Ward 17/Parcel 00592000),  
Dorchester**

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT  
26 COURT STREET  
BOSTON, MA 02108

This addendum modifies, amends, and supplements designated parts of the Request For Proposals: **270 Talbot Avenue and Spencer Street (Ward 17/Parcel 00592000), Dorchester** and is hereby made a part thereof by reference, and shall be as binding as though inserted in its entirety in the locations designated hereunder. Whenever portions of any addendum are in conflict with a previous addendum, the addendum bearing the latest date shall govern. No claim for additional compensation, due to the lack of knowledge of this addendum will be considered.

Sheila A. Dillon  
Chief and Director  
Department of Neighborhood Development

**ITEM ONE:** Potential Applicants are notified that under the Table of Contents, Forms, the link listed as "Ver 1-Beneficial Interest Statement" is inaccessible. Therefore, the attached form entitled "Disclosure Statement for Transaction with a Public Agency Concerning Real Property" will replace the Ver 1-Beneficial Interest Statement form.

End of Addendum No. 1 – **Request for Proposals: 270 Talbot Avenue and Spencer Street (Ward 17/Parcel 00592000), Dorchester**



**DISCLOSURE STATEMENT FOR  
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY  
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

**INSTRUCTION SHEET**

**NOTE:** The Division of Capital Asset Management and Maintenance (DCAMM) shall have no responsibility for insuring that the Disclosure Statement has been properly completed as required by law. Acceptance by DCAMM of a Disclosure Statement for filing does not constitute DCAMM's approval of this Disclosure Statement or the information contained therein. Please carefully read M.G.L. c. 7C, s. 38 which is reprinted in Section 8 of this Disclosure Statement.

**Section (1):** Identify the real property, including its street address, and city or town. If there is no street address then identify the property in some other manner such as the nearest cross street and its tax assessors' parcel number.

**Section (2):** Identify the type of transaction to which this Disclosure Statement pertains –such as a sale, purchase, lease, etc.

**Section (3):** Insert the exact legal name of the Public Agency participating in this Transaction with the Disclosing Party. The Public Agency may be a Department of the Commonwealth of Massachusetts, or some other public entity. Please do not abbreviate.

**Section (4):** Insert the exact legal name of the Disclosing Party. Indicate whether the Disclosing Party is an individual, tenants in common, tenants by the entirety, corporation, general partnership, limited partnership, LLC, or other entity. If the Disclosing Party is the trustees of a trust then identify the trustees by name, indicate that they are trustees, and add the name of the trust.

**Section (5):** Indicate the role of the Disclosing Party in the transaction by checking one of the blanks. If the Disclosing Party's role in the transaction is not covered by one of the listed roles then describe the role in words.

**Section (6):** List the names and addresses of **every** legal entity and **every** natural person that has or will have a **direct or indirect** beneficial interest in the real property. The only exceptions are those stated in the first paragraph of the statute that is reprinted in Section 8 of this Disclosure Statement. If the Disclosing Party is another public entity such as a city or town, insert "inhabitants of the (name of public entity)." If the Disclosing Party is a non-profit with no individual persons having any beneficial interest then indicate the purpose or type of the non-profit entity. If additional space is needed, please attach a separate sheet and incorporate it by reference into Section 6.

**Section (7):** Write "none" in the blank if none of the persons mentioned in Section 6 is employed by DCAMM. Otherwise list any parties disclosed in Section 6 that are employees of DCAMM.

**Section (8):** The individual signing this statement on behalf of the Disclosing Party acknowledges that he/she has read the included provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts.

**Section (9):** Make sure that this Disclosure Statement is signed by the correct person. If the Disclosing Party is a corporation, please make sure that this Disclosure Statement is signed by a duly authorized officer of the corporation as required by the statute reprinted in Section 8 of this Disclosure Statement.

This completed and signed Disclosure Statement should be mailed or otherwise delivered to:

Deputy Commissioner for Real Estate  
Division of Capital Asset Management and Maintenance  
One Ashburton Place, 15<sup>th</sup> Floor, Boston, MA 02108

**DISCLOSURE STATEMENT FOR  
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY  
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

The undersigned party to a real property transaction with a public agency hereby discloses and certifies, under pains and penalties of perjury, the following information as required by law:

- (1) REAL PROPERTY:
  
- (2) TYPE OF TRANSACTION, AGREEMENT, or DOCUMENT:
  
- (3) PUBLIC AGENCY PARTICIPATING in TRANSACTION:
  
- (4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY (IF NOT AN INDIVIDUAL):
  
- (5) ROLE OF DISCLOSING PARTY (Check appropriate role):
  - Lessor/Landlord                       Lessee/Tenant
  - Seller/Grantor                               Buyer/Grantee
  - Other (Please describe): developer
  
- (6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):  

<u>NAME</u>	<u>RESIDENCE</u>
	My Lam 1582 Dorchester Avenue, Dorchester 02122
  
- (7) None of the above- named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (insert "none" if none):
  
- (8) The individual signing this statement on behalf of the above-named party acknowledges that he/she has read the following provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts:

*No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been*

**DISCLOSURE STATEMENT FOR  
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY  
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

*filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arms length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.*

*Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.*

*The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.*

(9) This Disclosure Statement is hereby signed under penalties of perjury.

My Lam

PRINT NAME OF DISCLOSING PARTY (from Section 4, above)

*My Lam*

AUTHORIZED SIGNATURE of DISCLOSING PARTY

3/27/2018

DATE (MM / DD / YYYY)

My Lam, Manager

PRINT NAME & TITLE of AUTHORIZED SIGNER

**Conflict of Interest Affidavit Form**

The undersigned hereby certifies, under the pains and penalties of perjury, that neither they, nor those with whom they have business ties, nor any immediate family member of the undersigned, is currently or has been within the past twelve months, an employee, agent, consultant, officer or elected or appointed official of the City of Boston Department of Neighborhood Development. For purposes of this affidavit "immediate family member" shall include parents, spouse, siblings, or children, irrespective of their place of residence.

I declare under penalties of perjury that the foregoing representations are true, correct, accurate, complete and correct in all respects.

WITNESS:

BORROWER:

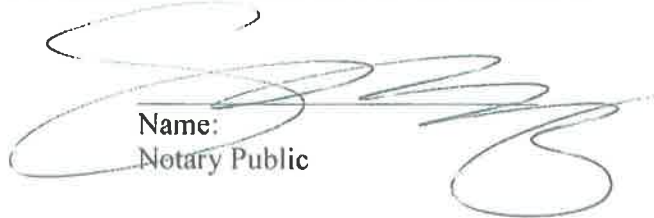


THE COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

March 27 2018

Then personally appeared the above named MY LAM, (title) of (organization) and executed the foregoing instrument and acknowledged the foregoing instrument to be (his/her) free act and deed as (title) aforesaid and the free act and deed of (organization), before me.



Name:  
Notary Public

My Commission Expires:



SUSANA M. NGUYEN  
NOTARY PUBLIC  
Commonwealth of Massachusetts  
My Commission Expires  
September 11, 2020



# LETTER OF INTEREST

AFL • CIO  
**HOUSING  
INVESTMENT  
TRUST**

— AFFILIATION —

**Stephen Coyle**  
Chief Executive Officer

**Ted S. Chandler**  
Chief Operating Officer

**Erica Khatchadourian**  
Chief Financial Officer

**Chang Suh**  
Chief Portfolio Manager

March 28, 2018

**Mr. Donald Alexis**  
Caribbean Integrated Development Corporation, Inc.  
1601-1603 Blue Hill Avenue  
Mattapan, MA 02126

**RE: 270 Talbot Avenue & Spence Street Development  
Boston, MA**

Dear Mr. Alexis:

The American Federation of Labor and Congress of Industrial Organizations Housing Investment Trust (the “Trust”) is pleased to have the opportunity to express its interest in joining with you to participate in the financing of the 270 Talbot Avenue & Spence Street Development (the “Project”) located in Boston, MA.

With approximately \$6.10 billion in net assets, the Trust provides capital for new construction, substantial rehabilitation and preservation of affordable and market-rate multifamily projects nationwide, using 100% union labor. The Trust focuses its investments in housing projects that provide competitive returns to our union and public pension fund investors, create union jobs and help strengthen local communities.

The Trust has extensive experience working in Massachusetts. The Trust has invested over \$468.6 million in 30 projects in the City of Boston. We have the experience and capacity to work with the Caribbean Integrated Development Corporation, Inc. to finance this exciting project.

Despite our interest in being involved in this transaction, at this time this letter does not constitute a commitment from the Trust to provide financing for the Project. Any commitment must follow a deliberative process which would articulate the general terms and conditions upon which the Trust would consider providing financing. The actual terms and conditions of any commitment issued by the Trust would be dependent upon the results of the Trust’s review and analysis of the underwriting and due diligence for the Project, as well as Trust Investment Committee approval. Any such commitment would be in writing and clearly identified as a commitment.

2401 Pennsylvania Avenue, NW • Suite 200 • Washington, DC 20037  
Tel: 202.331.8055 Fax: 202.331.8190

[www.aflcio-hit.com](http://www.aflcio-hit.com)

814237-3

Thank you for your consideration of the Trust's capabilities as you move forward with this major endeavor. If you have any questions please feel free to contact me at 202-331-8055.

Best Regards,



Stephanie H. Wiggins  
Executive Vice President/Chief Investment Officer

D

# DRAWINGS

# TALBOT AVE & SPENCER ST

270 TALBOT AVE, BOSTON MA 02124

## DRAWING LIST

Sheet Number	Sheet Title
A010	ARCHITECTURAL SITE PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	THIRD FLOOR PLAN
A104	FOURTH FLOOR PLAN
A105	FIFTH FLOOR PLAN
A300	SCHEMATIC SECTION
A301	TALBOT AVE ELEVATION
A302	SPENCER ST ELEVATION
A303	STREET VIEW RENDERING
A304	STREET VIEW RENDERING 2



3F-6000

Zoni  
Dorchester Neighborhood -

PROPOSE

LOT

GSF

Per zoning definition

UNITS

PARKING

	ZON
	REC
Multi-family dwelling	
Retail	
Parking Garage	
Parking Lot	
LOT SIZE	
LOT AREA (MIN. SQ.FT. FOR EACH ADDTL UNIT)	
LOT WIDTH	
FAR	
HEIGHT OF BLDG	
FRONT YARD	
SIDE YARD	
REAR YARD	
OFF STREET PARKING	
48 UNITS x 1.5 + 4227/1000 sf x 2.0	
OFF STREET LOADING	

3. See Section 60-37.1, Street Wall Continuity.

BU
1ST I
2ND
3RD
4TH
5TH
TOT, PER



Project  
**TALBOT AVE & SPENCER ST**  
 270 TALBOT AVE  
 BOSTON MA 02124

Title  
**ARCHITECTURAL SITE PLAN**



**DAVIS  
 SQUARE  
 ARCHITECTS**

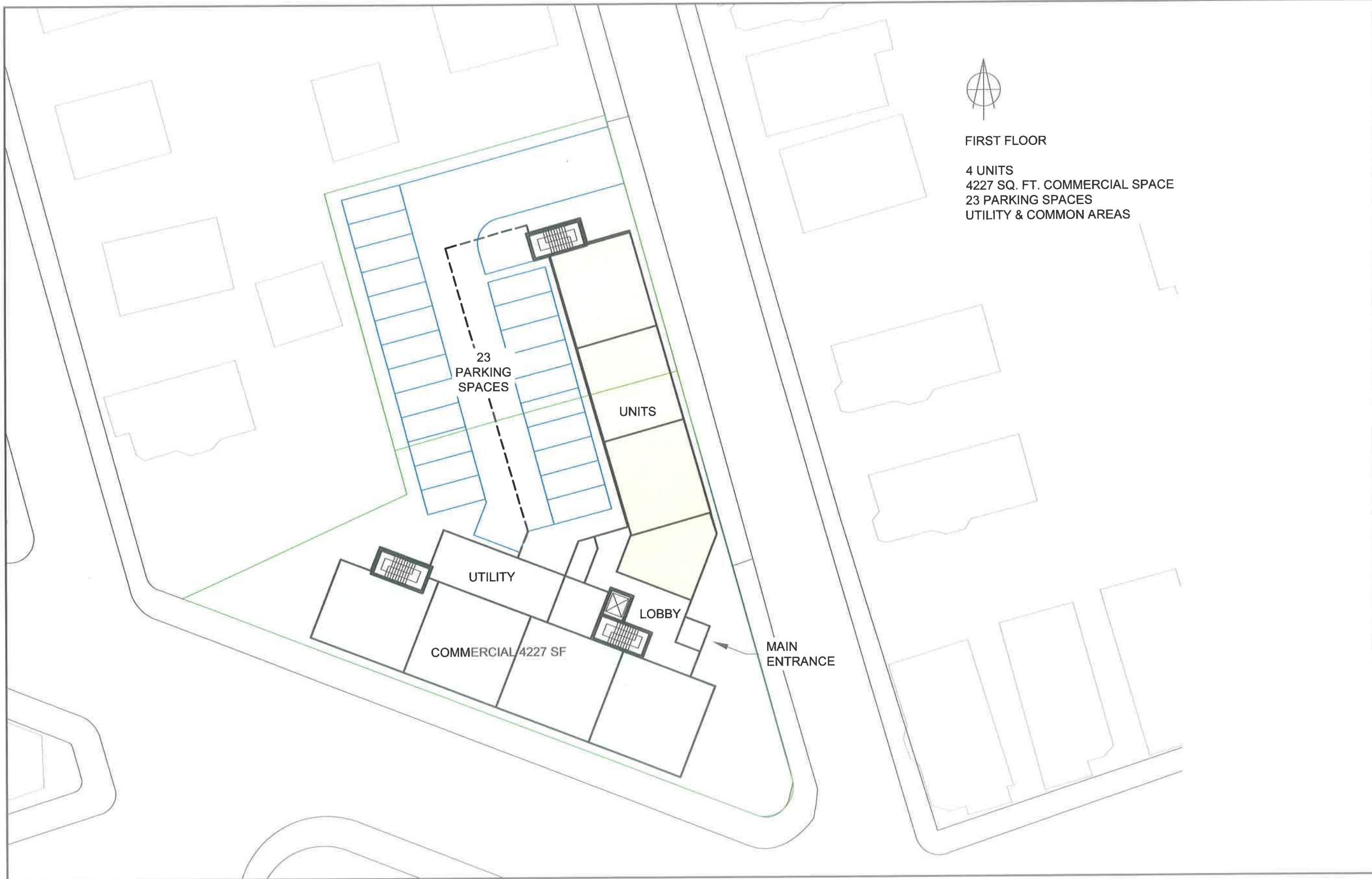
240A Elm St, Somerville, MA 02144  
 617.628.5700  
 www.davissquarearchitects.com

Designed  
 Checked  
 Project No. 37PRC18  
 Scale AS NOTED  
 Date 03/28/2018

Exhibit  
 Drawing No. 11.2 - A010

A-1  
 1/32" = 1'-0"

ARCHITECTURAL SITE PLAN



FIRST FLOOR  
 4 UNITS  
 4227 SQ. FT. COMMERCIAL SPACE  
 23 PARKING SPACES  
 UTILITY & COMMON AREAS

A-1  
 1/32" = 1'-0"

1ST FLOOR PLAN

Project  
**TALBOT AVE & SPENCER ST**  
 270 TALBOT AVE  
 BOSTON MA 02124

Title  
**FIRST FLOOR PLAN**



**DAVIS  
 SQUARE  
 ARCHITECTS**

240A Elm St, Somerville, MA 02144  
 617.628.5700  
 www.davissquarearchitects.com

Designed  
 Exhibit  
 Project No.  
**37PRC018**

Scale  
**AS NOTED**

Date  
**03/28/2018**

Drawing No.  
**11.5 - A101**



SECOND FLOOR

13 UNITS

A-1

2ND FLOOR PLAN

1/32" = 1'-0"

Designed

Checked

Project No.  
37PROP18

Scale  
AS NOTED

Date  
03/28/2018

Drawing No.

11.5 - A102



**DAVIS**  
**SQUARE**  
ARCHITECTS

240A Elm St, Somerville, MA 02144  
617.628.5700  
www.davisquarearchitects.com

Project  
**TALBOT AVE & SPENCER ST**  
270 TALBOT AVE  
BOSTON MA 02124

Title  
**SECOND FLOOR PLAN**



THIRD FLOOR  
13 UNITS

A-1

3RD FLOOR PLAN

1/32" = 1'-0"

Designed  
Checked  
Project No.  
37PRC18  
Scale  
AS NOTED  
Date  
03/28/2018

Exhibit Drawing No.

11.5 - A103

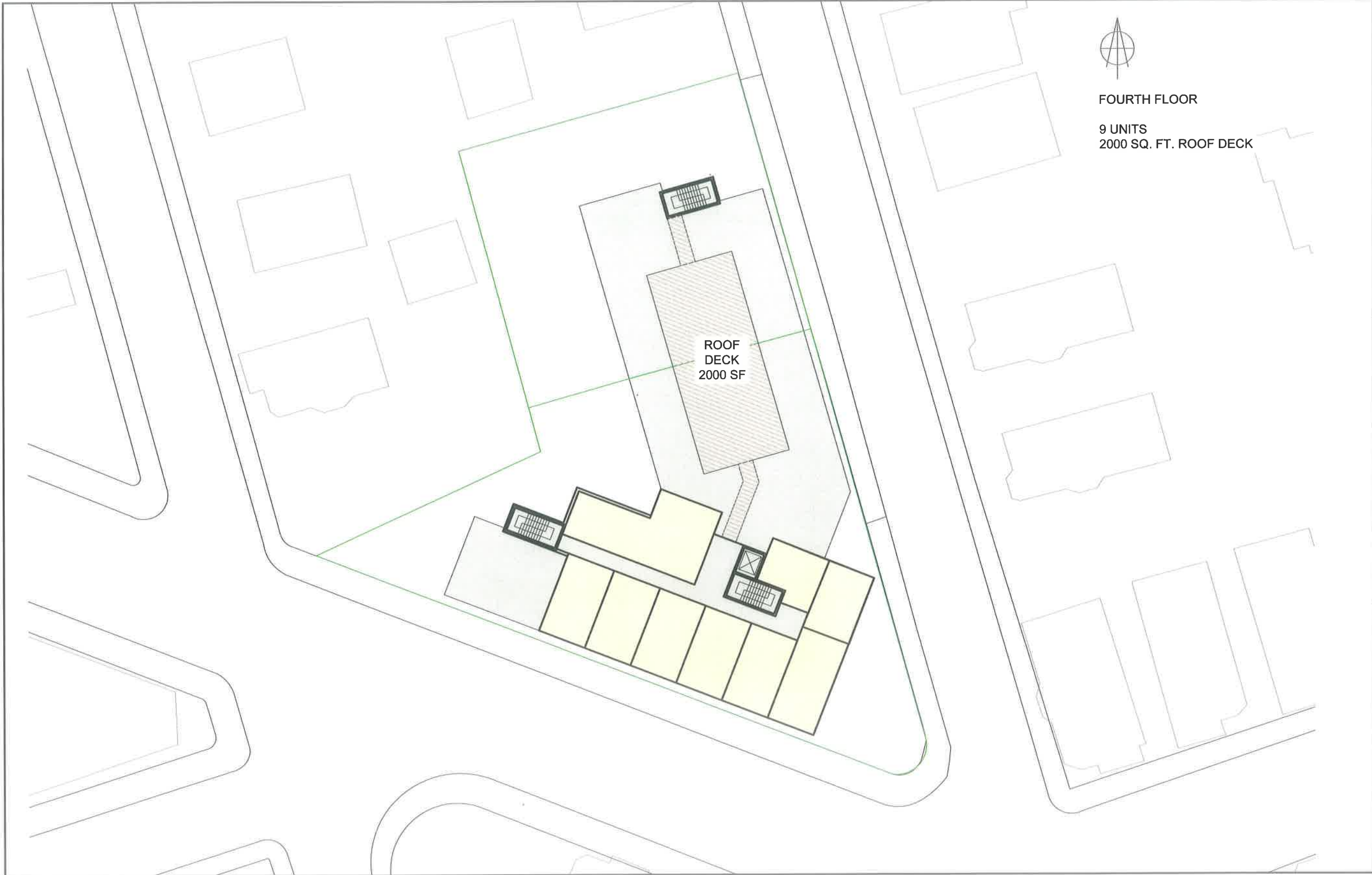
Project  
TALBOT AVE & SPENCER ST  
270 TALBOT AVE  
BOSTON MA 02124

Title  
THIRD FLOOR PLAN



**DAVIS**  
**SQUARE**  
ARCHITECTS  
240A Elm St, Somerville, MA 02144  
617.628.5700  
www.davissquarearchitects.com





FOURTH FLOOR  
 9 UNITS  
 2000 SQ. FT. ROOF DECK

ROOF DECK  
 2000 SF

Project  
**TALBOT AVE & SPENCER ST**  
 270 TALBOT AVE  
 BOSTON MA 02124

Title  
**FOURTH FLOOR PLAN**



**DAVIS** 240A Elm St., Somerville, MA 02144  
**SQUARE** 617.628.5700  
 ARCHITECTS www.davissquarearchitects.com

A-1

4TH FLOOR PLAN

1/32" = 1'-0"

Designed  
 Checked  
 Project No. 37PROP18  
 Scale AS NOTED  
 Date 03/28/2018  
 Exhibit Drawing No.  
**11.5 - A104**



FIFTH FLOOR  
9 UNITS

A-1  
1/32" = 1'-0"

5TH FLOOR PLAN

Project  
**TALBOT AVE & SPENCER ST**  
270 TALBOT AVE  
BOSTON MA 02124

Title  
**FIFTH FLOOR PLAN**

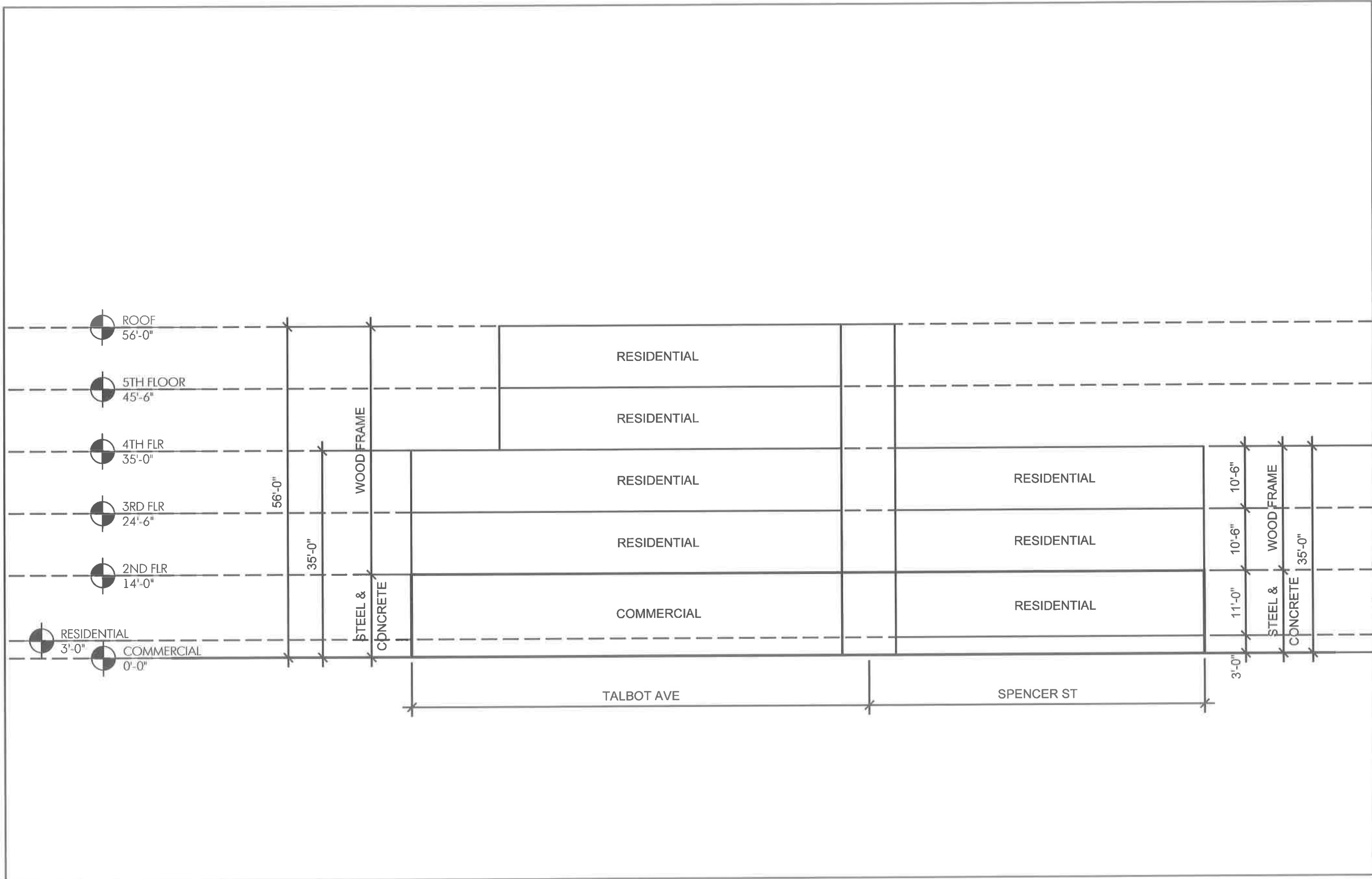


**DAVIS**  
**SQUARE**  
ARCHITECTS

240A Elm St, Somerville, MA 02144  
617.628.5700  
www.davisquarearchitects.com


Designed  
Checked  
Project No. 37PROP18  
Scale AS NOTED  
Date 03/28/2018

Exhibit Drawing No.  
**11.5 - A105**



Project  
**TALBOT AVE & SPENCER ST**  
 270 TALBOT AVE  
 BOSTON MA 02124

Title  
**SCHEMATIC SECTION**



**DAVIS SQUARE ARCHITECTS**  
 240A Elm St., Somerville, MA 02144  
 617.628.5700  
 www.davissquarearchitects.com

Designed	Checked	Project No.	Scale	Date
		37PROP18	AS NOTED	03/28/2018
Exhibit	Drawing No.			
	11.6 - A300			

**A-1**

1/16" = 1'-0"

**SCHEMATIC SECTION**



Project  
**TALBOT AVE & SPENCER ST**  
 270 TALBOT AVE  
 BOSTON MA 02124

Title  
**TALBOT AVE ELEVATION**



**DAVIS** 240A Elm St, Somerville, MA 02144  
**SQUARE** 617.628.5700  
 ARCHITECTS www.davissquarearchitects.com

Designed  
 Checked  
 Project No. 37PROP18  
 Scale AS NOTED  
 Date 03/28/2018

Exhibit Drawing No.  
**11.7 - A301**

A-1

TALBOT AVE ELEVATION

1/16" = 1'-0"



Project  
**TALBOT AVE & SPENCER ST**  
 270 TALBOT AVE  
 BOSTON MA 02124

Title  
**SPENCER ST ELEVATION**



**DAVIS**  
**SQUARE**  
 ARCHITECTS  
 240A Elm St., Somerville, MA 02144  
 617.628.5700  
 www.davisquarearchitects.com

Designed  
 Checked  
 Project No. 37PRC18  
 Scale AS NOTED  
 Date 03/28/2018

Exhibit Drawing No.  
**11.7 - A302**

A-1

SPENCER ST ELEVATION

1/16" = 1'-0"



A-1

STREET VIEW RENDERING

NTS

Project  
**TALBOT AVE & SPENCER ST**  
 270 TALBOT AVE  
 BOSTON MA 02124

Title  
**STREET VIEW RENDERING**



**DAVIS** 240A Elm St, Somerville, MA 02144  
**SQUARE** 617.628.5700  
 ARCHITECTS www.davissquarearchitects.com

Designed

Checked

Project No.  
 37PRCP-18

Scale  
 AS NOTED

Date  
 03/28/2018

Enhibit

Drawing No.

**11.7 - A303**



Project  
**TALBOT AVE & SPENCER ST**  
 270 TALBOT AVE  
 BOSTON MA 02124

Title  
**STREET VIEW RENDERING 2**



**DAVIS**  
**SQUARE**  
 ARCHITECTS  
 240A Elm St, Somerville, MA 02144  
 617.628.5700  
 www.davissquarearchitects.com

Designed  
 Checked  
 Project No. 37PRC18  
 Scale AS NOTED  
 Date 03/28/2018

Exhibit Drawing No.  
**11.7 - A304**

A-1

STREET VIEW RENDERING

NTS

**Attachment 1  
Project Sources and Uses**

**PROJECT ANALYSIS**

5/21/2018

**Project Name:** ACTUAL NAME OF PROJECT  
**Developer:** DEVELOPER NAME (DOES NOT NEED TO BE LEGAL ENTITY)  
**Project Address:** LIST ALL ADDRESSES  
**Project Manager:**

**Budget Program/Housing Type:**

<b>Project Gross Square Footage:</b>	<b>Formula</b>	<b>TDC:</b>	<b>Formula - will need to amend to</b>
<b>Residential Gross Square Footage:</b>	<b>Line 19A</b>	<b>Residential TDC:</b>	<b>Formula - will need to amend to</b>
<b>Commercial Gross Square Footage:</b>	<b>Line 19B</b>	<b>Commercial TDC:</b>	<b>Formula - will need to amend to</b>
<b>Construction Start Date:</b>	<b>Line 12</b>	<b>Per Unit Cost:</b>	<b>Formula - will need to amend to</b>
<b>Construction Period:</b>	<b>Line 12</b>	<b>Total DND Subsidy:</b>	<b>Formula - will need to amend to</b>
		<b>Total NHT Subsidy:</b>	<b>Formula - will need to amend to</b>
		<b>COB Subsidy Per Unit:</b>	<b>Formula - will need to amend to</b>

<b>RENT LIMITS</b>	<b>SRO</b>	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5+ BR</b>	
Current HIGH HOME Rents	782	1,042	1,164	1,408	1,619	1,786	1,952	→
Current Low HOME Rents	642	856	917	1,101	1,271	1,418	1,565	
LIHTC 60% Rents		988	1,059	1,270	1,469	1,638	1,808	→
Homeless Set-aside Rents	371	495	530	636	735	820	904	
Current Sec. 8 FMR:	781	1,042	1,164	1,454	1,811	1,969	2,264	
Current 110% FMR Rents	859	1,146	1,280	1,599	1,992	2,166		
BRA Inclusionary Zoning Rents		1,020	1,190	1,361	1,531	1,701		

**If Homeownership project, hide rows 23 to 57. If Rental project, hide rows 57 to 102**

<b>RENTAL DEVELOPMENT</b>	<b>SRO</b>	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5+ BR</b>	<b>Totals</b>
<b>Section 8-</b>	<b>#</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Average Sq. Footage								
Rent		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rent and Utilities								
<b>30% of AMI (Homeless Set-aside)</b>	<b>#</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Average Sq. Footage								
Rent							\$0	\$0
Rent and Utilities								
Min. Income Required		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Max. Income Allowed - hh size = (br+1)		\$19,800	\$19,800	\$22,600	\$25,450	\$28,250	\$30,550	\$32,800
<b>50% of AMI</b>	<b>#</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Average Sq. Footage								
Rent							\$0	\$0
Rent and Utilities								
Min. Income Required		\$0	\$0	\$0	\$0	\$0	\$0	\$0
x. Income Allowed 60% hh size = (br+1)		\$32,950	\$32,950	\$37,650	\$42,350	\$47,050	\$50,850	\$54,600
<b>60% of AMI</b>	<b>#</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Average Sq. Footage								
Rent							\$0	\$0
Rent and Utilities								
Min. Income Required		\$0	\$0	\$0	\$0	\$0	\$0	\$0
x. Income Allowed 60% hh size = (br+1)		\$39,540	\$39,540	\$45,180	\$50,820	\$56,460	\$61,020	\$65,520
<b>80% of AMI</b>	<b>#</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Average Sq. Footage								
Rent							\$0	\$0
Rent and Utilities								
Min. Income Required		\$0	\$0	\$0	\$0	\$0	\$0	\$0
ix. Income Allowed 80% hh size = (br+1)		\$47,450	\$47,450	\$54,200	\$61,000	\$67,750	\$73,200	\$78,600
<b>Market (or Other Target Inc.)</b>	<b>#</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Average Sq. Footage								
Rent							\$0	\$0
Rent and Utilities								
Min. Income Required		\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Number of Units</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Monthly Rental Income</b>								<b>\$0</b>
<b>Total Annual Rental Income</b>								<b>\$0</b>



**Attachment 1  
Project Sources and Uses**

**PROJECT ANALYSIS**

5/21/2018

**Project Name:** ACTUAL NAME OF PROJECT  
**Developer:** DEVELOPER NAME (DOES NOT NEED TO BE LEGAL ENTITY)  
**Project Address:** LIST ALL ADDRESSES  
**Project Manager:**

**Budget Program/Housing Type:**

<b>Project Gross Square Footage:</b>	<b>Formula</b>	<b>TDC:</b>	<b>Formula - will need to amend to</b>
<b>Residential Gross Square Footage:</b>	<b>Line 19A</b>	<b>Residential TDC:</b>	<b>Formula - will need to amend to</b>
<b>Commercial Gross Square Footage:</b>	<b>Line 19B</b>	<b>Commercial TDC:</b>	<b>Formula - will need to amend to</b>
<b>Construction Start Date:</b>	<b>Line 12</b>	<b>Per Unit Cost:</b>	<b>Formula - will need to amend to</b>
<b>Construction Period:</b>	<b>Line 12</b>	<b>Total DND Subsidy:</b>	<b>Formula - will need to amend to</b>
		<b>Total NHT Subsidy:</b>	<b>Formula - will need to amend to</b>
		<b>COB Subsidy Per Unit:</b>	<b>Formula - will need to amend to</b>

<b>RENT LIMITS</b>	<b>SRO</b>	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5+ BR</b>	
Current HIGH HOME Rents	782	1,042	1,164	1,408	1,619	1,786	1,952	→
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BRA Inclusionary Zoning Rents		1,020	1,190	1,361	1,531	1,701		

**If Homeownership project, hide rows 23 to 57. If Rental project, hide rows 57 to 102**

<b>RENTAL DEVELOPMENT</b>	<b>SRO</b>	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5+ BR</b>	<b>Totals</b>
<b>Section 8-</b>	<b>#</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<i>Average Sq. Footage</i>								
Rent		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rent and Utilities								
<b>30% of AMI (Homeless Set-aside)</b>	<b>#</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<i>Average Sq. Footage</i>								
Rent							\$0	\$0
Rent and Utilities								
Min. Income Required		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Max. Income Allowed - hh size = (br+1)		\$19,800	\$19,800	\$22,600	\$25,450	\$28,250	\$30,550	\$32,800
<b>50% of AMI</b>	<b>#</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<i>Average Sq. Footage</i>								
Rent							\$0	\$0
Rent and Utilities								
Min. Income Required		\$0	\$0	\$0	\$0	\$0	\$0	\$0
x. Income Allowed 60% hh size = (br+1)		\$32,950	\$32,950	\$37,650	\$42,350	\$47,050	\$50,850	\$54,600
<b>60% of AMI</b>	<b>#</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<i>Average Sq. Footage</i>								
Rent							\$0	\$0
Rent and Utilities								
Min. Income Required		\$0	\$0	\$0	\$0	\$0	\$0	\$0
x. Income Allowed 60% hh size = (br+1)		\$39,540	\$39,540	\$45,180	\$50,820	\$56,460	\$61,020	\$65,520
<b>80% of AMI</b>	<b>#</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<i>Average Sq. Footage</i>								
Rent							\$0	\$0
Rent and Utilities								
Min. Income Required		\$0	\$0	\$0	\$0	\$0	\$0	\$0
ix. Income Allowed 80% hh size = (br+1)		\$47,450	\$47,450	\$54,200	\$61,000	\$67,750	\$73,200	\$78,600
<b>Market (or Other Target Inc.)</b>	<b>#</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<i>Average Sq. Footage</i>								
Rent							\$0	\$0
Rent and Utilities								
Min. Income Required		\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Number of Units</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Monthly Rental Income</b>								<b>\$0</b>
<b>Total Annual Rental Income</b>								<b>\$0</b>

**Attachment 1  
Project Sources and Uses**

**PROJECT ANALYSIS**

5/21/2018

**Project Name:** ACTUAL NAME OF PROJECT  
**Developer:** DEVELOPER NAME (DOES NOT NEED TO BE LEGAL ENTITY)  
**Project Address:** LIST ALL ADDRESSES  
**Project Manager:**

**Budget Program/Housing Type:**

<b>Project Gross Square Footage:</b>	<b>Formula</b>	<b>TDC:</b>	<b>Formula - will need to amend to</b>
<b>Residential Gross Square Footage:</b>	<b>Line 19A</b>	<b>Residential TDC:</b>	<b>Formula - will need to amend to</b>
<b>Commercial Gross Square Footage:</b>	<b>Line 19B</b>	<b>Commercial TDC:</b>	<b>Formula - will need to amend to</b>
<b>Construction Start Date:</b>	<b>Line 12</b>	<b>Per Unit Cost:</b>	<b>Formula - will need to amend to</b>
<b>Construction Period:</b>	<b>Line 12</b>	<b>Total DND Subsidy:</b>	<b>Formula - will need to amend to</b>
		<b>Total NHT Subsidy:</b>	<b>Formula - will need to amend to</b>
		<b>COB Subsidy Per Unit:</b>	<b>Formula - will need to amend to</b>

<b>RENT LIMITS</b>	<b>SRO</b>	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5+ BR</b>	
Current HIGH HOME Rents	782	1,042	1,164	1,408	1,619	1,786	1,952	}
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**If Homeownership project, hide rows 23 to 57. If Rental project, hide rows 57 to 102**

<b>RENTAL DEVELOPMENT</b>	<b>SRO</b>	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5+ BR</b>	<b>Totals</b>
<b>Section 8-</b>	<b>#</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<i>Average Sq. Footage</i>								
Rent		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rent and Utilities								
<b>30% of AMI (Homeless Set-aside)</b>	<b>#</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<i>Average Sq. Footage</i>								
Rent							\$0	\$0
Rent and Utilities								
Min. Income Required		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Max. Income Allowed - hh size = (br+1)		\$19,800	\$19,800	\$22,600	\$25,450	\$28,250	\$30,550	\$32,800
<b>50% of AMI</b>	<b>#</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<i>Average Sq. Footage</i>								
Rent							\$0	\$0
Rent and Utilities								
Min. Income Required		\$0	\$0	\$0	\$0	\$0	\$0	\$0
x. Income Allowed 60% hh size = (br+1)		\$32,950	\$32,950	\$37,650	\$42,350	\$47,050	\$50,850	\$54,800
<b>60% of AMI</b>	<b>#</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<i>Average Sq. Footage</i>								
Rent							\$0	\$0
Rent and Utilities								
Min. Income Required		\$0	\$0	\$0	\$0	\$0	\$0	\$0
x. Income Allowed 60% hh size = (br+1)		\$39,540	\$39,540	\$45,180	\$50,820	\$56,460	\$61,020	\$65,520
<b>80% of AMI</b>	<b>#</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<i>Average Sq. Footage</i>								
Rent							\$0	\$0
Rent and Utilities								
Min. Income Required		\$0	\$0	\$0	\$0	\$0	\$0	\$0
ix. Income Allowed 80% hh size = (br+1)		\$47,450	\$47,450	\$54,200	\$61,000	\$67,750	\$73,200	\$78,600
<b>Market (or Other Target Inc.)</b>	<b>#</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<i>Average Sq. Footage</i>								
Rent							\$0	\$0
Rent and Utilities								
Min. Income Required		\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Number of Units</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Monthly Rental Income</b>								<b>\$0</b>
<b>Total Annual Rental Income</b>								<b>\$0</b>

**Attachment 1  
Project Sources and Uses**

**PROJECT ANALYSIS**

5/21/2018

Project Name: ACTUAL NAME OF PROJECT  
 Developer: DEVELOPER NAME (DOES NOT NEED TO BE LEGAL ENTITY)  
 Project Address: LIST ALL ADDRESSES  
 Project Manager:

**Budget Program/Housing Type:**

Project Gross Square Footage:	Formula	TDC:	Formula - will need to amend to
Residential Gross Square Footage:	Line 19A	Residential TDC:	Formula - will need to amend to
Commercial Gross Square Footage:	Line 19B	Commercial TDC:	Formula - will need to amend to
Construction Start Date:	Line 12	Per Unit Cost:	Formula - will need to amend to
Construction Period:	Line 12	Total DND Subsidy:	Formula - will need to amend to
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RENT LIMITS	SRO	0 BR	1 BR	2 BR	3 BR	4 BR	5+ BR	
Current HIGH HOME Rents	782	1,042	1,164	1,408	1,619	1,786	1,952	}
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If Homeownership project, hide rows 23 to 57. If Rental project, hide rows 57 to 102

RENTAL DEVELOPMENT	SRO	0 BR	1 BR	2 BR	3 BR	4 BR	5+ BR	Totals
<b>Section 8-</b>	#	0	0	0	0	0	0	0
Average Sq. Footage								
Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rent and Utilities								
<b>30% of AMI (Homeless Set-aside)</b>	#	0	0	0	0	0	0	0
Average Sq. Footage								
Rent							\$0	\$0
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Min. Income Required	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
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Average Sq. Footage								
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<b>80% of AMI</b>	#	0	0	0	0	0	0	0
Average Sq. Footage								
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<b>Market (or Other Target Inc.)</b>	#	0	0	0	0	0	0	0
Average Sq. Footage								
Rent							\$0	\$0
Rent and Utilities								
Min. Income Required	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Total Number of Units</b>		0	0	0	0	0	0	0
<b>Total Monthly Rental Income</b>								\$0
<b>Total Annual Rental Income</b>								\$0

**Attachment 1  
Project Sources and Uses**

**PROJECT ANALYSIS**

5/21/2018

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<b>Construction Start Date:</b>	<b>Line 12</b>	<b>Per Unit Cost:</b>	<b>Formula - will need to amend to</b>
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<b>Section 8-</b>	<b>#</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<i>Average Sq. Footage</i>								
Rent		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rent and Utilities								
<b>30% of AMI (Homeless Set-aside)</b>	<b>#</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<i>Average Sq. Footage</i>								
Rent								\$0
Rent and Utilities								\$0
Min. Income Required		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Max. Income Allowed - hh size = (br+1)		\$19,800	\$19,800	\$22,600	\$25,450	\$28,250	\$30,550	\$32,800
<b>50% of AMI</b>	<b>#</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<i>Average Sq. Footage</i>								
Rent								\$0
Rent and Utilities								\$0
Min. Income Required		\$0	\$0	\$0	\$0	\$0	\$0	\$0
x. Income Allowed 60% hh size = (br+1)		\$32,950	\$32,950	\$37,650	\$42,350	\$47,050	\$50,850	\$54,600
<b>60% of AMI</b>	<b>#</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<i>Average Sq. Footage</i>								
Rent								\$0
Rent and Utilities								\$0
Min. Income Required		\$0	\$0	\$0	\$0	\$0	\$0	\$0
x. Income Allowed 60% hh size = (br+1)		\$39,540	\$39,540	\$45,180	\$50,820	\$56,460	\$61,020	\$65,520
<b>80% of AMI</b>	<b>#</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<i>Average Sq. Footage</i>								
Rent								\$0
Rent and Utilities								\$0
Min. Income Required		\$0	\$0	\$0	\$0	\$0	\$0	\$0
ix. Income Allowed 80% hh size = (br+1)		\$47,450	\$47,450	\$54,200	\$61,000	\$67,750	\$73,200	\$78,600
<b>Market (or Other Target Inc.)</b>	<b>#</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<i>Average Sq. Footage</i>								
Rent								\$0
Rent and Utilities								\$0
Min. Income Required		\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Number of Units</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Monthly Rental Income</b>								<b>\$0</b>
<b>Total Annual Rental Income</b>								<b>\$0</b>

**Attachment 1  
Project Sources and Uses**

**PROJECT ANALYSIS**

5/21/2018

**Project Name:** ACTUAL NAME OF PROJECT  
**Developer:** DEVELOPER NAME (DOES NOT NEED TO BE LEGAL ENTITY)  
**Project Address:** LIST ALL ADDRESSES  
**Project Manager:**

**Budget Program/Housing Type:**

<b>Project Gross Square Footage:</b>	<b>Formula</b>	<b>TDC:</b>	<b>Formula - will need to amend to</b>
<b>Residential Gross Square Footage:</b>	<b>Line 19A</b>	<b>Residential TDC:</b>	<b>Formula - will need to amend to</b>
<b>Commercial Gross Square Footage:</b>	<b>Line 19B</b>	<b>Commercial TDC:</b>	<b>Formula - will need to amend to</b>
<b>Construction Start Date:</b>	<b>Line 12</b>	<b>Per Unit Cost:</b>	<b>Formula - will need to amend to</b>
<b>Construction Period:</b>	<b>Line 12</b>	<b>Total DND Subsidy:</b>	<b>Formula - will need to amend to</b>
		<b>Total NHT Subsidy:</b>	<b>Formula - will need to amend to</b>
		<b>COB Subsidy Per Unit:</b>	<b>Formula - will need to amend to</b>

<b>RENT LIMITS</b>	<b>SRO</b>	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5+ BR</b>	
Current HIGH HOME Rents	782	1,042	1,164	1,408	1,619	1,786	1,952	→
Current Low HOME Rents	642	856	917	1,101	1,271	1,418	1,565	
LIHTC 60% Rents		988	1,059	1,270	1,469	1,638	1,808	
Homeless Set-aside Rents	371	495	530	636	735	820	904	
Current Sec. 8 FMR:	781	1,042	1,164	1,454	1,811	1,969	2,264	
Current 110% FMR Rents	859	1,146	1,280	1,599	1,992	2,166		
BRA Inclusionary Zoning Rents		1,020	1,190	1,361	1,531	1,701		

**If Homeownership project, hide rows 23 to 57. If Rental project, hide rows 57 to 102**

<b>RENTAL DEVELOPMENT</b>	<b>SRO</b>	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5+ BR</b>	<b>Totals</b>
<b>Section 8-</b>	<b>#</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<i>Average Sq. Footage</i>								
Rent		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rent and Utilities								
<b>30% of AMI (Homeless Set-aside)</b>	<b>#</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<i>Average Sq. Footage</i>								
Rent							\$0	\$0
Rent and Utilities								
Min. Income Required		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Max. Income Allowed - hh size = (br+1)		\$19,800	\$19,800	\$22,600	\$25,450	\$28,250	\$30,550	\$32,800
<b>50% of AMI</b>	<b>#</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<i>Average Sq. Footage</i>								
Rent							\$0	\$0
Rent and Utilities								
Min. Income Required		\$0	\$0	\$0	\$0	\$0	\$0	\$0
x. Income Allowed 60% hh size = (br+1)		\$32,950	\$32,950	\$37,650	\$42,350	\$47,050	\$50,850	\$54,600
<b>60% of AMI</b>	<b>#</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<i>Average Sq. Footage</i>								
Rent							\$0	\$0
Rent and Utilities								
Min. Income Required		\$0	\$0	\$0	\$0	\$0	\$0	\$0
x. Income Allowed 60% hh size = (br+1)		\$39,540	\$39,540	\$45,180	\$50,820	\$56,460	\$61,020	\$65,520
<b>80% of AMI</b>	<b>#</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<i>Average Sq. Footage</i>								
Rent							\$0	\$0
Rent and Utilities								
Min. Income Required		\$0	\$0	\$0	\$0	\$0	\$0	\$0
ix. Income Allowed 80% hh size = (br+1)		\$47,450	\$47,450	\$54,200	\$61,000	\$67,750	\$73,200	\$78,600
<b>Market (or Other Target Inc.)</b>	<b>#</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<i>Average Sq. Footage</i>								
Rent							\$0	\$0
Rent and Utilities								
Min. Income Required		\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Number of Units</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Monthly Rental Income</b>								<b>\$0</b>
<b>Total Annual Rental Income</b>								<b>\$0</b>

**Attachment 1  
Project Sources and Uses**

5/21/2018

**Project Name:** ACTUAL NAME OF PROJECT  
**Project Address:** LIST ALL ADDRESSES  
**Number of Units:** 0

Formula  
Formula  
Formula

USES OF CASH	DEVELOPMENT PRO FORMA				Comments
	Original Total All Formula Format	Original Residential	Original Commercial	Residential Per Unit	
Acquisition - Land		Line 161			Must be supported by an "As Is" Appraisal Must be supported by an "As Is" Appraisal
Acquisition - Building		Line 162			
<b>Subtotal: Acquisition</b>	0	Formula	0	0	
Direct Construction Budget	Formula	Line 164			Must Comply with DND Policy Is this carried in Direct Construction Budget or Soft Cost? Rental projects the cost can stay in the GC Budget. Ownership projects breakout.
Contingency		Line 165			
Environmental Allowance					Only need on Ownership Only need on Ownership
Handicapped Allowance					
Window Guard Allowance					
<b>Subtotal: Construction</b>	0	0	0	0	
Architecture and Engineering	Formula	Line 167			Is this underwriting guidelines Usually 1% of Line 164
Survey and Permits	Formula	Line 168			
Clerk of the Works		Line 169			Who is this? What is responsibility? Should be third party
Environmental Engineer		Line 170			
Civil Engineer					Could be listed as "Other" in One-Stop Usually 1% of Line 164
Bond Premium	Formula				
Legal-DND		Line 172			Ask for Breakout By Lenders of Legal
Legal-Developer		Line 172			
Legal-Bank		Line 172			
Title and Recording		Line 173			
Accounting and Cost Certification		Line 174			Only needed for Rental Projects
Marketing and Rent Up		Line 175			
Real Estate Taxes		Line 176			Occupied Rental Projects should not be carrying taxes here as they should be part of the Operating Budget Occupied Rental Projects should not be carrying taxes here as they should be part of the Operating Budget. Line item should include required Insurance's needed during construction.
Insurance		Line 177			
Relocation		Line 178			Do we have a plan to support cost? Is the appraisal "as is"?
Appraisal		Line 179			
Security		Line 180			Confirm this is not already being carried in GC Budget Do we have anything from bank to confirm cost.
Construction Loan Interest		Line 181			
Inspecting Engineer/Constr. Inspect Fee		Line 182			Do we have anything from bank to confirm cost. Do we have anything from bank to confirm cost.
Fees to: Const. Loan finance fee		Line 183			
Fees to: DHCD Fees					Could be listed as "Other" in One-Stop Could be listed as "Other" in One-Stop
Fees to: Credit Enhancement/HUD Fees					
Letter of Credit Fees					
Other Financing Fees:		Line 188			Who is the Consultant and what is scope of work?
Development Consultant		Line 189			
Other:		Line 191			Must comply with DND Policy
Soft Cost Contingency	Formula	Line 192			
<b>Subtotal: General Development</b>	0	0	0	0	
<b>Subtotal: Acq., Const. and Gen. Dev.</b>	0	#VALUE!	0	0	
Capitalized Reserves		Line 195			What are reserves based on? Who is requiring them? Fee/OH must be split between line items Fee/OH must be split between line items
Developer Overhead	Formula	Line 196			
Developer Fee	Formula	Line 197			
<b>Total Development Cost</b>	0	Formula	0	0	
Maximum Fee Calculation:					
Basis: TDC					#VALUE!
Less: Acquisition Fee & OH Reserves		0			
		0			
		0			
DND BASIS		0			
First \$3,000,000 of Basis	15%	0			Formula
Between \$3,000,000 and \$5,000,000	12.5%	0			
Basis over \$5,000,000	10%	0			
Allowed Fee on Acquisition	5%	0			
Maximum Fee & OH Allowed		0			
Total Requested Fee, OH & Consultant:		0			Must comply with DND Policy
Variance		0			

**Attachment 1  
Project Sources and Uses**

Project Name:  
Project Address:  
Number of Units:

ACTUAL NAME OF PROJECT  
LIST ALL ADDRESSES  
0

Formula  
Formula  
Formula

5/21/2018

**DEVELOPMENT PRO FORMA**

USES OF CASH	Original Total All Formula Format	Original Residential Line 161 Line 162 Formula	Original Commercial See Residential	Residential Per Unit All Formula Format	Comments
Acquisition - Land					Must be supported by an "As Is" Appraisal
Acquisition - Building					Must be supported by an "As Is" Appraisal
<b>Subtotal: Acquisition</b>	0	Formula	0	0	
Direct Construction Budget	Formula	Line 164			Must Comply with DND Policy Is this carried in Direct Construction Budget or Soft Cost. Rental projects the cost can stay in the GC Budget. Ownership projects breakout.
Contingency		Line 165			
Environmental Allowance					Only need on Ownership
Handcapped Allowance					Only need on Ownership
Window Guard Allowance					
<b>Subtotal: Construction</b>	0	0	0	0	
Architecture and Engineering	Formula	Line 167			Is this underwriting guidelines
Survey and Permits	Formula	Line 168			Usually 1% of Line 164
Clerk of the Works		Line 169			Who is this? What is responsibility? Should be third party
Environmental Engineer		Line 170			
Civil Engineer					Could be listed as "Other" in One-Stop
Bond Premium	Formula				Usually 1% of Line 164
Legal-DND		Line 172			Ask for Breakout By Lenders of Legal
Legal-Developer		Line 172			
Legal-Bank		Line 172			
Title and Recording		Line 173			
Accounting and Cost Certification		Line 174			Only needed for Rental Projects
Marketing and Rent Up		Line 175			
Real Estate Taxes		Line 176			Occupied Rental Projects should not be carrying taxes here as they should be part of the Operating Budget Occupied Rental Projects should not be carrying taxes here as they should be part of the Operating Budget. Line item should include required Insurance's needed during construction. Do we have a plan to support cost? Is the appraisal "as is"? Confirm this is not already being carried in GC Budget. Do we have anything from bank to confirm cost. Do we have anything from bank to confirm cost. Do we have anything from bank to confirm cost. Could be listed as "Other" in One-Stop Could be listed as "Other" in One-Stop Could be listed as "Other" in One-Stop
Insurance		Line 177			
Relocation		Line 178			
Appraisal		Line 179			
Security		Line 180			
Construction Loan Interest		Line 181			
Inspecting Engineer/Constr. Inspect Fee		Line 182			
Fees to: Const. Loan finance fee		Line 183			
Fees to: DHCD Fees					
Fees to:					
Credit Enhancement/HUD Fees					
Letter of Credit Fees					
Other Financing Fees:		Line 188			
Development Consultant		Line 189			Who is the Consultant and what is scope of work?
Other:		Line 191			
Soft Cost Contingency	Formula	Line 192			Must comply with DND Policy
<b>Subtotal: General Development</b>	0	0	0	0	
<b>Subtotal: Acq., Const. and Gen. Dev.</b>	0	#VALUE!	0	0	
Capitalized Reserves		Line 195			What are reserves based on? Who is requiring them?
Developer Overhead	Formula	Line 196			Fee/OH must be split between line items
Developer Fee	Formula	Line 197			Fee/OH must be split between line items
<b>Total Development Cost</b>	0	Formula	0	0	
Maximum Fee Calculation:					
Basis: TDC					#VALUE!
Less: Acquisition Fee & OH Reserves		0			
		0			
		0			
DND BASIS		0			
First \$3,000,000 of Basis	15%	0			Formula
Between \$3,000,000 and \$5,000,000	12.5%	0			
Basis over \$5,000,000	10%	0			
Allowed Fee on Acquisition	5%	0			
Maximum Fee & OH Allowed		0			
Total Requested Fee, OH & Consultant:		0			
Variance		0			Must comply with DND Policy

**Attachment 1  
Project Sources and Uses**

5/21/2018

Project Name: ACTUAL NAME OF PROJECT  
 Project Address: LIST ALL ADDRESSES  
 Number of Units: 0

Formula  
 Formula  
 Formula

USES OF CASH	DEVELOPMENT PRO FORMA			Comments
	Original Total <i>All Formula Format</i>	Original Residential	Original Commercial <i>See Residential</i>	
Acquisition - Land		Line 161		Must be supported by an "As Is" Appraisal
Acquisition - Building		Line 162		Must be supported by an "As Is" Appraisal
<b>Subtotal: Acquisition</b>	0	Formula	0	0
Direct Construction Budget	Formula	Line 164		Must Comply with DND Policy Is this carried in Direct Construction Budget or Soft Cost. Rental projects the cost can stay in the GC Budget. Ownership projects breakout.
Contingency		Line 165		
Environmental Allowance				Only need on Ownership
Handicapped Allowance				Only need on Ownership
Window Guard Allowance				
<b>Subtotal: Construction</b>	0	0	0	0
Architecture and Engineering	Formula	Line 167		Is this underwriting guidelines
Survey and Permits	Formula	Line 168		Usually 1% of Line 164
Clerk of the Works		Line 169		Who is this? What is responsibility? Should be third party
Environmental Engineer		Line 170		
Civil Engineer				Could be listed as "Other" in One-Stop
Bond Premium	Formula			Usually 1% of Line 164
Legal-DND		Line 172		Ask for Breakout By Lenders of Legal
Legal-Developer		Line 172		
Legal-Bank		Line 172		
Title and Recording		Line 173		
Accounting and Cost Certification		Line 174		Only needed for Rental Projects
Marketing and Rent Up		Line 175		
Real Estate Taxes		Line 176		Occupied Rental Projects should not be carrying taxes here as they should be part of the Operating Budget
Insurance		Line 177		Occupied Rental Projects should not be carrying taxes here as they should be part of the Operating Budget. Line item should include required Insurance's needed during construction.
Relocation		Line 178		Do we have a plan to support cost?
Appraisal		Line 179		Is the appraisal "as is"?
Security		Line 180		Confirm this is not already being carried in GC Budget.
Construction Loan Interest		Line 181		Do we have anything from bank to confirm cost
Inspecting Engineer/Constr. Inspect Fee		Line 182		Do we have anything from bank to confirm cost
Fees to: Const. Loan finance fee		Line 183		Do we have anything from bank to confirm cost
Fees to: DHCD Fees				Could be listed as "Other" in One-Stop
Fees to:				Could be listed as "Other" in One-Stop
Credit Enhancement/HUD Fees				Could be listed as "Other" in One-Stop
Letter of Credit Fees				
Other Financing Fees:		Line 188		
Development Consultant		Line 189		Who is the Consultant and what is scope of work?
Other:		Line 191		
Soft Cost Contingency	Formula	Line 192		Must comply with DND Policy
<b>Subtotal: General Development</b>	0	0	0	0
<b>Subtotal: Acq., Const. and Gen. Dev.</b>	0	#VALUE!	0	0
Capitalized Reserves		Line 195		What are reserves based on? Who is requiring them?
Developer Overhead	Formula	Line 196		Fee/OH must be split between line items
Developer Fee	Formula	Line 197		Fee/OH must be split between line items
<b>Total Development Cost</b>	0	Formula	0	0
Maximum Fee Calculation:				
Basis: TDC				#VALUE!
Less: Acquisition Fee & OH Reserves		0		
DND BASIS		0		
First \$3,000,000 of Basis	15%	0		Formula
Between \$3,000,000 and \$5,000,000	12.5%	0		
Basis over \$5,000,000	10%	0		
Allowed Fee on Acquisition	5%	0		
Maximum Fee & OH Allowed		0		
Total Requested Fee, OH & Consultant:		0		Must comply with DND Policy
Variance		0		



**Attachment 1  
Project Sources and Uses**

5/21/2018

Project Name: ACTUAL NAME OF PROJECT Formula  
 Project Address: LIST ALL ADDRESSES Formula  
 Number of Units: 0 Formula

**DEVELOPMENT PRO FORMA**

USES OF CASH	Original Total All Formula Format	Original	Original	Residential	Comments
		Residential	Commercial	Per Unit	
Acquisition - Land		Line 161	See Residential	All Formula Format	Must be supported by an "As Is" Appraisal
Acquisition - Building		Line 162			Must be supported by an "As Is" Appraisal
<b>Subtotal: Acquisition</b>	0	Formula	0	0	
Direct Construction Budget	Formula	Line 164			Must Comply with DND Policy Is this carried in Direct Construction Budget or Soft Cost. Rental projects the cost can stay in the GC Budget. Ownership projects breakout.
Contingency		Line 165			
Environmental Allowance					Only need on Ownership Only need on Ownership
Handicapped Allowance					
Window Guard Allowance					
<b>Subtotal: Construction</b>	0	0	0	0	
Architecture and Engineering	Formula	Line 167			Is this underwriting guidelines
Survey and Permits	Formula	Line 168			Usually 1% of Line 164
Clerk of the Works		Line 169			Who is this? What is responsibility? Should be third party
Environmental Engineer		Line 170			
Civil Engineer					Could be listed as "Other" in One-Stop Usually 1% of Line 164
Bond Premium	Formula				
Legal-DND		Line 172			Ask for Breakout By Lenders of Legal
Legal-Developer		Line 172			
Legal-Bank		Line 172			
Title and Recording		Line 173			
Accounting and Cost Certification		Line 174			Only needed for Rental Projects
Marketing and Rent Up		Line 175			
Real Estate Taxes		Line 176			Occupied Rental Projects should not be carrying taxes here as they should be part of the Operating Budget Occupied Rental Projects should not be carrying taxes here as they should be part of the Operating Budget. Line item should include required Insurance's needed during construction.
Insurance		Line 177			Do we have a plan to support cost? Is the appraisal "as is"?
Relocation		Line 178			Confirm this is not already being carried in GC Budget.
Appraisal		Line 179			Do we have anything from bank to confirm cost.
Security		Line 180			Do we have anything from bank to confirm cost.
Construction Loan Interest		Line 181			Could be listed as "Other" in One-Stop
Inspecting Engineer/Constr. Inspect Fee		Line 182			Could be listed as "Other" in One-Stop
Fees to: Const. Loan finance fee		Line 183			
Fees to: DHCD Fees					
Fees to:					
Credit Enhancement/HUD Fees					
Letter of Credit Fees					
Other Financing Fees:		Line 188			Who is the Consultant and what is scope of work?
Development Consultant		Line 189			
Other:		Line 191			
Soft Cost Contingency	Formula	Line 192			Must comply with DND Policy
<b>Subtotal: General Development</b>	0	0	0	0	
<b>Subtotal: Acq., Const. and Gen. Dev.</b>	0	#VALUE!	0	0	
Capitalized Reserves		Line 195			What are reserves based on? Who is requiring them?
Developer Overhead	Formula	Line 196			Fee/OH must be split between line items
Developer Fee	Formula	Line 197			Fee/OH must be split between line items
<b>Total Development Cost</b>	0	Formula	0	0	
Maximum Fee Calculation:					
Basis: TDC					#VALUE!
Less: Acquisition Fee & OH Reserves		0			
		0			
		0			
DND BASIS		0			
First \$3,000,000 of Basis	15%	0			Formula
Between \$3,000,000 and \$5,000,000	12.5%	0			
Basis over \$5,000,000	10%	0			
Allowed Fee on Acquisition	5%	0			
Maximum Fee & OH Allowed		0			
Total Requested Fee, OH & Consultant:		0			Must comply with DND Policy
Variance		0			

**Attachment 1  
Project Sources and Uses**

5/21/2018

Project Name: ACTUAL NAME OF PROJECT  
Project Address: LIST ALL ADDRESSES  
Number of Units: 0

Formula  
Formula  
Formula

USES OF CASH	DEVELOPMENT PRO FORMA				Comments
	Original Total All Formula Format	Original Residential Line 161 Line 162	Original Commercial See Residential	Residential Per Unit All Formula Format	
Acquisition - Land					Must be supported by an "As Is" Appraisal
Acquisition - Building					Must be supported by an "As Is" Appraisal
<b>Subtotal: Acquisition</b>	0	Formula	0	0	
Direct Construction Budget	Formula	Line 164			Must Comply with DND Policy Is this carried in Direct Construction Budget or Soft Cost. Rental projects the cost can stay in the GC Budget. Ownership projects breakout.
Contingency		Line 165			
Environmental Allowance					Only need on Ownership
Handicapped Allowance					Only need on Ownership
Window Guard Allowance					
<b>Subtotal: Construction</b>	0	0	0	0	
Architecture and Engineering	Formula	Line 167			Is this underwriting guidelines
Survey and Permits	Formula	Line 168			Usually 1% of Line 164
Clerk of the Works		Line 169			Who is this? What is responsibility? Should be third party
Environmental Engineer		Line 170			
Civil Engineer					Could be listed as "Other" in One-Stop
Bond Premium	Formula				Usually 1% of Line 164
Legal-DND		Line 172			Ask for Breakout By Lenders of Legal
Legal-Developer		Line 172			
Legal-Bank		Line 172			
Title and Recording		Line 173			
Accounting and Cost Certification		Line 174			Only needed for Rental Projects
Marketing and Rent Up		Line 175			
Real Estate Taxes		Line 176			Occupied Rental Projects should not be carrying taxes here as they should be part of the Operating Budget
Insurance		Line 177			Occupied Rental Projects should not be carrying taxes here as they should be part of the Operating Budget. Line item should include required Insurance's needed during construction.
Relocation		Line 178			Do we have a plan to support cost?
Appraisal		Line 179			Is the appraisal "as is"?
Security		Line 180			Confirm this is not already being carried in GC Budget.
Construction Loan Interest		Line 181			Do we have anything from bank to confirm cost
Inspecting Engineer/Constr. Inspect Fee		Line 182			Do we have anything from bank to confirm cost
Fees to: Const. Loan finance fee		Line 183			Do we have anything from bank to confirm cost.
Fees to: DHCD Fees					Could be listed as "Other" in One-Stop
Fees to: Credit Enhancement/HUD Fees					Could be listed as "Other" in One-Stop
Letter of Credit Fees					
Other Financing Fees:		Line 188			
Development Consultant		Line 189			Who is the Consultant and what is scope of work?
Other:		Line 191			
Soft Cost Contingency	Formula	Line 192			Must comply with DND Policy
<b>Subtotal: General Development</b>	0	0	0	0	
<b>Subtotal: Acq., Const. and Gen. Dev.</b>	0	#VALUE!	0	0	
Capitalized Reserves		Line 195			What are reserves based on? Who is requiring them?
Developer Overhead	Formula	Line 196			Fee/OH must be split between line items
Developer Fee	Formula	Line 197			Fee/OH must be split between line items
<b>Total Development Cost</b>	0	Formula	0	0	
Maximum Fee Calculation:					
Basis: TDC					#VALUE!
Less: Acquisition Fee & OH Reserves		0			
DND BASIS		0			
First \$3,000,000 of Basis	15%	0			Formula
Between \$3,000,000 and \$5,000,000	12.5%	0			
Basis over \$5,000,000	10%	0			
Allowed Fee on Acquisition	5%	0			
Maximum Fee & OH Allowed		0			
Total Requested Fee, OH & Consultant:		0			Must comply with DND Policy
Variance		0			

**Attachment 1  
Project Sources and Uses**

5/21/2018

Project Name: ACTUAL NAME OF PROJECT Formula  
 Project Address: LIST ALL ADDRESSES Formula  
 Number of Units: 0 Formula

**DEVELOPMENT PRO FORMA**

USES OF CASH	Original Total All Formula Format	Original Residential	Original Commercial	Residential Per Unit	Comments
		Line 161 Line 162	See Residential	All Formula Format	
Acquisition - Land		Line 161			Must be supported by an "As Is" Appraisal
Acquisition - Building		Line 162			Must be supported by an "As Is" Appraisal
<b>Subtotal: Acquisition</b>	0	Formula	0	0	
Direct Construction Budget	Formula	Line 164			Must Comply with DND Policy Is this carried in Direct Construction Budget or Soft Cost. Rental projects the cost can stay in the GC Budget. Ownership projects breakout.
Contingency		Line 165			
Environmental Allowance					Only need on Ownership
Handicapped Allowance					Only need on Ownership
Window Guard Allowance					
<b>Subtotal: Construction</b>	0	0	0	0	
Architecture and Engineering	Formula	Line 167			Is this underwriting guidelines
Survey and Permits	Formula	Line 168			Usually 1% of Line 164
Clerk of the Works		Line 169			Who is this? What is responsibility? Should be third party
Environmental Engineer		Line 170			
Civil Engineer					Could be listed as "Other" in One-Stop
Bond Premium	Formula				Usually 1% of Line 164
Legal-DND		Line 172			Ask for Breakout By Lenders of Legal
Legal-Developer		Line 172			
Legal-Bank		Line 172			
Title and Recording		Line 173			
Accounting and Cost Certification		Line 174			Only needed for Rental Projects
Marketing and Rent Up		Line 175			
Real Estate Taxes		Line 176			Occupied Rental Projects should not be carrying taxes here as they should be part of the Operating Budget Occupied Rental Projects should not be carrying taxes here as they should be part of the Operating Budget. Line item should include required Insurance's needed during construction.
Insurance		Line 177			Do we have a plan to support cost? Is the appraisal "as is"?
Relocation		Line 178			Confirm this is not already being carried in GC Budget.
Appraisal		Line 179			Do we have anything from bank to confirm cost.
Securily		Line 180			Do we have anything from bank to confirm cost.
Construction Loan Interest		Line 181			Could be listed as "Other" in One-Stop
Inspecting Engineer/Constr. Inspect Fee		Line 182			Could be listed as "Other" in One-Stop
Fees to: Const. Loan finance fee		Line 183			
Fees to: DHCD Fees					
Fees to:					
Credit Enhancement/HUD Fees					
Letter of Credit Fees					
Other Financing Fees:		Line 188			Who is the Consultant and what is scope of work?
Development Consultant		Line 189			
Other:		Line 191			
Soft Cost Contingency	Formula	Line 192			Must comply with DND Policy
<b>Subtotal: General Development</b>	0	0	0	0	
<b>Subtotal: Acq., Const. and Gen. Dev.</b>	0	#VALUE!	0	0	
Capitalized Reserves		Line 195			What are reserves based on? Who is requiring them?
Developer Overhead	Formula	Line 196			Fee/OH must be split between line items
Developer Fee	Formula	Line 197			Fee/OH must be split between line items
<b>Total Development Cost</b>	0	Formula	0	0	
Maximum Fee Calculation:					
Basis: TDC					#VALUE!
Less: Acquisition Fee & OH Reserves		0			
		0			
		0			
DND BASIS		0			
First \$3,000,000 of Basis	15%	0			Formula
Between \$3,000,000 and \$5,000,000	12.5%	0			
Basis over \$5,000,000	10%	0			
Allowed Fee on Acquisition	5%	0			
Maximum Fee & OH Allowed		0			
Total Requested Fee, OH & Consultant:		0			Must comply with DND Policy
Variance		0			

**Maximum Fee Calculation Set at Award:**

Basis: TDC		0
	Less: Acquisition	0
	Fee & OH	0
	Reserves	0
DND BASIS		0
	First \$3,000,000 of Basis 15%	0
	Between \$3,000,000 and \$5,000,000 12.5%	0
	Basis over \$5,000,000 10%	0
	Allowed Fee on Acquisition 5%	0
Maximum Fee & OH Allowed		0
Total Requested Fee, OH & Consultant:		0
	Variance	0

Sheet is formula driving and reflects Fee/OH required at award

<b>Maximum Fee Calculation Set at Award:</b>			
Basis:	TDC		0
	Less: Acquisition		0
	Fee & OH		0
	Reserves		0
DND BASIS			0
	First \$3,000,000 of Basis	15%	0
	Between \$3,000,000 and \$5,000,000	12.5%	0
	Basis over \$5,000,000	10%	0
	Allowed Fee on Acquisition	5%	0
Maximum Fee & OH Allowed			0
Total Requested Fee, OH & Consultant:			0
	Variance		0

Sheet is formula driving and reflects Fee/OH required at award

**Maximum Fee Calculation Set at Award:**

Basis: TDC		0
	Less: Acquisition	0
	Fee & OH	0
	Reserves	0
DND BASIS		0
	First \$3,000,000 of Basis 15%	0
	Between \$3,000,000 and \$5,000,000 12.5%	0
	Basis over \$5,000,000 10%	0
	Allowed Fee on Acquisition 5%	0
Maximum Fee & OH Allowed		0
Total Requested Fee, OH & Consultant:		0
	Variance	0

Sheet is formula driving and reflects Fee/OH required at award

**Maximum Fee Calculation Set at Award:**

Basis: TDC		0
	Less: Acquisition	0
	Fee & OH	0
	Reserves	0
DND BASIS		0
	First \$3,000,000 of Basis 15%	0
	Between \$3,000,000 and \$5,000,000 12.5%	0
	Basis over \$5,000,000 10%	0
	Allowed Fee on Acquisition 5%	0
Maximum Fee & OH Allowed		0
Total Requested Fee, OH & Consultant:		0
	Variance	0

Sheet is formula driving and reflects Fee/OH required at award

<b>Maximum Fee Calculation Set at Award:</b>			
Basis:	TDC		0
	Less: Acquisition		0
	Fee & OH		0
	Reserves		0
		<hr/>	0
DND BASIS			0
	First \$3,000,000 of Basis	15%	0
	Between \$3,000,000 and \$5,000,000	12.5%	0
	Basis over \$5,000,000	10%	0
	Allowed Fee on Acquisition	5%	0
		<hr/>	0
Maximum Fee & OH Allowed			0
Total Requested Fee, OH & Consultant:			0
	Variance		0

Sheet is formula driving and reflects Fee/OH required at award



**Maximum Fee Calculation Set at Award:**

Basis: TDC			0
	Less: Acquisition		0
	Fee & OH		0
	Reserves		0
DND BASIS			0
	First \$3,000,000 of Basis	15%	0
	Between \$3,000,000 and \$5,000,000	12.5%	0
	Basis over \$5,000,000	10%	0
	Allowed Fee on Acquisition	5%	0
Maximum Fee & OH Allowed			0
Total Requested Fee, OH & Consultant:			0
	Variance		0

Sheet is formula driving and reflects Fee/OH required at award

**Attachment 1  
Project Sources and Uses**

Project Name:  
Project Address:

ACTUAL NAME OF PROJECT  
LIST ALL ADDRESSES

5/21/2018

**SOURCES OF FUNDS**

**Available from Operations:**

Effective Gross Income:  
Annual Operating Expenses  
**Net Operating Income**  
Required Debt Service Coverage  
**Available for Debt Service**

Formula  
Formula  
Formula  
1.2 Underwriting Requirement is currently 1.20

**Maximum Supportable Debt**

Formula term int. rate amortization  
Line 195 Line 195 Line 195

**Construction Financing**

Construction Loan  
Developer Equity  
LIHTC (Is this 4% or 9%? Add Yield)  
DHCD - HSF or HOME  
DHCD -HIF, FCF, CPIF or Other  
DHCD AHT  
NHT - funds  
DND - HOME, CDBG, or LTW  
DND - IDP funds

<u>Original Total</u>	<u>Original Residential</u>	<u>Original Commercial</u>
Formula	Line 102	See Residential
Formula	Line 81	
Formula	Line 82	
Formula	Line 89 - 94	
Formula	Line 89 - 94	
Formula	Line 89 - 94	
Formula	Line 89 - 94	
Formula	Line 89 - 94	
Formula	Line 89-94	

int. rate amort. Ann. Pymnt  
Line 102 Line 102 Formula

Additional sources may need to be added

**Total Construction Financing**

Formula	Formula	Formula
GAP	=====	GAP

**Surplus/Gap**

**Permanent Financing**

Permanent Loan  
LIHTC Equity (4% or 9%)  
State Tax Credit Equity  
Historic Tax Credit Equity (St or Fed)  
Deferred Fee/Developer Equity  
DHCD - HSF or HOME  
DHCD -HIF, FCF, CPIF or Other  
DHCD AHT  
NHT - funds  
DND - HOME, CDBG, or LTW  
DND - IDP funds

Formula	Line 95-96
#VALUE!	Line 82
#VALUE!	Line 82
#VALUE!	Line 82
#VALUE!	Line 81
#VALUE!	Formula of Above
#VALUE!	Formula of Above
#VALUE!	Formula of Above
#VALUE!	Formula of Above
#VALUE!	Formula of Above
Formula	Formula of Above

int. rate amort. Ann. Pymnt  
Line 195 Line 195 #VALUE!

Additional sources may need to be added

**Total Permanent Financing**

#VALUE!	\$0	\$0
#VALUE!	GAP	=====

**Surplus/Gap**

#VALUE!	#VALUE!	\$0
---------	---------	-----

**Attachment 1  
Project Sources and Uses**

Project Name:  
Project Address:

ACTUAL NAME OF PROJECT  
LIST ALL ADDRESSES

5/21/2018

SOURCES OF FUNDS

**Available from Operations:**

Effective Gross Income:  
Annual Operating Expenses  
**Net Operating Income**  
Required Debt Service Coverage  
**Available for Debt Service**

Formula  
Formula  
Formula

1.2 Underwriting Requirement is currently 1.20

Formula

term int. rate amortization  
Line 195 Line 195 Line 195

**Maximum Supportable Debt**

Formula

**Construction Financing**

Construction Loan  
Developer Equity  
LIHTC (Is this 4% or 9%? Add Yield)  
DHCD - HSF or HOME  
DHCD -HIF, FCF, CPIF or Other  
DHCD AHT  
NHT - funds  
DND - HOME, CDBG, or LTW  
DND - IDP funds

<u>Original Total</u>	<u>Original Residential</u>	<u>Original Commercial</u>
Formula	Line 102	See Residential
Formula	Line 81	
Formula	Line 82	
Formula	Line 89 - 94	
Formula	Line 89 - 94	
Formula	Line 89 - 94	
Formula	Line 89 - 94	
Formula	Line 89 - 94	
Formula	Line 89 - 94	
Formula	Line 89-94	

int. rate amort. Ann. Pymnt  
Line 102 Line 102 Formula

Additional sources may need to be added

**Total Construction Financing**

Formula	Formula	Formula
GAP	=====	GAP

**Surplus/Gap**

Formula Formula Formula

**Permanent Financing**

Permanent Loan  
LIHTC Equity (4% or 9%)  
State Tax Credit Equity  
Historic Tax Credit Equity (SI or Fed)  
Deferred Fee/Developer Equity  
DHCD - HSF or HOME  
DHCD -HIF, FCF, CPIF or Other  
DHCD AHT  
NHT - funds  
DND - HOME, CDBG, or LTW  
DND - IDP funds

Formula	Line 95-96	
#VALUE!	Line 82	
#VALUE!	Line 82	
#VALUE!	Line 82	
#VALUE!	Line 81	
#VALUE!	Formula of Above	
#VALUE!	Formula of Above	
#VALUE!	Formula of Above	
#VALUE!	Formula of Above	
#VALUE!	Formula of Above	
#VALUE!	Formula of Above	
Formula	Formula of Above	

int. rate amort. Ann. Pymnt  
Line 195 Line 195 #VALUE!

Additional sources may need to be added

**Total Permanent Financing**

#VALUE!	\$0	\$0
#VALUE!	GAP	=====
#VALUE!	#VALUE!	\$0

**Surplus/Gap**

#VALUE! #VALUE! #VALUE!

**Attachment 1  
Project Sources and Uses**

**Project Name:**  
**Project Address:**

**ACTUAL NAME OF PROJECT**  
**LIST ALL ADDRESSES**

5/21/2018

**SOURCES OF FUNDS**

**Available from Operations:**

Effective Gross Income:  
Annual Operating Expenses  
**Net Operating Income**  
Required Debt Service Coverage  
**Available for Debt Service**

Formula  
Formula  
Formula

1,2 Underwriting Requirement is currently 1 20

**Maximum Supportable Debt**

Formula  
Line 195    *term*    *int. rate*    *amortization*  
Line 195    Line 195    Line 195

**Construction Financing**

Construction Loan  
Developer Equity  
LIHTC (**Is this 4% or 9%? Add Yield**)  
DHCD - HSF or HOME  
DHCD - HIF, FCF, CPIF or Other  
DHCD AHT  
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<u>Original Total</u>	<u>Original Residential</u>	<u>Original Commercial</u>
		See Residential
Formula	Line 102	
Formula	Line 81	
Formula	Line 82	
Formula	Line 89 - 94	
Formula	Line 89 - 94	
Formula	Line 89 - 94	
Formula	Line 89 - 94	
Formula	Line 89 - 94	
Formula	Line 89 - 94	
Formula	Line 89 - 94	
Formula	Line 89 - 94	

*int. rate*    *amort.*    Ann. Pymnt  
Line 102    Line 102    Formula

Additional sources may need to be added

**Total Construction Financing**

Formula    Formula    Formula  
GAP    =====    GAP

**Surplus/Gap**

Formula    Formula    Formula

**Permanent Financing**

Permanent Loan  
LIHTC Equity (4% or 9%)  
State Tax Credit Equity  
Historic Tax Credit Equity (St or Fed)  
Deferred Fee/Developer Equity  
DHCD - HSF or HOME  
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Formula	Line 95-96	
#VALUE!	Line 82	
#VALUE!	Line 82	
#VALUE!	Line 82	
#VALUE!	Line 81	
#VALUE!	Formula of Above	
#VALUE!	Formula of Above	
#VALUE!	Formula of Above	
#VALUE!	Formula of Above	
#VALUE!	Formula of Above	
#VALUE!	Formula of Above	
Formula	Formula of Above	

*int. rate*    *amort.*    Ann. Pymnt  
Line 195    Line 195    #VALUE!

Additional sources may need to be added

**Total Permanent Financing**

#VALUE!    #VALUE!    \$0    \$0  
#VALUE!    GAP    =====

**Surplus/Gap**

#VALUE!    #VALUE!    =====    \$0

**Attachment 1  
Project Sources and Uses**

**Project Name:**  
**Project Address:**

**ACTUAL NAME OF PROJECT**  
**LIST ALL ADDRESSES**

5/21/2018

**SOURCES OF FUNDS**

**Available from Operations:**

Effective Gross Income:  
Annual Operating Expenses  
**Net Operating Income**  
Required Debt Service Coverage  
**Available for Debt Service**

Formula  
Formula  
Formula

1.2 Underwriting Requirement is currently 1.20

**Maximum Supportable Debt**

Formula

*term int. rate amortization*  
Line 195 Line 195 Line 195

**Construction Financing**

Construction Loan  
Developer Equity  
LIHTC (Is this 4% or 9%? Add Yield)  
DHCD - HSF or HOME  
DHCD -HIF, FCF, CPIF or Other  
DHCD AHT  
NHT - funds  
DND - HOME, CDBG, or LTW  
DND - IDP funds

<u>Original Total</u>	<u>Original Residential</u>	<u>Original Commercial</u>
Formula	Line 102	See Residential
Formula	Line 81	
Formula	Line 82	
Formula	Line 89 - 94	
Formula	Line 89 - 94	
Formula	Line 89 - 94	
Formula	Line 89 - 94	
Formula	Line 89 - 94	
Formula	Line 89 - 94	
Formula	Line 89-94	

*int. rate amort*      Ann. Pymnt  
Line 102   Line 102      Formula

Additional sources may need to be added

**Total Construction Financing**

Formula      Formula      Formula

**Surplus/Gap**

GAP      =====  
Formula      Formula      Formula

**Permanent Financing**

Permanent Loan  
LIHTC Equity (4% or 9%)  
State Tax Credit Equity  
Historic Tax Credit Equity (St or Fed)  
Deferred Fee/Developer Equity  
DHCD - HSF or HOME  
DHCD -HIF, FCF, CPIF or Other  
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NHT - funds  
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DND - IDP funds

Formula	Line 95-96
#VALUE!	Line 82
#VALUE!	Line 82
#VALUE!	Line 82
#VALUE!	Line 81
#VALUE!	Formula of Above
#VALUE!	Formula of Above
#VALUE!	Formula of Above
#VALUE!	Formula of Above
#VALUE!	Formula of Above
Formula	Formula of Above

*int. rate amort*      Ann. Pymnt  
Line 195   Line 195      #VALUE!

Additional sources may need to be added

**Total Permanent Financing**

#VALUE!      #VALUE!      \$0      \$0

**Surplus/Gap**

#VALUE!      #VALUE!      =====  
#VALUE!      #VALUE!      \$0

**Attachment 1  
Project Sources and Uses**

Project Name:  
Project Address:

ACTUAL NAME OF PROJECT  
LIST ALL ADDRESSES

5/21/2018

SOURCES OF FUNDS

**Available from Operations:**

Effective Gross Income:  
Annual Operating Expenses  
**Net Operating Income**  
Required Debt Service Coverage  
**Available for Debt Service**

Formula  
Formula  
Formula  
1.2 Underwriting Requirement is currently 1.20

**Maximum Supportable Debt**

Formula  
Line 195    *term*    *int. rate*    *amortization*  
Line 195    Line 195    Line 195

**Construction Financing**

Construction Loan  
Developer Equity  
LIHTC (Is this 4% or 9%? Add Yield)  
DHCD - HSF or HOME  
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NHT - funds  
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<u>Original Total</u>	<u>Original Residential</u>	<u>Original Commercial</u>
Formula	Line 102	See Residential
Formula	Line 81	
Formula	Line 82	
Formula	Line 89 - 94	
Formula	Line 89 - 94	
Formula	Line 89 - 94	
Formula	Line 89 - 94	
Formula	Line 89 - 94	
Formula	Line 89 - 94	
Formula	Line 89-94	

*int. rate amort.*                      Ann. Pymnt  
Line 102    Line 102                      Formula

Additional sources may need to be added

**Total Construction Financing**

Formula    Formula    Formula  
GAP                      =====                      GAP

**Surplus/Gap**

Formula    Formula    Formula

**Permanent Financing**

Permanent Loan  
LIHTC Equity (4% or 9%)  
State Tax Credit Equity  
Historic Tax Credit Equity (St or Fed)  
Deferred Fee/Developer Equity  
DHCD - HSF or HOME  
DHCD -HIF, FCF, CPIF or Other  
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DND - IDP funds

Formula	Line 95-96
#VALUE!	Line 82
#VALUE!	Line 82
#VALUE!	Line 82
#VALUE!	Line 81
#VALUE!	Formula of Above
#VALUE!	Formula of Above
#VALUE!	Formula of Above
#VALUE!	Formula of Above
#VALUE!	Formula of Above
#VALUE!	Formula of Above
Formula	Formula of Above

*int. rate amort.*                      Ann. Pymnt  
Line 195    Line 195                      #VALUE!

Additional sources may need to be added

**Total Permanent Financing**

#VALUE!    #VALUE!    \$0                      \$0  
#VALUE!    GAP                      =====

**Surplus/Gap**

#VALUE!    #VALUE!                      \$0

**Attachment 1  
Project Sources and Uses**

Project Name:  
Project Address:

**ACTUAL NAME OF PROJECT  
LIST ALL ADDRESSES**

5/21/2018

**SOURCES OF FUNDS**

**Available from Operations:**

Effective Gross Income:  
Annual Operating Expenses  
**Net Operating Income**  
Required Debt Service Coverage  
**Available for Debt Service**

Formula  
Formula  
Formula  
1.2 Underwriting Requirement is currently 1.20  
Formula

**Maximum Supportable Debt**

Formula  
*term int. rate amortization*  
Line 195 Line 195 Line 195

**Construction Financing**

Construction Loan  
Developer Equity  
LIHTC (Is this 4% or 9%? Add Yield)  
DHCD - HSF or HOME  
DHCD -HIF, FCF, CPIF or Other  
DHCD AHT  
NHT - funds  
DND - HOME, CDBG, or LTW  
DND - IDP funds

<u>Original Total</u>	<u>Original Residential</u>	<u>Original Commercial</u>		<i>int. rate</i>	<i>amort.</i>	Ann. Pymnt
Formula	Line 102	See Residential		Line 102	Line 102	Formula
Formula	Line 81					
Formula	Line 82					
Formula	Line 89 - 94					
Formula	Line 89 - 94					
Formula	Line 89 - 94					
Formula	Line 89 - 94					
Formula	Line 89 - 94					
Formula	Line 89-94					
<b>Total Construction Financing</b>	<b>Formula</b>	<b>Formula</b>	<b>Formula</b>			
GAP	=====	GAP				
<b>Surplus/Gap</b>	<b>Formula</b>	<b>Formula</b>	<b>Formula</b>			

Additional sources may need to be added

**Permanent Financing**

Permanent Loan  
LIHTC Equity (4% or 9%)  
State Tax Credit Equity  
Historic Tax Credit Equity (St or Fed)  
Deferred Fee/Developer Equity  
DHCD - HSF or HOME  
DHCD -HIF, FCF, CPIF or Other  
DHCD AHT  
NHT - funds  
DND - HOME, CDBG, or LTW  
DND - IDP funds

				<i>int. rate</i>	<i>amort.</i>	Ann. Pymnt
Formula	Line 95-96			Line 195	Line 195	#VALUE!
#VALUE!	Line 82					
#VALUE!	Line 82					
#VALUE!	Line 82					
#VALUE!	Line 81					
#VALUE!	Formula of Above					
#VALUE!	Formula of Above					
#VALUE!	Formula of Above					
#VALUE!	Formula of Above					
#VALUE!	Formula of Above					
Formula	Formula of Above					
<b>Total Permanent Financing</b>	<b>#VALUE!</b>	<b>\$0</b>	<b>\$0</b>			
#VALUE!	GAP	=====				
<b>Surplus/Gap</b>	<b>#VALUE!</b>	<b>#VALUE!</b>	<b>\$0</b>			

Additional sources may need to be added











**Attachment 1  
Project Sources and Uses**

Project Name: **Formula**  
 Project Address: **Formula**  
 Total Number of Units

5/21/2018

**ANNUAL OPERATING PRO FORMA**

<b>REVENUE</b>			<b>P.U.</b>
<b>Section 8-</b>	Formula	Formula	Formula
Vacancy:	Formula Formula		
<b>30% of AMI (Homeless Set-aside)</b>	Formula	Formula	Formula
Vacancy:	Formula Formula		
<b>50% of AMI</b>	Formula	Formula	Formula
Vacancy:	Formula Formula		
<b>60% of AMI</b>	Formula	Formula	Formula
Vacancy:	Formula Formula		
<b>80% of AMI</b>	Formula	Formula	Formula
Vacancy:	Formula Formula		
<b>Market (or Other Target Inc.)</b>	Formula	Formula	Formula
Vacancy:	Formula Formula		
<b>Commercial Rent</b>	Formula	Formula	
Vacancy:	Formula Formula		
Other Income	Line 227, Line 228		
Laundry Income	or Line 230		
<b>Effective Gross Income</b>	Line 229	<b>0</b>	<b>0 Formula</b>

<b>EXPENSES</b>	<b>Commercial</b>	<b>Residential</b>	<b>Total</b>	<b>P.D.U.</b>	<b>Comments</b>
Management Fee	See Residential	Line 250	All Formula Format	All Formula Format	Is this within DND Policy of 10%?
Payroll Administrative		Line 251	Formula	0	
Payroll Taxes & Benefits, Admin.		Line 252			
Legal		Line 253			
Audit		Line 254			
Marketing		Line 255			
Telephone		Line 256			
Office Supplies		Line 257			
Accounting & Data Processing		Line 258			
Investor Servicing		Line 259			
DHCD Monitoring Fee		Line 260			
Other:		Line 261			
Other:		Line 262			
Maintenance, Payroll		Line 264			
Payroll, Taxes & Benefits, Admin.		Line 265			
Janitorial Materials		Line 267			
Landscaping		Line 268			
Decorating (Interior)		Line 269			
Repairs (interior & exterior)		Line 270			
Elevator Maintenance		Line 271			
Trash Removal		Line 272			
Snow Removal		Line 273			
Extermination		Line 274			
Other:		Line 275			
Resident Services		Line 277			What is this based on? What are services? D
Security		Line 278			
Electricity		Line 279			
Natural Gas		Line 280			
Oil		Line 281			
Utilities/Water and Sewer		Line 282			
Replacement Reserve		Line 284			What is this based on? Who is requiring?
Operating Reserve		Line 285			What is this based on? Who is requiring?
Real Estate Taxes		Line 286			
Other taxes:		Line 287			
Insurance		Line 288			
Other: MIP		Line 289			
<b>Total Expenses</b>	<b>Formula</b>	<b>Formula</b>	<b>Formula</b>	<b>Formula</b>	
<b>Net Operating Income</b>	<b>Formula</b>	<b>Formula</b>	<b>Formula</b>		



**Attachment 1  
Project Sources and Uses**

Project Name:  
Project Address:  
**EXTENDED CASH FLOW ANALYSIS**

ACTUAL NAME OF PROJECT LIST ALL ADDRESSES	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Revenue	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Homeless 30% AMI	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
30% of AMI (Homeless Set-aside)	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
50% of AMI	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
50% of AMI	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
80% of AMI	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Market:	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other Income	Line 227, Line 229	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Laundry Income	Line 244	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Effective Gross Income	Line 244	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Expenses														
Management Fee	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Administrative	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Maintenance	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Resident Services	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Security	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Electricity	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Natural Gas	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Oil	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Water and Sewer	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Replacing Reserve	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Operating Reserve	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Real Estate Taxes	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other taxes:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Insurance	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Total Expenses	#DIV/0!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Net Operating Income	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Debt Service (First Lender)	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Debt Service (DND)	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other Debt Service	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Total Debt Service	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Debt Service Coverage	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Cash Flow	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
DND Cash Flow	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Borrower Cash Flow	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!

**Attachment 1  
Project Sources and Uses**

5/21/2018

Project Name:  
Project Address:  
**EXTENDED CASH FLOW ANALYSIS**

	15	16	17	18	19	20
	2032	2033	2034	2035	2036	2037
Revenue	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Homeless 30% AMI	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
30% of AMI (Homeless Set-aside)	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
50% of AMI	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
60% of AMI	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
80% of AMI	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Market	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other Income	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Laundry Income	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
<b>Effective Gross Income</b>	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!

Line 244  
Line 244

	15	16	17	18	19	20
	2032	2033	2034	2035	2036	2037
<b>Expenses</b>						
Management Fee	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Administrative	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Maintenance	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Resident Services	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Security	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Electricity	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Natural Gas	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Oil	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Water and Sewer	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Replacement Reserve	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Operating Reserve	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Real Estate Taxes	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other taxes:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Insurance	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
<b>Total Expenses</b>	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!

#DIV/0!

<b>Net Operating Income</b>	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Debt Service (First Lender)	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Debt Service (DND)	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other Debt Service	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
<b>Total Debt Service</b>	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Debt Service Coverage	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Cash Flow	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
DND Cash Flow	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Borrower Cash Flow	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!

**Attachment 1  
Project Sources and Uses**

ACTUAL NAME OF PROJECT  
LIST ALL ADDRESSES

Project Name:  
Project Address:  
**EXTENDED CASH FLOW ANALYSIS**

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Revenue	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Homeless 30% AMI	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
30% of AMI (Homeless Set-aside)	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
50% of AMI	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
60% of AMI	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
80% of AMI	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Market	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other Income	Line 227, Line 228	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Laundry/Income	Line 244	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Effective Gross Income	Line 244	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Expenses														
Management Fee	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Administrative	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Maintenance	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Resident Services	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Security	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Electricity	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Natural Gas	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Oil	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Water and Sewer	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Replacement Reserve	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Operating Reserve	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Real Estate Taxes	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other taxes:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Insurance	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Total Expenses	#DIV/0!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!

Net Operating Income	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Debt Service (First Lender)	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Debt Service (DND)	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other Debt Service	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Total Debt Service	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Debt Service Coverage	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Cash Flow	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
DND Cash Flow	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Borrower Cash Flow	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!



**Attachment 1  
Project Sources and Uses**

5/21/2018

Project Name:  
Project Address:  
**EXTENDED CASH FLOW ANALYSIS**

	15	16	17	18	19	20
	2032	2033	2034	2035	2036	2037
Revenue	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Homeless 30% AMI	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
30% of AMI (Homeless Set-aside)	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
50% of AMI	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
60% of AMI	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
90% of AMI	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Market	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other Income	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Laundry Income	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Effective Gross Income	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!

Line 244  
Line 244

**Expenses**

Management Fee	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Administrative	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Maintenance	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Resident Services	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Security	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Electricity	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Natural Gas	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Oil	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Water and Sewer	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Replacement Reserve	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Operating Reserve	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Real Estate Taxes	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other taxes:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Insurance	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
<b>Total Expenses</b>	#DIV/0!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!

**Net Operating Income**

Net Operating Income	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Debt Service (First Lender)	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Debt Service (DND)	-	-	-	-	-	-
Other Debt Service	-	-	-	-	-	-
<b>Total Debt Service</b>	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!

**Debt Service Coverage  
Cash Flow**

Debt Service Coverage	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Cash Flow	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!

**DND Cash Flow  
Borrower Cash Flow**

DND Cash Flow	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Borrower Cash Flow	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!

**Attachment 1  
Project Sources and Uses**

Project Name:  
Project Address:  
EXTENDED CASH FLOW ANALYSIS

ACTUAL NAME OF PROJECT  
LIST ALL ADDRESSES

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Revenue														
Homeless 30% AMI	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
30% of AMI (Homeless Set-aside)	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
50% of AMI	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
60% of AMI	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
80% of AMI	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Market	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other Income	Line 227, Line 229	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Laundry Income	Line 244	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Effective Gross Income	Line 244	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Expenses														
Management Fee	-	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Administrative	-	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Maintenance	-	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Resident Services	-	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Security	-	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Electricity	-	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Natural Gas	-	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Oil	-	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Water and Sewer	-	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Replacement Reserve	-	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Operating Reserve	-	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Real Estate Taxes	-	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other taxes:	-	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Insurance	-	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other:	-	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Total Expenses	#DIV/0!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Net Operating Income		#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Debt Service (First Lender)		#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Debt Service (DND)		#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other Debt Service		#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Total Debt Service		#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Debt Service Coverage		#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Cash Flow		#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
DND Cash Flow		#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Borrower Cash Flow		#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!

**Attachment 1  
Project Sources and Uses**

5/21/2018

Project Name:  
Project Address:  
**EXTENDED CASH FLOW ANALYSIS**

	15	16	17	18	19	20
	2032	2033	2034	2035	2036	2037
<b>Revenue</b>						
Homeless 30% AMI	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
30% of AMI (Homeless Set-aside)	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
50% of AMI	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
60% of AMI	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
80% of AMI	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Market	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other Income	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Line 244	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Laundry Income	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Line 244	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
<b>Effective Gross Income</b>	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!

<b>Expenses</b>						
Management Fee	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Administrative	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Maintenance	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Resident Services	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Security	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Electricity	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Natural Gas	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Oil	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Water and Sewer	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Replacement Reserve	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Operating Reserve	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Real Estate Taxes	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other taxes:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Insurance	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
<b>Total Expenses</b>	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!

<b>Net Operating Income</b>	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Debt Service (First Lender)	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Debt Service (DND)	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other Debt Service	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
<b>Total Debt Service</b>	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Debt Service Coverage	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Cash Flow	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
DND Cash Flow	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Borrower Cash Flow	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!

**Attachment 1  
Project Sources and Uses**

ACTUAL NAME OF PROJECT  
LIST ALL ADDRESSES

Project Name:  
Project Address:  
**EXTENDED CASH FLOW ANALYSIS**

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Revenue	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Homeless 30% AMI	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
30% of AMI (Homeless Set-aside)	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
50% of AMI	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
60% of AMI	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
80% of AMI	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Market	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other Income	Line 227, Line 228	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Laundry Income	Line 244	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Effective Gross Income	Line 229	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!

**Expenses**

Management Fee	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Administrative	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Maintenance	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Resident Services	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Security	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Electricity	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Natural Gas	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Oil	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Water and Sewer	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Replacement Reserve	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Operating Reserve	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Real Estate Taxes	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other Taxes:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Insurance	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
<b>Total Expenses</b>	#DIV/0!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!

etr

Net Operating Income	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Debt Service (First Lender)	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Debt Service (DND)	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other Debt Service	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
<b>Total Debt Service</b>	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Debt Service Coverage	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Cash Flow	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
DND Cash Flow	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Borrower Cash Flow	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!

Attachment 1  
Project Sources and Uses

5/21/2018

Project Name:  
Project Address:  
EXTENDED CASH FLOW ANALYSIS

	15	16	17	18	19	20
	2032	2033	2034	2035	2036	2037
Revenue						
Homeless 30% AMI	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
30% of AMI (Homeless Set-aside)	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
50% of AMI	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
60% of AMI	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
80% of AMI	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Market:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other Income	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Laundry Income	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Effective Gross Income	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Expenses						
Management Fee	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Administrative	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Maintenance	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Resident Services	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Security	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Electricity	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Natural Gas	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Oil	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Water and Sewer	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Replacement Reserve	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Operating Reserve	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Real Estate Taxes	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other taxes:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Insurance	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Total Expenses	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Net Operating Income	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Debt Service (First Lender)	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Debt Service (DND)	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other Debt Service	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Total Debt Service	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Debt Service Coverage	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Cash Flow	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
DND Cash Flow	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Borrower Cash Flow	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!

**Attachment 1  
Project Sources and Uses**

Project Name:  
Project Address:  
**EXTENDED CASH FLOW ANALYSIS**

**Revenue**

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Homeless 30% AMI	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
30% of AMI (Homeless Set-aside)	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
50% of AMI	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
60% of AMI	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
80% of AMI	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Market	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other Income	Line 227, Line	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Laundry Income	Line 229	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Effective Gross Income		#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!

**Expenses**

Management Fee	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Administrative	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Maintenance	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Resident Services	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Security	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Electricity	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Natural Gas	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Oil	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Water and Sewer	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Replacement Reserve	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Operating Reserve	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Real Estate Taxes	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other taxes:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Insurance	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Total Expenses	#DIV/0!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!

ert

Net Operating Income	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Debt Service (First Lender)	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Debt Service (DND)	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other Debt Service	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Total Debt Service	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Debt Service Coverage	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Cash Flow	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
DND Cash Flow	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Borrower Cash Flow	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!

**Attachment 1  
Project Sources and Uses**

5/21/2018

Project Name:  
Project Address:  
EXTENDED CASH FLOW ANALYSIS

	15	16	17	18	19	20
	2032	2033	2034	2035	2036	2037
Revenue	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Homeless 30% AMI	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
30% of AMI (Homeless Set-aside)	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
50% of AMI	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
60% of AMI	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
80% of AMI	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Market	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other Income	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Laundry Income	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Effective Gross Income	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!

	15	16	17	18	19	20
	2032	2033	2034	2035	2036	2037
Expenses						
Management Fee	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Administrative	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Maintenance	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Resident Services	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Security	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Electricity	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Natural Gas	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Oil	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Water and Sewer	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Replacement Reserve	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Operating Reserve	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Real Estate Taxes	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other taxes:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Insurance	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Total Expenses	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!

Net Operating Income	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Debt Service (First Lender)	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Debt Service (DND)	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other Debt Service	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Total Debt Service	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Debt Service Coverage	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Cash Flow	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
DND Cash Flow	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Borrower Cash Flow	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!

**Attachment 1  
Project Sources and Uses**

ACTUAL NAME OF PROJECT  
LIST ALL ADDRESSES

Project Name:  
Project Address:  
**EXTENDED CASH FLOW ANALYSIS**

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Revenue	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Homeless 30% AMI	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
30% of AMI (Homeless Set-aside)	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
50% of AMI	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
60% of AMI	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
80% of AMI	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Market	Formula	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other Income	Line 227, Line 228	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Laundry Income	Line 244	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Effective Gross Income	Line 244	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
<b>Expenses</b>														
Management Fee	-	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Administrative	-	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Maintenance	-	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Resident Services	-	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Security	-	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Electricity	-	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Natural Gas	-	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Oil	-	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Water and Sewer	-	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Replacement Reserve	-	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Operating Reserve	-	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Real Estate Taxes	-	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other taxes:	-	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Insurance	-	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other:	-	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
<b>Total Expenses</b>		#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
	err													
Net Operating Income		#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Debt Service (First Lender)		#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Debt Service (DND)		#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other Debt Service		#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
<b>Total Debt Service</b>		#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Debt Service Coverage		#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Cash Flow		#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
DND Cash Flow		#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Borrower Cash Flow		#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!



**Attachment 1  
Project Sources and Uses**

5/21/2018

Project Name:  
Project Address:  
**EXTENDED CASH FLOW ANALYSIS**

	15	16	17	18	19	20
	2032	2033	2034	2035	2036	2037
Revenue						
Homeless 30% AMI	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
30% of AMI (Homeless Set-aside)	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
50% of AMI	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
60% of AMI	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
80% of AMI	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vacancy:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
<b>Market</b>						
Vacancy:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other Income	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Laundry Income	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
<b>Effective Gross Income</b>	<b>#VALUE!</b>	<b>#VALUE!</b>	<b>#VALUE!</b>	<b>#VALUE!</b>	<b>#VALUE!</b>	<b>#VALUE!</b>

Line 244  
Line 244

	15	16	17	18	19	20
	2032	2033	2034	2035	2036	2037
<b>Expenses</b>						
Management Fee	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Administrative	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Maintenance	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Resident Services	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Security	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Electricity	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Natural Gas	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Oil	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Water and Sewer	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Replacement Reserve	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Operating Reserve	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Real Estate Taxes	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other taxes:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Insurance	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other:	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
<b>Total Expenses</b>	<b>#VALUE!</b>	<b>#VALUE!</b>	<b>#VALUE!</b>	<b>#VALUE!</b>	<b>#VALUE!</b>	<b>#VALUE!</b>

Net Operating Income	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Debt Service (First Lender)	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Debt Service (DND)	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Other Debt Service	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
<b>Total Debt Service</b>	<b>#VALUE!</b>	<b>#VALUE!</b>	<b>#VALUE!</b>	<b>#VALUE!</b>	<b>#VALUE!</b>	<b>#VALUE!</b>
Debt Service Coverage	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Cash Flow	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
DND Cash Flow	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Borrower Cash Flow	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!