Tips:

Enter the PHA Name, Development Name, and Phase Number or Description (on the "Unit Mix" worksheet)

- The HCC limit is applicable only to New Construction units (not applicable to Rehabilitation of existing public housing, or to Acquisition units).
- Possible development methods are Rehabilitation (of existing public housing only), New Construction, or Acquisition (with or without rehab).

- HOPE VI and Choice Neighborhoods grant funds;
- Public housing Capital Fund and Public Housing Development assistance provided under sections 9 and 5 of the 1937 Housing Act; and
- Public Housing Operating Fund assistance provided under section 9 of the 1937 Housing Act that is used for development.

The "TDC & HCC Limit calculations" worksheet reflects all such applicability as described above.

FOR THOSE FAMILIAR WITH THE INSTRUCTIONS:
START ON THE NEXT TAB AND CONTINUE TO MOVE RIGHT THROUGH THE TABS

Instructions: TDC & HCC Limit Calculation Worksheets

Tips:

Enter information in cells with blue borders, text or numbers on screen.

Except for the Pro Forma and Draw Schedule, all other cells are locked, and all calculations are automated.

Print these Instructions for easy reference, then begin at Step 1.

Step 1. State Basic Information and Unit Mix

> Navigate to the worksheet titled "Unit Mix".

> Enter the PHA Name, Development Name, and Phase Number or Description (on the "Unit Mix" worksheet)

Step 2. Enter the Number of Units of Each Type and Size (on the "Unit Mix" worksheet)

> Select the appropriate column(s) for the proposed units based on tenure type (Rental or Homeownership, PH or Non-PH), and the development method.

- Rent-to-Own units are to be counted initially as Rental Units.
- Possible development methods are Rehabilitation (of existing public housing only), New Construction, or Acquisition (with or without rehab).

> Enter the number of units proposed, by Structure Type, in the appropriate row based on the Number of Bedrooms.

- TDC limit applies to development of public housing units under an Annual Contributions Contract (ACC) using Public Housing Capital Assistance (PHCA).

- Public Housing Capital Assistance (PHCA) includes the following development sources (and borrowed funds to be repaid from these sources):
  - HOPE VI and Choice Neighborhoods grant funds;
  - Public housing Capital Fund and Public Housing Development assistance provided under sections 9 and 5 of the 1937 Housing Act; and
  - Public Housing Operating Fund assistance provided under section 9 of the 1937 Housing Act that is used for development.

- The TDC limit for Modernization of existing public housing is 90% of the published TDC limit for a given structure and unit type.
- The HCC limit is applicable only to New Construction units (not applicable to Rehabilitation of existing public housing, or to Acquisition units).

The "TDC & HCC Limit calculations" worksheet reflects all such applicability as described above.
- **Definitions of Structure Types** specified on the Unit Mix worksheet:
  - Detached: A structure that consists of a single living unit surrounded by permanent open space on all sides.
  - Semi-detached: A structure containing two living units separated by a common vertical wall.
  - Elevator: Any structure of four or more stories above ground in which an elevator is provided.
  - Row House: A structure containing three or more living units separated only by vertical walls.
  - Walk-up: A multi-level low-rise structure containing two or more living units, in which any units are separated by any common ceiling/floor.

**Step 3. Enter Number of Tax Credit, Market-Rate Rental, and Market-Rate For-Sale Units** (for reference only; not used in TDC calculation)

**Step 4. Enter Number of Special-Needs Units, and Describe Accessibility Design Features** (for reference only; not used in TDC calculation)

**Step 5. Select Location**

- Navigate to the worksheet titled "Select City & State".
  - Make the appropriate selections from the menu lists provided there.
  - Follow the Note boxes on that worksheet

**Step 6. TDC & HCC Calculations**

- Navigate to the worksheet titled "TDC & HCC Limit Calculations".

**Step 7. Enter Demolition & Replacement Units (total, all project phases)** (on "TDC & HCC Limit calculations" worksheet)

- Enter the number of public housing units to be demolished (or eliminated by conversion) for all phases of the project.
- Enter the total number of replacement units to be built back on the original public housing site(s) in all phases of the project.
  - Include only on-site, new-construction replacement rental public housing units and, and ownership units developed with Public Housing Capital Assistance (see Step 3, above for a definition of Public Housing Capital Assistance).

**Step 8. Enter All Sources of Public Housing Capital Assistance**

- Include: Public Housing Capital Assistance used for development, and borrowed funds secured by repayment with Public Housing Capital Assistance.
- Do not include: sources other than Public Housing Capital Assistance (e.g., HOME and CDBG), or any non-HUD funding sources.

**Step 9. Enter All Uses of Public Housing Capital Assistance**

- Use the budget line items provided. These track HUD Notice PIH 2003-8, For example:
  - BLI 1440: **Site Acquisition** costs are all expenses of acquiring sites (only sites that do not include structures to be retained for housing).
  - BLI 1450: **Site Improvement** includes streets and public improvements, and site improvements other than on-site utilities & finish landscaping.
- Dwelling Structure costs must be categorized as Rehabilitation, New Construction, or Acquisition:
  - BLI 1460: "Dwelling Structures, Rehabilitation" includes only those "hard" (construction) costs of rehabilitating existing public housing units.
  - BLI 1460: "Dwelling Structures, New Construction" includes only hard costs for the building, utilities from the street and finish landscaping.
  - BLI 1460: "Dwelling Structures, Acquisition" includes all acquisition costs for existing housing units, including the site and associated rehab.
Step 10. Confirm that Sources are Equal to Uses
   > Confirm that all Grant Funds and Public Housing Capital Assistance (GFPH) sources are included.
   > Confirm that sources of GFPH are equal to uses of GFPH

Step 11. Enter any Extraordinary Site Cost (a component of Additional Project Costs -- not subject to TDC limit)
   > Enter any Extraordinary Site Cost in the cell provided. This may be some or all of the funds entered in BLI 1450 (Step 8).
     • Extraordinary Site Costs must be verified by an independent registered engineer, and approved by HUD.

Step 12. Review TDC and HCC Limit Calculation Results
   > Review the results of the TDC and HCC limit calculations, and print the worksheet.
     • The TDC and HCC limit analysis results are shown on the lower right of the "TDC & HCC Limit calculations" worksheet.
     • All worksheets are pre-formatted for printing. To print the current worksheet or all worksheets, select "Print…" from the "File" menu.
     • Direct project questions to the Project Manager at the HUD Office of Public Housing Investments.

Disclaimer: This workbook does not replace applicable statutes, regulations, notices or other HUD guidance. Use of this form is not required by HUD.
### Semi-Homeownership Unit Categories

**Visitability Features:** Impaired Hearing or

---

**Step 1:** Enter the PHA Name, the Development Name, and Phase Number or Description

Applicant PHA/Grantee: Housing Authority of New Orleans

Grant Name, if applicable:

Phase/Project/Development Name: St. Bernard Phase III

PIC Development Number: [enter the new AMP-format development number]

---

**Step 2:** Enter the Number of Units (by Structure Type and Unit Size, according to Unit Category and Development Method)

<table>
<thead>
<tr>
<th>Structure Type</th>
<th>Number of Bedrooms</th>
<th>Public Housing or Replacement Units</th>
<th>Non-Public Housing or Non-Replacement</th>
<th>Homeownership Unit Categories</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Rehab</td>
<td>New Construction</td>
<td>Acq without Rehab</td>
<td>Developed with Pub. Housing Capital Assistance</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Developed without Pub. Housing Capital Assistance</td>
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<tr>
<td>Detached</td>
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<tr>
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<td></td>
<td>5</td>
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</tbody>
</table>

**Totals:**

---

**Step 3:** Enter Number of Tax Credit, Market-Rate Rental, and Market-Rate For-Sale Units

<table>
<thead>
<tr>
<th>Unit Summary</th>
<th>Rehab (of existing PH) Units:</th>
<th>New Construction Units:</th>
<th>Acquisition Units:</th>
<th>Total Units:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Affordable:</td>
<td>PH Rental, + HO w/PHCA (subject to TDC limit):</td>
<td>Non-PH Rental, + HO w/o PHCA (no TDC limit):</td>
<td></td>
</tr>
</tbody>
</table>

---

**Step 4:** Enter number of Special-Needs Units and describe Accessibility Design Features

| Planned Accessibility: Units for Mobility-Impaired and Hearing/Sight-Impaired |
|---------------------------------|-------------------------------|-------------------------------|-------------------|-------------------|
| Public Housing (on ACC, including Op sub-only) | Non-Public Housing (not on ACC, no PHCA) | Developed with Pub. Housing Capital Assistance | Developed without Pub. Housing Capital Assistance |
| Rehab                           | New Const                      | Acq with or w/o Rehab         | Rehab                           | New Const                      | Acq with or w/o Rehab         |
| of Existing Pub-Hg              |                               |                               | of Existing Pub-Hg              |                               |                               |

---

<table>
<thead>
<tr>
<th>Units for Mobility-Impaired:</th>
<th>0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units Hearing-or Sight-Impaired:</td>
<td>0</td>
</tr>
</tbody>
</table>

**Visitability Features:**

---

Note: Minimum required units are estimates. Consult with HUD and applicable program regulations for actual requirements regarding accessible units.
<table>
<thead>
<tr>
<th>Type</th>
<th>Data</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached/Semi-Detached</td>
<td>Sum of 0 Bedrooms, TDC</td>
<td>$58,960,455.00</td>
</tr>
<tr>
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<td>Sum of 6 Bedrooms, HCC</td>
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<td>Sum of 0 Bedrooms, TDC</td>
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<td>Sum of 5 Bedrooms, TDC</td>
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<tr>
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<td>Walkup</td>
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<td>Sum of 1 Bedrooms, TDC</td>
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Form HUD-50156 (2/2016)
### Total Development Cost (TDC) and Housing Construction Cost (HCC) Limit Calculations

**DEVELOPMENT NAME AND PHASE:** St. Bernard Phase III

This workbook uses the TDCs and HCCs in accordance with HUD Notice PIH-2011-38 (HA), as updated to include 2015 TDC and HCC limits.

**Capital Fund Program website** for (All), (All)

<table>
<thead>
<tr>
<th>Step 3. Unit Mix (Note: enter info on the &quot;Unit Mix&quot; worksheet)</th>
<th>HCC Limits</th>
<th>TDC Limits</th>
</tr>
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<tbody>
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<td><strong>Structure Type</strong></td>
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<td><strong>(new const. only)</strong></td>
</tr>
<tr>
<td></td>
<td><strong>Brs</strong></td>
<td><strong>Rehab</strong></td>
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<td>Detached/Semi-Detached</td>
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<td></td>
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<tr>
<td>6</td>
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</tr>
</tbody>
</table>

### Step 7. Enter Demo & Replacement Units (total, all phases)

- Enter number of public housing units to be demolished or lost to conversion (total, all phases)
- Enter (Minus) number of replacement PH units to be built back on the original PH site (total, all phases)
- Equals PH units demolished and not replaced on the original PH site (total, all phases)

### Step 8. Enter all Sources of Public Housing Capital Assistance

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>PH Capital Assistance incl. CFP, HOPE VI, Choice Neighborhoods</td>
<td>$116,312,160</td>
</tr>
<tr>
<td>Borrowed Funds to be Repaid with Public Housing Capital Assistance</td>
<td>$116,312,160</td>
</tr>
</tbody>
</table>

### Step 9. Enter All Uses of Public Housing Capital Assistance

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>HUD Bdgt Line Item</td>
<td>$116,312,160</td>
</tr>
<tr>
<td>Choice Neighborhoods Supportive Services</td>
<td>$116,312,160</td>
</tr>
<tr>
<td>HOPE VI Community &amp; Supportive Services</td>
<td>$116,312,160</td>
</tr>
<tr>
<td>Management Improvements, PHA</td>
<td>$116,312,160</td>
</tr>
<tr>
<td>Administration, PHA</td>
<td>$116,312,160</td>
</tr>
<tr>
<td>Fees and Costs (planning, prog mgmt, insurance, rehab oper defect, etc.)</td>
<td>$116,312,160</td>
</tr>
<tr>
<td>Site Acquisition (cost of sites w/structures to be retained as housing)</td>
<td>$116,312,160</td>
</tr>
<tr>
<td>Site Improvement (streets, site improvements and public improvements)</td>
<td>$116,312,160</td>
</tr>
<tr>
<td>Dwelling Structures: Rehab (cost to rehab existing PH units only)</td>
<td>$116,312,160</td>
</tr>
<tr>
<td>Dwelling Structures: New Const (w/OH+P, finish landscape + on-site util's)</td>
<td>$116,312,160</td>
</tr>
<tr>
<td>Dwelling Structures: Acquisition (acq. of existing units, + rehab cost)</td>
<td>$116,312,160</td>
</tr>
<tr>
<td>Dwelling Equip, New Const (for new construction units only)</td>
<td>$116,312,160</td>
</tr>
<tr>
<td>Dwelling Equip, Rehab or Acq. Units (for existing PH and Acq. units)</td>
<td>$116,312,160</td>
</tr>
<tr>
<td>Nonhousing structures (community facilities, social service space, etc.)</td>
<td>$116,312,160</td>
</tr>
<tr>
<td>Nonhousing equipment (e.g., vehicles)</td>
<td>$116,312,160</td>
</tr>
<tr>
<td>Demolition (enter total of all demo &amp; environmental remediation costs)</td>
<td>$116,312,160</td>
</tr>
<tr>
<td>Relocation (moving expenses, PHA cost of full-time relo staff)</td>
<td>$116,312,160</td>
</tr>
<tr>
<td>Relocation - Non-Residents</td>
<td>$116,312,160</td>
</tr>
</tbody>
</table>

### Excluded Demolition and Abatement Cost Calculation

- Total Cost of Public Housing Unit Demo & Associated Env. Abatement (BLI 1485) $1,116,312,160
- Times % of Demo Costs Excluded as "Additional Project Costs" (% from Step 7) x 0%
- Equals Amount of Demo Costs Excluded from TDC Limit as "Additional Project Costs" $1,116,312,160

### Step 10. Confirm:

- **TDC Limit Analysis:**
  - Total Development Cost (TDC Capital Assistance only) $1,116,312,160
  - as Percentage of TDC Limit

- **HCC Limit Analysis:**
  - Housing Construction Cost (PH Capital Assistance only)
  - as Percentage of HCC Limit

---

**Step 11. Enter Extraordinary Site Cost**

- Must be approved by HUD

- **Community & Supportive Services ("CSS" – for HOPE VI projects only)**

- **(Minus) Total of Extraordinary Site Costs and CSS (excluded from TDC limit)**

- **Total Uses of Public Housing Capital Assistance (amount subject to TDC Limit)**

- **Total Development Cost Limit (from Step 5)**

- **Public Housing Capital Assistance for Housing Construction Costs**

- **Total Housing Construction Cost**

- **Housing Construction Cost Limit (if any, from Step 5)**
## Instructions for Completing Project Sources and Uses

1) Information/amounts on the project budgets must be consistent with information in the Mixed-Finance Development Proposal, form HUD-50157

2) The Construction Budget should only include sources & uses of funds through the end of the construction period.

3) The Permanent Budget should include sources of funds that will remain with the project after closing and construction are completed.

4) Part A costs in the Budgets are those costs included in the developer's project budget.

5) Part B costs in the Budgets are those costs paid for by the PHA directly, which will not be reimbursed at closing.

6) When labeling sources of funds, clearly identify the specific source of funds, e.g. specific lenders, type of public housing funding.

7) All fees must be within the HUD Cost Control and Safe Harbor Standards.

8) No public housing funds may be used to pay developer fees.

9) If a PHA is receiving a portion of the developer fee, this amount should be reflected on a separate line from the amount received by the developer.

10) No public housing funds may be used to initially fund reserve accounts, except the initial operating reserve for public housing units.

11) LIHTC equity is considered "Private Funds".

12) Federal funds, except for HUD public housing funds, are considered "Other Public Funds".

13) Program income is considered "Other Public Funds".

form HUD-50156 (2/2016)
## CONSTRUCTION PERIOD SOURCES AND USES

**EXHIBIT F TO THE MIXED-FINANCE ACC AMENDMENT**

### Part A: Development Uses

<table>
<thead>
<tr>
<th>Source Description</th>
<th>HUD Blj</th>
<th>PH Capital Assist.</th>
<th>Private Funds</th>
<th>Other Public Funds</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Housing Capital Funds (29F)</td>
<td>$1,485</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>$1,485</td>
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<tr>
<td>RBF or IDOT</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>HOPE VI Funds</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Private Funds</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Total Uses for Development (Part A)</td>
<td>$1,485</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>$1,485</td>
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</tbody>
</table>

### Part A: Additional Sources

<table>
<thead>
<tr>
<th>Source Description</th>
<th>HUD Blj</th>
<th>PH Capital Assist.</th>
<th>Private Funds</th>
<th>Other Public Funds</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>HUD BLI</td>
<td>$1,430</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>$1,430</td>
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<tr>
<td>PH Capital Assist</td>
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<td>-</td>
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</tr>
<tr>
<td>Total Additional Sources (Part B)</td>
<td>$1,430</td>
<td>-</td>
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<td>$1,430</td>
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</table>

### Part B: Additional Uses

<table>
<thead>
<tr>
<th>Source Description</th>
<th>HUD Blj</th>
<th>PH Capital Assist.</th>
<th>Private Funds</th>
<th>Other Public Funds</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Soft Costs</td>
<td>$1,430</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>$1,430</td>
</tr>
<tr>
<td>Subtotal: Development Construction Costs</td>
<td>$1,430</td>
<td>-</td>
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<td>-</td>
<td>$1,430</td>
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<tr>
<td>Leasing Reserve (Public Housing)</td>
<td>$1,430</td>
<td>-</td>
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<td>-</td>
<td>$1,430</td>
</tr>
<tr>
<td>Other: FHA</td>
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<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Other: Professional Services</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Other: Operating Reserve</td>
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<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Other: Replacement Reserve</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Total Additional Uses (Part B)</td>
<td>$1,430</td>
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<td>-</td>
<td>$1,430</td>
</tr>
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</table>

Total Sources (Parts A and B): $3,915

---

**Form HUD-50156 (2/2016)**
### PERMANENT SOURCES AND USES

**EXHIBIT F TO THE MIXED-FINANCE ACC AMENDMENT**

**Applicant PHA/Grantee:** Housing Authority of New Orleans  
**Grant Name, if applicable:**  
**Phase-Project Name:** St. Bernard Phase III  
**PIC Development Number:** [enter the new AMP-format development number]

#### Part A: Development Sources

<table>
<thead>
<tr>
<th>Source</th>
<th>HUD BLI</th>
<th>PH Capital Assis.</th>
<th>Private Funds</th>
<th>Other Public Funds</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>HUD/DOE/FH</td>
<td><strong>1430</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HOPE VI Funds</td>
<td><strong>1430</strong></td>
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</tr>
<tr>
<td>Choice Neighborhoods Funds</td>
<td><strong>1430</strong></td>
<td></td>
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</tr>
<tr>
<td>MTW Funds</td>
<td><strong>1430</strong></td>
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<tr>
<td>Low Income Housing Tax Credit Equity Fund</td>
<td><strong>1430</strong></td>
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<td></td>
</tr>
<tr>
<td>Non-Residential Construction</td>
<td><strong>1430</strong></td>
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<td></td>
</tr>
<tr>
<td>Other: Seller Note</td>
<td><strong>1430</strong></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Other: RD</td>
<td><strong>1430</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other: HOME</td>
<td><strong>1430</strong></td>
<td></td>
<td></td>
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</tr>
<tr>
<td><strong>Total Development Sources (Part A)</strong></td>
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<td><strong>$1430</strong></td>
<td><strong>$1430</strong></td>
<td><strong>$1430</strong></td>
<td><strong>$1430</strong></td>
</tr>
</tbody>
</table>

#### Part B: Additional Sources

<table>
<thead>
<tr>
<th>Source</th>
<th>HUD BLI</th>
<th>PH Capital Assis.</th>
<th>Private Funds</th>
<th>Other Public Funds</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>HUD/DOE/FH</td>
<td><strong>1430</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HOPE VI Funds</td>
<td><strong>1430</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Choice Neighborhoods (CN) Funds</td>
<td><strong>1430</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other: Seller Note</td>
<td><strong>1430</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other: RD</td>
<td><strong>1430</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other: HOME</td>
<td><strong>1430</strong></td>
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</tr>
<tr>
<td><strong>Total Additional Sources (Part B)</strong></td>
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<td><strong>$1430</strong></td>
<td><strong>$1430</strong></td>
<td><strong>$1430</strong></td>
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</tbody>
</table>

#### Part C: Total Sources

<table>
<thead>
<tr>
<th>Source</th>
<th>HUD BLI</th>
<th>PH Capital Assis.</th>
<th>Private Funds</th>
<th>Other Public Funds</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Sources (Parts A and B)</strong></td>
<td><strong>$1430</strong></td>
<td><strong>$1430</strong></td>
<td><strong>$1430</strong></td>
<td><strong>$1430</strong></td>
<td><strong>$1430</strong></td>
</tr>
</tbody>
</table>

#### Part A: Development Uses

<table>
<thead>
<tr>
<th>Use</th>
<th>HUD BLI</th>
<th>PH Capital Assis.</th>
<th>Private Funds</th>
<th>Other Public Funds</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential New Construction</td>
<td><strong>$1460</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Rehabilitation</td>
<td><strong>$1460</strong></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Builder's General Requirements</td>
<td><strong>$1460</strong></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Builder's Overhead</td>
<td><strong>$1460</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Builder's Profit</td>
<td><strong>$1460</strong></td>
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<td></td>
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<td></td>
</tr>
<tr>
<td>Construction Contingency</td>
<td><strong>$1460</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td><strong>$1460</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site/Infrastructure</td>
<td><strong>$1460</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Demolition</td>
<td><strong>$1465</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Renovation Costs</td>
<td><strong>$1465</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Relocation - Non Residents</td>
<td><strong>$1465</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other: Subsidize</td>
<td><strong>$1465</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other: Nonresidential</td>
<td><strong>$1465</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other: Detainee</td>
<td><strong>$1465</strong></td>
<td></td>
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</tr>
<tr>
<td>Other: Describe</td>
<td><strong>$1465</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal: Development Construction Costs</strong></td>
<td><strong>$1460</strong></td>
<td><strong>$1465</strong></td>
<td><strong>$1465</strong></td>
<td><strong>$1465</strong></td>
<td><strong>$1465</strong></td>
</tr>
</tbody>
</table>

#### Development Soft Costs

<table>
<thead>
<tr>
<th>Use</th>
<th>HUD BLI</th>
<th>PH Capital Assis.</th>
<th>Private Funds</th>
<th>Other Public Funds</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administration</td>
<td><strong>$1440</strong></td>
<td></td>
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</tr>
<tr>
<td>Accounting and Cost Certification</td>
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<td></td>
<td></td>
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</tr>
<tr>
<td>Appraisal Expense</td>
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<tr>
<td>Environmental Assessment, Testing &amp; Cleanup</td>
<td><strong>$1440</strong></td>
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</tr>
<tr>
<td>Financing &amp; Application Expenses, Lender</td>
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<td></td>
</tr>
<tr>
<td>Financing &amp; Application Expenses, Tax Credit</td>
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<tr>
<td>Insurance, Construction Period</td>
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<tr>
<td>Interest, Construction &amp; Bridge Loan</td>
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<tr>
<td>Legal Expense, Developer &amp; Lender(s)</td>
<td><strong>$1440</strong></td>
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<tr>
<td>Marketing &amp; Lease-up Expense</td>
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</tr>
<tr>
<td>Permits, Construction &amp; Utility Hookup</td>
<td><strong>$1440</strong></td>
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<tr>
<td>PILOT &amp; Taxes, Construction Period</td>
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<tr>
<td>Survey</td>
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<tr>
<td>Title &amp; Recording Fees</td>
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<tr>
<td>Lease-Up Reserve (Public Housing)</td>
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<td></td>
</tr>
<tr>
<td>Other: Subsidize</td>
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<td></td>
</tr>
<tr>
<td>Other: Nonresidential</td>
<td><strong>$1440</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal: Development Soft Cost</strong></td>
<td><strong>$1460</strong></td>
<td><strong>$1465</strong></td>
<td><strong>$1465</strong></td>
<td><strong>$1465</strong></td>
<td><strong>$1465</strong></td>
</tr>
</tbody>
</table>

#### Total Uses for Development (Part A)

<table>
<thead>
<tr>
<th>Use</th>
<th>HUD BLI</th>
<th>PH Capital Assis.</th>
<th>Private Funds</th>
<th>Other Public Funds</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Uses for Development (Part A)</strong></td>
<td><strong>$1430</strong></td>
<td><strong>$1430</strong></td>
<td><strong>$1430</strong></td>
<td><strong>$1430</strong></td>
<td><strong>$1430</strong></td>
</tr>
</tbody>
</table>

#### Part B: Additional Uses

<table>
<thead>
<tr>
<th>Use</th>
<th>HUD BLI</th>
<th>PH Capital Assis.</th>
<th>Private Funds</th>
<th>Other Public Funds</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>CN Supportive Services</td>
<td><strong>1435</strong></td>
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<tr>
<td>HOPE VI Community &amp; Supportive Services</td>
<td><strong>1436</strong></td>
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</tr>
<tr>
<td>Management Improvements, PHA</td>
<td><strong>1436</strong></td>
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<td></td>
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</tr>
<tr>
<td>Administration</td>
<td><strong>1436</strong></td>
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<tr>
<td>Fees &amp; Costs</td>
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<tr>
<td>Site Acquisition</td>
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<tr>
<td>Site Improvement</td>
<td><strong>1436</strong></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Demolition (and associated remediation)</td>
<td><strong>1436</strong></td>
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<tr>
<td>Relocation Expense</td>
<td><strong>1436</strong></td>
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<tr>
<td>Relocation - Non Residents</td>
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<tr>
<td><strong>Total Additional Uses (Part B)</strong></td>
<td><strong>$1430</strong></td>
<td><strong>$1430</strong></td>
<td><strong>$1430</strong></td>
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#### Total Uses (Parts A and B)

<table>
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<tr>
<th>Use</th>
<th>HUD BLI</th>
<th>PH Capital Assis.</th>
<th>Private Funds</th>
<th>Other Public Funds</th>
<th>Total</th>
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<tr>
<td><strong>Total Uses (Parts A and B)</strong></td>
<td><strong>$1430</strong></td>
<td><strong>$1430</strong></td>
<td><strong>$1430</strong></td>
<td><strong>$1430</strong></td>
<td><strong>$1430</strong></td>
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</table>

Form: HUD-0515F (2/2018)
### DEVELOPER FEE CALCULATION

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Project Cost (Part A Costs Only)</td>
<td>$ -</td>
<td></td>
</tr>
<tr>
<td>Less Developer Fee</td>
<td>$ -</td>
<td></td>
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<tr>
<td>Developer</td>
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<td></td>
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<tr>
<td>PHA</td>
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<td></td>
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<tr>
<td>TOTAL DEVELOPER FEE</td>
<td>$ -</td>
<td></td>
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<tr>
<td>Less Reserves</td>
<td>$ -</td>
<td></td>
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<tr>
<td>Lease-Up Reserve (public housing)</td>
<td>$ -</td>
<td></td>
</tr>
<tr>
<td>Operating Subsidy Reserve (public housing)</td>
<td>$ -</td>
<td></td>
</tr>
<tr>
<td>Operating Reserve</td>
<td>$ -</td>
<td></td>
</tr>
<tr>
<td>Replacement Reserve</td>
<td>$ -</td>
<td></td>
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<tr>
<td>Social Service Reserve</td>
<td>$ -</td>
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<tr>
<td>Other:</td>
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<tr>
<td>TOTAL RESERVES</td>
<td>$ -</td>
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<tr>
<td>Less Other Excluded Costs (relocation, CSS)</td>
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<tr>
<td>BASIS FOR FEE CALCULATION</td>
<td>$ -</td>
<td></td>
</tr>
</tbody>
</table>

| TOTAL DEVELOPER FEE                              | 0.0%   |
| Fee to Developer                                 | 0.0%   |
| Fee to PHA                                       | 0.0%   |

### CONTRACTOR FEE CALCULATION

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Construction Hard Costs (Part A Only)</td>
<td>$ -</td>
<td></td>
</tr>
<tr>
<td>Less Contractor Fees</td>
<td>$ -</td>
<td></td>
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<tr>
<td>General Conditions &amp; Bond</td>
<td>$ -</td>
<td></td>
</tr>
<tr>
<td>Overhead</td>
<td>$ -</td>
<td></td>
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<tr>
<td>TOTAL CONTRACTOR FEE</td>
<td>$ -</td>
<td></td>
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<tr>
<td>Less Hard Costs Contingency</td>
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</tr>
<tr>
<td>BASIS FOR FEE CALCULATION</td>
<td>$ -</td>
<td></td>
</tr>
</tbody>
</table>

| CONTRACTOR FEE                                    | 0%     |
| General Conditions & Bond                        | 0%     |
| Overhead                                         | 0%     |
| Profit                                           | 0%     |

### PRO RATA TEST

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Number</th>
<th>Percent</th>
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</thead>
<tbody>
<tr>
<td>Public Housing/Replacement</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Other Units</td>
<td>0</td>
<td>0%</td>
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<tr>
<td>Total Units</td>
<td>0</td>
<td>0%</td>
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</table>

<table>
<thead>
<tr>
<th>Source of Funds (Part A Funds Only)</th>
<th>Amount</th>
<th>Percent</th>
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<tbody>
<tr>
<td>Public Housing Funds</td>
<td>$ -</td>
<td>0%</td>
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<tr>
<td>Other Funds</td>
<td>$ -</td>
<td>0%</td>
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<tr>
<td>Total Funds</td>
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<td>0%</td>
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<table>
<thead>
<tr>
<th>Test</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>% Public Housing/Replacement Units</td>
<td>0%</td>
</tr>
<tr>
<td>% Public Housing Funds</td>
<td>0%</td>
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</tbody>
</table>

**% of public housing funds cannot exceed percent of public housing/replacement units**
## INCOME PROJECTIONS

All rents should be net of utility allowance

<table>
<thead>
<tr>
<th>Unit Type</th>
<th># Units</th>
<th># of Bedrooms</th>
<th>Monthly Tenant Rent (PUM)</th>
<th>Monthly Subsidy (PUM)</th>
<th>Monthly Income (PUM)</th>
<th>Annual Tenant Rent Total</th>
<th>Annual Subsidy Total</th>
<th>Total Annual Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Housing</td>
<td></td>
<td></td>
<td>$ - $ -</td>
<td>$ -</td>
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</tr>
<tr>
<td>Public Housing Totals</td>
<td>0</td>
<td></td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
</tr>
<tr>
<td>Project Based Voucher (PBV) and Project Based Rental Assistance (PBRA)</td>
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<td></td>
<td>$ - $ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
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</tr>
<tr>
<td>PBV+PBRA Totals</td>
<td>0</td>
<td></td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
</tr>
<tr>
<td>Other Affordable/Restricted</td>
<td></td>
<td></td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
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<td>$ -</td>
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</tr>
<tr>
<td>Total Other Affordable/Restricted</td>
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<td>$ -</td>
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<tr>
<td>Unrestricted/Market</td>
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<tr>
<td>Total Unrestricted/Market</td>
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<td>$ -</td>
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<tr>
<td>Other Income</td>
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<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
</tr>
</tbody>
</table>

form HUD-50156 (2/2016)
### ASSUMPTIONS: PRO FORMA WORKSHEET

Provide the following assumptions, which should be reflected on the Pro Forma

<table>
<thead>
<tr>
<th>Assumption</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rental Income Annual Increase (%)</td>
<td>0.00%</td>
</tr>
<tr>
<td>Other Income Annual Increase (%)</td>
<td>0.00%</td>
</tr>
<tr>
<td>Vacancy Rate (%)</td>
<td>0.00%</td>
</tr>
<tr>
<td>Expense annual increase (%)</td>
<td>0.00%</td>
</tr>
<tr>
<td>Replacement Reserve Annual Amount ($)</td>
<td>$0 per unit/per year</td>
</tr>
<tr>
<td>Replacement Reserve Annual Increase (%)</td>
<td>0.00%</td>
</tr>
</tbody>
</table>

**Property Management Fee (fixed fee or % of effective gross income)**

<table>
<thead>
<tr>
<th>Type</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>Fixed Fee per year</td>
<td>$0 per unit/per month</td>
</tr>
<tr>
<td>Annual Increase (%)</td>
<td>0.00%</td>
</tr>
</tbody>
</table>

**OR**

<table>
<thead>
<tr>
<th>Type</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>% of Effective Gross Income</td>
<td>0.00%</td>
</tr>
</tbody>
</table>

Form HUD-50156 (2/2016)
### 15 Year Operating Pro Forma

**Applicant PHA/Grantee:** Housing Authority of New Orleans  
**Grant Name, if applicable:**  
**Phase/Project Name:** St. Bernard Phase III  
**PIC Development Number:** [enter the new AMP-format development number]

<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td><strong>Operating Income</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Unrestricted (Market Rate) Unit Rent</td>
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<tr>
<td>Affordable/Restricted Rent</td>
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<tr>
<td>Housing Choice Voucher/PBRA - Tenant Rent</td>
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<td>Housing Choice Voucher/PBRA - Voucher/PBRA Amount</td>
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<tr>
<td>Total Housing Choice Voucher/PBRA</td>
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<tr>
<td><strong>Public Housing Rental Income</strong></td>
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<td>Total Public Housing Rental Income</td>
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<tr>
<td>Gross Rental Income</td>
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<td>0</td>
<td>0</td>
<td>0</td>
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</tr>
<tr>
<td>Other Income (laundry, interest, etc.)</td>
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<td>0</td>
<td>0</td>
<td>0</td>
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<td>0</td>
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<td>Gross Income</td>
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<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

| **Operating Expenses** | | | | | | | | | | | | | | | |
| Administration/Salaries | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Property Management Fee | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Office Expenses | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Insurance | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Accounting | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Maintenance | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Utilities | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Security | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Real Estate Taxes/PILOT | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Supportive Services | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Replacement Reserve | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total Operating Expenses** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Net Operating Income** | | | | | | | | | | | | | | | |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

| **Debt Service** | | | | | | | | | | | | | | | |
| Loan 1: Identify | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Loan 2: Identify | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Loan 3: Identify | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Debt Service | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Debt Service Ratio | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Debt Coverage Ratio | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Fee: Identify | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cash Flow Available for Distribution | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Income | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
## Flow of Funds Analysis

### Starting Balance

<table>
<thead>
<tr>
<th>Uses of Funds</th>
<th>Acquisition Costs</th>
<th>Total Acquisition Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>$0</td>
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<tr>
<td></td>
<td></td>
<td>$0</td>
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</tbody>
</table>

### Costs

#### Hard Costs

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land</td>
<td></td>
</tr>
<tr>
<td>Building</td>
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</tr>
<tr>
<td>Total Acquisition Costs</td>
<td>$0</td>
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</tbody>
</table>

#### Software Costs

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architecture Design &amp; Engineering</td>
<td>$680,000</td>
</tr>
<tr>
<td>Site Work</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>General Requirements</td>
<td>$544,500</td>
</tr>
<tr>
<td>Contractor Overhead</td>
<td>$181,500</td>
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<tr>
<td>Contractor Profit</td>
<td>$544,500</td>
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<tr>
<td>Contractor Bond Premium</td>
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<tr>
<td>Contingency</td>
<td>$725,000</td>
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<tr>
<td>FF&amp;E</td>
<td>$250,000</td>
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<tr>
<td>Retainage</td>
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<tr>
<td>Total Hard Costs</td>
<td>$12,320,500</td>
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#### Soft Construction Costs

<table>
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<tr>
<th>Item</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Architecture Design &amp; Engineering</td>
<td>$680,000</td>
</tr>
<tr>
<td>Survey &amp; As-Built Survey</td>
<td>$25,000</td>
</tr>
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### Total Development Costs

| Total Development Costs                   | $18,300,297|

### Loan Repayment

| Loan Repayment                            | $10,925,000|

### Total Project Uses

| Total Project Uses                        | $29,225,297|

### Compr. Source of Funds

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### Notes:

- AHA Potential Eligible Costs: $5,170,000
- AHA Loan Disbursement
- AHA Loan Balance Start Month
- AHA Disbursements for Eligible Costs Only
- AHA Cumulative Loan Balance
- Projected Construction Interest Due Based on Draw Schedule: $10,925,000
- Cumulative Bank Construction Loan Balance

(form HUD-50156 (2/2016))
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**Uses of Funds**

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**Notes:**

- **Applicant PHA/Grantee:** [Enter the new AMP-format development number]
- **Costs Completed:** [Enter the new AMP-format development number]
- **Starting Balance:** [Enter the new AMP-format development number]
- **Total Project Uses:** [Enter the new AMP-format development number]
- **Total Development Costs:** [Enter the new AMP-format development number]
- **Total Hard Costs:** [Enter the new AMP-format development number]
- **Soft Construction Costs:** [Enter the new AMP-format development number]
- **Total Contingency:** [Enter the new AMP-format development number]
- **Total Acquisition Costs:** [Enter the new AMP-format development number]
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**Notes:**
- Surplus/Deficiency
- Debt Service Uses
- Total Acquisition Costs
- Total Development Costs

**Phase/Project Number & Name:** Deferred Developers Fee

**AHA Disbursement:**

**Total Project Uses**

- Surplus/Deficiency
- Debt Service Uses
- Total Acquisition Costs
- Total Development Costs

- End Balance

**Notes:**
- Surplus/Deficiency
- Debt Service Uses
- Total Acquisition Costs
- Total Development Costs

- End Balance

**Corroborative Sources of Funds:**

- Surplus/Deficiency
- Debt Service Uses
- Total Acquisition Costs
- Total Development Costs

- End Balance