PROJECT SUMMARY

SHARS ID:

Submission: CHOOSE ONE   Date:

Project Information

Project Name:
Street Address:
City: County:
Zip Code:

Owner Information

Developer-owner:
Address
Contact Person
Phone
Email

Funding Request

Total Dev. Costs	$0	HOME as % TDC	#DIV/0!	
HOME Subsidy	$0	Funds Leveraged	#DIV/0!	*Per HOME dollar*
Subsidy Per Unit	#DIV/0!	HOME Units as % Units	#DIV/0!	

CHDO: CHOOSE ONE   Unit Type: CHOOSE ONE

Project Identifies Targeting Special Populations in CDOL: CHOOSE ONE

Total Units: 0   Project Type: CHOOSE ONE

HOME Units: Fixed or Floating HOME Units: CHOOSE ONE

Unit Mix	Efficiency	1 BR	2 BR	3 BR	4 BR	**Total**	% of Project
Manager Unit	0	0	0	0	0	***0***	#DIV/0!
50% AMI	0	0	0	0	0	***0***	#DIV/0!
60% AMI	0	0	0	0	0	***0***	#DIV/0!
80% AMI	0	0	0	0	0	***0***	#DIV/0!
Market Rate	0	0	0	0	0	***0***	#DIV/0!
Total	***0***	***0***	***0***	***0***	***0***	***0***	**#DIV/0!**

	Annual	Per Unit
Gross Rent Potential:	$0	#DIV/0!
Other Income:	$0	#DIV/0!
Operating Expenses:	$0	#DIV/0!
Net Operating Income:	$0	#DIV/0!
Cash Flow:	$0	#DIV/0!
Debt Coverage Ratio:	0.00	

Avg Monthly Rent: #DIV/0!

Total Square Feet: 0
Avg SqFt/Unit: #DIV/0!

Development Costs	Total	Per Unit	% of Total	Per SqFt
Total Predevelopment & Feasibility:	$0	#DIV/0!	#DIV/0!	*N/A*
Total Site Acquisition:	$0	#DIV/0!	#DIV/0!	*N/A*
Total Const/Rehab:	$0	#DIV/0!	#DIV/0!	***#DIV/0!***
Total Professional Fees:	$0	#DIV/0!	#DIV/0!	***N/A***
Total Carrying Costs:	$0	#DIV/0!	#DIV/0!	*N/A*
Total Financing Costs	$0	#DIV/0!	#DIV/0!	*N/A*
Total Reserves:	$0	#DIV/0!	#DIV/0!	*N/A*
Total Developer Fee:	$0	#DIV/0!	#DIV/0!	*N/A*
Total Development Costs	**$0**	**#DIV/0!**	#DIV/0!	***#DIV/0!***

Sources	Total	Per Unit	% of Total
Mortgage (New financing for this project)		#DIV/0!	#DIV/0!
HOME		#DIV/0!	#DIV/0!
		#DIV/0!	#DIV/0!
		#DIV/0!	#DIV/0!
		#DIV/0!	#DIV/0!
		#DIV/0!	#DIV/0!
		#DIV/0!	#DIV/0!
		#DIV/0!	#DIV/0!
		#DIV/0!	#DIV/0!
		#DIV/0!	#DIV/0!
Total Sources	**$0**	**#DIV/0!**	**#DIV/0!**

Gap (or Surplus)	**$0**	**#DIV/0!**	**#DIV/0!**

Existing Debt	Loan Balance	Monthly Payment
Total:	**$0.00**	**$0.00**

HOME LIMITS

Project Name: 0
Developer-owner: 0

Household Income Limits: 0

	1	2	3	4	5	6
50% AMI						
60% AMI						
80% AMI						
	(0 Bedroom)		*(2 Bedroom)*			*(4 Bedroom)*

Imputed HH Income Limits

	1.5	4.5
50% AMI	$0	$0
60% AMI	$0	$0
80% AMI	$0	$0
	(1 Bedroom)	*(3 Bedroom)*

Utility Allowances

0 Bedrooms	
1 Bedroom	
2 Bedrooms	
3 Bedrooms	
4 Bedrooms	

HOME Gross Rent Limits / **CONTRACT Rent Limits (adjusted for utility allowance)**

	Low-HOME	High-HOME	FMR	Low-HOME	High-HOME	SRO Rent
0 Bedrooms				$0	$0	$0
1 Bedroom				$0	$0	
2 Bedrooms				$0	$0	
3 Bedrooms				$0	$0	
4 Bedrooms				$0	$0	

UNITS & REVENUE

Please note: Contract rent limits cannot exceed the identified rent limits on Worksheet 2; however rents should be competitive in the market and sufficient enough cover operating costs.

Project Name: 0 **Developer:** 0

Efficiency Units	# of Units	% AMI Targeted	Baths	Sq. Ft.	Rent	Monthly Rent	Annual Rent	Contract Rent Limit	Total Sq Footage
		Manager Unit				$0	$0	N/A	0
		50%				$0	$0	$0	0
		60%				$0	$0	$0	0
		80%				$0	$0	$0	0
		Market Rate				$0	$0	N/A	0
Subtotal	0					$0	$0		0

3 BR Units	# of Units	% AMI Targeted	Baths	Sq. Ft.	Rent	Monthly Rent	Annual Rent	Contract Rent Limit	Total Sq Footage
		Manager Unit				$0	$0	N/A	0
		50%				$0	$0	$0	0
		60%				$0	$0	$0	0
		80%				$0	$0	$0	0
		Market Rate				$0	$0	N/A	0
Subtotal	0					$0	$0		0

1 BR Units	# of Units	% AMI Targeted	Baths	Sq. Ft.	Rent	Monthly Rent	Annual Rent	Contract Rent Limit	Total Sq Footage
		Manager Unit				$0	$0	N/A	0
		50%				$0	$0	$0	0
		60%				$0	$0	$0	0
		80%				$0	$0	$0	0
		Market Rate				$0	$0	N/A	0
Subtotal	0					$0	$0		0

4 BR Units	# of Units	% AMI Targeted	Baths	Sq. Ft.	Rent	Monthly Rent	Annual Rent	Contract Rent Limit	Total Sq Footage
		Manager Unit				$0	$0	N/A	0
		50%				$0	$0	$0	0
		60%				$0	$0	$0	0
		80%				$0	$0	$0	0
		Market Rate				$0	$0	N/A	0
Subtotal	0					$0	$0		0

2 BR Units	# of Units	% AMI Targeted	Baths	Sq. Ft.	Rent	Monthly Rent	Annual Rent	Contract Rent Limit	Total Sq Footage
		Manager Unit				$0	$0	N/A	0
		50%				$0	$0	$0	0
		60%				$0	$0	$0	0
		80%				$0	$0	$0	0
		Market Rate				$0	$0	N/A	0
Subtotal	0					$0	$0		0

Common Space Sq. Footage		
Total Sq. Footage of Units		-
	Total Sq. Footage	**0**

	Units		Monthly Rent	Annual Rent
Totals	0	**Gross Rent Potential**	**$0**	**$0**
		Per Unit Avg	#DIV/0!	#DIV/0!

Other Income	Monthly	Annually
Interest		$0
Laundry		$0
Carports		$0
Tenant Charges (late fees, nonsufficient funds, etc)		$0
Other		$0
Totals	$0	$0

OPERATING BUDGET

REVENUE		Annual	Per Unit	% Revenue
Gross Rent Potential		$0	#DIV/0!	N/A
Other Revenue		$0	#DIV/0!	N/A
Subtotal		$0	#DIV/0!	N/A
Vacancy/Collection Loss		$0	#DIV/0!	N/A
Net Income		**$0**	**#DIV/0!**	#DIV/0!

OPERATING EXPENSES

	Administrative Costs	Annual	Per Unit	% Revenue
	Advertising		#DIV/0!	N/A
$0	Management	$0		N/A
	Legal Fees		#DIV/0!	N/A
	Accounting/Audit		#DIV/0!	N/A
	Compliance Monitoring		#DIV/0!	N/A
	Other		#DIV/0!	N/A
	Other		#DIV/0!	N/A
	Subtotal	**$0**	**#DIV/0!**	#DIV/0!

	Maintenance	Annual	Per Unit	% Revenue
	Contracted Services		#DIV/0!	N/A
	Decorating and Furnishings		#DIV/0!	N/A
	Extermination		#DIV/0!	N/A
	Grounds and Landscaping		#DIV/0!	N/A
	HVAC		#DIV/0!	N/A
$0	Repairs	$0		N/A
	Vehicles and Equipment		#DIV/0!	N/A
	Other		#DIV/0!	N/A
	Subtotal	**$0**	**#DIV/0!**	#DIV/0!

Minimum Requirements Guide	
Vacancy/Collection Loss	5%
Management	$50.00 Per Unit Per Month
Compliance Monitoring	$10.00 Per Unit Annually
Repairs	$50.00 Per Unit Per Month
Operating Reserve **5% Net Income**	$0.00 Annually
Replacement Reserve **10% Net Income**	$0.00 Annually

Operating	Annual	Per Unit	% Revenue
Elevator		#DIV/0!	N/A
Project Paid Fuel		#DIV/0!	N/A
Common Electricity		#DIV/0!	N/A
Water/Sewer		#DIV/0!	N/A
Gas		#DIV/0!	N/A
Trash Removal		#DIV/0!	N/A
Payroll		#DIV/0!	N/A
Payroll Taxes & Fringes		#DIV/0!	N/A
Other		#DIV/0!	N/A
Subtotal	**$0**	**#DIV/0!**	#DIV/0!

Escrows	Annual	Per Unit	% Revenue
Insurance Fees		#DIV/0!	N/A
Real Estate Taxes		#DIV/0!	N/A
Other		#DIV/0!	N/A
Subtotal	**$0**	**#DIV/0!**	#DIV/0!

Reserves	Annual	Per Unit	% Revenue
Operating Reserve	$0		N/A
Replacement Reserve		#DIV/0!	N/A
Other		#DIV/0!	N/A
Other		#DIV/0!	N/A
Subtotal	**$0**	**#DIV/0!**	#DIV/0!
Total Operating Expenses	**$0**	**#DIV/0!**	#DIV/0!
Net Operating Income	**$0**	**#DIV/0!**	#DIV/0!

MORTGAGE	
Debt Coverage Ratio	
Max Mortgage Payment	#DIV/0!
Amortization (years)	
Interest Rate	
Maximum Mortgage	**#DIV/0!**
Existing Mortgage	**$0**
Proposed New Mortgage(s)	$0
Annual Mortgage Payment(s)	$ -

	Annual	Per Unit
Cash Flow	**$0**	**#DIV/0!**

20 Yr Operating Projection

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
REVENUE	Inflator							
Gross Income Potential	1.5%	$0	$0	$0	$0	$0	$0	$0
Vacancy Factor	0%	$0	$0	$0	$0	$0	$0	$0
Net Revenue		$0	$0	$0	$0	$0	$0	$0
Per Unit		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
OPERATING EXPENSES	Inflator							
Administration	3.0%	$0	$0	$0	$0	$0	$0	$0
Maintenance	3.0%	$0	$0	$0	$0	$0	$0	$0
Operating	3.0%	$0	$0	$0	$0	$0	$0	$0
Escrows & Reserves	3.0%	$0	$0	$0	$0	$0	$0	$0
Total Operating Expenses		$0	$0	$0	$0	$0	$0	$0
Per Unit		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Net Operating Income		$0	$0	$0	$0	$0	$0	$0
Per Unit		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Debt Service		$ -	$0	$0	$0	$0	$0	$0
Debt Coverage Ratio		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
CASH FLOW		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Per Unit		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Operating Deficit Reserve Analysis								
Starting Balance		$0	$0	$0	$0	$0	$0	$0
Annual Operating Deficit		$0	$0	$0	$0	$0	$0	$0
Interest Earned		$0	$0	$0	$0	$0	$0	$0
Ending Balance		$0	$0	$0	$0	$0	$0	$0

20 Yr Operating Projection

		Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
REVENUE	Inflator							
Gross Income Potential	1.5%	$0	$0	$0	$0	$0	$0	$0
Vacancy Factor 0%		$0	$0	$0	$0	$0	$0	$0
Net Revenue		$0	$0	$0	$0	$0	$0	$0
Per Unit		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
OPERATING EXPENSES	Inflator							
Administration	3.0%	$0	$0	$0	$0	$0	$0	$0
Maintenance	3.0%	$0	$0	$0	$0	$0	$0	$0
Operating	3.0%	$0	$0	$0	$0	$0	$0	$0
Escrows & Reserves	3.0%	$0	$0	$0	$0	$0	$0	$0
Total Operating Expenses		$0	$0	$0	$0	$0	$0	$0
Per Unit		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Net Operating Income		$0	$0	$0	$0	$0	$0	$0
Per Unit		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Debt Service		$0	$0	$0	$0	$0	$0	$0
Debt Coverage Ratio		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
CASH FLOW		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Per Unit		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Operating Deficit Reserve Analysis								
Starting Balance		$0	$0	$0	$0	$0	$0	$0
Annual Operating Deficit		$0	$0	$0	$0	$0	$0	$0
Interest Earned		$0	$0	$0	$0	$0	$0	$0
Ending Balance		$0	$0	$0	$0	$0	$0	$0

20 Yr Operating Projection

		Year 15	Year 16	Year 17	Year 18	Year 19	Year 20		
REVENUE	Inflator								
Gross Income Potential	1.5%	$0	$0	$0	$0	$0	$0		
Vacancy Factor 0%		$0	$0	$0	$0	$0	$0		
Net Revenue		$0	$0	$0	$0	$0	$0		
Per Unit		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		
OPERATING EXPENSES	Inflator								
Administration	3.0%	$0	$0	$0	$0	$0	$0		
Maintenance	3.0%	$0	$0	$0	$0	$0	$0		
Operating	3.0%	$0	$0	$0	$0	$0	$0		
Escrows & Reserves	3.0%	$0	$0	$0	$0	$0	$0		
Total Operating Expenses		$0	$0	$0	$0	$0	$0		
Per Unit		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		
Net Operating Income		$0	$0	$0	$0	$0	$0		
Per Unit		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		
Debt Service		$0	$0	$0	$0	$0	$0		
Debt Coverage Ratio		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		
CASH FLOW		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**		
Per Unit		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	20 Year
		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		Per Unit Per Month
Operating Deficit Reserve Analysis								(not to exceed $35 PU/PM in Year 20)	
Starting Balance		$0	$0	$0	$0	$0	$0		
Annual Operating Deficit		$0	$0	$0	$0	$0	$0		
Interest Earned		$0	$0	$0	$0	$0	$0		
Ending Balance		$0	$0	$0	$0	$0	$0		

DEVELOPMENT BUDGET

PREDEVELOPMENT & FEASIBILITY	HOME Funds TOTAL	Per Unit	Non-HOME Funds Total	Per Unit	All Funds Project Total	Per Unit
Appraisals		#DIV/0!		#DIV/0!	$0	#DIV/0!
Architectural/Engineering (to include specifications/progress inspections)		#DIV/0!		#DIV/0!	$0	#DIV/0!
Energy Audit		#DIV/0!		#DIV/0!	$0	#DIV/0!
Environmental Hazards Testing (Lead Based Paint/Asbestos/Radon)		#DIV/0!		#DIV/0!	$0	#DIV/0!
Environmental Review		#DIV/0!		#DIV/0!	$0	#DIV/0!
Market Need Assessment		#DIV/0!		#DIV/0!	$0	#DIV/0!
Preliminary Title Search		#DIV/0!		#DIV/0!	$0	#DIV/0!
Survey		#DIV/0!		#DIV/0!	$0	#DIV/0!
Total Predevelopment & Feasibility:	**$0**	**#DIV/0!**		**#DIV/0!**	**$0**	**#DIV/0!**
SITE ACQUISITION						
Acquisition of Land		#DIV/0!		#DIV/0!	$0	#DIV/0!
Acquisition of Existing Buildings		#DIV/0!		#DIV/0!	$0	#DIV/0!
Securing Land or Buildings		#DIV/0!		#DIV/0!	$0	#DIV/0!
Temporary Relocation		#DIV/0!		#DIV/0!	$0	#DIV/0!
Total Site Acquisition:	**$0**	**#DIV/0!**		**#DIV/0!**	**$0**	**#DIV/0!**
CONSTRUCTION/REHABILITATION COSTS						
Construction/Rehabilitation		#DIV/0!		#DIV/0!	$0	#DIV/0!
Demolition		#DIV/0!		#DIV/0!	$0	#DIV/0!
Energy Efficiency Improvements		#DIV/0!		#DIV/0!	$0	#DIV/0!
Environmental Hazard Remediation		#DIV/0!		#DIV/0!	$0	#DIV/0!
Municipal/Local Fees/ Building Permits		#DIV/0!		#DIV/0!	$0	#DIV/0!
On-Site Infrastructure		#DIV/0!		#DIV/0!	$0	#DIV/0!
Site Preparation & Improvements		#DIV/0!		#DIV/0!	$0	#DIV/0!
Construction Contingency *% hard cost*	$0	#DIV/0!		#DIV/0!	$0	#DIV/0!
#DIV/0! per sq. ft. **Total Const/Rehab:**	**$0**	**#DIV/0!**		**#DIV/0!**	**$0**	**#DIV/0!**
PROFESSIONAL SERVICES						
Accounting & Auditing Fees		#DIV/0!		#DIV/0!	$0	#DIV/0!
Affirmative Marketing/Advertising		#DIV/0!		#DIV/0!	$0	#DIV/0!
Legal Fees		#DIV/0!		#DIV/0!	$0	#DIV/0!
Title & Recording Fees		#DIV/0!		#DIV/0!	$0	#DIV/0!
Total Professional Fees:	**$0**	**#DIV/0!**		**#DIV/0!**	**$0**	**#DIV/0!**
CARRYING COSTS						
Builder's Risk Insurance		#DIV/0!		#DIV/0!	$0	#DIV/0!
Interim Operating Costs		#DIV/0!		#DIV/0!	$0	#DIV/0!
Lender Financing Fees and Interest		#DIV/0!		#DIV/0!	$0	#DIV/0!
Property Insurance		#DIV/0!		#DIV/0!	$0	#DIV/0!
Real Estate Taxes		#DIV/0!		#DIV/0!	$0	#DIV/0!
Utilities		#DIV/0!		#DIV/0!	$0	#DIV/0!
Total Carrying Costs:	**$0**	**#DIV/0!**		**#DIV/0!**	**$0**	**#DIV/0!**
FINANCING COSTS						
Lender Financing/Line of Credit Fees and Interest		#DIV/0!		#DIV/0!	$0	#DIV/0!
Legal Fees		#DIV/0!		#DIV/0!	$0	#DIV/0!
Loan Title & Recording Fees		#DIV/0!		#DIV/0!	$0	#DIV/0!
Other		#DIV/0!		#DIV/0!	$0	#DIV/0!
Total Financing Costs	**$0**	**#DIV/0!**		**#DIV/0!**	**$0**	**#DIV/0!**
RESERVES (Not HOME eligible except HOME Rent Up Deficit Reserve)						
HOME Rent Up Deficit Reserve: *Use HOME Rent Up Calculator to determine amount (18 month max):*		#DIV/0!	$0	#DIV/0!	$0	#DIV/0!
Capitalized Operating Deficit Reserve			$0	#DIV/0!	$0	#DIV/0!
Operating Reserve: months operating/debt/reserves			$0	#DIV/0!	$0	#DIV/0!
Replacement Reserve				#DIV/0!	$0	#DIV/0!
Other				#DIV/0!	$0	#DIV/0!
Total Reserves:	**$0**	**#DIV/0!**	**$0**	**#DIV/0!**	**$0**	**#DIV/0!**
DEVELOPER FEE						
Requested HOME Funds: $0						
Developer Fee Percentage (Auto-calculates - **Cannot exceed 20%**): #DIV/0!			#DIV/0!		#DIV/0!	
Total Developer Fee:		**#DIV/0!**		**#DIV/0!**	**$0**	**#DIV/0!**
Subtotal Project Costs (Hard): $0						
Subtotal Project Soft Costs: $0						
Subtotal Project & Project Soft Costs: $0						
TOTAL DEVELOPMENT COSTS (TDC):	**$0**	**#DIV/0!**	**$0**	**#DIV/0!**	**$0**	**#DIV/0!**

HOME Rent Up Calculator

Month	# of Vacant	Rent Up Amount
Month 1		#DIV/0!
Month 2		#DIV/0!
Month 3		#DIV/0!
Month 4		#DIV/0!
Month 5		#DIV/0!
Month 6		#DIV/0!
Month 7		#DIV/0!
Month 8		#DIV/0!
Month 9		#DIV/0!
Month 10		#DIV/0!
Month 11		#DIV/0!
Month 12		#DIV/0!
Month 13		#DIV/0!
Month 14		#DIV/0!
Month 15		#DIV/0!
Month 16		#DIV/0!
Month 17		#DIV/0!
Month 18		#DIV/0!
	Total	**#DIV/0!**