



Board of Directors

Agenda Item 7

**Resolution approving material changes and
increases in LIHTC and MRB for
Royal Cambridge Homes**

March 15, 2017

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LOUISIANA HOUSING CORPORATION

The following resolution was offered by _____ and seconded by _____:

RESOLUTION

A resolution accepting the proposal of Citibank, N.A. or such other purchaser as may be designated by the Developer for the purchase of not to exceed Twenty-eight Million Dollars (\$28,000,000) Multifamily Housing Revenue Bonds (Royal Cambridge Homes Project) 2705 and 2555 Loblolly Lane, Alexandria, LA in one or more series; fixing the parameter terms of said bonds and otherwise providing with respect to said bonds; and authorizing a material change to the project involving an increase in the total number of units and additional project site; and providing for other matters in connection with the foregoing.

WHEREAS, the Board of Directors (the “**Board**”) of the Louisiana Housing Corporation (the “**LHC** or the “**Corporation**”) on August 10, 2016, adopted a resolution approving and authorizing the issuance of not exceeding Twelve Million Dollars (\$12,000,000) of Louisiana Housing Corporation Multifamily Housing Revenue Bonds (Royal Cambridge Homes Project) in one or more series and authorized the publication of a Notice of Intention to Sell at Private Sale (the “**Notice**”) in connection therewith; and

WHEREAS, the Developer has submitted an amended bond application requesting an increase in the not exceeding principal amount of the bonds to Twenty-eight Million Dollars (\$28,000,000); and

WHEREAS, said bonds are being designated as “Louisiana Housing Corporation Multifamily Housing Revenue Bonds (Royal Cambridge Homes Project)” in the aggregate principal amount of not to exceed Twenty-eight Million Dollars (\$28,000,000) (the “**Bonds**”) and are being issued for the purpose of providing funds to (i) pay the cost for the acquisition, rehabilitation, construction and equipping of a multifamily housing facility serving low and moderate income special needs households in Alexandria, Rapides Parish, Louisiana (the “**Project**”), (ii) fund such reserve accounts as may be required and (iii) pay the costs of issuance associated with the Bonds; and

WHEREAS, as set forth in said resolution, the Notice of Sale was published on March 6, 2017 in “*The Advocate*” and in the “*The Daily Journal of Commerce*” for an amount not to exceed Twenty-eight Million Dollars (\$28,000,000); and

WHEREAS, in accordance with the aforesaid resolution adopted by the LHC on August 10, 2016, the sale of the Bonds was scheduled for March 15, 2017 and

WHEREAS, the LHC did meet on March 15, 2017, at 10:30 a.m., Louisiana time, for the purpose of receiving and considering the proposal of Citibank, N.A. or such other purchaser (the “**Purchaser**”) as may be designated by Royal Cambridge Homes, LP, a Louisiana limited partnership (the “**Developer**”), and taking action with respect to the parameter sale of not exceeding Twenty-eight Million Dollars (\$28,000,000) of the Bonds pursuant thereto;

WHEREAS, the taxpayer for Royal Cambridge submitted a request to add an additional site and increase the total number of units in the project from 176 units to 392 units due to unforeseen changes in the equity market that adversely impacted the development’s ability to proceed as initially proposed; and

WHEREAS, the Qualified Allocation Plan identifies a material change as a Change in residential unit design that increases or decreases by 10% or greater the number of units, unit mix, square footage of each unit, etc.; and

WHEREAS, the staff of the Corporation has processed the request for Royal Cambridge in accordance with the Qualified Allocation Plan, and based upon the review and the feasibility analysis of the Corporation's tax credit underwriter, recommend approval of the request to increase the total number of units in the project from 176 units to 392 units.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the LHC, acting as the governing authority of said LHC, that:

SECTION 1. The parameter written terms submitted this day by Citibank, N.A. or such other purchaser as may be designated by the Developer, for the purchase of bonds designated “Louisiana Housing Corporation Multifamily Housing Revenue Bonds (Royal Cambridge Homes Project)” in on more series in the aggregate principal amount of not exceeding Twenty-eight Million Dollars (\$28,000,000), at an interest rate not exceeding 12% per annum, and for a maturity not exceeding 40 years, authorized under and pursuant to the provisions of a Bond Trust Indenture (the “**Indenture**”), by and between a trustee to be determined (the “**Trustee**”), and the LHC be, and the same are hereby awarded to the Purchaser; provided, however, that the sale and delivery of the Bonds are conditioned upon approval by the State Bond Commission and compliance with any and all approvals and/or certifications required by the Louisiana Attorney General. The sale of the Bonds in accordance with said Indenture is

hereby authorized and approved. The Chairman, Interim Executive Director and/or Secretary of the Corporation are hereby authorized and directed for, on behalf of and in the name of the LHC, to execute, deliver and approve such instruments, documents and certificates as may be required or necessary, convenient or appropriate to the financing described herein, including, but not limited to, the following described documents for the Bonds on file with the LHC:

- (i) Bond Trust Indenture,
- (ii) Financing Agreement, and
- (iii) Tax Regulatory Agreement.

The aforesaid officers are additionally authorized to approve any changes in the aforementioned documents provided such changes are in accordance with Chapter 3-G of Title 40 of the Louisiana Revised Statutes of 1950, as amended, and with the approval of Counsel to the LHC or Bond Counsel. As provided in the resolution adopted by the LHC on August 10, 2016, the costs of financing the Project will be paid out of the proceeds from the sale of the Bonds, in one or more series, which shall be special, limited obligations of the LHC, payable solely out of the revenues derived by the LHC with respect to the Project for which financing is made available, and the Bonds and the interest thereon shall never constitute the debt or indebtedness of the LHC, the State of Louisiana (the “**State**”), or any political subdivision thereof within the meaning of any provision or limitation of the Constitution or statutes of the State, nor shall the same give rise to a pecuniary liability of the LHC or the State or any political subdivision thereof or a charge against their general credit or taxing power, and such limitation shall be plainly stated on the face of the Bonds.

SECTION 2. A bank is to be designated as Trustee and Paying Agent with respect to the Bonds in accordance with the provisions of the Indenture.

SECTION 3. In order to accomplish the sale of the Bonds in accordance with the terms of this resolution, either the Chairman, Interim Executive Director and/or Secretary of the Corporation, acting on his behalf, be and they are hereby authorized and directed to execute and deliver, for and on behalf of the LHC, the Indenture in substantially the form thereof which is now before this LHC and filed with the Secretary of this Board of Directors with such revisions or changes as may be approved by Bond Counsel.

SECTION 4. The Bonds will be dated, will be in the denominations and will have all the terms set forth in the Indenture. The Bonds are limited obligations of the Corporation and will be payable solely out of the income, revenues and receipts derived from the Project and funds and accounts held under and pursuant to the Indenture and pledged therefor.

SECTION 5. The Bonds shall be subject to redemption in accordance with the Indenture.

SECTION 6. The Project was preliminarily approved for Low-Income Housing Tax Credits (“LIHTCs”) in the amount of **Five Hundred Twenty Thousand Six Hundred Twenty-Three Dollars (\$520,623)** in accordance with the preliminary feasibility analysis report (the “**F&V Report**”) of the Corporation's tax credit underwriter (the “**Tax Credit Underwriter**”). A reprocessing of the Project by the Tax Credit Underwriter recommends an increase in the amount of LIHTCs from **\$520,623** to **\$1,485,831** as evidenced in the supplemental F&V Report attached hereto as Exhibit I, provided, however, that staff is hereby further authorized and directed to adjust such LIHTCs based upon (a) any further reprocessing submitted by the taxpayer/owner and the LIHTCs recommended and approved in a supplemental F&V Report of the Underwriter and/or (b) the final audited cost certification review of the Project by the Tax Credit Underwriter

following the placement in service of the Project as required by Section 42(m) of the Internal Revenue Code of 1986, as amended (the “**Code**”).

SECTION 7. Royal Cambridge (the "Project") request to add an additional site and increase the total number of units in the project from 176 units to 392 units, is hereby approved.

SECTION 8. The Chairman, Executive Director and/or Secretary of the Corporation are hereby approved, authorized and directed to execute and deliver or cause to be executed and delivered all documents required to be executed on behalf of the LHC and delivered to effect delivery of the Bonds to the Purchaser or deemed by any of them necessary or advisable to implement this resolution or the Indenture, or to facilitate the sale of the Bonds.

By virtue of LHC’s application for, acceptance and utilization of the benefits of the Louisiana State Bond Commission’s approval(s) resolved and set forth herein, it resolves that it understands and agrees that such approval(s) are expressly conditioned upon, and it further resolves that it understands, agrees and binds itself, its successors and assigns to, full and continuing compliance with the “State Bond Commission Policy on Approval of Proposed Use of Swaps, or other forms of Derivative Products Hedges, Etc.”, adopted by the Commission on July 20, 2006, as to the borrowing(s) and other matter(s) subject to the approval(s), including subsequent application and approval under said Policy of the implementation or use of any swap(s) or other product(s) or enhancement(s) covered thereby.

SECTION 9. The Chairman, Executive Director and/or Secretary of the Corporation shall cause to be executed for and on behalf of the LHC the aforementioned Bonds in accordance with the Indenture, and shall effect the delivery thereof to the Purchaser in accordance with the Indenture. The Chairman, Executive Director and/or Secretary of the Corporation of the LHC shall receive from the Purchaser for the account of the LHC the purchase price of the Bonds and

shall deposit the same with the Trustee under the Indenture in accordance with the provisions thereof.

SECTION 10. This resolution shall take effect immediately.

This resolution having been submitted to a vote, the vote thereon was as follows:

YEAS:

ABSTAIN:

NAYS:

ABSENT:

And the resolution was declared adopted on this, the 15th day of March, 2017.

Chairman

Secretary

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

I, the undersigned Secretary of the Board of Directors of the Louisiana Housing Corporation (the “**LHC**”), do hereby certify that the foregoing pages constitute a true and correct copy of a resolution adopted by said Board of Directors on March 15, 2017, entitled: “A resolution accepting the proposal of Citibank, N.A. or such other purchaser as may be designated by the Developer for the purchase of not to exceed Twenty-eight Million Dollars (\$28,000,000) Louisiana Housing Corporation Multifamily Housing Revenue Bonds (Royal Cambridge Homes Project) 2705 and 2555 Loblolly Lane, Alexandria, LA in one or more series; fixing the parameter terms of said bonds and otherwise providing with respect to said bonds; and authorizing a material change to the project involving an increase in the total number of units and additional project site; and providing for other matters in connection with the foregoing.”

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the LHC on this, the 15th day of March, 2017.

Secretary

(SEAL)

Reason for Requested Reprocessing

This request is being made due to increased projects costs and changes to the scope of the project.

Requesting approval of:

- \$965,208.00 increase in 4% credits for a total of \$1,485,831.00 in Low Income Housing Tax Credits
- \$16M increase in MRB for a total of \$28,000,000.00 in Multifamily Revenue Bonds
- 216 Unit increase for a total of 392 Units

Project History and Previous Board Action

The project was previously approved in 2016 for:

- \$2,000,000.00 in HOME Funds
- \$12,000,000.00 in Multi-Family Mortgage Revenue Bonds
- \$520,623.00 in Low Income Housing Tax Credits
- **Development Team** – The Bennet Group Consulting - Holly Knight. Property Management will be by Standard Enterprises, Inc.
- Project is a PHA Redevelopment project with the Alexandria PHA and Mt. Pleasant CDC. Accountant – Little and Associates.

Reprocessing Involves the Following Changes

	Approved	Reprocessing	Increase/(Decrease)
1.) Total Development Cost	\$17,913,641.00	\$48,231,060.00	\$30,317,419.00
2.) Increase 4% Credits	\$179,302.00	\$1,485,831.00	\$965,208.00
3.) Increase MF Bonds	\$12,000,000.00	\$28,000,000.00	\$16,000,000.00
4.) Increase in Unit Count	176	392	216

Project Specifics

Construction Costs

Construction Hard Costs	\$6,598,831.00
Soft Costs	\$1,923,508.45
Land Only	\$100,000.00

Unit Mix

1 Bedroom Units	0
2 Bedroom Units	36
3 Bedroom Units	135
4 Bedroom Units	5
Total Units	176

Development Costs:

	Approved	Reprocessing	Net Change
Total Development Cost	\$17,913,641.00	\$48,231,060.00	\$30,317,419.00
Total Cost/Unit	\$101,782.05	\$123,038.42	\$21,374.55
Total Square Feet	191,023	426,980	235,957
Total Cost/SF	\$93.77	\$112.96	\$19.19
Permanent First Mortgage	\$6,900,000.00	\$20,300,000.00	\$13,400,000.00
Second Mortgage	\$0.00	\$0.00	\$0.00
Gross Tax Credit Equity	\$5,622,165.00	\$12,702,459.00	\$7,080,294.00
HOME Funds	\$2,000,000.00	\$2,000,000.00	\$0.00
Deferred Developer Fee	\$947,471.00	\$2,468,031.00	1,520,560.00
Other - Seller Financing	\$2,322,650.00	\$12,005,680.00	9,683,030.00
Other – AHA Loan	\$500,000.00	\$500,000.00	\$0.00
Reserves/Comm. Facility ¹⁰	(\$378,645.00)	(\$1,745,110.00)	(\$1,366,465.00)
Total	\$17,913,641.00	\$48,231,060.00	\$30,317,419.00

Estimated Economic Impact*

**Estimated using the National Association of Home Builders (NAHB) economic model*

	During Construction (One-Year Impact)	Post-Construction (Annual Impact)
Local Employment Income	\$30,968,000.00	\$9,408,000.00
Local Employment Taxes	\$3,241,840.00	\$1,728,720.00
Local Jobs	479	118
LHC Application/Reprocessing Fees	\$2,500.00	\$0.00
Compliance Monitoring Fees	\$12,936.00	\$12,936.00

Area Demographic Profile

Source: U.S. Census Bureau, American Fact Finder

Rapides Parish	
	2007-2011
Median Household Income	\$41,305.00
People living in poverty	21%
People living at or above poverty	79%
Workers earning \$1,250/mo or less	18%
Workers earning \$1,251 - \$3,333/mo	32%

Occupancy Profile

Source Citation: U.S. Department of Housing and Urban Development (HUD) AMI Limits

No. of Units	AMI	Annual Qualifying Income Limit
392	40%-60%	PBV

Examples of Occupations in New Orleans in the 50-60% AMI Category

Source Citation: Louisiana Workforce Commission

Construction	Bus Drivers	Hotel Clerks	Medical Assistants
Industrial/Manufacturing	Office Clerks	Management	Firefighters
Retail Sales	Teacher Assistants	Bank Tellers	Para-professionals
Wholesale Trade	Childcare Workers	Security Guards	Administrative Assistants

Projected Major Area Employers

Service Sector	Professional Services
Private Industry	Local Government

Royal Cambridge Homes

Project update and overview: This RAD project received a drop-in pricing due to the financial ramifications of reform of the corporate tax rate reformation. The pricing significantly impacted the project. The equity pricing dropped from the application to current pricing that is in the reprocessing application.

Equity pricing: \$1.05 to .855

The development team comprised of BGC, Alexandria Housing Authority, and Mt. Pleasant Community Development Corporation worked closely with LHC to quickly adapt and address the pricing. This project could not overcome the drop-in equity due to the new construction aspects of the project. The project had to have a change in the mix and number of units. The project was restructured leveraging an additional public housing site called Sycamore. The project was tweaked to decrease the number of new construction units and increase the number of rehabilitation. There will also be tear down and rebuild on the same footprint at the Sycamore site. By adding the new location, it increased the number of acquisition credits. This coupled with the increased rent due to the utility savings, and adding the HUD energy incentives made the project feasible. The addition of the new site has triggered a new environmental, new third party reports, new RAD financing plan, and updated third party reports. These updates are all in progress. While this project will be more complicated, the new methodology has provided the project the financial enhancements to move forward to close.

The project is seeking approval for the increased Bonds and tax credit authority to meet new project financing needs.

Royal Cambridge Homes, LP
Side by Side Cost Analysis

Activities	Application	As Revised	Difference
Acquisition Costs	2,255,000	11,856,000	9,601,000
Construction Hard Costs:			-
Rehabilitation			
Landscaping	7,500	243,019	235,519
Signage	5,000	162,012	157,012
Exterior	96,000	3,110,637	3,014,637
Windows	7,500	43,022	35,522
Exterior Doors	-	200,000	200,000
Interior	-	1,294,148	1,294,148
Floor Covering, Tile	60,000	650,000	590,000
Cabinets	15,000	486,037	471,037
Countertops and Sinks	38,500	1,247,495	1,208,995
Refrigerators	22,500	729,056	706,556
Ranges and Vent Hoods	22,500	729,056	706,556
Interior Doors	20,000	648,049	628,049
Structure	-	565,094	565,094
HVAC	32,500	1,053,080	1,020,580
Electrical Systems	20,000	648,049	628,049
Plumbing Systems	-	361,037	361,037
Water Heaters	15,000	125,000	110,000
Toilets	5,000	62,012	57,012
Roofs	37,500	750,000	712,500
ADA	-	210,000	210,000
New Construction			
Concrete	720,000	602,085	(117,915)
Masonry	25,000	20,762	(4,238)
Metals	248,000	228,377	(19,623)
Rough Carpentry	2,650,000	2,283,771	(366,229)
Finish Carpentry	1,525,500	1,349,916	(175,584)
Insulation	498,000	413,570	(84,430)
Roofing	516,500	428,934	(87,566)
Doors	112,500	93,427	(19,073)
Windows	184,000	156,957	(27,043)
Glass	15,000	20,762	5,762
Drywall	460,000	386,165	(73,835)
Tile Work	35,000	29,066	(5,934)
Resilient Flooring	219,000	181,871	(37,129)
Painting and Decorating	313,000	269,900	(43,100)
Specialties	50,000	41,523	(8,477)
Cabinets	275,000	228,377	(46,623)
Appliances	128,500	106,714	(21,786)
Blinds and Shades	28,500	23,668	(4,832)
Special Construction	45,667	46,229	562
Plumbing and Hot Water	408,500	339,244	(69,256)
Heat and Ventilation	225,000	186,854	(38,146)
Air Conditioning	225,000	186,854	(38,146)
Electrical Systems	316,500	262,841	(53,659)
Earth Work	50,000	41,523	(8,477)

Royal Cambridge Homes, LP
Side by Side Cost Analysis

Activities	Application	As Revised	Difference
Site Utilities	50,000	41,523	(8,477)
Roads and Walks	75,000	62,285	(12,715)
Bond Premium	50,000	50,000	-
General Requirements	213,544	1,218,400	1,004,856
Overhead	215,680	501,167	285,487
Builder's Profit	652,500	1,503,503	851,003
Hard Cost Contingency	1,000,000	2,440,000	1,440,000
Construction Hard Costs Total:	11,935,391	27,063,071	15,127,680
Soft Costs:			
Architect's Fee - Design	246,400	548,800	302,400
Architect's Fee - Supervisory	44,000	98,000	54,000
Interest During Construction	296,967	718,080	421,113
Taxes During Construction	5,000	5,000	-
Insurance During Construction	45,000	45,000	-
Financing Fee (Construction)	69,779	69,779	-
Financing Fee (Permanent)	165,600	487,200	321,600
Title and Recording Costs	33,000	133,944	100,944
Organization Costs	60,000	60,000	-
Relocation Expenses	150,000	588,000	438,000
Lender Legal Fees	60,000	75,000	15,000
Taxpayer Counsel	65,000	109,022	44,022
Survey Costs	50,000	65,000	15,000
Audit Fees	41,500	41,500	-
Developer Fee	2,125,910	5,461,164	3,335,254
LHC Tax Credit Fees	40,094	110,000	69,906
LHC HOME Costs	10,000	25,000	15,000
3rd Party Reports	65,000	146,500	81,500
Bond Issuance Costs	150,000	175,000	25,000
Soft Cost Contingency	-	350,000	350,000
Soft Costs Total	3,723,250	9,311,989	5,588,739
Initial Operating Reserve	378,645	984,710	606,065
Initial Deposit to R4R	-	584,000	584,000
Other Project Reserves	-	176,400	176,400
TOTAL	18,292,286	49,976,170	31,683,884

Revised

Royal Cambridge

Sources & Uses

1013811

Fund Sources

	\$ Amount
Permanent First Mortgage Loan Principal	\$20,300,000.00
Permanent Second Mortgage Loan Principal	\$0.00
Additional Anticipated Equity	\$0.00
Gross Tax Credit Equity	\$12,702,459.00
LHC HOME Funds	\$2,000,000.00
Seller Take Back Mortgage	\$12,005,680.00
AHA Loan	\$500,000.00
Reserve for Replacement	\$0.00
Deferred Developer Fee	\$2,468,031.00
Lease-Up Reserves	\$0.00
Operating Reserves	\$0.00
Bond Construction Loan	\$28,000,000.00
Other (please describe)	\$0.00
Other (please describe)	\$0.00
Other (please describe)	\$0.00
Other (please describe)	\$0.00
Other (please describe)	\$0.00
Other Sources Needed to Balance	\$0.00
Total Funding Sources	\$77,976,170.00

Sources & Uses Comments:

Soft Costs (Pre Placed in Service)

	\$ Amount
Architect's Fee - Design	\$548,800.00
Architect's Fee - Supervisory	\$98,000.00
Interest During Construction	\$718,080.00
Taxes During Construction	\$5,000.00
Insurance During Construction	\$45,000.00
Financing Fee (Construction)	\$69,779.00
Financing Fee (Permanent)	\$487,200.00
Title and Recording Costs	\$133,944.00
Taxpayer Closing Costs	\$0.00
Organization Costs	\$60,000.00
Relocation Expenses	\$588,000.00
Lender Legal Fees	\$75,000.00
Taxpayer Counsel Fees	\$109,022.00
Survey Costs	\$65,000.00
Audit Fees	\$41,500.00
Developer Fee	\$5,461,164.00
LHC Tax Credit Fees	\$110,000.00
Asset Management Fee	\$25,000.00
Legal & Bond Costs	\$175,000.00
Market Study/Env/Appraisal	\$146,500.00
Contingency	\$350,000.00
Other (please describe)	\$0.00
Other (please describe)	\$0.00
Other (please describe)	\$0.00
Other (please describe)	\$0.00
Other (please describe)	\$0.00
Other (please describe)	\$0.00
Other (please describe)	\$0.00
Other (please describe)	\$0.00
Other (please describe)	\$0.00
Other (please describe)	\$0.00
Other (please describe)	\$0.00
Total Soft Costs:	\$9,311,989.00

Fund Uses

	\$ Amount
Rehabilitation Hard Costs	\$13,316,801.00
Construction Hard Costs	\$13,746,270.00
Total Soft Costs	\$9,311,989.00
Acquisition Costs:	
Land Only	\$1,555,000.00
Buildings Only	\$10,301,000.00
Other	\$0.00
Other Fund Uses NOT in Basis	
Demolition	\$0.00
Other (please describe)	\$0.00
Total Development Costs	\$48,231,060.00
Bond Construction Loan Payoff	\$28,000,000.00
Initial Operating Reserve	\$984,710.00
Initial Deposit to Replacement Reserve	\$584,000.00
RAD Admin Reserve	\$176,400.00
Other (please describe)	\$0.00
Other (please describe)	\$0.00
Other (please describe)	\$0.00
Other (please describe)	\$0.00
Other (please describe)	\$0.00
Total Use of Funds	\$77,976,170.00

Revised

hab / Construction

Note that New construction information should be entered in rows 110 to 180, rehab information in rows 2 to 107

Rehab Escrow Requirements	Code	Cost of Rehabilitation
Site Utilities	1.5	\$0
Site Improvements	2.0	\$0
Topography	2.1	\$0
Drainage	2.2	\$0
Parking Lot- asphalt	2.3	\$0
Parking Lot- stripe	2.3	\$0
Parking Lot- concrete	2.3	\$0
Flatwork	2.4	\$0
Dumpster Pads	2.5	\$0
Landscaping	2.6	\$243,019
Lighting, porch lights	2.7	\$0
Lighting, building mounted	2.7	\$0
Signage	2.8	\$162,012
Parking Garage	2.9	\$0
Amenities, playground	2.10	\$0
Amenities, pool deck	2.10	\$0
Amenities, pool equipment	2.10	\$0
Amenities, pool plaster	2.10	\$0
Amenities, basketball court	2.10	\$0
Amenities, tennis courts	2.10	\$0
Fences, chain link w/gates	2.11	\$0
Fences, wrought iron	2.11	\$0
Fences, post and rail	2.11	\$0
Fences, stockade and weave	2.11	\$0
Carports	2.12	\$0
Mail facilities	2.13	\$0
Exterior	3.0	\$3,110,637
Walls, aluminum siding	3.1	\$0
Walls, brick/block	3.1	\$0
Walls, stone veneer	3.1	\$0
Walls, glass block	3.1	\$0
Walls, granite block	3.1	\$0
Walls, pre-cast concrete	3.1	\$0
Walls, vinyl	3.1	\$0
Walls, plywood (T1-11)	3.1	\$0
Walls, stucco	3.1	\$0
Windows, frames & glazing	3.2	\$43,019
Doors, solid core	3.3	\$200,000
Doors, sliding doors	3.3	\$0
Doors, screen doors	3.3	\$0
Exterior Stairs, wood	3.4	\$0
Exterior Stairs, filled metal pans	3.4	\$0
Exterior Stairs, concrete	3.4	\$0
Balconies / Landings	3.5	\$0
Interior	4.0	\$1,294,148
Walls and ceilings, common areas	4.1	\$0
Walls and ceilings, units	4.2	\$0
Flooring, carpet common areas	4.3	\$0
Flooring, carpet units	4.3	\$0

Flooring, tile common areas	4.3	\$0
Flooring, tile units	4.3	\$650,000
Cabinets	4.4	\$486,037
Countertops and Sinks	4.5	\$1,247,495
Refrigerators	4.6	\$729,056
Ranges & vent hoods	4.7	\$729,056
Interior Closet Doors	4.8	\$0
Interior Doors	4.8	\$648,049
Interior Stairs	4.9	\$0
Structure	5.0	\$565,094
Foundation	5.1	\$0
Framing	5.2	\$0
HVAC	6.0	\$1,053,080
Heat Pumps	6.1	\$0
Window units	6.1	\$0
Heating Eqpt., Electric	6.1	\$0
Heating Eqpt., Gas	6.1	\$0
Cooling Equipment	6.2	\$0
Electrical System	7.0	\$648,049
Service	7.1	\$0
Devices	7.2	\$0
Plumbing Systems	8.0	\$361,037
Supply/Waste Lines	8.1	\$0
Water Heaters	8.2	\$125,000
Boiler, gas fired	8.2	\$0
Boiler, room valves	8.2a	\$0
Washers/Dryers	8.3	\$0
Toilets	8.4a	\$62,012
Vanities w/sinks	8.4b	\$0
Wall-mounted sinks	8.4b	\$0
Tubs w/ shower walls	8.4c	\$0
Disposals	8.5	\$0
Roofs	9	\$750,000
Roofs, shingles w/gutters & downspouts	9.1	\$0
Roofs, built-up	9.1	\$0
Roofs, membrane	9.1	\$0
Roofs, metal	9.1	\$0
Fire Suppression	10.0	\$0
Sprinkler system	10.1	\$0
Life and Safety	10.2	\$0
Elevator & Vert. Trans.	11.0	\$0
Elevator controller	11.1	\$0
Elevator cab	11.2	\$0
Elevator, machinery	11.3	\$0
Elevator, shaft doors	11.4	\$0
Elevator, shaftways	11.5	\$0
ADA	12.0	\$210,000
Safety & Violations	13.0	\$0
Security Systems	13.1	\$0
Code Violations	13.2	\$0
CONSTRUCTION CONTINGENCY, NOT MORE THAN 10%		\$0
Other	\$0	\$0
Other	\$0	\$0
Other	\$0	\$0
Other	\$0	\$0
Other	\$0	\$0
TOTAL REHABILITATION COSTS		\$13,316,801

1013811

w Construction

<i>Development Costs</i>		<i>Code</i>	<i>Cost</i>
Concrete		3	\$602,085
Masonry		4	\$20,762
Metals		5	\$228,377
Rough Carpentry		6	\$2,283,771
Finish Carpentry		6	\$1,349,916
Rehabilitation Costs		6	\$0
Insulation		7	\$413,570
Roofing		7	\$428,934
Sheet Metal		7	\$0
Doors		8	\$93,427
Windows		8	\$156,957
Glass		8	\$20,762
Lath and Plaster		9	\$0
Drywall		9	\$386,165
Tile Work		9	\$29,066
Acoustical		9	\$0
Wood Flooring		9	\$0
Resilient Flooring		9	\$181,871
Painting and Decorating		9	\$269,900
Specialties		10	\$41,523
Special Equipment		11	\$0
Cabinets		11	\$228,377
Appliances		11	\$106,714
Blinds and Shades		12	\$23,668
Carpets		12	\$0
Special Construction		13	\$46,229
Elevators		14	\$0
Plumbing and Hot Water		15	\$339,244
Heat and Ventilation		15	\$186,854
Air Conditioning		15	\$186,854
Electrical		16	\$262,841
Accessory Structures			\$0
Earth work		2	\$41,523
Site Utilities		2	\$41,523
Roads and Walks		2	\$62,285
Site Improvement		2	\$0
Lawns and Planting		2	\$0
Unusual Site Conditions		2	\$0

1013811

General Requirements & Other Costs	Code	Cost
General Requirements	1	\$1,218,400
Supervision	1	\$1,135,856
Field Engineering	1	\$25,000
Field Office Expense	1	\$0
Temporary Facilities	1	\$22,544
Temporary Utilities	1	\$0
Cleaning & Rubbish Removal	1	\$0
Builders Risk Insurance	1	\$17,500
Watchmen Wages	1	\$0
Travel Expense	1	\$17,500
Building Permit	1	\$0
Other:	1	\$0
Other:	1	\$0
Other:	1	\$0
Other:	1	\$0
Builder Overhead		\$501,167
Builder's Profit		\$1,503,503
Miscellaneous		\$0
Bond Premium		\$50,000
Other Fees Paid by Contractor		\$0
CONSTRUCTION CONTINGENCY, NOT MORE THAN 10%		\$2,440,000
Other		\$0
Other		\$0
Other		\$0
Other		\$0
Other		\$0
Other		\$0
Other		\$0
TOTAL HARD COSTS		\$13,746,270

1013811

General Requirements	Limit	\$1,430,400
	Actual	\$1,218,400
Builder's Overhead	Limit	\$501,168
	Actual	\$501,167
Builder's Profit	Limit	\$1,503,504
	Actual	\$1,503,503
Developer Fee	Limit	\$5,585,564
	Actual	\$5,461,164
<i>Months from Reservation to Placed in Service:</i>		0

Rehab/Development Cost Comments:

AS Submitted

Royal Cambridge

Sources & Uses

Royal Cambridge Homes

1009959

Fund Sources

	\$ Amount
Permanent First Mortgage Loan Principal	\$6,900,000.00
Permanent Second Mortgage Loan Principal	\$0.00
HOME Funds	\$2,000,000.00
Gross Tax Credit Equity	\$5,622,165.00
CDBG Funds - LHC	\$0.00
Seller Take Back Mortgage	\$2,322,650.00
AHA Loan	\$500,000.00
Reserve for Replacement	\$0.00
Deferred Developer Fee	\$947,471.00
Lease-Up Reserves	\$0.00
Operating Reserves	\$0.00
Temporary Contraction Loan	\$0.00
Other (please describe)	\$0.00
Other (please describe)	\$0.00
Other (please describe)	\$0.00
Other (please describe)	\$0.00
Other (please describe)	\$0.00
Other (please describe)	\$0.00
Other Sources Needed to Balance	\$0.00
Total Funding Sources	\$18,292,286.00

Fund Uses

	\$ Amount
Rehabilitation Hard Costs	\$404,500.00
Construction Hard Costs	\$11,530,891.00
Total Soft Costs	\$3,723,250.00
Acquisition Costs:	
Land Only	\$1,055,000.00
Buildings Only	\$1,200,000.00
Other (please describe)	\$0.00
Other Fund Uses NOT in Basis	
Demolition	\$0.00
Other (please describe)	\$0.00
Total Development Costs	\$17,913,641.00
Temporary Contraction Loan Pay off	\$0.00
Initial Operating Reserve	\$378,645.00
Initial Deposit to Replacement Reserve	\$0.00
Other (please describe)	\$0.00
Other (please describe)	\$0.00
Other (please describe)	\$0.00
Other (please describe)	\$0.00
Other (please describe)	\$0.00
Total Use of Funds	\$18,292,286.00

Sources & Uses Comments:

Soft Costs (Pre Placed in Service)

	\$ Amount
Architect's Fee - Design	\$246,400.00
Architect's Fee - Supervisory	\$44,000.00
Interest During Construction	\$296,967.00
Taxes During Construction	\$5,000.00
Insurance During Construction	\$45,000.00
Financing Fee (Construction)	\$69,779.00
Financing Fee (Permanent)	\$165,600.00
Title and Recording Costs	\$33,000.00
Taxpayer Closing Costs	\$0.00
Organization Costs	\$60,000.00
Relocation Expenses	\$150,000.00
Lender Legal Fees	\$60,000.00
Taxpayer Counsel Fees	\$65,000.00
Survey Costs	\$50,000.00
Audit Fees	\$41,500.00
Developer Fee	\$2,125,910.00
LHC Tax Credit Fees	\$40,094.00
LHC HOME Fees	\$10,000.00
Asset Management Fee	\$0.00
Legal & Bond Costs	\$150,000.00
Market Study/Env/Appraisal	\$65,000.00
Other (please describe)	\$0.00
Other (please describe)	\$0.00
Other (please describe)	\$0.00
Other (please describe)	\$0.00
Other (please describe)	\$0.00
Other (please describe)	\$0.00
Total Fundable Soft Costs:	\$3,723,250.00

As Submitted

Rehab / Construction

Note that New construction
information should be entered in
rows 110 to 180, rehab
information in rows 2 to 107

idge Homes

1009959

Rehab Escrow Requirements	Code	Cost of Rehabilitation
Site Utilities	1.5	\$0
Site Improvements	2.0	\$0
Topography	2.1	\$0
Drainage	2.2	\$0
Parking Lot- asphalt	2.3	\$0
Parking Lot- stripe	2.3	\$0
Parking Lot- concrete	2.3	\$0
Flatwork	2.4	\$0
Dumpster Pads	2.5	\$0
Landscaping	2.6	\$7,500
Lighting, porch lights	2.7	\$0
Lighting, building mounted	2.7	\$0
Signage	2.8	\$5,000
Parking Garage	2.9	\$0
Amenities, playground	2.10	\$0
Amenities, pool deck	2.10	\$0
Amenities, pool equipment	2.10	\$0
Amenities, pool plaster	2.10	\$0
Amenities, basketball court	2.10	\$0
Amenities, tennis courts	2.10	\$0
Fences, chain link w/gates	2.11	\$0
Fences, wrought iron	2.11	\$0
Fences, post and rail	2.11	\$0
Fences, stockade and weave	2.11	\$0
Carports	2.12	\$0
Mail facilities	2.13	\$0
Exterior	3.0	\$96,000
Walls, aluminum siding	3.1	\$0
Walls, brick/block	3.1	\$0
Walls, stone veneer	3.1	\$0
Walls, glass block	3.1	\$0
Walls, granite block	3.1	\$0
Walls, pre-cast concrete	3.1	\$0
Walls, vinyl	3.1	\$0
Walls, plywood (T1-11)	3.1	\$0
Walls, stucco	3.1	\$0
Windows, frames & glazing	3.2	\$7,500
Doors, solid core	3.3	\$0
Doors, sliding doors	3.3	\$0
Doors, screen doors	3.3	\$0
Exterior Stairs, wood	3.4	\$0
Exterior Stairs, filled metal pans	3.4	\$0
Exterior Stairs, concrete	3.4	\$0
Balconies / Landings	3.5	\$0
Interior	4.0	\$0
Walls and ceilings, common areas	4.1	\$0
Walls and ceilings, units	4.2	\$0
Flooring, carpet common areas	4.3	\$0
Flooring, carpet units	4.3	\$0
Flooring, tile common areas	4.3	\$0

Flooring, tile units	4.3	\$60,000
Cabinets	4.4	\$15,000
Countertops and Sinks	4.5	\$38,500
Refrigerators	4.6	\$22,500
Ranges & vent hoods	4.7	\$22,500
Interior Closet Doors	4.8	\$0
Interior Doors	4.8	\$20,000
Interior Stairs	4.9	\$0
Structure	5.0	\$0
Foundation	5.1	\$0
Framing	5.2	\$0
HVAC	6.0	\$32,500
Heat Pumps	6.1	\$0
Window units	6.1	\$0
Heating Eqpt., Electric	6.1	\$0
Heating Eqpt., Gas	6.1	\$0
Cooling Equipment	6.2	\$0
Electrical System	7.0	\$20,000
Service	7.1	\$0
Devices	7.2	\$0
Plumbing Systems	8.0	\$0
Supply/Waste Lines	8.1	\$0
Water Heaters	8.2	\$15,000
Boiler, gas fired	8.2	\$0
Boiler, room valves	8.2a	\$0
Washers/Dryers	8.3	\$0
Toilets	8.4a	\$5,000
Vanities w/sinks	8.4b	\$0
Wall-mounted sinks	8.4b	\$0
Tubs w/ shower walls	8.4c	\$0
Disposals	8.5	\$0
Roofs	9	\$37,500
Roofs, shingles w/gutters & downspouts	9.1	\$0
Roofs, built-up	9.1	\$0
Roofs, membrane	9.1	\$0
Roofs, metal	9.1	\$0
Fire Suppression	10.0	\$0
Sprinkler system	10.1	\$0
Life and Safety	10.2	\$0
Elevator & Vert. Trans.	11.0	\$0
Elevator controller	11.1	\$0
Elevator cab	11.2	\$0
Elevator, machinery	11.3	\$0
Elevator, shaft doors	11.4	\$0
Elevator, shaftways	11.5	\$0
ADA	12.0	\$0
Safety & Violations	13.0	\$0
Security Systems	13.1	\$0
Code Violations	13.2	\$0
CONSTRUCTION CONTINGENCY, NOT MORE THAN 10%		\$0
Other		\$0
Other		\$0
Other		\$0
Other		\$0
Other		\$0
TOTAL REHABILITATION COSTS		\$404,500

1009959

New Construction

<i>Development Costs</i>			<i>Code</i>	<i>Cost</i>
Concrete			3	\$720,000
Masonry			4	\$25,000
Metals			5	\$248,000
Rough Carpentry			6	\$2,650,000
Finish Carpentry			6	\$1,525,500
Rehabilitation Costs			6	\$0
Insulation			7	\$498,000
Roofing			7	\$516,500
Sheet Metal			7	\$0
Doors			8	\$112,500
Windows			8	\$184,000
Glass			8	\$15,000
Lath and Plaster			9	\$0
Drywall			9	\$460,000
Tile Work			9	\$35,000
Acoustical			9	\$0
Wood Flooring			9	\$0
Resilient Flooring			9	\$219,000
Painting and Decorating			9	\$313,000
Specialties			10	\$50,000
Special Equipment			11	\$0
Cabinets			11	\$275,000
Appliances			11	\$128,500
Blinds and Shades			12	\$28,500
Carpets			12	\$0
Special Construction			13	\$45,667
Elevators			14	\$0
Plumbing and Hot Water			15	\$408,500
Heat and Ventilation			15	\$225,000
Air Conditioning			15	\$225,000
Electrical			16	\$316,500
Accessory Structures				\$0
Earth work			2	\$50,000
Site Utilities			2	\$50,000
Roads and Walks			2	\$75,000
Site Improvement			2	\$0
Lawns and Planting			2	\$0
Unusual Site Conditions			2	\$0

1009959

General Requirements & Other Costs	Code	Cost
General Requirements	1	\$213,544
Supervision	1	\$131,000
Field Engineering	1	\$25,000
Field Office Expense	1	\$0
Temporary Facilities	1	\$22,544
Temporary Utilities	1	\$0
Cleaning & Rubbish Removal	1	\$0
Builders Risk Insurance	1	\$17,500
Watchmen Wages	1	\$0
Travel Expense	1	\$17,500
Building Permit	1	\$0
Other:	1	\$0
Other:	1	\$0
Other:	1	\$0
Other:	1	\$0
Builder Overhead		\$215,680
Builder's Profit		\$652,500
Miscellaneous		\$0
Bond Premium		\$50,000
Other Fees Paid by Contractor		\$0
CONSTRUCTION CONTINGENCY, NOT MORE THAN 10%		\$1,000,000
Other		\$0
Other		\$0
Other		\$0
Other		\$0
Other		\$0
Other		\$0
Other		\$0
TOTAL HARD COSTS		\$11,530,891

1009959

General Requirements	Limit	\$651,220
	Actual	\$213,544
Builder's Overhead	Limit	\$221,344
	Actual	\$215,680
Builder's Profit	Limit	\$664,033
	Actual	\$652,500
Developer Fee	Limit	\$2,029,910
	Actual	\$2,125,910
<i>Months from Reservation to Placed in Service:</i>		0

Rehab/Development Cost Comments:
 Formula for Developer fee limit does not include acquisition fee as allowed by the 2016 QAP