

**PERMANENT SOURCES AND USES
EXHIBIT F TO THE MIXED-FINANCE ACC AMENDMENT**

Attachment 3

Applicant PHA/Grantee:	Housing Authority of the City of Milwaukee
Grant Name, if applicable:	Westlawn CNI
Phase/Project Name:	Westlawn Renaissance VII (Phase 4C)
PIC Development Number:	[enter the new AMP-format development number]

Revised Project Sources & Uses

Part A: Development Sources	Loan/Grant/Equity	PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Funds (CFP)	39P002501-20;	\$ 12,254,248			\$ 12,254,248
RHF/DDTF					\$ -
Program Income					\$ -
Choice Neighborhoods Funds	VI51523CNG114	\$ 671,000			\$ 671,000
RAD Rehab Assistance					\$ -
Low Income Housing Tax Credit Equity			\$ 21,796,503		\$ 21,796,503
HACM Equity				\$ 100	\$ 100
Permanent Mortgage #1: WHEDA			\$ 4,500,000		\$ 4,500,000
Permanent Mortgage #2: WHEDA -CMF			\$ 147,100		\$ 147,100
Construction Loan -WHEDA					\$ -
HACM Loan 2: Program Income				\$ 3,566,090	\$ 3,566,090
HACM Loan 3: City ARPA				\$ 4,134,663	\$ 4,134,663
HACM Loan 5: Seller Note Land			\$ -	\$ 393,044	\$ 393,044
HACM Loan 4: AHP Grant					\$ -
Total Development Sources (Part A)		\$ 12,925,248.00	\$ 26,443,603.00	\$ 8,093,897.00	\$ 47,462,748.00

Part A: Development Uses	HUD BLI	PH Capital Assist.	Private Funds	Other Public Funds	Total
Residential New Construction	1460	\$ 8,625,248	\$ 12,799,200.00	\$ 7,700,852	\$ 29,125,300
Residential Rehabilitation	1460			\$ -	\$ -
Builder's General Requirements	1460		\$ 1,456,265	\$ -	\$ 1,456,265
Builder's Overhead	1460		\$ 582,505	\$ -	\$ 582,505
Builder's Profit	1460		\$ 1,456,265	\$ -	\$ 1,456,265
Construction Contingency	1460		\$ 1,631,017		\$ 1,631,017
Other: Other site work	1460			\$ -	\$ -
Site/Infrastructure	1450	\$ 4,300,000	\$ -		\$ 4,300,000
Dwelling Equipment-Non-Expendable	1465			\$ -	\$ -
Non-Residential Construction: identify	1470			\$ -	\$ -
Non-Residential Construction: identify	1470	\$ -	\$ -	\$ -	\$ -
Nondwelling Equipment: identify	1475	\$ -	\$ -	\$ -	\$ -
Demolition	1485	\$ -	\$ -	\$ -	\$ -
Relocation Costs	1495	\$ -	\$ -	\$ -	\$ -
Relocation - Non Residents	1496	\$ -	\$ -	\$ -	\$ -
Other: Personal Property	1465	\$ -		\$ -	\$ -
Other: Describe		\$ -	\$ -	\$ -	\$ -
Other: Describe		\$ -	\$ -	\$ -	\$ -
Subtotal: Development Construction Costs		\$ 12,925,248	\$ 17,925,252	\$ 7,700,852	\$ 38,551,352

Development Soft Costs	HUD BLI	PH Capital Assist.	Private Funds	Other Public Funds	Total
Acquisition of Site(s)	1440	\$ -		\$ 393,044	\$ 393,044
Accounting and Cost Certification	1430	\$ -	\$ 75,000	\$ -	\$ 75,000
Appraisal Expense	1430	\$ -	\$ 7,200	\$ -	\$ 7,200
Architect & Engineer Fees & Supervision	1430		\$ 1,306,000	\$ -	\$ 1,306,000
Environmental Assessment, Testing & Cleanup	1430	\$ -	\$ 10,000	\$ -	\$ 10,000
Financing & Application Expense, Lender	1430	\$ -	\$ 158,000	\$ -	\$ 158,000
Financing & Application Expense, Tax Credit	1430	\$ -	\$ 251,427	\$ -	\$ 251,427
Insurance, Construction Period	1430	\$ -	\$ 187,078	\$ -	\$ 187,078
Interest, Construction & Bridge Loan(s)	1430	\$ -	\$ 1,432,778	\$ -	\$ 1,432,778
Legal Expense, Developer & Lender(s)	1430	\$ -	\$ 150,000	\$ -	\$ 150,000
Marketing & Lease-up Expense	1430	\$ -	\$ 30,000	\$ -	\$ 30,000
Permits, Construction & Utility Hookup	1430	\$ -		\$ -	\$ -
PILOT & Taxes, Construction Period	1430	\$ -		\$ -	\$ -
Survey	1430	\$ -	\$ 50,000	\$ -	\$ 50,000
Title & Recording Fees	1430	\$ -	\$ 45,000	\$ -	\$ 45,000
Lease Up Reserve (Public Housing)	1430	\$ -		\$ -	\$ -
Other: Market Study	1430	\$ -	\$ 9,000	\$ -	\$ 9,000
Other: RPCA	1430	\$ -	\$ 15,000	\$ -	\$ 15,000
Other: Soft cost contingency			\$ 100,000		\$ 100,000
Operating Subsidy Reserve (Public Housing)				\$ -	\$ -
Operating Reserve			\$ 426,000	\$ -	\$ 426,000
Replacement Reserve			\$ 29,100	\$ -	\$ 29,100
Supportive Service Reserve				\$ -	\$ -
Developer Fee: Developer				\$ -	\$ -
Developer Fee: Housing Authority			\$ 3,998,497	\$ -	\$ 3,998,497
Other: Consulting		\$ -	\$ 238,272	\$ -	\$ 238,272
Other: Describe		\$ -	\$ -	\$ -	\$ -
Other: Describe		\$ -	\$ -	\$ -	\$ -
Other: Describe		\$ -	\$ -	\$ -	\$ -
Other: Describe		\$ -	\$ -	\$ -	\$ -
Other: Describe		\$ -	\$ -	\$ -	\$ -
Other: Describe		\$ -	\$ -	\$ -	\$ -
Subtotal: Development Soft Cost		\$ -	\$ 8,518,352	\$ 393,044	\$ 8,911,396

Total Uses for Development (Part A)		\$ 12,925,248	\$ 26,443,604	\$ 8,093,896	\$ 47,462,748
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