

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

Applicant PHA/Grantee:	Housing Authority of the City of Milwaukee
Grant Name, if applicable:	Westlawn CNI
Phase/Project Name:	Westlawn Renaissance IV (Phase 3)
PIC Development Number:	[enter the new AMP-format development number]

Part A: Development Sources	Loan/Grant/Equity	PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Funds (CFP)	W139P002501-1	\$ 590,393			\$ 590,393
RHF/DDTF					\$ -
Program Income - Holton Terrace	W139P002501-1	\$ 779,311			\$ 779,311
Choice Neighborhoods Funds	W151523CNG114	\$ 776,507			\$ 776,507
RAD Rehab Assistance		\$ 120,000			\$ 120,000
Low Income Housing Tax Credit Equity			\$ 13,489,025		\$ 13,489,025
HACM Equity				\$ 100	\$ 100
Permanent Mortgage #1: WHEDA			\$ 750,000		\$ 750,000
Permanent Mortgage #2: WHEDA -HTF			\$ 2,289,382		\$ 2,289,382
Other: HACM COCC - Deferred developer fee					\$ -
Other Loan: HACM					\$ -
Other: CDBG - HACM loan					\$ -
Other: Land Loan (HACM loan)				\$ 116,000	\$ 116,000
Other: AHP Loan (HACM loan)					\$ -
Total Development Sources (Part A)		\$ 2,266,211.00	\$ 16,528,406.71	\$ 116,100.00	\$ 18,910,717.71

Part A: Development Uses	HUD BLI	PH Capital Assist.	Private Funds	Other Public Funds	Total
Residential New Construction	1460	\$ 989,704	\$ 10,870,183.00		\$ 11,859,887
Residential Rehabilitation	1460			\$ -	\$ -
Builder's General Requirements	1460		\$ 592,994	\$ -	\$ 592,994
Builder's Overhead	1460		\$ 237,198	\$ -	\$ 237,198
Builder's Profit	1460		\$ 592,994	\$ -	\$ 592,994
Construction Contingency	1460		\$ 664,154		\$ 664,154
Other:	1460			\$ -	\$ -
Site/Infrastructure	1450	\$ 500,000	\$ 599,900	\$ 100	\$ 1,100,000
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: Describe		\$ -	\$ -	\$ -	\$ -
Other: Describe		\$ -	\$ -	\$ -	\$ -
Other: Describe		\$ -	\$ -	\$ -	\$ -
Subtotal: Development Construction Costs		\$ 1,489,704	\$ 13,557,423	\$ 100	\$ 15,047,227

Development Soft Costs	HUD BLI	PH Capital Assist.	Private Funds	Other Public Funds	Total
Acquisition of Site(s)	1440	\$ -	\$ -	\$ 116,000	\$ 116,000
Accounting and Cost Certification	1430	\$ -	\$ 40,000	\$ -	\$ 40,000
Appraisal Expense	1430	\$ -	\$ 5,000	\$ -	\$ 5,000
Architect & Engineer Fees	1430	\$ 776,507	\$ 382,129	\$ -	\$ 1,158,636
Environmental Assessment, Testing & Cleanup	1430	\$ -	\$ 3,500	\$ -	\$ 3,500
Financing & Application Expense, Lender	1430	\$ -	\$ 117,473	\$ -	\$ 117,473
Financing & Application Expense, Tax Credit	1430	\$ -	\$ 156,176	\$ -	\$ 156,176
Insurance, Construction Period	1430	\$ -	\$ -	\$ -	\$ -
Interest, Construction & Bridge Loan(s)	1430	\$ -	\$ 560,000	\$ -	\$ 560,000
Legal Expense, Developer & Lender(s)	1430	\$ -	\$ 110,000	\$ -	\$ 110,000
Marketing & Lease-up Expense	1430	\$ -	\$ 2,000	\$ -	\$ 2,000
Permits, Construction & Utility Hookup	1430	\$ -	\$ -	\$ -	\$ -
PILOT & Taxes, Construction Period	1430	\$ -	\$ -	\$ -	\$ -
Survey	1430	\$ -	\$ 10,000	\$ -	\$ 10,000
Title & Recording Fees	1430	\$ -	\$ 30,000	\$ -	\$ 30,000
Lease Up Reserve (Public Housing)	1430	\$ -	\$ -	\$ -	\$ -
Other: Market Study	1430	\$ -	\$ 6,000	\$ -	\$ 6,000
Other: RPCA	1430	\$ -	\$ 7,000	\$ -	\$ 7,000
Other: Soft cost contingency			\$ 73,705		\$ 73,705
Operating Subsidy Reserve (Public Housing)				\$ -	\$ -
Operating Reserve			\$ 190,000	\$ -	\$ 190,000
Replacement Reserve			\$ 18,000	\$ -	\$ 18,000
Supportive Service Reserve				\$ -	\$ -
Developer Fee: Developer				\$ -	\$ -
Developer Fee: Housing Authority			\$ 1,260,000	\$ -	\$ 1,260,000
Other: Soft cost Contingency		\$ -	\$ -	\$ -	\$ -
Other: Describe		\$ -	\$ -	\$ -	\$ -
Other: Describe		\$ -	\$ -	\$ -	\$ -
Other: Describe		\$ -	\$ -	\$ -	\$ -
Other: Describe		\$ -	\$ -	\$ -	\$ -
Other: Describe		\$ -	\$ -	\$ -	\$ -
Other: Describe		\$ -	\$ -	\$ -	\$ -
Subtotal: Development Soft Cost		\$ 776,507	\$ 2,970,983	\$ 116,000	\$ 3,863,490

Total Uses for Development (Part A)		\$ 2,266,211	\$ 16,528,406	\$ 116,100	\$ 18,910,717
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