

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

Applicant PHA/Grantee:	<b>Ann Arbor Housing Commission / Ann Arbor Housing Development Corporation</b>
Grant Name, if applicable:	<b>N/A</b>
Phase/Project Name:	<b>121 Catherine Mixed-Finance</b>
PIC Development Number:	<b>N/A</b>

<b>Part A: Development Sources</b>	Loan/Grant/Equity	PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Funds (CFP)	\$ -	\$ -	\$ -	\$ -	\$ -
RHF/DDTF	\$ -	\$ -	\$ -	\$ -	\$ -
HOPE VI Funds	\$ -	\$ -	\$ -	\$ -	\$ -
Choice Neighborhoods Funds	\$ -	\$ -	\$ -	\$ -	\$ -
MTW Funds	\$ -	\$ -	\$ -	\$ -	\$ -
Low Income Housing Tax Credit Equity			\$ 13,137,561	\$ -	\$ 13,137,561
City of Ann Arbor Bond			\$ 9,000,000	\$ -	\$ 9,000,000
Ann Arbor Millages (Sustainability & Housing)			\$ 2,163,377	\$ -	\$ 2,163,377
Other: Deferred Developer Fee			\$ 66,492	\$ -	\$ 66,492
Other: DDA			\$ 650,000	\$ -	\$ 650,000
Other: Washtenaw County Brownfield			\$ 959,406	\$ -	\$ 959,406
Other: EGLE			\$ 1,000,000	\$ -	\$ 1,000,000
Other: HOME			\$ -	\$ 2,163,112	\$ 2,163,112
<b>Total Development Sources (Part A)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 26,976,836.00</b>	<b>\$ 2,163,112.00</b>	<b>\$ 29,139,948.00</b>

<b>Part B: Additional Sources</b>	PH Capital Assist.	Private Funds	Other Public Funds	Total
Public Housing Capital Funds (CFP)	\$ -	\$ -	\$ -	\$ -
RHF/DDTF	\$ -	\$ -	\$ -	\$ -
HOPE VI Funds	\$ -	\$ -	\$ -	\$ -
Choice Neighborhoods (CN) Funds	\$ -	\$ -	\$ -	\$ -
Other: FHLB	\$ -	\$ 458,872	\$ -	\$ 458,872
Other: MEDC RAP	\$ -	\$ 4,018,815	\$ -	\$ 4,018,815
<b>Total Additional Sources (Part B)</b>	<b>\$ -</b>	<b>\$ 4,477,687.00</b>	<b>\$ -</b>	<b>\$ 4,477,687.00</b>

<b>Total Sources (Parts A and B)</b>	<b>\$ -</b>	<b>\$ 31,454,523</b>	<b>\$ 2,163,112</b>	<b>\$ 33,617,635</b>
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<b>Part A: Development Uses</b>	HUD BLI	PH Capital Assist.	Private Funds	Other Public Funds	Total
Residential New Construction	1460	\$ -	\$ 19,691,217	\$ 2,163,112	\$ 21,854,329
Residential Rehabilitation	1460	\$ -	\$ -	\$ -	\$ -
Builder's General Requirements	1460	\$ -	\$ 1,460,091	\$ -	\$ 1,460,091
Builder's Overhead	1460	\$ -	\$ 500,375	\$ -	\$ 500,375
Builder's Profit	1460	\$ -	\$ 500,000	\$ -	\$ 500,000
Construction Contingency	1460	\$ -	\$ 1,303,152	\$ -	\$ 1,303,152
Other:	1460	\$ -	\$ -	\$ -	\$ -
Site/Infrastructure	1450	\$ -	\$ 1,748,246	\$ -	\$ 1,748,246
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		\$ -	\$ -	\$ -	\$ -
<b>Subtotal: Development Construction Costs</b>		<b>\$ -</b>	<b>\$ 25,203,081</b>	<b>\$ 2,163,112</b>	<b>\$ 27,366,193</b>

<b>Development Soft Costs</b>	HUD BLI	PH Capital Assist.	Private Funds	Other Public Funds	Total
Acquisition of Site(s)	1440	\$ -	\$ 1	\$ -	\$ 1
Accounting and Cost Certification	1430	\$ -	\$ 20,000	\$ -	\$ 20,000
Appraisal Expense	1430	\$ -	\$ 7,300	\$ -	\$ 7,300
Architect & Engineer Fees	1430	\$ -	\$ 1,099,800	\$ -	\$ 1,099,800
Environmental Assessment, Testing & Cleanup	1430	\$ -	\$ 180,000	\$ -	\$ 180,000
Financing & Application Expense, Lender	1430	\$ -	\$ 161,000	\$ -	\$ 161,000
Financing & Application Expense, Tax Credit	1430	\$ -	\$ 130,260	\$ -	\$ 130,260
Insurance, Construction Period	1430	\$ -	\$ -	\$ -	\$ -
Interest, Construction & Bridge Loan(s)	1430	\$ -	\$ 714,750	\$ -	\$ 714,750
Legal Expense, Developer & Lender(s)	1430	\$ -	\$ 265,000	\$ -	\$ 265,000
Marketing & Lease-up Expense	1430	\$ -	\$ 6,000	\$ -	\$ 6,000
Permits, Construction & Utility Hookup	1430	\$ -	\$ 1,084,434	\$ -	\$ 1,084,434
PILOT & Taxes, Construction Period	1430	\$ -	\$ -	\$ -	\$ -
Survey	1430	\$ -	\$ 5,400	\$ -	\$ 5,400
Title & Recording Fees	1430	\$ -	\$ 95,000	\$ -	\$ 95,000
Lease Up Reserve (Public Housing)	1430	\$ -	\$ -	\$ -	\$ -
Other: HOME Compliance Fees	1430	\$ -	\$ 30,450	\$ -	\$ 30,450
Other: Construction Period Insurance	1430	\$ -	\$ 100,000	\$ -	\$ 100,000
Operating Subsidy Reserve (Public Housing)			\$ -	\$ -	\$ -
Operating Reserve			\$ 391,047	\$ -	\$ 391,047
Replacement Reserve			\$ -	\$ -	\$ -
Supportive Service Reserve			\$ -	\$ -	\$ -
Developer Fee: Developer			\$ 1,500,000	\$ -	\$ 1,500,000
Developer Fee: Housing Authority			\$ -	\$ -	\$ -
Other: Construction Period Utilities		\$ -	\$ 112,000	\$ -	\$ 112,000
Other: Third Party Testing Concrete		\$ -	\$ 50,000	\$ -	\$ 50,000
Other: Equipment & Furnishing		\$ -	\$ 95,000	\$ -	\$ 95,000
Other: City Bond Issuance Fees		\$ -	\$ 179,000	\$ -	\$ 179,000
Other: Inspection Fees (engineer/contractor)		\$ -	\$ 25,000	\$ -	\$ 25,000
Other: Describe		\$ -	\$ -	\$ -	\$ -
Other: Describe		\$ -	\$ -	\$ -	\$ -
<b>Subtotal: Development Soft Cost</b>		<b>\$ -</b>	<b>\$ 6,251,442</b>	<b>\$ -</b>	<b>\$ 6,251,442</b>

<b>Total Uses for Development (Part A)</b>	<b>\$ -</b>	<b>\$ 31,454,523</b>	<b>\$ 2,163,112</b>	<b>\$ 33,617,635</b>
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<b>Part B: Additional Uses</b>	HUD BLI	PH Capital Assist.	Private Funds	Other Public Funds	Total
CN Supportive Services	1405	\$ -	\$ -	\$ -	\$ -
HOPE VI Community & Supportive Services	1408	\$ -	\$ -	\$ -	\$ -
Management Improvements, PHA	1408	\$ -	\$ -	\$ -	\$ -
Administration	1410	\$ -	\$ -	\$ -	\$ -
Fees & Costs	1430	\$ -	\$ -	\$ -	\$ -
Site Acquisition	1440	\$ -	\$ -	\$ -	\$ -
Site Improvement	1450	\$ -	\$ -	\$ -	\$ -
Demolition (and associated remediation)	1485	\$ -	\$ -	\$ -	\$ -
Relocation Expense	1495	\$ -	\$ -	\$ -	\$ -
Relocation - Non Residents	1496	\$ -	\$ -	\$ -	\$ -
<b>Total Additional Uses (Part B)</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

<b>Total Uses (Parts A and B)</b>	<b>\$ -</b>	<b>\$ 31,454,523</b>	<b>\$ 2,163,112</b>	<b>\$ 33,617,635</b>
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