

# Homeownership Project Worksheet tips

**Homeownership Project Worksheet**

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**Project Name:** Johnson Homeowner Rehab  
 If project is multi-state or multi-county, please select a representative area.  
 State:  County:

**Driver Determination & Building Type**  
 See the Guide for Sponsor Applicants for more information on the definition of the project Driver. If the determination based on the questions below does not match the selection made at application set-up, please contact the FHLB at communityinvestment@fhlb.com.  
 Project is:   
 Project driver is:

**Project Characteristics**  
**Income Targeting Commitments (Based on HUD Income Guidelines)**

Households earning < 50.00% of the Area Median Income	0
Households earning 50.00% - 60.00% of the Area Median Income	4
Households earning 60.00% - 80.00% of the Area Median Income	16
<b>Total units supported</b>	<b>20</b>

**Targeted Income Group:**

	50% AMI	60% AMI	80% AMI
Number of Households (per targeting commitment)	0	4	16
Average Number of Bedrooms per Home		2	2
Average Household Size		2	2
Maximum Annual Income for Income Group		\$41,760	\$52,850
Maximum Monthly Income for Income Group		\$3,480	\$4,404

**Typical Unit Cost by Income Group**

	50% AMI	60% AMI	80% AMI
Development Cost or Gross Sale Price, excluding post-purchase rehab costs		\$17,890.50	\$17,890.50
- Homebuyer Closing Costs, including counseling		\$25.00	\$25.00
- Post-Purchase Rehab Costs, if applicable			
<b>= Total Costs of Typical Unit</b>	<b>\$0.00</b>	<b>\$17,915.50</b>	<b>\$17,915.50</b>

**Funding Sources for Typical Unit by Income Group**

	50% AMI	60% AMI	80% AMI
Borrower down-payment		\$25.00	\$25.00
- AHP Subsidy		\$10,990.00	\$10,990.00
- Other Grants or Loans		\$3,895.50	\$3,895.50
- Borrower for Mortgage Amount			
<b>= Total Funding Sources - Typical Unit</b>	<b>\$0.00</b>	<b>\$17,915.50</b>	<b>\$17,915.50</b>

**Mortgage Information**

	50% AMI	60% AMI	80% AMI
Mortgage Rate Assumption (%)			
Mortgage Term (number of months)			
Monthly Principal and Interest	\$0	\$0	\$0
- Monthly Taxes & Insurance			
- Est. Monthly Condo Assoc. Fees			
<b>= Total Monthly Housing Expense</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Housing Expense to Income Ratio**

Monthly Housing Expense/Monthly Income	0.00%	0.00%	0.00%
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(1) Income limits for indicated household size and income group for the state and county selected using HUD Income Guidelines.  
 (2) Enter the development cost per unit, or the gross sales price per unit, if the sales price exceeds the development cost (vs. Habitat's costs). If the gross sales price of a unit exceeds the development cost, provide justification in the justification or the Online application. When used in sales mode.

FHL

- Helpful Hints:
- 1 Income Targeting must match the Targeting Section in **AHP Online**. The workbook will not upload if targeting does not match.
  - 2 Targeting Income Groups must match Income Targeting Commitments.
  - 3 Cost by Income Targeting Groups must match Summary of Uses. Habitat's see footnotes at bottom of page for additional instructions.
  - 4 Funding Sources must match Sources tab.
  - 5 Mortgage Information must be completed for new construction, acquisition rehab or down payment projects.
- FHL

# Homeownership Cost Breakout tips

**Homeownership Cost Breakout**

Unit and Square Footage Breakout	
A. Acquisition Units (convector + drive acquisition only including new construction and acquisition/direct)	
Acquisition Square Footage (total square footage)	
B. Rehabilitation Units (convector-drive rehab and convector-drive acquisition rehab)	20
Rehabilitation Square Footage (total square footage)	24,000
C. New Construction Units (convector-drive new construction)	
New Construction Square Footage (total square footage)	
<b>Total Square Footage</b>	<b>24,000</b>
<b>Total Units</b>	<b>20</b>

**1** In "Unit and Square Footage Breakout" select only one project type (A,B,C). Provide the total number of units in the project and the total square footage of units. If actual square footage is not known provide an estimate based on typical units constructed or rehabilitated by the sponsor, or supplied by beneficiaries if a donee project.

**2** Complete the "Housing Cost" table if the project will include new construction or rehabilitation costs. Provide cash costs. Provide total amounts, not per unit amounts. If a project includes a commercial component include only housing costs in this form. Contact the Community Investment Department to coordinate delivery of a budget for any commercial component.

**3** If the project includes Housing Costs, access the

Description of Work	Housing Cost		Total
	New Construction	Rehabilitation	
Construction			
Masonry			
Metal			
Roofing/Exhaust			
Electric (Wiring, Switches, Boxes)	\$	\$1,000.00	\$1,000.00
Plumbing			
Insulation			
Roofing and Sheet Metal	\$	\$1,000.00	\$1,000.00
Painting	\$	\$1,000.00	\$1,000.00
<b>Total Energy (Items 20-21)</b>	<b>\$</b>	<b>\$1,000.00</b>	<b>\$1,000.00</b>
Finish Carpentry			
Cabinets, Vanities and Countertops	\$	\$1,000.00	\$1,000.00
Interior Doors and Frames	\$	\$1,000.00	\$1,000.00
Lath and Plaster			
Drywall	\$	\$1,000.00	\$1,000.00
Tile Work			
Acoustical			
Carpentry			
Structural Steel			
Painting and Decorating			
Operable and Fenestration			
Special Equipment			
Appurtenances			
Special Construction			
Other Structures			
<b>Total Finish (Items 22-44)</b>	<b>\$</b>	<b>\$1,000.00</b>	<b>\$1,000.00</b>
Plumbing	\$	\$1,000.00	\$1,000.00
Heat and Ventilation	\$	\$1,000.00	\$1,000.00
Air Conditioning	\$	\$1,000.00	\$1,000.00
Fire Protection			
<b>Total Mechanical Systems (Items 45-49)</b>	<b>\$</b>	<b>\$1,000.00</b>	<b>\$1,000.00</b>
Electrical	\$	\$1,000.00	\$1,000.00
Elevator			
<b>Total Structure (Items 50, 45, 50-51)</b>	<b>\$</b>	<b>\$1,000.00</b>	<b>\$1,000.00</b>
Other Land Work			
Other Site Utilities			
Other Road and Subgrade			
Other Landscaping			
Other Environmental Remediation			
Other Utilities			
<b>Total Other (Items 52-55)</b>	<b>\$</b>	<b>\$1,000.00</b>	<b>\$1,000.00</b>
Other Land Work			
Other Site Utilities			
Other Road and Subgrade			
Other Landscaping			
Other Environmental Remediation			
Other Utilities			
<b>Total Other (Items 56-60)</b>	<b>\$</b>	<b>\$1,000.00</b>	<b>\$1,000.00</b>
<b>Total (Items 20, 45, 50, 51)</b>	<b>\$</b>	<b>\$1,000.00</b>	<b>\$1,000.00</b>

**3**

### Helpful Hints:

- 1** All applicants must complete the Units and Square Footage Breakout on this page. Acquisition only projects do not need to complete the Housing cost section.
- 2** Based on project type enter total units and estimated square footage for all units. Use the total sq. ft. to complete Bank's Construction Cost Calculator.
- 3** Cost Breakout should include estimated cash cost to complete the project. Donations are not included.

# Homeownership Cost Breakout tips

Homeownership Cost Breakout

Units and Square Footage Breakout	
A. Acquisition Units (ownerless - down payment only, including new construction and acquisition debt)	
Acquisition Square Footage (total square footage)	
B. Rehabilitation Units (ownerless - down payment only, including new construction and acquisition debt)	24,000
Rehabilitation Square Footage (total square footage)	24,000
C. New Construction Units (ownerless - new construction)	
New Construction Square Footage (total square footage)	
Total Square Footage	24,000
Total Units	24

1

2

In "Units and Square Footage Breakout" reflect only new project type (A,B,C). Provide the total number of units in the project and the total square footage of units. If actual square footage is not known provide an estimate based on typical units constructed or rehabilitated by the sponsor, or supplied by households if a down payment project.

Complete the "Housing Cost" table if the project will include new construction or rehabilitation costs. Provide cash costs. Provide total amounts, not per unit amounts. If a project includes a commercial component include only housing costs in this form. Contact the Community Investment Department to coordinate delivery of a budget for any commercial component.

If the project included Housing Costs across the

Description of Work	Housing Cost		Total
	New Construction	Rehabilitation	
Construction			
Concrete			
Masonry			
Metal			
Roofing			
Roofing Materials			
Ceiling Tiles, Windows, Glass	\$	\$1,000.00	\$1,000.00
Waterproofing			
Insulation			
Roofing and Heat Work	\$	\$1,000.00	\$1,000.00
Other		\$1,000.00	\$1,000.00
Total Roof Structure (Rows 20-24)	\$	\$1,000.00	\$1,000.00
Finish Carpentry			
Cabinets, Vanities and Countertops	\$	\$1,000.00	\$1,000.00
Interior Doors and Frames	\$	\$1,000.00	\$1,000.00
Lock and Hardware			
Paint	\$	\$1,000.00	\$1,000.00
Flt. Work			
Acoustical			
Carpentry			
Finish Floor			
Painting and Decorating			
Carpeting and Padding			
Specialty Equipment			
Appliances			
Special Construction			
Other			
Total Finish Structure (Rows 30-44)	\$	\$1,000.00	\$1,000.00
Plumbing	\$	\$1,000.00	\$1,000.00
Heat and Ventilation	\$	\$1,000.00	\$1,000.00
Air Conditioning	\$	\$1,000.00	\$1,000.00
Fire Protection			
Total Mechanical Systems (Rows 45-51)	\$	\$1,000.00	\$1,000.00
Electrical	\$	\$1,000.00	\$1,000.00
Elevator			
Total Structure (Rows 20, 45, 50-51)	\$	\$1,000.00	\$1,000.00
Other			
Other - Earth Work			
Other - Site Utilities			
Other - Road and Subgrade			
Other - Landscaping			
Other - Environmental Remediation			
Other - Other			
Total Other (Rows 52, 55, 57)	\$	\$1,000.00	\$1,000.00
Total (Rows 51, 55, 57)	\$	\$1,000.00	\$1,000.00

3

If the development budget includes all-site costs, what type of improvements are included?

## Helpful Hints:

- 1 All applicants must complete the Units and Square Footage Breakout on this page. Acquisition only projects do not need to complete the Housing cost section.
- 2 Based on project type enter total units and estimated square footage for all units. Use the total sq. ft. to complete Bank's Construction Cost Calculator.
- 3 Cost Breakout should include estimated cash cost to complete the project. Donations are not included.

# Homeownership Cost Breakout tips

If the development budget includes on-site costs, what type of improvements are included?

No off-site costs included.

Are there any special construction techniques impacting cost (e.g., precast concrete, geothermal, solar or other green building design elements)?

Habitat affiliates typically build in accordance with Energy Star for Homes and / or Enterprise Green Communities criteria specifications and processes. These measures include additional site inspections and testing, resilient flooring, high-efficiency appliances and mechanicals, windows, air ventilation system, plumbing fixtures and overall higher standard of construction in air duct sealing.

Are there unique remediation issues to this project that will impact cost?

No remediation issues are anticipated in the typical project cost projection.

Does the development have any unique city infrastructure requirements on site?

All projects meet city infrastructure requirements.

Describe costs including other structure, other onsite, and other offsite.

Other structure = shed.

Will the sponsor be providing their own construction labor in the project?

No

(1)

(Answer "Yes" if you are using your own staff for construction labor (ex. weatherization projects). Sponsor construction labor cost, including the charge for benefits and labor overhead, should be included in construction or rehabilitation cost in this Worksheet. In the Online application you must describe hourly labor cost including overhead cost and compare to local cost. Consult with PHLB staff if the cost of benefit and overhead is not included in the hourly rate, and requires inclusion in Builder Overhead in Summary of Uses. Do not include cost of construction management here. Include that cost in General

## Helpful Hints:

- 1 Enter narrative for all text boxes applicable to project.
- 2 Answer "yes" only if sponsor will engage their own construction staff. Not typical of Habitat's, Habitat use volunteer labor. If using own staff, sponsor must also relate hourly wage/fringe and benefits compared to local costs (see footnote).

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# Homeownership Summary of Uses tips

**Summary of Uses of Funds**

**Please be sure to answer the questions and provide additional information at the bottom of this form. Do not cut and paste or enter formulas in the tables.**

**Include information on all work items of the project. Note that some construction and rehabilitation costs and homeowner's closing costs and counseling costs are satisfied from other sources. If a project includes a commercial component, fill out the form before only for the housing component. Contact the Community Investment Department to coordinate delivery of a budget for any commercial**

Acquisition Costs	Total
Building Acquisition	
Land Acquisition	
Carrying Costs	
Legal Fees	
Closing Costs	
Title and Recording	
<b>Total Acquisition Costs</b>	<b>1 -</b>

**In a sponsor-driven project, acquisition costs should reflect sponsor costs to acquire the property, including carrying costs, legal fees, closing costs, and title and recording fees. In a consumer-driven project acquisition cost should include only building or land acquisition cost. Homeowner closing costs, including legal fees and title and recording, should be**

Construction/Rehabilitation Costs	Total
Construction Costs	1 -
Rehabilitation Costs	1 330,000.00
On-site Improvements	1 -
Off-site Improvements	1 -
Demolition	
Contingency	
Builder Overhead	
Builder Profit	
General Obligations	
Other Construction/Rehabilitation Cost	
Furniture, fixtures and equipment	
<b>Total Construction/Rehabilitation Costs</b>	<b>1 330,000.00</b>

Soft Costs	Total
Architect Fee	
Engineering Fee	
Appraisal Fee	
Legal Fees	
Accounting Fees	
Environmental Fees	
Utility Fees	
Municipality Fees	
Permit Fees	
Market Study	
Energy Study	
Marketing Expenses	
Relocation	
Construction Period Interest	
Construction Period Property Taxes	
Other Soft Costs	
<b>Total Soft Costs</b>	<b>1 -</b>

Construction/Bridge Loan Financing	Total
Interest	
Origination Fees	
Loan Closing Costs	
Other Financing Costs and Fees	
<b>Total Construction Financing</b>	<b>1 -</b>

Developer & Consultant Fees	Total
Developer Fee	1 27,890.00
Consultant Fees	1 -
<b>Total Developer &amp; Consultant Fee</b>	<b>1 27,890.00</b>

Total Development Costs	Total
<b>Total Development Costs</b>	<b>1 55,890.00</b>

Homeowner/Homeowner Closing Cost and Counseling Costs (from Project)	Total
<b>Homeowner/Homeowner Closing Cost and Counseling Costs (from Project)</b>	<b>1 500.00</b>

Total Project Costs	Total
<b>Total Project Costs</b>	<b>1 55,390.00</b>

- Helpful Hints:**
- 1** Soft Cost generally seen in new construction or acquisition/rehab projects, not typical in owner occupied rehab projects.
  - 2** Developer fee must include compensation for project administration from all funding sources.
  - 3** Uses must equal sources.

# Homeownership Summary of Uses tips

Describe costs included in builder overhead and general requirements. **NOTE:** If the sponsor is acting as their own general contractor, see the Homeownership Feasibility Guidelines in the current AHP Implementation Plan for eligible costs. Typically, a sponsor acting as their own general contractor may charge general requirements including construction management, but not builder overhead or profit. The sponsor's builder overhead and profit should be included in

Habitat for Humanity affiliates often act as their own general contractor. However, we did not include those costs in general requirements but rather in the Developer/Consultant Fee. If the affiliate has a third party general contractor to oversee the construction, there would be some costs associated in general requirement. The third party would coordinate and oversee the new construction process from conceptualization to completion. Activities related to general requirements include; supervise and perform all activities for the new construction sites. Directly manage each project through completion and issuance of a Certificate of Occupancy from local

1

Describe furniture, fixtures, and equipment, and any costs identified as other (other construction or rehabilitation costs, soft costs, or loan costs). Typically, a homeownership

Not applicable

Describe the amount of the Developer & Consultant Fee paid by AHP and the amount paid by other sources. Total Developer & Consultant Fees should equal the total input

Developer & Consultant Fees (Paid By)	Total
Developer & Consultant Fee paid by AHP	\$ 320,000.00
Developer & Consultant Fee paid by Other	\$ 80,000.00
<b>Total Developer &amp; Consultant Fees</b>	<b>\$ 400,000.00</b>

2

Identify and describe the Developer & Consultant Fees paid by other sources.

"Other sources" do not designate which specific cost they are paying for but rather donate or fund an amount to be used to cover any of the eligible development costs on that particular property including cash-hand and soft construction costs, land acquisition costs and development fees. Having said that, XXXX will cover up to 10% construction plus land costs as a developer fee up to \$75,000, the maximum funding per unit. In the occasional situation where XXXX is not a funding partner other sponsors such as Thruway, Wells Fargo and XXXXX are most likely involved and will cover the developer fee.

1

Provide a breakdown of Homebuyer/homeowner closing costs and counseling costs. Total closing cost and counseling cost should equal the total input above.

Homebuyer/homeowner Costs	Total	Per Unit
Closing Costs	\$ 60,000.00	\$ 1,500.00
Homebuyer Counseling Costs to be paid by AHP	\$ -	\$ -
Counseling Costs NOT paid by AHP	\$ -	\$ -
<b>Total Counseling Costs</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Homebuyer/homeowner Costs</b>	<b>\$ 60,000.00</b>	<b>\$ 1,500.00</b>

3

Describe typical homebuyer/homeowner closing costs. See the AHP Implementation Plan for information on eligible and ineligible costs.

Customary homebuyer closing costs include; appraisal fee, title services and fees, mortgage origination fees, report fees, flood certification fees, government recordation fees, closing company fees, state taxes, initial escrow payments for taxes and insurances, escrow cushion.

3

1

## Helpful Hints:

- 1 Enter narrative for all text boxes applicable to project.
- 2 Developer fee must include compensation for project administration from all funding sources.
- 3 Estimated closing costs and description of typical costs.

# Homeownership Needs Analysis tips

**AHP Needs Analysis**  
For Homeownership Projects with Sponsor-Provided Below Market Mortgage Financing (ex. Habitat projects)

**Project Name:** Habitat for Humanity  
*Interest typically 0%. Enter data in shaded cells only. Contact the FHEP at communitydevelopment@wvstate.com with questions.*

Does Sponsor provide discounted mortgages?  Yes **1**

\$ 5,600,000 Gross Sale Price of Units to home buyers - per Project Worksheet  
\$ 6,300,000 Total Project Cost - per Summary of Uses

*If the gross sale price of units exceeds the project cost, an appraisal will be required. If not available now, provide at the time funding is requested. Sale price of units should not exceed appraised value.*

\$ 5,600,000 Appraised value of sponsor-financed homes, if known. Submit appraisal copies as Exhibit 3, if available.  
\$4,775,200 Sponsor-provided first mortgage total (total for all home buyers)

Will sponsor provide additional mortgage(s) to home buyers in addition to first mortgage?  Yes  
Indicate total amount of additional mortgage(s) [other than first mortgage] sponsor will provide: \$492,800 [with loan amount]  
Are second mortgages forgivable?  Yes

Describe terms of sponsor-provided mortgages below. Include information on amount, maturity date, required payments from home owners, repayment upon refinancing or sale, and terms of forgiveness.  
All 30 units are fully financed by the local HPH affiliate. A 0% interest, 20-30 year first mortgage in an amount equal to the defined by the affiliate's affordable housing policies. Affiliates must have written policy to determine, in good faith, that each homebuyer has the reasonable ability to pay the affiliate mortgage loans. Front-End/Ratio (Borrowing Ratio): Cannot exceed 28% of gross monthly income at time of closing (Must include principal, real property taxes, hazard insurance, flood insurance) Back-End

**A. Cash Required to Complete Project:**  
\$ 6,300,000.00 Total Uses of Funds per Summary of Uses

**B. Cash Sources Other than Sponsor:**  
\$ 40,000.00 Total cash-down payment from borrowers per Project Worksheet  
CDBG  
HOME  
\$ 300,000.00 State Housing Finance Agency grant  
State/Local gov't grant(s)  
\$ 500,000.00 Foundation/Corporation grant(s)  
Other:  
Other:  
\$ 840,000.00 Total Cash Sources Other than Sponsor **2**

**C. Present Value of sponsor-provided mortgage(s):**  
0.00% Market Rate assigned  
\$4,775,200 Sponsor Mortgage Note Amount: **Forgivable loans only**  
30 Mortgage Term (months)  
0.000% Mortgage Rate  
\$ 0.00 Mortgage PI/Payment (aggregate of all home buyers)  
\$ 1,781,812.00 Present Value -- to be reflected on Sources of Funds **3**

**D. Cash Contributions/Sponsor Fundraising**  
\$ 1,445,007.00 Amount Sponsor will contribute to the home buyers' homes in addition to the value of the sponsor-provided mortgage **3**

**AHP NEEDS ANALYSIS SUMMARY**  
\$ 6,300,000.00 (A) Cash Required to Complete Project  
\$ (840,000.00) (B) Cash Sources Other than Sponsor  
\$ (1,781,812.00) (C) Present Value of Sponsor-Provided Mortgage  
\$ (1,445,007.00) (D) Cash Contributions/Sponsor Fundraising  
→ \$ 398,000.00 Funding Gap **4**  
→ \$ 398,000.00 AHP Subsidy Requested (cannot be greater than above funding gap)

Instructions Project Worksheet Cost Breakout Summary of Uses Needs Analysis Sources

## Helpful Hints:

- 1** Sponsor's offering 0% loans for purchase of home must complete.
- 2** Sources of Funds here should conform to the Sources tab.
- 3** The calculated present value of homebuyer loans will be included as sources of funds on Sources tab.
- 4** Calculated funding gap should conform to AHP subsidy requested.

# Homeownership Sources of funds tips

**Sources of Funds**

Project Name: Johnson Homeowner Rehab

List all **committed** sources of funds in the project, including permanent financing, grants, donations, etc. The first table should include all permanent sources. Construction and other interim financing should be listed in the Interim Financing table below. In the "Description Code" column, use the description codes below. If a project includes a commercial component include only housing costs in this form. Contact the Community Investment Department to coordinate delivery of a budget for

Description Code		
1. AHP Subsidy	9. State Low Income Housing Tax Credit Equity	17. Charitable Donation
2. Permanent Financing	10. State Housing Loans	18. Owner's Equity
3. FHA Insured Mortgage	11. State Government Subsidy	19. Detached Developer Fee
4. Federal Low Income Housing Tax Credit Equity	12. Community Development Block Grants	20. TFR/Local Government Subsidy
5. Other Federal Housing Program	13. TFR/Local Government Subsidy	21. Housing Bonds
6. Multi-Family Housing Act	14. Housing Bonds	22. Grants
7. Historic Preservation Tax Credit Equity	15. Grants	23. Other Loans
8. HOME	16. Other Loans	

List all **Permanent** Sources of Project Funding, using our description code per line. Also, fill out column A thru D for each funding source and column E thru H for all debt, including forgivable loans.

**Permanent Sources** Do not cut and paste or enter formulas in the table below.

A	B	C	D	E	F	G	H
Source of Funds	Amount	Descr Code	Status Code	Rate (%)	Term (years)	Amort Period (years)	Must Pay?
1	\$ -	2	Committed				Y
2	\$ 27,890.00	18	Committed	0.00%	0.0	0.0	N
3	\$ 500.00	18	Committed				Y
4							
5							
6							
7							
8							
9							
10							
11							
12							
13							
14	\$ 279,828.00	1	Requested	0.00%	5.0	5.0	Y
<b>Total Funding Sources</b>							
	\$ 258,218.00						

For all uncommitted funds listed above, list the date of financing decision, contact name and phone number.

Funding Source	Decision Date	Contact Name	Phone
Homeowner Contribution	Funded/Date	Unknown	

**Interim Sources** Do not cut and paste or enter formulas in the table below.

A	B	C	D	E	F	G
Source of Funds	Amount	Descr Code	Status Code	Rate (%)	Term (years)	Must Pay?
1	\$ 41,500.00	1	Committed	0.00%	0.0	N

## Helpful Hints:

- 1 Sponsor to include evidence of all **"Committed"** funding sources. Documentation to be uploaded on Project Timeline as Miscellaneous Attachment. For funds identified as **"Requested"** provide information when expected.
- 2 Sources must equal Uses.
- 3 An **"Interim"** source of cash must be identified, as AHP is on a reimbursement basis. Include evidence of supporting funds available.



# Homeownership Feasibility Analysis tips

AHP Feasibility Analysis				
Items	Value			
Total units	40			
Sources of Funds = Uses of Funds	TRUE			
Cost Breakout Total Units = Project Worksheet Total Units	TRUE			
Total Development Cost	\$5,487,000.00			
Total Development Cost per unit	\$137,175.00			
Total Development Cost per square foot	\$114.34			
Construction or Rehabilitation Cost	\$4,785,000.00			
Construction or Rehabilitation Cost per unit	\$119,625.00			
Total Acquisition Cost per unit, consumer driven down-payment (see AHP Implementation plan for maximum Development Cost)	\$0.00			
Total Acquisition Cost per unit (net purchase price), acquisition rehab or new construction (see AHP Implementation plan for maximum Development Cost)	\$118,780.00			
Rehabilitation Cost per square foot (From Cost Breakout tab)	\$0.00			
New Construction Cost per square foot (From Cost Breakout tab)	\$90.63			
Total New Construction and Rehabilitation Cost per square foot (Summary of Uses total)	\$99.69			
Average Square Foot per unit	1,200			
Average Acquisition Square Foot per unit	0			
Average Rehabilitation Square Foot per unit	0			
Average New Construction Square Foot per unit	1,200			

  

Feasibility Guidelines				
Guideline	Description	Min Standard	Max Standard	Actual
Construction or Rehabilitation Cost Per Unit	See AHP Implementation Plan Homeownership Project Development Guidelines - Maximum Development Costs	NA	Must be supported by major cost indices or typical of local standards	\$119,625.00
Construction Contingency % (Housing)	See AHP Implementation Plan Homeownership Project Development Guidelines - Contingency	0.00%	10.00%	10.00%
Developer's and Consultant's Fee	See AHP Implementation Plan Homeownership Project Development Guidelines - Developer's and Consultant's Fees	0.00%	15.00%	7.86%
Homeowner Counseling	See AHP Implementation Plan Homeownership Project Development Guidelines - Homebuyer Education Costs	\$0.00	NA	\$0.00

Helpful Hints:

- 1 No inputs. AHP Feasibility Analysis tab is populated from other tabs in workbook.
- 2 **Construction or Rehabilitation Cost** is the value used as "Total Hard Cost Budget including Contingency" to complete the **Construction Cost Calculator** (Application Exhibit).
- 3 Minimum and Maximum Feasibility Guidelines are detailed in the **2021 AHP Implementation Plan**.
- 4 Once uploaded into AHP Online, a detailed explanation will be required for items identified.

