

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	
1	FHLBank		AHP General Fund Rental Projects: Sources & Uses of Funds													
2	San Francisco		Version 5.6 Updated 1/1/26													
3																
4	Project Name	Placita Dolores Huerta Apartments Phase 2			Total Units	54	Gross Building Square Footage (excluding commercial space)	66,109	Tax Credit Sales Price	\$ 0.80						
5																
6	Select From Below					Sources of Financing (Enter additional sources below)										
7	Construction Type	New	Uses of Funds	AHP Requested	Owner Equity	LIHTC Proceeds	Permanent Loan	HCD - MHP	City Loan CFD						(Must = 0)	
8	Building Type	Apartments														
9	<b>LAND COST/ACQUISITION</b>															
10	Land Cost		3,571,436				3,571,436								-	
11	Holding Costs														-	
12	Demolition		410,799				410,799								-	
13	Legal (includes closing costs)														-	
14	<b>Total Land Cost</b>		3,982,235		-	-	3,982,235		-	-	-	-	-	-	-	
15	Existing Improvements														-	
16	Off-Site Improvements		75,000		75,000										-	
17	<b>Total Land &amp; Acquisition Costs</b>		4,057,235		75,000		3,982,235		-	-	-	-	-	-	-	
18	<b>NEW CONSTRUCTION / REHAB</b>															
19	Site Work		3,089,201			3,089,201									-	
20	Structures		14,356,941	2,000,000		2,356,941		10,000,000							-	
21	General Requirements		1,870,000			1,870,000									-	
22	Contractor Overhead		440,000			440,000									-	
23	Contractor Profit		500,000			500,000									-	
24	Prevailing Wages														-	
25	General Liabilities Insurance		380,000			380,000									-	
26	Environmental Remediation														-	
27	Hard Cost Contingency		1,052,000			1,052,000									-	
28	<b>Total New Construction / Rehab Costs</b>		21,688,142	2,000,000	-	9,688,142		10,000,000		-	-	-	-	-	-	
29	<b>ARCHITECTURAL FEES</b>															
30	Design		1,092,000			1,092,000									-	
31	Supervision		220,000			220,000									-	
32	Survey & Engineering		618,900			618,900									-	
33	<b>Total Architectural &amp; Engineering Costs</b>		1,930,900		-	1,930,900				-	-	-	-	-	-	
34	<b>CONSTRUCTION INTEREST &amp; FEES</b>															
35	Construction Loan Interest		2,225,160			2,225,160									-	
36	Origination Fee		234,400			234,400									-	
37	Credit Enhancement & Application Fee														-	
38	Bond Premium														-	
39	Taxes		27,000			27,000									-	
40	Insurance		460,000			460,000									-	
41	Title & Recording		98,000			98,000									-	
42	Other	Cost of Bond Issuance	300,000			300,000									-	
43	<b>Total Construction Interest &amp; Fees</b>		3,344,560		-	3,344,560				-	-	-	-	-	-	
44	<b>PERMANENT FINANCING</b>															
45	Loan Origination Fee		85,000			85,000									-	
46	Credit Enhancement & Application Fee														-	
47	Title & Recording		11,564			11,564									-	
48	Other	Perm Legal	80,000			80,000									-	
49	<b>Total Permanent Financing Costs</b>		176,564		-	176,564				-	-	-	-	-	-	
50	<b>LEGAL FEES</b>															
51	Lender Legal Paid by Applicant		150,000			150,000									-	
52	Other	Legal Review	100,000			100,000									-	
53	<b>Total Attorney Costs</b>		250,000		-	250,000				-	-	-	-	-	-	
54	<b>RESERVES</b>															
55	Rent Reserves		80,000			80,000									-	
56	Operating Reserves		300,000			300,000									-	
57	Replacement Reserves		200,000			200,000									-	
58	Other	Tax & Insurance Reserve	20,000			20,000									-	
59	<b>Total Reserve Costs</b>		600,000		-	600,000				-	-	-	-	-	-	
60	<b>OTHER PROJECT COSTS</b>															
61	TCAC Application/Allocation/Monitoring Fees		42,000			42,000									-	
62	Environmental Audit														-	
63	Local Development Impact Fees		700,000			700,000									-	
64	Permit Processing Fees		70,000			70,000									-	
65	Capital Fees														-	
66	Marketing		75,000			75,000									-	
67	Furnishings		25,000			25,000									-	

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	FHLBank		AHP General Fund Rental Projects: Sources & Uses of Funds												
2	San Francisco		Version 5.6 Updated 1/1/26												
3															
4	Project Name	Placita Dolores Huerta Apartments Phase 2			Total Units	54	Gross Building Square Footage (excluding commercial space)	66,109	Tax Credit Sales Price	\$ 0.80					
5															
6	Select From Below					Sources of Financing (Enter additional sources below)									
7	Construction Type	New	Uses of Funds	AHP Requested	Owner Equity	LIHTC Proceeds	Permanent Loan	HCD - MHP	City Loan CFD						(Must = 0)
8	Building Type	Apartments													
68	<b>OTHER PROJECT COSTS (continued)</b>														
69	Appraisal		6,000			6,000									-
70	Market Study		6,500			6,500									-
71	Relocation Expenses		860,000			860,000									-
72	Soft Cost Contingency		150,000			150,000									-
73	Other	CFD Fees and Special Inspections	4,050,000			50,000			4,000,000						-
74	<b>Total Other Costs</b>		5,984,500	-	-	1,984,500	-	-	4,000,000	-	-	-	-	-	-
75	<b>DEVELOPER COSTS</b>														
76	Developer Fee (includes Project Administration)		2,500,000		125,000	1,681,235	693,765								-
77	Consultant/Processing Agent														-
78	Broker Fees Paid with Project Funds to a Related Party														-
79	Construction Management Oversight		500,000				500,000								-
80	Other														-
81	<b>Total Developer Costs</b>		3,000,000	-	125,000	1,681,235	1,193,765	-	-	-	-	-	-	-	-
82	<b>SYNDICATION (Investor &amp; General Partner)</b>														
83	Organizational Fee														-
84	Bridge Loan Fees/Expenses														-
85	Legal Fees														-
86	Consultant Fees														-
87	Accountant Fees														-
88	Tax Opinion														-
89	Other														-
90	<b>Total Syndication Costs</b>		-	-	-	-	-	-	-	-	-	-	-	-	-
91															
92	<b>Total Residential Development Costs</b>		41,031,901	2,000,000	200,000	19,655,901	5,176,000	10,000,000	4,000,000	-	-	-	-	-	-
93	<b>Total Commercial Development Costs</b>														
94	<b>Grand Totals Sources and Uses</b>		41,031,901	2,000,000	200,000	19,655,901	5,176,000	10,000,000	4,000,000	-	-	-	-	-	-
95	Loan, grant, or equity?		Equity	Equity	Loan										
96	Status of Permanent Financing Commitment (Approved or Not Approved)														
97	If loan, soft or hard debt?														
98	If hard debt, complete all required cells														
99	Loan Term (years)		40												
100	Loan Amortization Period (years)		40												
101	Loan Interest Rate		6.06%												
102	Annual Debt Service (year 1) (calculate for hard debt only)		\$ 344,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 344,350
103	Loan Adjustment Period(s)														
104	Loan Adjustment Caps (basis points)														
105	Balloon Payments (term year)														
106	Special Terms?														
107															
108															
109															
110															
	<b>Total Committed Financing</b>													<b>200,000</b>	
	AHP as percentage of Total Development Costs - Cannot exceed 50%													5%	