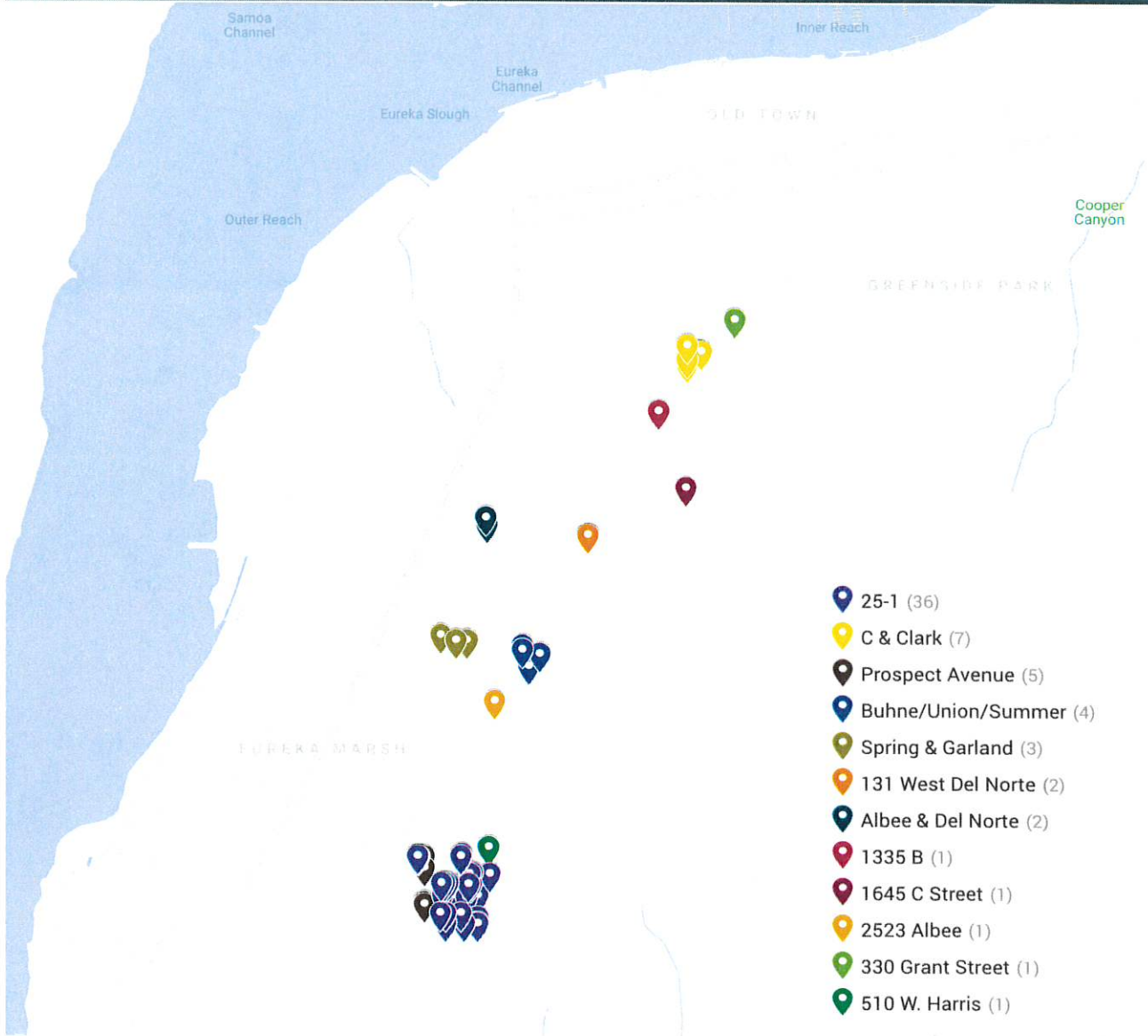




PHA Code	CA025	City	State
PHA Name	City of Eureka Housing Authority		California





PHA Code	CA025	City	State
PHA Name	City of Eureka Housing Authority	State	California

Project Order	Name	Strategy	Application	Application No.	Project Type	Existing
1	1645 C Street	Scattered Site	Section 18	1	Preservation	3
2	25-1	Obsolescence	Section 18	2	Redevelop Site	96
3	Prospect Avenue	Obsolescence	Section 18	3	Redevelop Site	10
4	C & Clark	Obsolescence	Section 18	4	Redevelop Site	16
5	Buhne/Union/Summer	Obsolescence	Section 18	5	Preservation & Rehab	13
6	Spring & Garland	Obsolescence	Section 18	6	Redevelop Site	12
7	1335 B	Very Small	Section 18	7	Preservation & Rehab	5
8	2523 Albee	Very Small	Section 18	7	Preservation & Rehab	4
9	510 W. Harris	Very Small	Section 18	7	Preservation & Rehab	5
10	330 Grant Street	Very Small	Section 18	7	Preservation & Rehab	5
11	Albee & Del Norte	Very Small	Section 18	7	Preservation & Rehab	8
12	131 West Del Norte	Very Small	Section 18	7	Preservation & Rehab	19
						196

Project 1 **Name** 25-1
AMP CA025000001 **Bldg. Type** Detached/Semi-Detached



Address	3107 Prospect Ave		DOFA	1952/02/01	QCT	Yes	
City	Eureka	State	CA	Bldg. Age	71	DDA	Yes
Census Tract	6023000300	# of Units	96	Minority Con	No	OPP ZONE	Yes

Public Housing Repositioning Tool: Option Eligibility

Type	Eligibility	Threshold	Note
------	-------------	-----------	------

RAD

PBV	Yes	na	Available by right to PHA
PBRA	Yes	na	Available by right to PHA
PBRA Rent Boost	Yes	Located in OZ	Project is not in an Opportunity Zone
Streamline	No	50 units	Not less than 50 units

RAD / Section 18 Blends

Const Blend > 30%	Conditional	\$5,249,230	Project meets Threshold based on Bureau Veritas report.
Const Blend > 60%	Conditional	\$10,498,459	Project meets Threshold based on Bureau Veritas report.
Const Blend > 90%	Conditional	\$15,747,689	Project meets Threshold based on Bureau Veritas report.
Const Blend > 90% High Cost	No		Project is not in a HUD determined "high cost" area.
Small PHA	Conditional	<= 250 units	PHA must have 250 or fewer units remaining in PIC at time of application.
Very Small PHA	No	<= 50 units	Project exceeds 50 units.

Section 18

Obsolescence	Conditional	\$17,496,558	Project meets Threshold based on Bureau Veritas report.
Scattered Site	No	<= 4 units / lot	Project is not "scattered site."
Health & Safety	Conditional	Situational	Meets criteria in 24 CFR 970.17(a) and Notice 2021-07
Infeasible Operations	Conditional	Situational	Meets criteria in 24 CFR 970.17(a) and Notice 2021-07

Section 22

SVC	Yes	<=250 units	CEHA has less than 250 units in PIC.
-----	-----	-------------	--------------------------------------

Project	1	Name	25-1
AMP	CA025000001	Bldg. Type	Detached/Semi-Detached

Pref Option		Obsolescence		RAD		Section 18/PBV		Total
Source	Total	Per Unit	Size	# units	Net Rent	# units	Net Rent	# units
Debt	\$7,658,238	\$79,773	0BRD	0	\$0	0	\$0	0
LIHTC EQ	\$11,628,488	\$121,130	1BRD	0	\$0	24	\$948	24
Seller Finance	\$3,399,559	\$35,412	2BRD	0	\$0	42	\$1,248	42
PHA Funds	\$0	\$0	3BRD	0	\$0	22	\$1,810	22
Deve Subsidy	\$0	\$0	4BRD	0	\$0	8	\$2,197	8
Total	\$22,686,285	\$236,315	5BRD	0	\$0	0	\$0	0
			6BRD	0	\$0	0	\$0	0
Uses	Total	Per Unit		0		96		96
Acquisition	\$3,840,000	\$40,000						
Hard Cost	\$17,496,558	\$182,256						
Deve Fee	\$2,684,797	\$27,967						
Soft Cost	\$4,782,998	\$49,823						
EPC Reprmt	\$0	\$0						
Total	\$28,804,353	\$300,045						
(gap/surplus)	-\$6,118,067							

Year		1	2	3	4	5	6
Gross Potential I	2.0%	\$1,242,803	\$1,267,659	\$1,293,013	\$1,318,873	\$1,345,250	\$1,372,155
Other Income		\$0	\$0	\$0	\$0	\$0	\$0
Vacancy @		-\$62,140	-\$63,383	-\$64,651	-\$65,944	-\$67,263	-\$68,608
EGI		\$1,180,663	\$1,204,276	\$1,228,362	\$1,252,929	\$1,277,988	\$1,303,548
Expense	3.0%	\$585,701	\$603,272	\$621,370	\$640,011	\$659,211	\$678,987
Repl Res		\$38,400	\$39,552	\$40,739	\$41,961	\$43,220	\$44,516
Total Exp		\$624,101	\$642,824	\$662,108	\$681,972	\$702,431	\$723,504
NOI		\$556,563	\$561,453	\$566,254	\$570,958	\$575,557	\$580,044
Debt Service		\$463,802	\$463,802	\$463,802	\$463,802	\$463,802	\$463,802
DCR		1.20	1.21	1.22	1.23	1.24	1.25
CFADS		\$92,760	\$97,651	\$102,452	\$107,156	\$111,755	\$116,242

KEY CONSIDERATIONS:

Project 2 **Name** Prospect Avenue
AMP CA025000001 **Bldg. Type** Row House



Address	3229 Prospect Ave Apt A			DOFA	1964/06/01	QCT	Yes
City	Eureka	State	CA	Bldg. Age	58	DDA	Yes
Census Tract	6023000300	# of Units	10	Minority Con	No	OPP ZONE	Yes

Public Housing Repositioning Tool: Option Eligibility

Type	Eligibility	Threshold	Note
RAD			
PBV	Yes	na	Available by right to PHA
PBRA	Yes	na	Available by right to PHA
PBRA Rent Boost	No	Located in OZ	Project is not in an Opportunity Zone
Streamline	No	50 units	Not less than 50 units
RAD / Section 18 Blends			
Const Blend > 30%	Conditional	\$627,841	Project meets Threshold based on Bureau Veritas report.
Const Blend > 60%	Conditional	\$1,255,681	Project meets Threshold based on Bureau Veritas report.
Const Blend > 90%	Conditional	\$1,883,522	Project meets Threshold based on Bureau Veritas report.
Const Blend > 90% High Cost	No		Project is not in a HUD determined "high cost" area.
Small PHA	Conditional	<= 250 units	PHA must have 250 or fewer units remaining in PIC at time of application.
Very Small PHA	Conditional	<= 50 units	PHA must have 50 or fewer units remaining in PIC at time of application.
Section 18			
Obsolescence	Conditional	\$2,092,698	Project meets Threshold based on Bureau Veritas report.
Scattered Site	No	<= 4 units / lot	Project is not "scattered site."
Health & Safety	Conditional	Situational	Meets criteria in 24 CFR 970.17(a) and Notice 2021-07
Infeasible Operations	Conditional	Situational	Meets criteria in 24 CFR 970.17(a) and Notice 2021-07
Section 22			
SVC	Yes	<=250 units	CEHA has less than 250 units in PIC.

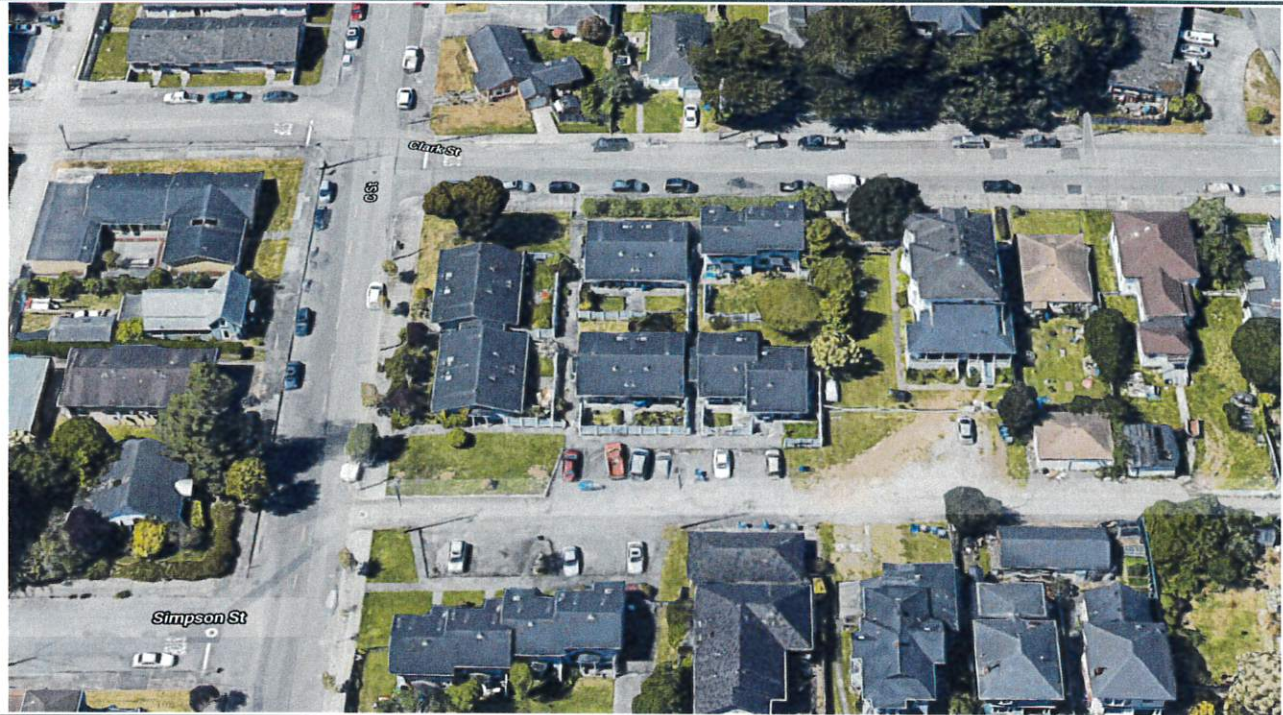
Project 2 Name Prospect Avenue
 AMP CA025000001 Bldg. Type Row House

Pref Option		Obsolescence		RAD		Section 18/PBV		Total	
Source	Total	Per Unit	Size	# units	Net Rent	# units	Net Rent	# units	
Debt	\$1,414,099	\$141,410	0BRD	0	\$0	0	\$0	0	0
LIHTC EQ	\$0	\$0	1BRD	0	\$0	0	\$0	0	0
Seller Finance	\$0	\$0	2BRD	0	\$0	2	\$1,248	2	2
PHA Funds	\$0	\$0	3BRD	0	\$0	4	\$1,810	4	4
Deve Subsidy	\$0	\$0	4BRD	0	\$0	4	\$2,197	4	4
Total	\$1,414,099	\$141,410	5BRD	0	\$0	0	\$0	0	0
			6BRD	0	\$0	0	\$0	0	0
Uses	Total	Per Unit		0		10		10	
Acquisition	\$0	\$0							
Hard Cost	\$2,092,698	\$209,270							
Deve Fee	\$271,528	\$27,153							
Soft Cost	\$460,917	\$46,092							
EPC Repmt	\$0	\$0							
Total	\$2,825,142	\$282,514							
(gap)/surplus	-\$1,411,043								

Year		1	2	3	4	5	6
Gross Potential I	2.0%	\$176,611	\$180,143	\$183,746	\$187,421	\$191,169	\$194,992
Other Income		\$0	\$0	\$0	\$0	\$0	\$0
Vacancy @		-\$8,831	-\$9,007	-\$9,187	-\$9,371	-\$9,558	-\$9,750
EGI		\$167,780	\$171,136	\$174,558	\$178,050	\$181,611	\$185,243
Expense	3.0%	\$61,010	\$62,841	\$64,726	\$66,668	\$68,668	\$70,728
Repl Res		\$4,000	\$4,120	\$4,244	\$4,371	\$4,502	\$4,637
Total Exp		\$65,010	\$66,961	\$68,970	\$71,039	\$73,170	\$75,365
NOI		\$102,770	\$104,175	\$105,589	\$107,011	\$108,441	\$109,878
Debt Service		\$85,641	\$85,641	\$85,641	\$85,641	\$85,641	\$85,641
DCR		1.20	1.22	1.23	1.25	1.27	1.28
CFADS		\$17,128	\$18,534	\$19,947	\$21,370	\$22,799	\$24,236

KEY CONSIDERATIONS:

Project 3 **Name** C & Clark
AMP CA025000001 **Bldg. Type**



Address	1115 C St	DOFA	1964/06/01	QCT	Yes
City	Eureka	State	CA	DDA	Yes
Census Tract	6023000100	# of Units	16	Minority Con	No
				OPP_ZONE	Yes

Public Housing Repositioning Tool: Option Eligibility

Type	Eligibility	Threshold	Note
------	-------------	-----------	------

RAD

PBV	Yes	na	Available by right to PHA
PBRA	Yes	na	Available by right to PHA
PBRA Rent Boost	No	Located in OZ	Project is not in an Opportunity Zone
Streamline	No	50 units	Not less than 50 units

RAD / Section 18 Blends

Const Blend > 30%	Conditional	\$767,559	Project meets Threshold based on Bureau Veritas report.
Const Blend > 60%	Conditional	\$1,535,118	Project meets Threshold based on Bureau Veritas report.
Const Blend > 90%	Conditional	\$2,302,677	Project meets Threshold based on Bureau Veritas report.
Const Blend > 90% High Cost	No		Project is not in a HUD determined "high cost" area.
Small PHA	Conditional	<= 250 units	PHA must have 250 or fewer units remaining in PIC at time of application.
Very Small PHA	Conditional	<= 50 units	PHA must have 50 or fewer units remaining in PIC at time of application.

Section 18

Obsolescence	Conditional	\$2,558,402	Project meets Threshold based on Bureau Veritas report.
Scattered Site	No	<= 4 units / lot	Project is not "scattered site."
Health & Safety	Conditional	Situational	Meets criteria in 24 CFR 970.17(a) and Notice 2021-07
Infeasible Operations	Conditional	Situational	Meets criteria in 24 CFR 970.17(a) and Notice 2021-07

Section 22

SVC	Yes	<=250 units	CEHA has less than 250 units in PIC.
-----	-----	-------------	--------------------------------------

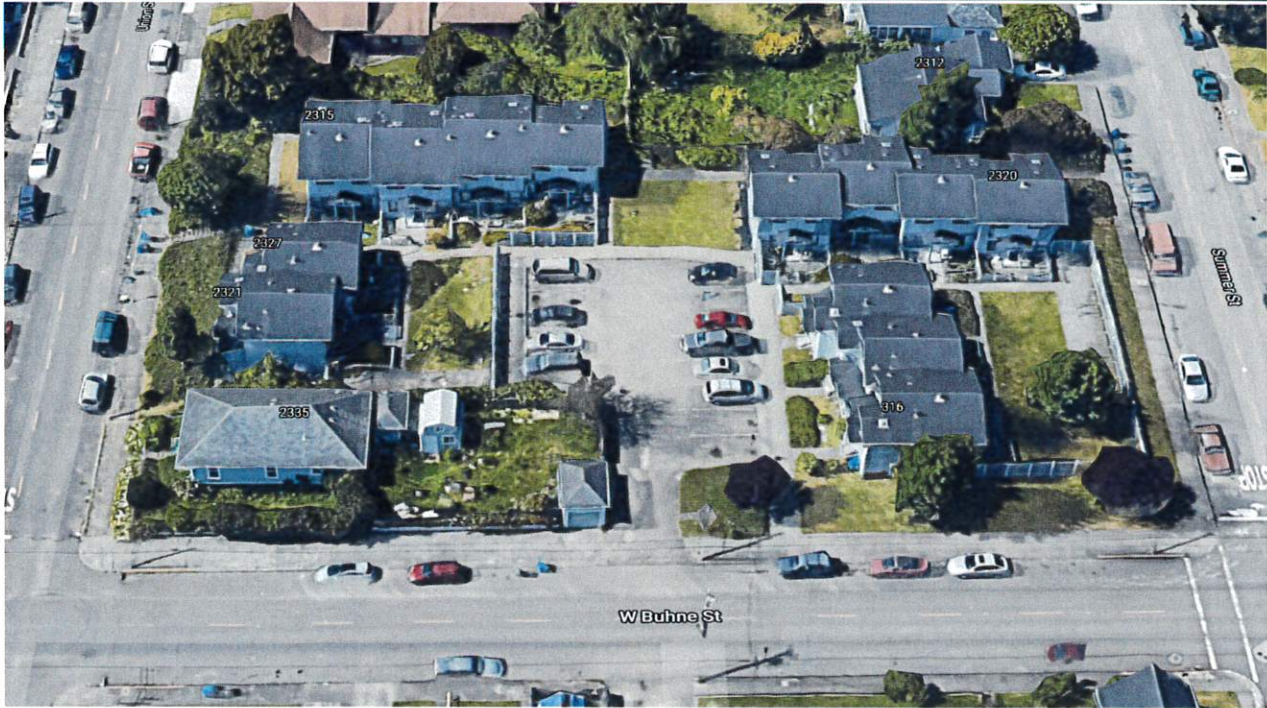
Project 3 Name C & Clark
 AMP CA025000001 Bldg. Type Detached/Semi-Detached

Pref Option		Obsolence		RAD		Section 18/PBV		Total
Source	Total	Per Unit	Size	# units	Net Rent	# units	Net Rent	# units
Debt	\$606,465	\$37,904	0BRD	0	\$0	0	\$0	0
LIHTC EQ	\$0	\$0	1BRD	0	\$0	10	\$948	10
Seller Finance	\$0	\$0	2BRD	0	\$0	6	\$1,248	6
PHA Funds	\$0	\$0	3BRD	0	\$0	0	\$0	0
Deve Subsidy	\$0	\$0	4BRD	0	\$0	0	\$0	0
Total	\$606,465	\$37,904	5BRD	0	\$0	0	\$0	0
			6BRD	0	\$0	0	\$0	0
Uses	Total	Per Unit						
Acquisition	\$0	\$0		0		16		16
Hard Cost	\$2,558,402	\$159,900						
Deve Fee	\$299,333	\$18,708						
Soft Cost	\$212,347	\$13,272						
EPC Repmt	\$0	\$0						
Total	\$3,070,082	\$191,880						
(gap)/surplus	-\$2,463,617							

Year		1	2	3	4	5	6
Gross Potential I	2.0%	\$155,886	\$159,004	\$162,184	\$165,427	\$168,736	\$172,111
Other Income		\$0	\$0	\$0	\$0	\$0	\$0
Vacancy @		-\$7,794	-\$7,950	-\$8,109	-\$8,271	-\$8,437	-\$8,606
EGI		\$148,092	\$151,053	\$154,075	\$157,156	\$160,299	\$163,505
Expense	3.0%	\$97,617	\$100,545	\$103,562	\$106,668	\$109,869	\$113,165
Repl Res		\$6,400	\$6,592	\$6,790	\$6,993	\$7,203	\$7,419
Total Exp		\$104,017	\$107,137	\$110,351	\$113,662	\$117,072	\$120,584
NOI		\$44,075	\$43,916	\$43,723	\$43,494	\$43,227	\$42,921
Debt Service		\$36,729	\$36,729	\$36,729	\$36,729	\$36,729	\$36,729
DCR		1.20	1.20	1.19	1.18	1.18	1.17
CFADS		\$7,346	\$7,187	\$6,994	\$6,765	\$6,498	\$6,192

KEY CONSIDERATIONS:

Project 4 **Name** Buhne/Union/Summer
AMP CA025000001 **Bldg. Type** Row House



Address	2315 Union St Apt B		DOFA	1964/06/01	QCT	No	
City	Eureka	State	CA	Bldg. Age	58	DDA	Yes
Census Tract	6023000200	# of Units	13	Minority Con	No	OPP ZONE	No

Public Housing Repositioning Tool: Option Eligibility

Type	Eligibility	Threshold	Note
RAD			
PBV	Yes	na	Available by right to PHA
PBRA	Yes	na	Available by right to PHA
PBRA Rent Boost	No	Located in OZ	Project is not in an Opportunity Zone
Streamline	No	50 units	Not less than 50 units
RAD / Section 18 Blends			
Const Blend > 30%	Conditional	\$559,157	Project meets Threshold based on Bureau Veritas report.
Const Blend > 60%	Conditional	\$1,118,315	Project meets Threshold based on Bureau Veritas report.
Const Blend > 90%	Conditional	\$1,677,472	Project meets Threshold based on Bureau Veritas report.
Const Blend > 90% High Cost	No		Project is not in a HUD determined "high cost" area.
Small PHA	Conditional	<= 250 units	PHA must have 250 or fewer units remaining in PIC at time of application.
Very Small PHA	Conditional	<= 50 units	PHA must have 50 or fewer units remaining in PIC at time of application.
Section 18			
Obsolescence	Conditional	\$1,863,765	Project meets Threshold based on Bureau Veritas report.
Scattered Site	No	<= 4 units / lot	Project is not "scattered site."
Health & Safety	Conditional	Situational	Meets criteria in 24 CFR 970.17(a) and Notice 2021-07
Infeasible Operations	Conditional	Situational	Meets criteria in 24 CFR 970.17(a) and Notice 2021-07
Section 22			
SVC	Yes	<=250 units	CEHA has less than 250 units in PIC.

Project 4 Name Buhne/Union/Summer
AMP CA025000001 Bldg. Type Row House

Pref Option		Obsolescence		RAD		Section 18/PBV		Total
Source	Total	Per Unit	Size	# units	Net Rent	# units	Net Rent	# units
Debt	\$419,223	\$32,248	0BRD	0	\$0	0	\$0	0
LIHTC EQ	\$0	\$0	1BRD	0	\$0	10	\$948	10
Seller Finance	\$0	\$0	2BRD	0	\$0	3	\$1,248	3
PHA Funds	\$0	\$0	3BRD	0	\$0	0	\$0	0
Deve Subsidy	\$0	\$0	4BRD	0	\$0	0	\$0	0
Total	\$419,223	\$32,248	5BRD	0	\$0	0	\$0	0
			6BRD	0	\$0	0	\$0	0
Uses	Total	Per Unit		0		13		13
Acquisition	\$0	\$0						
Hard Cost	\$1,863,765	\$143,367						
Deve Fee	\$241,823	\$18,602						
Soft Cost	\$410,494	\$31,576						
EPC Repmt	\$0	\$0						
Total	\$2,516,082	\$193,545						
(gap)/surplus	-\$2,096,859							

Year		1	2	3	4	5	6
Gross Potential I	2.0%	\$121,032	\$123,453	\$125,922	\$128,440	\$131,009	\$133,629
Other Income		\$0	\$0	\$0	\$0	\$0	\$0
Vacancy @		-\$6,052	-\$6,173	-\$6,296	-\$6,422	-\$6,550	-\$6,681
EGI		\$114,981	\$117,280	\$119,626	\$122,018	\$124,459	\$126,948
Expense	3.0%	\$79,314	\$81,693	\$84,144	\$86,668	\$89,268	\$91,946
Repl Res		\$5,200	\$5,356	\$5,517	\$5,682	\$5,853	\$6,028
Total Exp		\$84,514	\$87,049	\$89,660	\$92,350	\$95,121	\$97,974
NOI		\$30,467	\$30,231	\$29,965	\$29,668	\$29,338	\$28,974
Debt Service		\$25,389	\$25,389	\$25,389	\$25,389	\$25,389	\$25,389
DCR		1.20	1.19	1.18	1.17	1.16	1.14
CFADS		\$5,078	\$4,842	\$4,576	\$4,279	\$3,949	\$3,584

KEY CONSIDERATIONS:

Project 5 **Name** Spring & Garland
AMP CA025000001 **Bldg. Type** Row House



Address	2230 Spring St Apt A		DOFA	1964/06/01	QCT	No	
City	Eureka	State	CA	Bldg. Age	58	DDA	Yes
Census Tract	6023000200	# of Units	12	Minority Con	No	OPP ZONE	No

Public Housing Repositioning Tool: Option Eligibility

Type	Eligibility	Threshold	Note
RAD			
PBV	Yes	na	Available by right to PHA
PBRA	Yes	na	Available by right to PHA
PBRA Rent Boost	No	Located in OZ	Project is not in an Opportunity Zone
Streamline	No	50 units	Not less than 50 units
RAD / Section 18 Blends			
Const Blend > 30%	Conditional	\$671,754	Project meets Threshold based on Bureau Veritas report.
Const Blend > 60%	Conditional	\$1,343,507	Project meets Threshold based on Bureau Veritas report.
Const Blend > 90%	Conditional	\$2,015,261	Project meets Threshold based on Bureau Veritas report.
Const Blend > 90% High Cost	Yes		Project is not in a HUD determined "high cost" area.
Small PHA	Conditional	<= 250 units	PHA must have 250 or fewer units remaining in PIC at time of application.
Very Small PHA	Conditional	<= 50 units	PHA must have 50 or fewer units remaining in PIC at time of application.
Section 18			
Obsolescence	Conditional	\$2,239,067	Project meets Threshold based on Bureau Veritas report.
Scattered Site	No	<= 4 units / lot	Project is not "scattered site."
Health & Safety	Conditional	Situational	Meets criteria in 24 CFR 970.17(a) and Notice 2021-07
Infeasible Operations	Conditional	Situational	Meets criteria in 24 CFR 970.17(a) and Notice 2021-07
Section 22			
SVC	Yes	<=250 units	CEHA has less than 250 units in PIC.

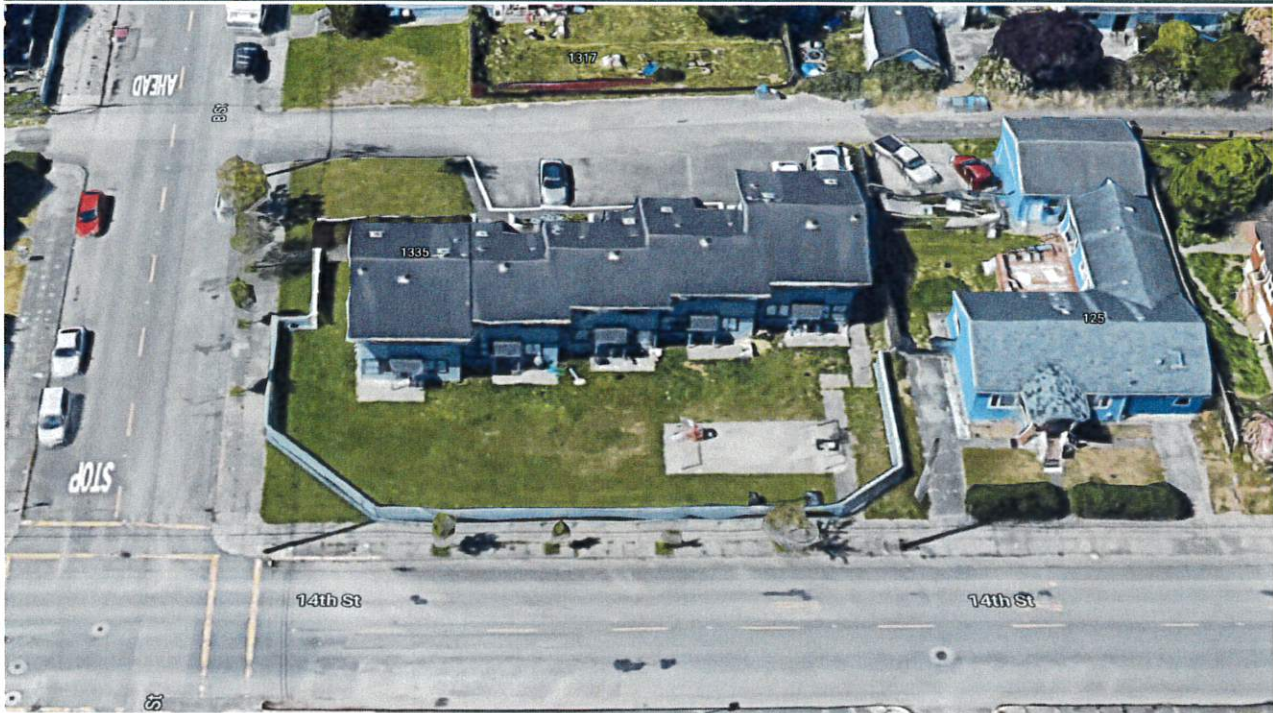
Project 5 Name Spring & Garland
AMP CA025000001 Bldg. Type Row House

Pref Option		Obsolescence		RAD		Section 18/PBV		Total
Source	Total	Per Unit	Size	# units	Net Rent	# units	Net Rent	# units
Debt	\$1,262,848	\$105,237	0BRD	0	\$0	0	\$0	0
LIHTC EQ	\$1,106,733	\$92,228	1BRD	0	\$0	0	\$0	0
Seller Finance	\$366,418	\$30,535	2BRD	0	\$0	5	\$1,248	5
PHA Funds	\$72,000	\$6,000	3BRD	0	\$0	7	\$1,810	7
Deve Subsidy	\$0	\$0	4BRD	0	\$0	0	\$0	0
Total	\$2,808,000	\$234,000	5BRD	0	\$0	0	\$0	0
			6BRD	0	\$0	0	\$0	0
Uses	Total	Per Unit		0		12		12
Acquisition	\$480,000	\$40,000						
Hard Cost	\$2,239,067	\$186,589						
Deve Fee	\$338,519	\$28,210						
Soft Cost	\$613,154	\$51,096						
EPC Repmt	\$0	\$0						
Total	\$3,670,740	\$305,895						
(gap)/surplus	-\$862,740							

Year		1	2	3	4	5	6
Gross Potential I	2.0%	\$178,726	\$182,301	\$185,947	\$189,666	\$193,459	\$197,328
Other Income		\$0	\$0	\$0	\$0	\$0	\$0
Vacancy @		-\$8,936	-\$9,115	-\$9,297	-\$9,483	-\$9,673	-\$9,866
EGI		\$169,790	\$173,186	\$176,650	\$180,183	\$183,786	\$187,462
Expense	3.0%	\$73,213	\$75,409	\$77,671	\$80,001	\$82,401	\$84,873
Repl Res		\$4,800	\$4,944	\$5,092	\$5,245	\$5,402	\$5,565
Total Exp		\$78,013	\$80,353	\$82,764	\$85,246	\$87,804	\$90,438
NOI		\$91,778	\$92,833	\$93,886	\$94,936	\$95,982	\$97,024
Debt Service		\$76,481	\$76,481	\$76,481	\$76,481	\$76,481	\$76,481
DCR		1.20	1.21	1.23	1.24	1.25	1.27
CFADS		\$15,296	\$16,352	\$17,405	\$18,455	\$19,501	\$20,543

KEY CONSIDERATIONS:

Project 6 **Name** 1335 B
AMP CA025000001 **Bldg. Type** Row House



Address	1335 B St Apt A	DOFA	1964/06/01	QCT	Yes
City	Eureka	State	CA	DDA	Yes
Census Tract	6023000100	# of Units	5	Minority Con	No
				OPP_ZONE	Yes

Public Housing Repositioning Tool: Option Eligibility

Type	Eligibility	Threshold	Note
------	-------------	-----------	------

RAD

PBV	Yes	na	Available by right to PHA
PBRA	Yes	na	Available by right to PHA
PBRA Rent Boost	No	Located in OZ	Project is not in an Opportunity Zone
Streamline	No	50 units	Not less than 50 units

RAD / Section 18 Blends

Const Blend > 30%	Conditional	\$269,953	Project meets Threshold based on Bureau Veritas report.
Const Blend > 60%	Conditional	\$539,906	Project meets Threshold based on Bureau Veritas report.
Const Blend > 90%	Conditional	\$809,859	Project meets Threshold based on Bureau Veritas report.
Const Blend > 90% High Cost	No		Project is not in a HUD determined "high cost" area.
Small PHA	Conditional	<= 250 units	PHA must have 250 or fewer units remaining in PIC at time of application.
Very Small PHA	Conditional	<= 50 units	PHA must have 50 or fewer units remaining in PIC at time of application.

Section 18

Obsolescence	No	\$899,798	Project does not meet Threshold based on Bureau Veritas report.
Scattered Site	No	<= 4 units / lot	Project is not "scattered site."
Health & Safety	Conditional	Situational	Meets criteria in 24 CFR 970.17(a) and Notice 2021-07
Infeasible Operations	Conditional	Situational	Meets criteria in 24 CFR 970.17(a) and Notice 2021-07

Section 22

SVC	Yes	<=250 units	CEHA has less than 250 units in PIC.
-----	-----	-------------	--------------------------------------

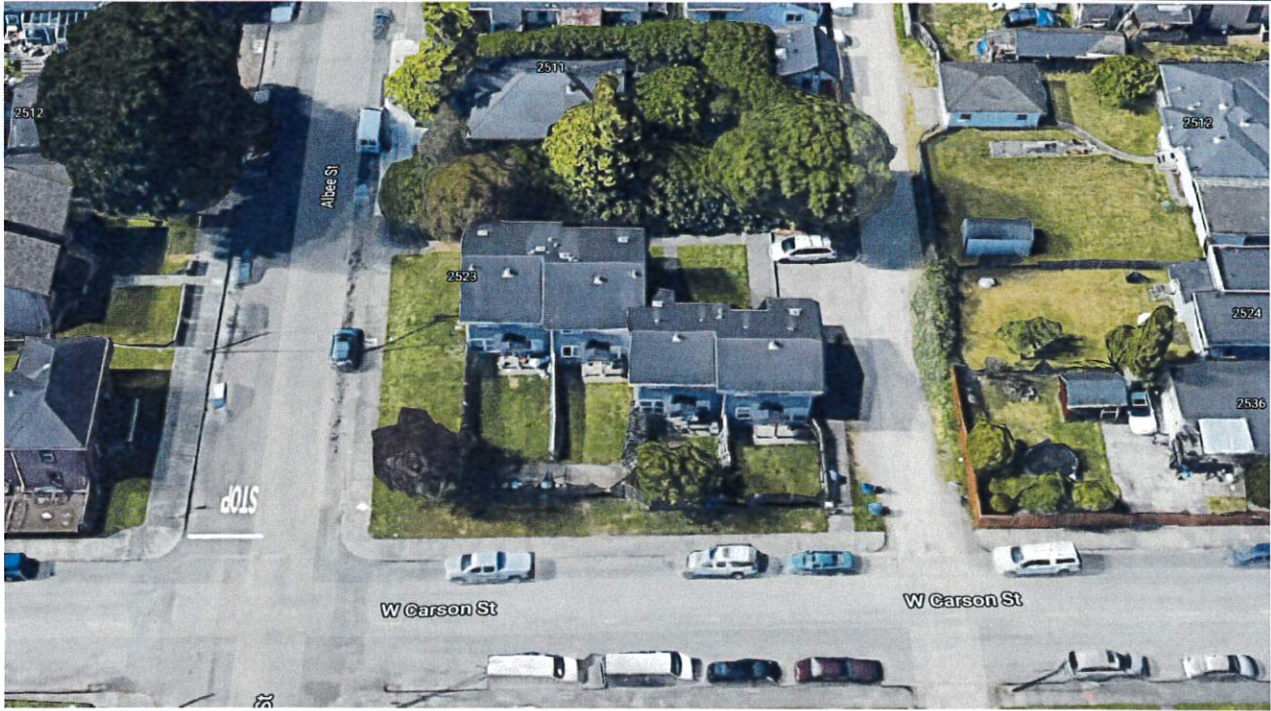
Project 6 Name 1335 B
 AMP CA025000001 Bldg. Type Row House

Pref Option		Very Small							
Source	Total	Per Unit	Size	RAD		Section 18/PBV		Total	
				# units	Net Rent	# units	Net Rent	# units	
Debt	\$458,893	\$91,779	0BRD	0	\$0	0	\$0	0	0
LIHTC EQ	\$0	\$0	1BRD	0	\$0	0	\$0	0	0
Seller Finance	\$0	\$0	2BRD	3	\$770	3	\$1,248	6	6
PHA Funds	\$0	\$0	3BRD	2	\$1,102	2	\$1,810	4	4
Deve Subsidy	\$0	\$0	4BRD	0	\$0	0	\$0	0	0
Total	\$458,893	\$91,779	5BRD	0	\$0	0	\$0	0	0
			6BRD	0	\$0	0	\$0	0	0
Uses	Total	Per Unit		5		5		10	
Acquisition	\$0	\$0							
Hard Cost	\$140,565	\$28,113							
Deve Fee	\$17,641	\$3,528							
Soft Cost	\$24,529	\$4,906							
EPC Repmt	\$0	\$0							
Total	\$182,735	\$36,547							
(gap)/surplus	\$276,158								

Year		1	2	3	4	5	6
Gross Potential I	2.0%	\$69,321	\$70,708	\$72,122	\$73,564	\$75,036	\$76,536
Other Income		\$0	\$0	\$0	\$0	\$0	\$0
Vacancy @		-\$3,466	-\$3,535	-\$3,606	-\$3,678	-\$3,752	-\$3,827
EGI		\$65,855	\$67,172	\$68,516	\$69,886	\$71,284	\$72,710
Expense	3.0%	\$30,505	\$31,420	\$32,363	\$33,334	\$34,334	\$35,364
Repl Res		\$2,000	\$2,060	\$2,122	\$2,185	\$2,251	\$2,319
Total Exp		\$32,505	\$33,480	\$34,485	\$35,519	\$36,585	\$37,682
NOI		\$33,350	\$33,692	\$34,031	\$34,367	\$34,699	\$35,027
Debt Service		\$27,792	\$27,792	\$27,792	\$27,792	\$27,792	\$27,792
DCR		1.20	1.21	1.22	1.24	1.25	1.26
CFADS		\$5,558	\$5,900	\$6,239	\$6,575	\$6,907	\$7,235

KEY CONSIDERATIONS:

Project 7 **Name** 2523 Albee
AMP CA025000001 **Bldg. Type** Row House



Address	2523 Albee St Apt A	DOFA	1964/06/01	QCT	No
City	Eureka	State	CA	DDA	Yes
Census Tract	6023000200	# of Units	4	Minority Con	No
				OPP ZONE	No

Public Housing Repositioning Tool: Option Eligibility

Type	Eligibility	Threshold	Note
RAD			
PBV	Yes	na	Available by right to PHA
PBRA	Yes	na	Available by right to PHA
PBRA Rent Boost	No	Located in OZ	Project is not in an Opportunity Zone
Streamline	No	50 units	Not less than 50 units

RAD / Section 18 Blends

Const Blend > 30%	Conditional	\$220,302	Project meets Threshold based on Bureau Veritas report.
Const Blend > 60%	Conditional	\$440,603	Project meets Threshold based on Bureau Veritas report.
Const Blend > 90%	Conditional	\$660,905	Project meets Threshold based on Bureau Veritas report.
Const Blend > 90% High Cost	No		Project is not in a HUD determined "high cost" area.
Small PHA	Conditional	<= 250 units	PHA must have 250 or fewer units remaining in PIC at time of application.
Very Small PHA	Conditional	<= 50 units	PHA must have 50 or fewer units remaining in PIC at time of application.

Section 18

Obsolescence	Conditional	\$734,302	Project meets Threshold based on Bureau Veritas report.
Scattered Site	No	<= 4 units / lot	Project is not "scattered site."
Health & Safety	Conditional	Situational	Meets criteria in 24 CFR 970.17(a) and Notice 2021-07
Infeasible Operations	Conditional	Situational	Meets criteria in 24 CFR 970.17(a) and Notice 2021-07

Section 22

SVC	Yes	<=250 units	CEHA has less than 250 units in PIC.
-----	-----	-------------	--------------------------------------

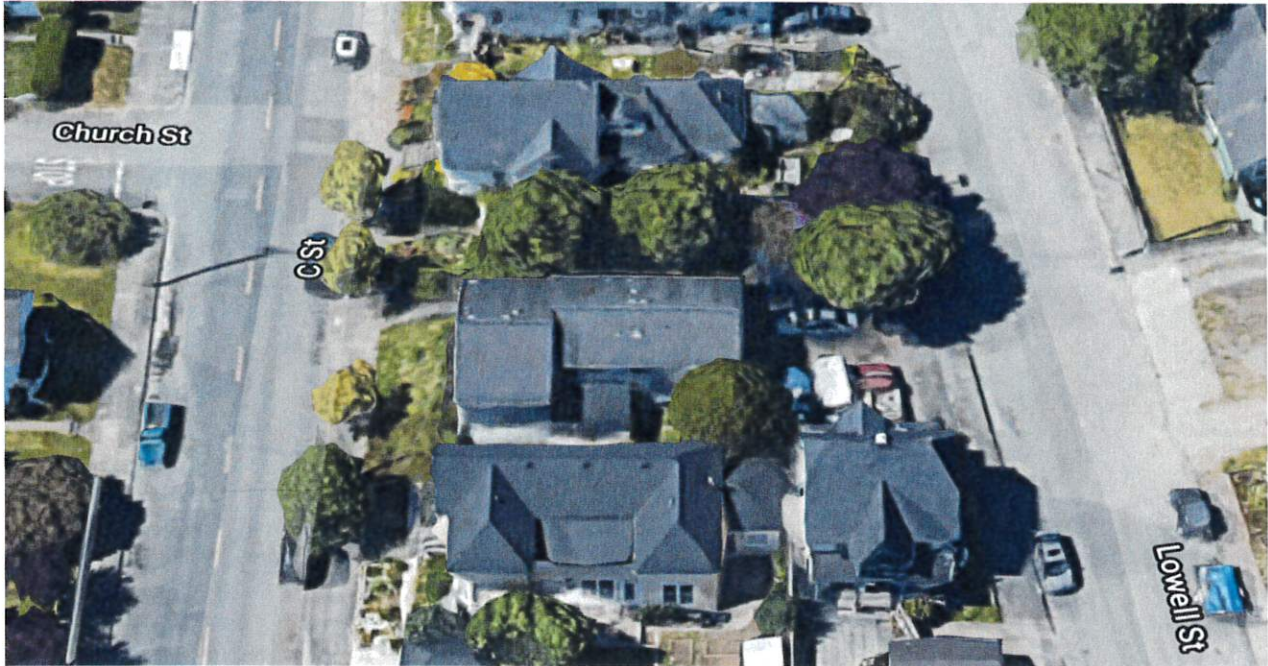
Project 7 Name 2523 Albee
 AMP CA025000001 Bldg. Type Row House

Pref Option		Very Small							
Source	Total	Per Unit	Size	RAD		Section 18/PBV		Total	
				# units	Net Rent	# units	Net Rent	# units	
Debt	\$0	\$0	0BRD	0	\$0	0	\$0	0	0
LIHTC EQ	\$0	\$0	1BRD	0	\$0	0	\$0	0	0
Seller Finance	\$0	\$0	2BRD	2	\$770	2	\$1,248	4	4
PHA Funds	\$0	\$0	3BRD	2	\$1,102	2	\$1,810	4	4
Deve Subsidy	\$0	\$0	4BRD	0	\$0	0	\$0	0	0
Total	\$0	\$0	5BRD	0	\$0	0	\$0	0	0
			6BRD	0	\$0	0	\$0	0	0
Uses	Total	Per Unit		# units		# units		# units	
Acquisition	\$0	\$0		4		4		8	
Hard Cost	\$12,000	\$3,000							
Deve Fee	\$2,016	\$504							
Soft Cost	\$7,584	\$1,896							
EPC Repmt	\$0	\$0							
Total	\$21,600	\$5,400							
(gap)/surplus	-\$21,600								

Year		1	2	3	4	5	6
Gross Potential I	2.0%	\$57,703	\$58,858	\$60,035	\$61,235	\$62,460	\$63,709
Other Income		\$0	\$0	\$0	\$0	\$0	\$0
Vacancy @		-\$2,885	-\$2,943	-\$3,002	-\$3,062	-\$3,123	-\$3,185
EGI		\$54,818	\$55,915	\$57,033	\$58,174	\$59,337	\$60,524
Expense	3.0%	\$24,404	\$25,136	\$25,890	\$26,667	\$27,467	\$28,291
Repl Res		\$1,600	\$1,648	\$1,697	\$1,748	\$1,801	\$1,855
Total Exp		\$26,004	\$26,784	\$27,588	\$28,415	\$29,268	\$30,146
NOI		\$28,814	\$29,130	\$29,445	\$29,758	\$30,069	\$30,378
Debt Service		\$24,012	\$24,012	\$24,012	\$24,012	\$24,012	\$24,012
DCR		1.20	1.21	1.23	1.24	1.25	1.27
CFADS		\$4,802	\$5,119	\$5,433	\$5,746	\$6,057	\$6,366

KEY CONSIDERATIONS:

Project 8 Name 1645 C Street
 AMP CA025000001 Bldg. Type Walkup



Address	1645 C St Apt 1		DOFA	1982/04/30	QCT	Yes	
City	Eureka	State	CA	Bldg. Age	40	DDA	Yes
Census Tract	6023000100	# of Units	3	Minority Con	No	OPP_ZONE	Yes

Public Housing Repositioning Tool: Option Eligibility

Type	Eligibility	Threshold	Note
RAD			
PBV	Yes	na	Available by right to PHA
PBRA	Yes	na	Available by right to PHA
PBRA Rent Boost	No	Located in OZ	Project is not in an Opportunity Zone
Streamline	No	50 units	Not less than 50 units
RAD / Section 18 Blends			
Const Blend > 30%	Conditional	\$162,092	Project does not meet Threshold based on Bureau Veritas report.
Const Blend > 60%	Conditional	\$324,183	Project does not meet Threshold based on Bureau Veritas report.
Const Blend > 90%	Conditional	\$486,275	Project does not meet Threshold based on Bureau Veritas report.
Const Blend > 90% High Cost	No		Project is not in a HUD determined "high cost" area.
Small PHA	Conditional	<= 250 units	PHA must have 250 or fewer units remaining in PIC at time of application.
Very Small PHA	Conditional	<= 50 units	PHA must have 50 or fewer units remaining in PIC at time of application.
Section 18			
Obsolescence	Conditional	\$540,278	Project does not meet Threshold based on Bureau Veritas report.
Scattered Site	Yes	<= 4 units / lot	Project is a "scattered site."
Health & Safety	Conditional	Situational	Meets criteria in 24 CFR 970.17(a) and Notice 2021-07
Infeasible Operations	Conditional	Situational	Meets criteria in 24 CFR 970.17(a) and Notice 2021-07
Section 22			
SVC	Yes	<=250 units	CEHA has less than 250 units in PIC.

Project 8 Name 1645 C Street
 AMP CA025000001 Bldg. Type Walkup

Pref Option		Scattered Site						
Source	Total	Per Unit	Size	RAD # units	Net Rent	Section 18/PBV # units	Net Rent	Total # units
Debt	\$260,653	\$86,884	0BRD	0	\$0	0	\$0	0
LIHTC EQ	\$0	\$0	1BRD	0	\$0	0	\$0	0
Seller Finance	\$0	\$0	2BRD	0	\$0	2	\$1,248	2
PHA Funds	\$0	\$0	3BRD	0	\$0	1	\$1,810	1
Deve Subsidy	\$0	\$0	4BRD	0	\$0	0	\$0	0
Total	\$260,653	\$86,884	5BRD	0	\$0	0	\$0	0
			6BRD	0	\$0	0	\$0	0
Uses	Total	Per Unit		0		3		3
Acquisition	\$0	\$0						
Hard Cost	\$36,904	\$12,301						
Deve Fee	\$4,788	\$1,596						
Soft Cost	\$8,128	\$2,709						
EPC Repmt	\$0	\$0						
Total	\$49,820	\$16,607						
(gap)/surplus	\$210,833							

Year		1	2	3	4	5	6
Gross Potential I	2.0%	\$40,470	\$41,279	\$42,105	\$42,947	\$43,806	\$44,682
Other Income		\$0	\$0	\$0	\$0	\$0	\$0
Vacancy @		-\$2,023	-\$2,064	-\$2,105	-\$2,147	-\$2,190	-\$2,234
EGI		\$38,446	\$39,215	\$39,999	\$40,799	\$41,615	\$42,448
Expense	3.0%	\$18,303	\$18,852	\$19,418	\$20,000	\$20,600	\$21,218
Repl Res		\$1,200	\$1,236	\$1,273	\$1,311	\$1,351	\$1,391
Total Exp		\$19,503	\$20,088	\$20,691	\$21,312	\$21,951	\$22,609
NOI		\$18,943	\$19,127	\$19,308	\$19,488	\$19,664	\$19,838
Debt Service		\$15,786	\$15,786	\$15,786	\$15,786	\$15,786	\$15,786
DCR		1.20	1.21	1.22	1.23	1.25	1.26
CFADS		\$3,157	\$3,341	\$3,523	\$3,702	\$3,879	\$4,052

KEY CONSIDERATIONS:

Project 9 **Name** 510 W. Harris
AMP CA025000001 **Bldg. Type** Walkup



Address	510 W Harris St Apt 1			DOFA	1982/04/30	QCT	No
City	Eureka	State	CA	Bldg. Age	40	DDA	Yes
Census Tract	6023000200	# of Units	5	Minority Con	No	OPP ZONE	No

Public Housing Repositioning Tool: Option Eligibility

Type	Eligibility	Threshold	Note
RAD			
PBV	Yes	na	Available by right to PHA
PBRA	Yes	na	Available by right to PHA
PBRA Rent Boost	No	Located in OZ	Project is not in an Opportunity Zone
Streamline	No	50 units	Not less than 50 units
RAD / Section 18 Blends			
Const Blend > 30%	Conditional	\$259,803	Project does not meet Threshold based on Bureau Veritas report.
Const Blend > 60%	Conditional	\$519,606	Project does not meet Threshold based on Bureau Veritas report.
Const Blend > 90%	Conditional	\$779,409	Project does not meet Threshold based on Bureau Veritas report.
Const Blend > 90% High Cost	No		Project is not in a HUD determined "high cost" area.
Small PHA	Conditional	<= 250 units	PHA must have 250 or fewer units remaining in PIC at time of application.
Very Small PHA	Conditional	<= 50 units	PHA must have 50 or fewer units remaining in PIC at time of application.
Section 18			
Obsolescence	Conditional	\$865,967	Project does not meet Threshold based on Bureau Veritas report.
Scattered Site	No	<= 4 units / lot	Project is not "scattered site."
Health & Safety	Conditional	Situational	Meets criteria in 24 CFR 970.17(a) and Notice 2021-07
Infeasible Operations	Conditional	Situational	Meets criteria in 24 CFR 970.17(a) and Notice 2021-07
Section 22			
SVC	Yes	<=250 units	CEHA has less than 250 units in PIC.

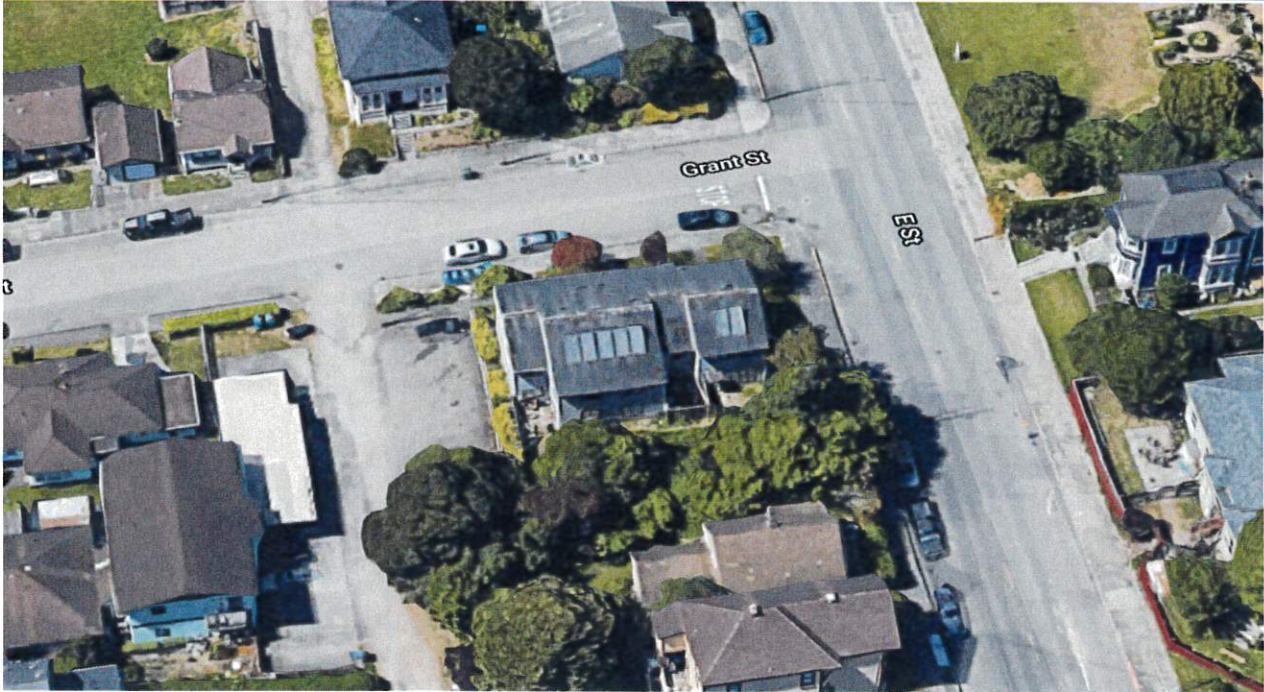
Project 9 Name 510 W. Harris
 AMP CA025000001 Bldg. Type Walkup

Pref Option Very Small									
Source	Total	Per Unit	Size	RAD		Section 18/PBV		Total	
				# units	Net Rent	# units	Net Rent	# units	# units
Debt	\$385,481	\$77,096	0BRD	0	\$0	0	\$0	0	0
LIHTC EQ	\$0	\$0	1BRD	0	\$0	0	\$0	0	0
Seller Finance	\$0	\$0	2BRD	4	\$770	4	\$1,248	8	8
PHA Funds	\$0	\$0	3BRD	1	\$1,102	1	\$1,810	2	2
Deve Subsidy	\$0	\$0	4BRD	0	\$0	0	\$0	0	0
Total	\$385,481	\$77,096	5BRD	0	\$0	0	\$0	0	0
			6BRD	0	\$0	0	\$0	0	0
Uses	Total	Per Unit		5		5			10
Acquisition	\$0	\$0							
Hard Cost	\$296,687	\$59,337							
Deve Fee	\$38,495	\$7,699							
Soft Cost	\$65,345	\$13,069							
EPC Repmt	\$0	\$0							
Total	\$400,528	\$80,106							
(gap)/surplus	-\$15,047								

Year		1	2	3	4	5	6
Gross Potential I	2.0%	\$63,705	\$64,979	\$66,279	\$67,605	\$68,957	\$70,336
Other Income		\$0	\$0	\$0	\$0	\$0	\$0
Vacancy @		-\$3,185	-\$3,249	-\$3,314	-\$3,380	-\$3,448	-\$3,517
EGI		\$60,520	\$61,730	\$62,965	\$64,224	\$65,509	\$66,819
Expense	3.0%	\$30,505	\$31,420	\$32,363	\$33,334	\$34,334	\$35,364
Repl Res		\$2,000	\$2,060	\$2,122	\$2,185	\$2,251	\$2,319
Total Exp		\$32,505	\$33,480	\$34,485	\$35,519	\$36,585	\$37,682
NOI		\$28,015	\$28,250	\$28,480	\$28,705	\$28,924	\$29,137
Debt Service		\$23,346	\$23,346	\$23,346	\$23,346	\$23,346	\$23,346
DCR		1.20	1.21	1.22	1.23	1.24	1.25
CFADS		\$4,669	\$4,904	\$5,135	\$5,359	\$5,578	\$5,791

KEY CONSIDERATIONS:

Project 10 **Name** 330 Grant Street
AMP CA025000001 **Bldg. Type** Walkup



Address	330 Grant St Apt 1		DOFA	1982/04/30	QCT	Yes	
City	Eureka	State	CA	Bldg. Age	40	DDA	Yes
Census Tract	6023000100	# of Units	5	Minority Con	No	OPP ZONE	Yes

Public Housing Repositioning Tool: Option Eligibility

Type	Eligibility	Threshold	Note
RAD			
PBV	Yes	na	Available by right to PHA
PBRA	Yes	na	Available by right to PHA
PBRA Rent Boost	No	Located in OZ	Project is not in an Opportunity Zone
Streamline	No	50 units	Not less than 50 units

RAD / Section 18 Blends

Const Blend > 30%	Conditional	\$259,803	Project does not meet Threshold based on Bureau Veritas report.
Const Blend > 60%	Conditional	\$519,606	Project does not meet Threshold based on Bureau Veritas report.
Const Blend > 90%	Conditional	\$779,409	Project does not meet Threshold based on Bureau Veritas report.
Const Blend > 90% High Cost	No		Project is not in a HUD determined "high cost" area.
Small PHA	Conditional	<= 250 units	PHA must have 250 or fewer units remaining in PIC at time of application.
Very Small PHA	Conditional	<= 50 units	PHA must have 50 or fewer units remaining in PIC at time of application.

Section 18

Obsolescence	Conditional	\$865,967	Project does not meet Threshold based on Bureau Veritas report.
Scattered Site	No	<= 4 units / lot	Project is not "scattered site."
Health & Safety	Conditional	Situational	Meets criteria in 24 CFR 970.17(a) and Notice 2021-07
Infeasible Operations	Conditional	Situational	Meets criteria in 24 CFR 970.17(a) and Notice 2021-07

Section 22

SVC	Yes	<=250 units	CEHA has less than 250 units in PIC.
-----	-----	-------------	--------------------------------------

Project 10 Name 330 Grant Street
 AMP CA025000001 Bldg. Type Walkup

Pref Option		Very Small							
Source	Total	Per Unit	Size	RAD # units	Net Rent	Section 18/PBV # units	Net Rent	Total # units	
Debt	\$385,481	\$77,096	0BRD	0	\$0	0	\$0	0	
LIHTC EQ	\$0	\$0	1BRD	0	\$0	0	\$0	0	
Seller Finance	\$0	\$0	2BRD	4	\$770	4	\$1,248	8	
PHA Funds	\$0	\$0	3BRD	1	\$1,102	1	\$1,810	2	
Deve Subsidy	\$0	\$0	4BRD	0	\$0	0	\$0	0	
Total	\$385,481	\$77,096	5BRD	0	\$0	0	\$0	0	
			6BRD	0	\$0	0	\$0	0	
Uses	Total	Per Unit		5		5		10	
Acquisition	\$0	\$0							
Hard Cost	\$101,790	\$20,358							
Deve Fee	\$13,207	\$2,641							
Soft Cost	\$22,419	\$4,484							
EPC Repmt	\$0	\$0							
Total	\$137,416	\$27,483							
(gap)/surplus	\$248,065								

Year		1	2	3	4	5	6
Gross Potential I	2.0%	\$63,705	\$64,979	\$66,279	\$67,605	\$68,957	\$70,336
Other Income		\$0	\$0	\$0	\$0	\$0	\$0
Vacancy @		-\$3,185	-\$3,249	-\$3,314	-\$3,380	-\$3,448	-\$3,517
EGI		\$60,520	\$61,730	\$62,965	\$64,224	\$65,509	\$66,819
Expense	3.0%	\$30,505	\$31,420	\$32,363	\$33,334	\$34,334	\$35,364
Repl Res		\$2,000	\$2,060	\$2,122	\$2,185	\$2,251	\$2,319
Total Exp		\$32,505	\$33,480	\$34,485	\$35,519	\$36,585	\$37,682
NOI		\$28,015	\$28,250	\$28,480	\$28,705	\$28,924	\$29,137
Debt Service		\$23,346	\$23,346	\$23,346	\$23,346	\$23,346	\$23,346
DCR		1.20	1.21	1.22	1.23	1.24	1.25
CFADS		\$4,669	\$4,904	\$5,135	\$5,359	\$5,578	\$5,791

KEY CONSIDERATIONS:

Project 11 **Name** Albee & Del Norte
AMP CA025000001 **Bldg. Type** Detached/Semi-Detached



Address	514 W Del Norte St Apt 1			DOFA	1982/04/30	QCT	No
City	Eureka	State	CA	Bldg. Age	40	DDA	Yes
Census Tract	6023000200	# of Units	8	Minority Con	No	OPP_ZONE	No

Public Housing Repositioning Tool: Option Eligibility

Type	Eligibility	Threshold	Note
RAD			
PBV	Yes	na	Available by right to PHA
PBRA	Yes	na	Available by right to PHA
PBRA Rent Boost	No	Located in OZ	Project is not in an Opportunity Zone
Streamline	No	50 units	Not less than 50 units
RAD / Section 18 Blends			
Const Blend > 30%	Conditional	\$437,421	Project meets Threshold based on Bureau Veritas report.
Const Blend > 60%	Conditional	\$874,843	Project does not meet Threshold based on Bureau Veritas report.
Const Blend > 90%	Conditional	\$1,312,264	Project does not meet Threshold based on Bureau Veritas report.
Const Blend > 90% High Cost	No		Project is not in a HUD determined "high cost" area.
Small PHA	Conditional	<= 250 units	PHA must have 250 or fewer units remaining in PIC at time of application.
Very Small PHA	Conditional	<= 50 units	PHA must have 50 or fewer units remaining in PIC at time of application.
Section 18			
Obsolescence	Conditional	\$1,457,999	Project does not meet Threshold based on Bureau Veritas report.
Scattered Site	No	<= 4 units / lot	Project is not "scattered site."
Health & Safety	Conditional	Situational	Meets criteria in 24 CFR 970.17(a) and Notice 2021-07
Infeasible Operations	Conditional	Situational	Meets criteria in 24 CFR 970.17(a) and Notice 2021-07
Section 22			
SVC	Yes	<=250 units	CEHA has less than 250 units in PIC.

Project 11 Name Albee & Del Norte
 AMP CA025000001 Bldg. Type Detached/Semi-Detached

Pref Option		Very Small							
Source	Total	Per Unit	Size	RAD # units	Net Rent	Section 18/PBV # units	Net Rent	Total # units	
Debt	\$792,958	\$99,120	0BRD	0	\$0	0	\$0	0	
LIHTC EQ	\$0	\$0	1BRD	0	\$0	0	\$0	0	
Seller Finance	\$0	\$0	2BRD	4	\$770	4	\$1,248	8	
PHA Funds	\$0	\$0	3BRD	4	\$1,102	4	\$1,810	8	
Deve Subsidy	\$0	\$0	4BRD	0	\$0	0	\$0	0	
Total	\$792,958	\$99,120	5BRD	0	\$0	0	\$0	0	
			6BRD	0	\$0	0	\$0	0	
Uses	Total	Per Unit		8		8		16	
Acquisition	\$0	\$0							
Hard Cost	\$335,030	\$41,879							
Deve Fee	\$43,470	\$5,434							
Soft Cost	\$73,790	\$9,224							
EPC Repmt	\$0	\$0							
Total	\$452,291	\$56,536							
(gap)/surplus	\$340,667								

Year		1	2	3	4	5	6
Gross Potential I	2.0%	\$115,407	\$117,715	\$120,069	\$122,471	\$124,920	\$127,419
Other Income		\$0	\$0	\$0	\$0	\$0	\$0
Vacancy @		-\$5,770	-\$5,886	-\$6,003	-\$6,124	-\$6,246	-\$6,371
EGI		\$109,637	\$111,829	\$114,066	\$116,347	\$118,674	\$121,048
Expense	3.0%	\$48,808	\$50,273	\$51,781	\$53,334	\$54,934	\$56,582
Repl Res		\$3,200	\$3,296	\$3,395	\$3,497	\$3,602	\$3,710
Total Exp		\$52,008	\$53,569	\$55,176	\$56,831	\$58,536	\$60,292
NOI		\$57,628	\$58,261	\$58,890	\$59,516	\$60,138	\$60,756
Debt Service		\$48,024	\$48,024	\$48,024	\$48,024	\$48,024	\$48,024
DCR		1.20	1.21	1.23	1.24	1.25	1.27
CFADS		\$9,605	\$10,237	\$10,867	\$11,493	\$12,115	\$12,732

KEY CONSIDERATIONS:

Project 12 **Name** 131 West Del Norte
AMP CA025000001 **Bldg. Type** Walkup



Address	131 W Del Norte St Apt 12	DOFA	1983/07/31	QCT	No
City	Eureka	State	CA	DDA	Yes
Census Tract	6023000200	# of Units	19	Minority Con	No
				OPP_ZONE	No

Public Housing Repositioning Tool: Option Eligibility

Type	Eligibility	Threshold	Note
------	-------------	-----------	------

RAD

PBV	Yes	na	Available by right to PHA
PBRA	Yes	na	Available by right to PHA
PBRA Rent Boost	No	Located in OZ	Project is not in an Opportunity Zone
Streamline	No	50 units	Not less than 50 units

RAD / Section 18 Blends

Const Blend > 30%	Conditional	\$928,258	Project does not meet Threshold based on Bureau Veritas report.
Const Blend > 60%	Conditional	\$1,856,517	Project does not meet Threshold based on Bureau Veritas report.
Const Blend > 90%	Conditional	\$2,784,775	Project does not meet Threshold based on Bureau Veritas report.
Const Blend > 90% High Cost	No		Project is not in a HUD determined "high cost" area.
Small PHA	Conditional	<= 250 units	PHA must have 250 or fewer units remaining in PIC at time of application.
Very Small PHA	Conditional	<= 50 units	PHA must have 50 or fewer units remaining in PIC at time of application.

Section 18

Obsolescence	Conditional	\$3,094,040	Project does not meet Threshold based on Bureau Veritas report.
Scattered Site	No	<= 4 units / lot	Project is not "scattered site."
Health & Safety	Conditional	Situational	Meets criteria in 24 CFR 970.17(a) and Notice 2021-07
Infeasible Operations	Conditional	Situational	Meets criteria in 24 CFR 970.17(a) and Notice 2021-07

Section 22

SVC	Yes	<=250 units	CEHA has less than 250 units in PIC.
-----	-----	-------------	--------------------------------------

Project 12 Name 131 West Del Norte
 AMP CA025000001 Bldg. Type Walkup

Pref Option Very Small									
Source	Total	Per Unit	Size	RAD		Section 18/PBV		Total	
				# units	Net Rent	# units	Net Rent	# units	
Debt	\$0	\$0	0BRD	0	\$0	0	\$0	0	0
LIHTC EQ	\$0	\$0	1BRD	0	\$0	0	\$0	0	0
Seller Finance	\$0	\$0	2BRD	19	\$770	19	\$1,248		38
PHA Funds	\$0	\$0	3BRD	0	\$0	0	\$0		0
Deve Subsidy	\$0	\$0	4BRD	0	\$0	0	\$0		0
Total	\$0	\$0	5BRD	0	\$0	0	\$0		0
			6BRD	0	\$0	0	\$0		0
Uses	Total	Per Unit							
Acquisition	\$0	\$0		19		19			38
Hard Cost	\$95,000	\$5,000							
Deve Fee	\$12,326	\$649							
Soft Cost	\$20,924	\$1,101							
EPC Repmt	\$0	\$0							
Total	\$128,250	\$6,750							
(gap)/surplus	-\$128,250								

Year		1	2	3	4	5	6
Gross Potential I	2.0%	\$220,740	\$225,154	\$229,657	\$234,251	\$238,936	\$243,714
Other Income		\$0	\$0	\$0	\$0	\$0	\$0
Vacancy @		-\$11,037	-\$11,258	-\$11,483	-\$11,713	-\$11,947	-\$12,186
EGI		\$209,703	\$213,897	\$218,175	\$222,538	\$226,989	\$231,529
Expense	3.0%	\$115,920	\$119,397	\$122,979	\$126,669	\$130,469	\$134,383
Repl Res		\$7,600	\$7,828	\$8,063	\$8,305	\$8,554	\$8,810
Total Exp		\$123,520	\$127,225	\$131,042	\$134,974	\$139,023	\$143,193
NOI		\$86,183	\$86,671	\$87,132	\$87,564	\$87,966	\$88,335
Debt Service		\$71,819	\$71,819	\$71,819	\$71,819	\$71,819	\$71,819
DCR		1.20	1.21	1.21	1.22	1.22	1.23
CFADS		\$14,364	\$14,852	\$15,313	\$15,746	\$16,147	\$16,516

KEY CONSIDERATIONS: