Legal Description of the Property

EXHIBIT "A"

[LEGAL DESCRIPTION]

Lot 5, UNION STATION in the City of Portland, County of Multnomah and State of Oregon.

Borrower:	Yards at Union Station C LP (or affiliated entity)									
Source:	River District URA FY 2011-12									
Type and Amounts	Note 1 – \$565,000 -Cash Flow Share Note (CFSN)									
Type and Amount:	Note 2 – \$4,400,000 - Cash Flow Share Note (CFSN, behind Note 1)									
Interest Rate:	Note 1 – 0% during construction, 1% during permanent									
Interest Rate:	Note 2 – 0% during construction, 1% during permanent									
	Note 1 – No construction period on note 1. Repayment period starts at the conversion to permanent of Note 2.									
	Permanent Loan: 40 years									
Term:	Note 2 - <u>Construction Period</u> : 24 months, with two three month administrative extensions available upon written request by borrower									
	Permanent Loan: 40 years									
Repayment:	Note 1 — Permanent Loan: Scheduled annual cash flow payments of \$14,153.33 from excess cash flow									
	Note 2 –									
	Permanent Loan: Excess cash flow available after payment on Note 1									
Collateral:	Notes 1 and 2 – Subordinate trust deed (2 nd position)									
	Note 1									
	PHB will receive 50% of excess cash flow, after the following:									
	Priority Payments:									
Cash Flow Sharing:	 Years 1 through 15. Investor services (asset mgmt) fee of \$4,500 escalating at 2% per year, may accrue Through Year 15, unpaid credit adjusters Through Year 15, amount sufficient to pay limited partner federal income taxes on taxable partnership income (investor requirement) Through Year 15, replenish operating reserves, if needed 									

	ee	
Note 2		
PHB will receive 50% of	excess cash flow, at	fter the following:
Priority Payments:		
Scheduled PHB cash	flow payment on N	
Cost savings will be split bet	ween PHB and Bor	rower(s) as follows:
Note 1		
 No cost savings availa 	ble	
Note 2		
	Hard costs	Soft Costs
Borrower	75%	-
РНВ	25%	100%
Note 1 – Seller-financed note	e will not have disb	ursements
Note 2 – PHB will have an a	ccelerated pay in sc	hedule initially, up to
_	•	-
	-	
day lien waiver period.		•
<u>-</u>	• `	· ·
	•	•
Although the developer has s	self-funded \$1.4 mil	lion in
	ŭ	O
	_	- -
	PHB will receive 50% of Priority Payments: • All Note 1 Priority Pa • Scheduled PHB cash Cost savings will be split bet Note 1 • No cost savings availat Note 2 Borrower PHB Note 1 – Seller-financed note Note 2 – PHB will have an a 50% until senior lender begin lender. Retainage will be 5% or 10% of PHB total funding day lien waiver period. The combined capitalized de \$903,564) is payable according requirement (whichever is methroughout course of construction of the product	PHB will receive 50% of excess cash flow, at Priority Payments: • All Note 1 Priority Payments • Scheduled PHB cash flow payment on N Cost savings will be split between PHB and Born Note 1 • No cost savings available Note 2 Hard costs Borrower 75% PHB 25% Note 1 – Seller-financed note will not have disbused by the sellent of the paying sellent of the paying sellent of 10% of PHB total funding amount held until experience or 10% of PHB to

Change Orders	\$5,000 per occurrence, \$25,000 cumulatively
Recourse	With recourse during construction, thereafter without recourse
Replacement Reserves:	In addition to a capitalized reserve, replacement reserves are set at \$300 per unit per year by the end of Year 1, escalating at 3% per annum thereafter. PHB shall be party to reserves agreement during term of the PHB affordability covenant.
	\$397,222 is at risk and is equity to the project until repaid from excess cash flow.



CITY OF

PORTLAND, OREGON

PORTLAND HOUSING BUREAU

Nick Fish, Commissioner

Traci Manning, Director

421 SW 6th Avenue, Suite 500

Portland OR 97204

DATE:

October 18, 2011

TO:

Planning and Sustainability Commission

FROM:

Portland Housing Bureau Investment Committee

Submitted by: Siobain Beddow Portland Housing Bureau

SUBJECT:

RECOMMEND APPROVAL TO THE CITY BUREAU of PLANNING and SUSTAINABILITY COMMISSION OF A TEN YEAR LIMITED PROPERTY TAX EXEMPTION FOR A NEW RESIDENTIAL TRANSIT ORIENTED DEVELOPMENT KNOWN AS THE YARDS AT UNION STATION PHASE

C

Background

Yards at Union Station C (project) is a proposed new construction five story wood frame, 80 unit multifamily project on Union Station Lot 5 currently owned by the City of Portland. Representing the final phase of a multi-phase mixed-use development more widely described as Yards at Union Station, it constitutes an entirely affordable conclusion to the development agreement for this city-owned site.

During the pre-application meeting for the project, the reviewers suggested that the abatement should be longer than 10 years, given that the project is entirely affordable and required to stay that way for 30 years by the state, and 60 years by the city of Portland. Due to bond covenants governing the granting of tax abatement in the River District Urban Renewal area, and the cost and time to gain an exception from those covenants given financial market pressures, only the ten year abatement recommendation is being made at this time. This project will have to come back for a renewal request at a future date in order to remain viable at its restricted rent levels. For confirmation of this, see what happens to the project's NOI and debt coverage ratio in Year 11, when full bore taxes resume, if all the assumptions in the pro forma hold.

This project is somewhat unusual in that it does not have permanent vestment of developer equity. There is usually something in this regard as to land which has been held for

Exhibit C - Portland Housing Bureau Report and Recommendation

development if nothing else, but in this case, the city owns the land. The developer has deferred 44% of the developer fee on this project, which is capital at risk, but is considered temporary for purposes of calculating a return as full payment of deferred fees are expected within 10 years of operations per projections in pro forma.

If this project were being developed by a non-profit, it would be eligible for permanent tax abatement on both the land and improvements under Portland City Code§3.101.

Other considerations as to equity and developer contribution are set forth in the table below. Imputed equity is \$227,897 by virtue of the amount of developer fee that could have been budgeted.

Budgeted Developer Fee	Max Allowed Dev Fee	Difference is Developer fee Foregone	Developer funded predevelopment costs
\$903,564	\$1,131,461	\$227,897	\$1,419,156

Developer Funded Predevelopment Costs

Architect and Engineering	\$884,090
Permits	\$132,927
Legal & Acctg	\$107,576
Financing	\$294,563
Total	\$1,419,156.00

Project Description

The project will have 6 studios, 48 one-bedroom and 26 two- bedroom units, with 48 uncovered parking spaces equating to a .60:1 parking ratio. Located conveniently to transportation routes and public transit, community amenities will includes a community room, lounge and fitness center on the ground floor. Bike storage will be available in the north garage, and each floor will have storage units available, for a fee. Laundry facilities are communally located on the 2nd and 3rd floors.

Openings in the parking area screenwall and the windows, doorways, and varied color panels on the northern-most portion of this wall will provide a human scale and interest to the ground level of the building along the NW Naito Parkway and NW Ironside Terrace sidewalks. The surface parking area will be screened from views from the street by the building and from the railyard by the fence and landscaping along that property boundary. Proposed landscaping in the area of this space will help integrate the surface parking area with the adjacent building. Unit density is 78 per acre, exceeding the 3.103 Portland city code density requirements. Though density is not a requirement for 3.104, the 3.103 public benefit requirement around density is 68 units per acre. The building footprint will cover 95% of the lot.

Project's development team includes GSL Partners (Skip Grodahl et al.) and Otak Architects.

Proposed Unit Mix and Affordability (preliminary):

Unit type	Count	MFI	Pro forma Monthly gross rents (including an allowance for utilities)
Studio	6	60%	646
One BR	48	60%	806
Two BR	26	60%	969
Total Units	80		

Public Benefits

The Project will provide the following additional public benefits, as required by the City Code (Chapter 3.104.040):

Exhibit C - Portland Housing Bureau Report and Recommendation

Rental Rates. Code requires that 15%, the rentable residential units be affordable at rents at or below 60% of median family income. All of the units in this project meet this affordability requirement.

Additionally, the project plans to include the following public benefits.

Zip Car space: The project will offer two spaces for Zip Cars.

Permanent dedications for public use: The project will be connected to pedestrian paths and create a walkway to an existing pedestrian bridge.

Open spaces available to the general public: A community room will be available to both residents of the project and the general public upon request.

Increased affordability: The minimum affordability is met, but because more than 25% of the units will be at rents at or below 60% MFI, the project qualifies for the additional public benefit due to affordability.

This meets the second level test city code requirement from a selection of options in §3.104.040(D)

Financial Evaluation

The total development budget for this phase of the Project is an estimated \$15 million. Project financing is set forth in the Sources and Uses section on page 4. Project requires approximately \$4.4 million in River District Rif that is subject to underwriting and approval by PHB's Investment Committee and Portland's City Council. Staff will present a recommendation for action to HIC and City Council along with a disposition and development agreement by February 2012. The 10-year income projections derived from the pro formae show:

- Scenario 1 the financial performance of the Project with the tax abatement, and
- Scenario 2 the financial performance of the Project without the tax abatement.
- Scenario 3 the financial performance of the Project with the rents necessary to achieve feasibility without the tax abatement, setting the return equal to that of the financial performance with the tax abatement.

In none of the scenarios does the return exceed the 10% threshold.

As shown in Scenario 1, the Project's rate of return 1 with the abatement is incalculable during the 10-year period of the abatement. The reason for this is that there is no equity contributed permanently to the project by the developer. \$397,222 of the projected \$903,564 in developer fees is

^{1 10} year average cash on cash

being deferred. The project is only attractive for financing with the abatement granted, as most banks are currently requiring debt service coverage ratios of 1.20 or better in order to make a loan.

As shown in Scenario 2, the Project's rate of return without the tax abatement is also incalculable during the 10-year period. Staff again evaluated the need for the abatement according to the lender required debt service coverage ratio. Without the abatement, the project would not qualify for financing it has proven it can obtain with the abatement, due to its low debt service coverage ratio. According to materials submitted with the application, the annual unabated property tax is estimated at \$69,010 (\$862 per unit) in the first year, escalating thereafter.

As shown in Scenario 3, staff imputed rents which arrive at the lender required debt service coverage ratio as with the abatement in order to determine how much higher the rents would need to be to achieve the same result. Rents without the abatement would need to be an average of \$7 a month per unit higher overall, causing all but the six studios to exceed the 60% MFI rent levels.

The estimated ten-year value of exempted tax revenue is approximately \$574,081 in today's dollars assuming a 6 percent discount rate, a three percent annual assessment increase and \$21.72 per \$1,000 mil rate. Of that total, 32%, or \$183,706 is attributable to City of Portland foregone revenue.

River District URA Bond Covenant Requirements

The city's Debt Manager has reviewed the abatement, which is not in conflict with any existing bond covenants.

SOURCES AND USES:

		per unit	per person	per sq ft
		80	156	89,751
Uses				
Acquisition	\$565,000	7,063	3,622	6
Construction	\$11,204,553	140,057	71,824	125
Development	\$2,373,704	29,671	15,216	26
Developer Fee	\$903,564	11,295	5,792	10
Total Uses	\$15,046,821.00	188,085	96,454	168

Sources				
City Real Estate			-	
Advisors -LIHTC	\$4,854,399	60,680	31,118	54
Deferred dev fee	\$397,222	4,965	2,546	4
PHB TIF	\$4,400,000	55,000	28,205	49
Tax Exempt Bond				
Funding – Chase				
private placement	\$4,830,200	60,378	30,963	54
PHB Seller				
Financed note	\$565,000	7,063	3,622	6
Total Sources	\$15,046,821.00	188,085	96,454	168

New construction cost per square foot of \$125 per square foot in hard costs appears modest for construction of this type in this area.

CONDITIONS:

The project will be required to carry an extended use agreement, according to the terms of §3.104.055(D).

RECOMMENDATION:

Recommend the approval of a ten-year property tax abatement for Yards Phase C Limited Partnership (or affiliated entity) to the Planning Commission and City Council because the project meets the financial feasibility test and public benefits requirements set forth in Section 3.104 of Portland's City Code.

Attachments:

Attachment 1: Scenario 1 – With tax abatement

Attachment 2: Scenario 2 – Without tax abatement

Attachment 3: Scenario 3 – Rents needed without abatement to produce same return as with abatement

Attachment 4: RE taxes for 10 years and NPV

Residential Income Annual Inflation Fa	nctor = 2%	# Units	Monthly Gross Rent	Utility No	onthly t Rent	Percent Median Income	Annual Per Unit 2011 \$	An:		Stabilized Year 1 (2013)	Year 2 (2014)	Year 3 (2015)	Year 4 (2016)	Year 5 (2017)	Year 6 (2018)	Year 7 (2019)	Year 8	Year 9	Year 10	Year 11	Year 12 (2024)	Year 13 (2025)	Year 14 (2026)	Year 15
Studio		<u> </u>	Gloss Rem	Allowance 20		51.3%	7,200		43,200	44,064	44,945	45,844	46,761	47,696	48,650	49,623	(2020) 50,616	51,628	(2022) 52,661	53,714	54,788	55,884	57,001	(2027) 58,142
1 BR		48	806	56		59.7%	9,000		132,000	440,640	449,453	458,442	467,611	476,963	486,502	496,232	506,157	516,280	526,606	537,138	547,880	558,838	570,015	581,415
2 BR		26	969	69	900	59.8%	10,800		280,800	286,416	292,144	297,987	303,947	310,026	316,226	322,551	329,002	335,582	342,294	349,140	356,122	363,245	370,510	377,920
Subtotal Rents							•		756,000	771,120	786,542	802,273	818,319	834,685	851,379	868,406	885,774	903,490	921,560	939,991	958,791	977,967	997,526	1,017,476
Parking (45 spaces)							50,220		50,220	51,224	52,249	52,249	53,294	54,360	55,447	56,556	57,687	58,841	60,018	61,218	62,442	63,691	64,965	66,264
Application fees Total Misc Income		80					2,946		2,946	2,946	3,005	3,065	3,126	3,189	3,253	3,318	3,384	3,452	3,521	3,591	3,663	3,736	3,811	3,887
Less res vacancy (5%)	5%								(40,458)	(41,265)	(42,090)	(42,879)	(43,737)	(44,612)	(45,504)	(46,414)	(47,342)	(48,289)	(49,255)	(50,240)	(51,245)	(52,270)	(53,315)	(54,381
Effective Gross Residential							9,609	3	768,708 \$	5 784,026 \$	799,706	s 814,708 S	831,002 S	847,622 \$	864,574 S	881,866 \$	899,503 S	917,493 \$	935,843 \$	954,560 \$	973,651 S	993,124 \$	1,012,987 \$	1,033,246
Effective Gross Income										784,026	799,706	814,708	831,002	847,622	864,574	881,866	899,503	917,493	935,843	954,560	973,651	993,124	1,012,987	1,033,246
Residential Expenses Annual Inflation Fa	actor = 3%																							
Insurance	3%						\$ 225		18,000	18,540	19,096	19,669	20,259	20,867	21,493	22,138	22,802	23,486	24,190	24,916	25,664	26,434	27,227	28,043
electric	3.00%						\$ 659		52,720	54,302	55,931	57,609	59,337	61,117	62,950	64,839	66,784	68,788	70,851	72,977	75,166	77,421	79,744	82,136
Water/Sewer Repairs and Maintenance	3% 3%						\$ 225 \$ 312		\$18,000 \$24.975	18,540 25,724	19,096 26,496	19,669 27,291	20,259 28,110	20,867 28,953	21,493 29,821	22,138 30,716	22,802 31,638	23,486 32,587	24,190 33,564	24,916 34,571	25,664 35,608	26,434 36,677	27,227 37,777	28,043 38,910
General Maintenance	3%						\$ 362		28,975	29,844	30,740	31,662	32,612	33,590	34,598	35,636	36,705	37,806	38,940	40,108	41,311	42,551	43,827	45,142
Compliance Monitoring	3%						\$ 35		\$2,800	2,884	2,971	3,060	3,151	3,246	3,343	3,444	3,547	3,653	3,763	3,876	3,992	4,112	4,235	4,362
Unit turnover							\$ 50		\$4,000	4,120	4,244	4,371	4,502	4,637	4,776	4,919	5,067	5,219	5,376	5,537	5,703	5,874	6,050	6,232
Onsite Mgmt Offsite Mgmt							\$ 483 \$ 472		38,675 37,731	39,835 38,863	41,030 40,029	42,261 41,230	43,529 42,467	44,835 43,741	46,180 45,053	47,565 46,404	48,992 47,797	50,462 49,230	51,976 50,707	53,535 52,229	55,141 53,795	56,796 55,409	58,499 57,072	60,254
Payroll	3%						\$ 472 \$ 438		37,731	36,050	37,132	38,245	42,467 39,393	43,741	41,792	43,046	44,337	45,667	47,037	52,229 48,448	53,795 49,902	51,399	57,072 52,941	58,784 54,529
Landscape	3.00%						\$ 200		16,000	16,480	16,974	17,484	18,008	18,548	19,105	19,678	20,268	20,876	21,503	22,148	22,812	23,497	24,201	24,927
Administrative and Leasing	3.00%						\$ 500		39,965	41,164	42,399	43,671	44,981	46,330	47,720	49,152	50,626	52,145	53,710	55,321	56,981	58,690	60,451	62,264
RE taxes (land)	3.00%						\$ 225		\$18,000	18,540	19,096	19,669	20,259	20,867	21,493	22,138	22,802	23,486	24,190	24,916	25,664	26,434	27,227	28,043
RE taxes (improvements) OHCS Bond Admin Fee	3.00% 3.0%						\$ 133	l .	\$10,600	\$10,600	\$10,600	\$10,600	\$10,600	\$10,600	\$10,600	\$10,600	\$10,600	\$10,600	\$10,600	92,744 \$10,600	95,526 \$10,600	98,392 \$10,600	101,344 \$10,600	104,384 \$10,600
Replacement reserve	3%						\$ 300		24,000	24,720	25,462	26,225	27,012	27,823	28,657	29,517	30,402	31,315	32,254	33,222	34,218	35,245	36,302	37,391
							\$ - \$ 4,618		369,441 \$	380,206 \$	391,294 :	·	·	426,595 \$	· -	-	465,169 \$	478,806 \$	492,852 \$	600,064 \$	•	635,962 \$	654,723 \$	-
Total Residential Expenses							\$4,618	s :	369,441 \$		391,294		414,479 \$	426,595 \$	······································		465,169 \$	478,806 \$	492,852 \$			635,962 \$	654,723 \$	
Project Net Operating Income							ana ana ang ang ang ang ang ang ang ang	S (48% 369,441) \$	48% 403,820 S	49% 408,412	49% \$ 411,993 \$	50% 416,523 \$	50% 421,027 \$	51% 425,500 \$	51% 429,937 \$	52% 434,334 \$	52% 438,687 \$	53% 442,991 \$	63% 354,496 \$	63% 355,904 \$	64% 357,162 \$	65% 358,264 \$	65% 359,200
Total Project NOI								s (369,441) \$	403,820 S	408,412	\$ 411,993 \$	416,523 \$	421,027 S	425,500 S	429,937 \$	434,334 \$	438,687 \$	442,991 S	354,496 \$	355,904 \$	357,162 \$	358,264 \$	359,200
Debt Coverage Ratio										1.23	1.24	1.25	1.27	1.28	1.29	1.31	1.32	1.33	1.35	1.08	1,08	1.09	1.09	1.09
Available for Debt Service									S	329,091 \$	329,091	329,091 S	329,091 \$	329,091 S	329,091 \$	329,091 \$	329,091 \$	329,091 \$	329,091 \$	329,091 \$	329,091 \$	329,091 \$	329,091 \$	329,091
Debt Service - and Priority Payme	ents				_				=			***************************************	***************************************			······								
Estimated debt service Cash Flow		4830000 5,50%		20.5 yrs amort 30 yrs					5 S	(329,091) \$ (329,091) \$ (329,091) \$	(329,091) : 79,321 :		(525,051)	(329,091) \$ 91,936 \$			(329,091) \$ 105,243 \$	(329,091) \$ 109,596 \$	(329,091) \$ 113,900 \$	(329,091) \$ 25,405 \$	(329,091) \$ 26,813 \$	(329,091) \$ 28,071 \$	(329,091) \$ 29,173 \$	
Initial equity investment Net Cash Flow										74,729	79,321	82,902	87,432	91,936	96,409	100,846	105,243	109,596	113,900	25,405	26,813	28,071	29,173	30,109
Priority Payments, in order of pay	yment																							
Deferred dev fee (1) Investor services (2)	2%							\$ \$	397,222 4,500	\$0 4,500	\$0 4,590	\$39,386 4,682	\$41,505 4,775	\$43,607 4,871	\$45,691 4,968	\$47,755 5,068	\$49,795 5,169 -	\$51,810 5,272	\$53,797 5,378	\$23,875 5,485	5,595	5,707	5,821	5,938
Post priority cash flow											_	_								_				
Excess Cash Flow PHB share of Excess Cash Flow	50%	contingent debt pr	avment							70,229 35,114	74,731 37,365	38,834 19,417	41,152 20,576	43,457 21,729	45,749 22,874	48,023 24.012	50,279 25,139	52,514 26,257	54,725 27.362	(3,955) (1,977)	21,218 10,609	22,364 11.182	23,352 11,676	24,171
Borrower share of Excess Cash Flow		commigent ucot pi	uyakon							35,114 35,114	37,365 37,365	19,417	20,576	21,729	22,874	24,012	25,139 25,139	26,257	27,362 27,362	(1,977)	10,609	11,182	11,676	12,086 12,086
Net borrower cash flow								s	- s	35,114 S	37,365	S 19,417 S	20,576 \$	21,729 \$	22,874 S	24,012 \$	25,139 S	26,257 \$	27,362 \$	(1,977) S	10,609 \$	11,182 \$	11,676 S	12,086
Internal Rate of Return Annual return							10 ут	#DI	V/01	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!					

***************************************	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
	16 (2028)	17 (2029)	18 (2030)	19 (2031)	20 (2032)	(2033)	22	23	24	25	26	27	28	29	30
	(2028)	(2029)	(2030)	(2031)	(2032)	(2033)	(2034)	(2035)	(2036)	(2037)	(2038)	(2039)	(2040)	(2041)	(2042)
	59,304	60,490	61,700	62,934	64,193	65,477	66,786	68,122	69,484	70,874	72,292	73,737	75,212	76,716	78,251
	593,043	604,904	617,002	629,342	641,929	654,768	667,863	681,220	694,845	708,742	722,917	737,375	752,122	767,165	782,508
	385,478	393,188	401,052	409,073	417,254	425,599	434,111	442,793	451,649	460,682	469,896	479,294	488,880	498,657	508,630
	1,037,826	1,058,583	1,079,754	1,101,349	1,123,376	1,145,844	1,168,761	1,192,136	1,215,979	1,240,298	1,265,104	1,290,406	1,316,214	1,342,539	1,369,389
		-	-	-	-	-	-	-	-	•		-	-	-	
	67,590	68,941	70,320	71,727	73,161	74,624	76,117	77,639	79,192	80,776	82,391	84,039	85,720	87,434	89,183
	3,965	4,044	4,125	4,208	4,292	4,378	4,465	4,554	4,646	4,738	4,833	4,930	5,028	5,129	5,232
	(55,469)	(56,578)	(57,710)	(58,864)	(60,041)	(61,242)	(62,467)	(63,716)	(64,991)	(66,291)	(67,616)	(68,969)	(70,348)	(71,755)	(73,190)
S	1,053,911	\$ 1,074,990 5	1,096,489	\$ 1,118,419 \$	1.140.788 S	1.163.603 \$	1.186.875 S	1.210.613 \$	1.234.825 \$	1.259.522 \$	1 284 712 S	1 310 406 \$	1 336 614 \$	1363347 5	1 390 614
										,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			1,000,007,	1,020,014
	1,053,911	1,074,990	1,096,489	1,118,419	1,140,788	1 162 602	1 107 075	1 210 (12	1 224 225	1 050 500	1 00 1 710				
	1,033,511	1,074,990	1,090,469	1,116,419	1,140,788	1,163,603	1,186,875	1,210,613	1,234,825	1,259,522	1,284,712	1,310,406	1,336,614	1,363,347	1,390,614
	28,885	29,751	30,644	31,563	32,510	33,485	34,490	35,525	36,590	37,688	38,819	39,983	41,183	42,418	43,691
	84,600	87,138	89,752	92,445	95,218	98,075	101,017	104,047	107,169	110,384	113,695	117,106	120,620	124,238	127,965
	28,885	29,751	30,644	31,563	32,510	33,485	34,490	35,525	36,590	37,688	38,819	39,983	41,183	42,418	43,691
	40,078	41,280	42,518	43,794	45,108	46,461	47,855	49,290	50,769	52,292	53,861	55,477	57,141	58,855	60,621
	46,496	47,891	49,328	50,808	52,332	53,902	55,519	57,185	58,900	60,667	62,487	64,362	66,293	68,281	70,330
	4,493	4,628	4,767	4,910	5,057	5,209	5,365	5,526	5,692	5,863	6,038	6,220	6,406	6,598	6,796
	6,419	6,611	6,810	7,014	7,224	7,441	7,664	7,894	8,131	8,375	8,626	8,885	9,152	9,426	9,709
	62,062	63,924	65,842	67,817	69,851	71,947	74,105	76,328	78,618	80,977	83,406	85,908	88,486	91,140	93,874
	60,547	62,364	64,235	66,162	68,146	70,191	72,296	74,465	76,699	79,000	81,370	83,811	86,326	88,916	91,583
	56,165	57,850	59,585	61,373	63,214	65,110	67,064	69,076	71,148	73,282	75,481	77,745	80,077	82,480	84,954
	25,675	26,446	27,239	28,056	28,898	29,765	30,658	31,577	32,525	33,500	34,505	35,541	36,607	37,705	38,836
	64,132	66,056	68,038	70,079	72,181	74,347	76,577	78,874	81,241	83,678	86,188	88,774	91,437	94,180	97,006
	28,885	29,751	30,644	31,563	32,510	33,485	34,490	35,525	36,590	37,688	38,819	39,983	41,183	42,418	43,691
	107,515	110,741	114,063	117,485	121,009	124,640	128,379	132,230	136,197	140,283	144,492	148,826	153,291	157,890	162,627
	\$10,600	\$10,600	\$10,600	\$10,600	\$10,600	\$10,600	\$10,600	\$10,600	\$10,600	\$10,600	\$10,600	\$10,600	\$10,600	\$10,600	\$10,600
	38,513	39,668	40,858	42,084	43,347	44,647	45,986	47,366	48,787	50,251	51,758	53,311	54,910	56,558	58,254
\$	693,950 5	5 714,450 S	735,566	757,315 \$	779,716 \$	802,790 \$	826,555 \$	851,034 \$	876,247 \$	902,216 \$	928,965 \$	956,516 \$	984 893 \$	1,014,122 \$	1.044.228
						•		,, •	0.0,2	702,210 0	720,703 0	200,210 4	204,025 \$	1,014,122 0	1,044,220
\$	693,950					802,790 \$	826,555 \$	851,034 \$	876,247 \$	902,216 \$	928,965 \$	956,516 \$			1,044,228
\$	66% 359,962	66% 360,539 \$	67% 360,924 \$	68% 361,104 \$	68% 361,071 \$	69% 360,814 \$	70% 360,320 \$	70% 359,579 \$	71% 358,578 \$	72% 357,305 \$	72% 355,747 \$	73% 353,890 \$	74% 351,721 \$	74%	75%
<u> </u>	007,500	200,000	200,724 4	001,104 3	501,071 3	300,014 9	200,220 3	339,317 3	330,376 3	331,303 3	333,747 \$	333,890 \$	351,721 \$	349,225 \$	346,386
\$	359,962	360,539 S	360,924 \$	361,104 \$	361,071 \$	360,814 \$	360,320 \$	359,579 \$	358,578 \$	357,305 \$	355,747 S	353,890 \$	351,721 \$	349,225 S	346,386
	1.09	1.10	1.10	1.10	1.10	1.10	1.09	1.09	1.09	1.09	1.08	1.08	1.07	1.06	1.05
				****	****	1.10	1.07	1.05	1.07	1.03	1.00	1.00	1.07	1.00	1.03
\$	329,091	329,091 S	329,091 \$	329,091 \$	329,091 \$	329,091 \$	329,091 \$	329,091 \$	329,091 \$	329,091 \$	329,091 \$	329,091 \$	329,091 \$	329,091 \$	329,091

\$	(329,091)					(329,091) \$	(329,091) \$	(329,091) \$	(329,091) \$	(329,091) \$	(329,091) \$	(329,091) \$	(329,091) \$	(329,091) \$	(329,091)
\$	30,871 5	31,448 \$	31,833 \$	32,013 \$	31,980 \$	31,723 \$	31,229 \$	30,488 \$	29,487 \$	28,214 \$	26,656 \$	24,799 \$	22,630 \$		
	30,871	31,448	31,833	32,013	31,980	31,723	31,229	30,488	29,487	28,214	26,656	24,799	22,630	20,134	17,295
	•	,	,	,		,	,	50,100	25,101	20,214	20,050	24,755	22,000	20,154	11,275
	30,871 15,435	31,448 15,724	31,833 15,916	32,013 16,007	31,980 15,990	31,723 15,861	31,229 15,615	30,488 15,244	29,487 14,744	28,214 14,107	26,656 13,328	24,799 12,400	22,630 11,315	20,134 10,067	17,295 8,647
	15,435	15,724	15,916	16,007	15,990	15,861	15,615	15,244	14,744	14,107	13,328	12,400	11,315	10,067	8,647
s	15,435 \$	15,724 S	15,916 S	16,007 S	15,990 S	15,861 S	15,615 S	15,244 S	14,744 S	11107 6	12 220 -	*2 400 ^	11.216 2	10.047	0.7.
			10,710 0	10,007 3	10,770 3	13,001 3	19,019 2	10,249 3	14,/44 3	14,107 \$	13,328 S	12,400 \$	11,315 \$	10,067 S	8,647

Residential Income Annual Inflation Fact	or = 2%	# Units	Monthly Gross Rent	Utility	Monthly Net Rent 2011 \$	Percent Median Income	Annual Per Unit 2011 \$	Annual 2011 \$	Stabilized Year 1 (2013)	Year 2 (2014)	Year 3 (2015)	Year 4 (2016)	Year 5 (2017)	Year 6 (2018)	Year 7 (2019)	Year 8 (2020)	Year 9 (2021)	Year 10 (2022)	Year 11 (2023)	Year 12 (2024)	Year 13 (2025)	Year 14 (2026)	Year 15 (2027)
Studio		6	646	46	600	51.3%	7,200	43,200	44,064	44,945	45,844	46,761	47,696	48,650	49,623	50,616	51,628	52,661	53,714	54,788	55,884	57,001	58,142
1 BR		48	806	56	750	59.7%	9,000	432,000	440,640	449,453	458,442	467,611	476,963	486,502	496,232	506,157	516,280	526,606	537,138	547,880	558,838	570,015	581,415
2 BR		26	969	69	900	59.8%	10,800	280,800	286,416	292,144	297,987	303,947	310,026	316,226	322,551	329,002	335,582	342,294	349,140	356,122	363,245	370,510	377,920
Subtotal Rents							•	756,000	771,120	786,542	802,273	818,319	834,685	851,379	868,406	885,774	903,490	921,560	939,991	958,791	977,967	997,526	1,017,476
Parking (45 spaces)							50,220	50,220	51,224	52,249	52,249	53,294	54,360	55,447	56,556	57,687	58,841	60,018	61,218	62,442	63,691	64,965	66,264
Application fees							2,946	2,946	2,946	3,005	3,065	3,126	3,189	3,253	3,318	3,384	3,452	3,521	3,591	3,663	3,736	3,811	3,887
Total Misc Income	60/	80							sales and a responsible to the contract of the	ranomina musiculus il salar caldida	estate a succession of the suc											.,	-,
Less res vacancy (5%) Effective Gross Residential	5%						9,609	(40,458) \$ 768,708	(41,265) \$ 784,026 \$	(42,090) 799,706 5	(42,879) 8 814,708 5	(43,737) \$ 831,002 5	(44,612) \$ 847,622 \$	(45,504) 8 864,574 \$	(46,414) \$ 881,866 \$	(47,342) 899,503 \$	(48,289) 917,493 S	(49,255) 935,843 \$	(50,240) 954,560 \$	(51,245) 973,651 \$	(52,270) 993,124 \$	(53,315) 1,012,987 \$	(54,381) 1,033,246
Effective Gross Income									784,026	799,706	814,708	831,002	847,622	864,574	881,866	899,503	917,493	935,843	954,560	973,651	993,124	1,012,987	1,033,246
Residential Expenses																							
Annual Inflation Fact																							
Insurance electric	3% 3.00%						\$ 225 \$ 659	\$18,000	18,540	19,096	19,669	20,259	20,867	21,493	22,138	22,802	23,486	24,190	24,916	25,664	26,434	27,227	28,043
Water/Sewer	3.00%						\$ 659 \$ 225	\$52,720 \$18,000	54,302 18,540	55,931 19,096	57,609 19,669	59,337 20,259	61,117 20,867	62,950 21,493	64,839 22,138	66,784	68,788	70,851	72,977	75,166	77,421	79,744	82,136
Repairs and Maintenance	3%						\$ 312	\$24,975	25,724	26,496	27,291	28,110	28,953	21,493	30,716	22,802 31,638	23,486 32,587	24,190 33,564	24,916 34,571	25,664 35,608	26,434 36,677	27,227 37,777	28,043 38,910
General Maintenance	3%						\$ 362	\$28,975	29,844	30,740	31,662	32,612	33,590	34,598	35,636	36,705	37,806	38,940	40,108	41,311	42,551	43,827	45,142
Compliance Monitoring	3%						\$ 35	\$2,800	2,884	2,971	3,060	3,151	3,246	3,343	3,444	3,547	3,653	3,763	3,876	3,992	4,112	4,235	4,362
Unit turnover Onsite Memt							\$ 50 \$ 483	\$4,000 \$38,675	4,120 39,835	4,244 41,030	4,371 42,261	4,502 43,529	4,637	4,776	4,919	5,067	5,219	5,376	5,537	5,703	5,874	6,050	6,232
Offsite Mgmt							\$ 472	\$38,073 \$37,731	38,863	40,029	42,281	43,329 42,467	44,835 43,741	46,180 45,053	47,565 46,404	48,992 47,797	50,462 49,230	51,976 50,707	53,535 52,229	55,141 53,795	56,796 55,409	58,499 57,072	60,254
Payroll	3%						\$ 438	\$35,000	36,050	37,132	38,245	39,393	40,575	41,792	43,046	44.337	45,667	47,037	48,448	49,902	51,399	57,072 52,941	58,784 54,529
Landscape	3.00%						\$ 200	\$16,000	16,480	16,974	17,484	18,008	18,548	19,105	19,678	20,268	20,876	21,503	22,148	22,812	23,497	24,201	24,927
Administrative and Leasing	3.00% 3.00%						\$ 500	\$39,965	41,164	42,399	43,671	44,981	46,330	47,720	49,152	50,626	52,145	53,710	55,321	56,981	58,690	60,451	62,264
RE taxes (land) RE taxes (improvements)	3.00%						\$ 225 \$ 838	\$18,000 \$67,000	18,540 69,010	19,096 71,080	19,669 73,213	20,259 75,409	20,867 77,671	21,493 80,002	22,138	22,802	23,486	24,190	24,916	25,664	26,434	27,227	28,043
OHCS Bond Admin Fee	3.0%						\$ 133	\$10,600	\$10,600	\$10,600	\$10,600	\$10,600	\$10,600	\$10,600	82,402 \$10,600	84,874 \$10,600	87,420 \$10,600	90,042 \$10,600	92,744 \$10,600	95,526 \$10,600	98,392 \$10,600	101,344 \$10,600	104,384 \$10,600
Replacement reserve	3%						\$ 300	\$ 24,000	24,720	25,462	26,225	27,012	27,823	28,657	29,517	30,402	31,315	32,254	33,222	34,218	35,245	36,302	37,391
							\$ - \$ 5,456	\$ 436,441	\$ 449,216 \$	462,375 \$	475,928 \$	\$ 489,888 5	504,266	519,076 \$	534,331 \$	550,043 \$	566,226 \$	582,895 \$	600,064 \$	617,747 \$	635,962 \$	654,723 \$	674,046
Total Residential Expenses							\$5,456	\$ 436,441						519,076 S	534,331 \$	550,043 \$	566,226 \$	582,895 \$	600,064 S	617,747 \$	635,962 \$	654,723 \$	674,046
Project Net Operating Income								57% (436,441)	57% \$ 334,810 \$	58% 337,332 \$	58% 338,780 S	59% \$ 341,114 \$	59% 343,356 5	60% 345,498 \$	61% 347,535 \$	61% 349,461 \$	62% 351,267 \$	62% 352,948 \$	63% 354,496 \$	63% 355,904 \$	64% 357,162 \$	65% 358,264 \$	65%
Total Project NOI								s (436,441)		337,332 \$		S 341,114 S		345,498 S	347,535 \$	349,461 S	351,267 \$	352,948 S	354,496 \$,	357,162 S	358,264 \$	359,200 359,200
Debt Coverage Ratio									1.02	1.03	1,03	1.04	1.04	1.05	1.06	1.06	1.07	1.07	1.08	1.08	1.09	1.09	1.09
Available for Debt Service									\$ 329,091 \$	329,091 \$	329,091 5	\$ 329,091 \$	329,091 \$			329,091 \$	329,091 \$	329,091 \$	329,091 \$		329,091 \$	329,091 \$	329,091
Debt Service - and Priority Payment	5				Ξ.																		
Estimated debt service		4830000	tenn 2	20,5 yrs					\$ (329,091) \$	(329.091) \$	(329,091) \$	§ (329.091) §	(329,091) \$	(329,091) \$	(329,091) \$	(329,091) \$	(329.091) \$	(329,091) \$	(329.091) \$	(329,091) \$	(329,091) \$	(329,091) \$	(329,091)
Cash Flow		5,50%		amort 30 yrs					\$ 5,719 \$								22,176 \$	23,857 \$	25,405 \$		28,071 \$	29,173 \$	30,109
Initial equity investment Net Cash Flow									5,719	8,241	9,689	12,023	14,265	16,407	18,444	20,370	22,176	23,857	25,405	26,813	28,071	29,173	30,109
Priority Payments, in order of paym	ent																						
Deferred dev fee (1)								397,222	\$0	\$0	\$39,386	\$41,505	\$43,607	\$45,691	\$47,755	\$49,795	\$51,810	\$53,797	\$23,875				
Investor services (2)	2%							4,500	4,500	4,590	4,682	4,775	4,871	4,968	5,068	5,169	5,272	5,378	5,485	5,595	5,707	5,821	5,938
Post priority cash flow																							
Excess Cash Flow									1,219	3,651	(34,379)	(34,257)	(34,214)	(34,253)	(34,378)	(34,595)	(34,906)	(35,318)	(3,955)	21,218	22,364	23,352	24,171
PHB share of Excess Cash Flow Borrower share of Excess Cash Flow	50% 50%	contingent debt pay	ment						609 609	1,825 1,825	(17,189) (17,189)	(17,129) (17,129)	(17,107) (17,107)	(17,126) (17,126)	(17,189) (17,189)	(17,297) (17,297)	(17,453) (17,453)	(17,659) (17,659)	(1,977) (1,977)	10,609 10,609	11,182 11,182	11,676 11,676	12,086 12,086
Net borrower cash flow									s 609 s	1,825 S	(17,189) \$	s (17,129) s	(17,107) S		(17,189) \$	(17,297) \$	(17,453) S	(17,659) \$	(1,977) S		11,182 S	11,676 S	12,086
Internal Rate of Return Annual return							10 ут 📗	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!					

64,400 61,700 62,934 64,193 65,478 66,786 68,122 69,484 70,874 72,292 73,737 75,212 76,716 78,640,640 61,700 629,342 64,129 65,478 66,786 681,22 69,484 70,874 72,297 73,377 75,212 76,716 78,640,640 61,040		Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
Col.		16 (2028)														
604904 617,002 629,342 641,929 643,768 667,863 681,220 693,845 700,742 722,917 737,375 732,122 767,165 739,318 401,052 409,307 417,243 425,599 438,830 492,657 508,000 68,941 70,207 71,727 73,161 74,604 76,117 77,639 79,192 80,076 82,941 84,039 85,720 87,444 89,404 40,422 40,404 40,422 40,404 40,422 40,404 40,422 40,404 40,422 40,404 40,422 40,404 40,422 40,404 40,422 40,404 40,422 40,404		(2020)	(2023)	(2030)	(2031)	(2032)	(2033)	(2034)	(2035)	(2036)	(2037)	(2038)	(2039)	(2040)	(2041)	(2042)
604904 617,002 629,342 641,929 643,768 667,863 681,220 693,845 700,742 722,917 737,375 732,122 767,165 739,318 401,052 409,307 417,243 425,599 438,830 492,657 508,000 68,941 70,207 71,727 73,161 74,604 76,117 77,639 79,192 80,076 82,941 84,039 85,720 87,444 89,404 40,422 40,404 40,422 40,404 40,422 40,404 40,422 40,404 40,422 40,404 40,422 40,404 40,422 40,404 40,422 40,404 40,422 40,404		59,304	60,490	61.700	62.934	64 193	65 477	66 786	68 122	69 484	70.874	72 202	72 727	75 212	76 716	78,251
939;188 401,052 409,073 417,254 425,599 434,111 442,793 451,649 460,682 469,396 479,294 488,880 496,677 598 1058,583 1079,794 1,1019,490 1,123,676 1,145,844 1,165,764 1,192,136 1,215,797 1,240,298 1,220,191 84,039 18,702 87,434 89 4,444 4,125 42,08 4,292 4,378 4,465 4,534 4,646 4,738 4,333 4,390 18,570 87,434 89 4,444 4,125 42,08 4,292 4,378 4,465 4,534 4,646 4,738 4,333 4,390 18,570 87,434 89 4,125 4,290 5 1,096,489 \$1,118,419 \$1,140,788 \$1,163,603 \$1,186,875 \$1,210,613 \$1,234,825 \$1,259,522 \$1,234,712 \$1,310,466 \$1,336,614 \$1,363,347 \$1,390 \$1,074,299 \$1,096,489 \$1,118,419 \$1,140,788 \$1,163,603 \$1,186,875 \$1,210,613 \$1,234,825 \$1,259,522 \$1,284,712 \$1,310,466 \$1,336,614 \$1,363,347 \$1,390 \$1,		593,043														782,508
1,098,583 1,099,795 1,109,149 1,123,376 1,145,844 1,168,761 1,192,136 1,215,979 1,240,298 1,265,104 1,299,406 1,316,214 1,342,539 1,369 68,941 70,320 71,727 73,161 74,624 76,117 77,639 79,102 80,776 82,391 84,939 85,720 87,744 89,444 4,445 4,445 4,445 4,445 4,445 4,445 4,446 4,738 4,445		385,478														508,630
68,941 70,320 71,727 73,161 74,624 76,117 77,639 79,192 80,776 82,391 84,039 85,720 87,434 89 4,044 4,125 4,208 4,208 4,202 4,378 4,465 4,545 4,646 4,738 4,833 4,930 5,028 5,129 5 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7		1,037,826														1,369,389
4,044 4,125 4,208 4,222 4,378 4,465 4,554 4,646 4,738 4,833 4,930 5,028 5,129 5 5 (56,578) (67,710) (58,864) (69,041) (1,242) (62,467) (63,710) (64,991) (66,291) (67,616) (68,969) (70,348) (71,755) (73,107,990) (1,074,990) (1,076,489) (1,118,419) (1,140,788 1,163,663) (1,186,875 1,210,613 1,234,825 1,259,522 1,284,712 1,310,406 1,336,614 1,363,347 1,390 (1,074,990) (1,096,489) (1,118,419) (1,140,788 1,163,663) (1,186,875 1,210,613 1,234,825 1,259,522 1,284,712 1,310,406 1,336,614 1,363,347 1,390 (1,074,990) (1,096,489) (1,118,419) (1,140,788 1,163,663) (1,186,875 1,210,613 1,234,825 1,259,522 1,284,712 1,310,406 1,336,614 1,363,347 1,390 (1,074,990) (1,096,489) (1,118,419) (1,140,788 1,163,663) (1,186,875 1,210,613 1,234,825 1,259,522 1,284,712 1,310,406 1,336,614 1,363,347 1,390 (1,074,990) (1,096,489) (1,118,419) (1,140,788 1,163,663) (1,186,875 1,210,613 1,234,825 1,259,522 1,284,712 1,310,406 1,336,614 1,363,347 1,390 (1,074,990) (1,096,489) (1,118,419) (1,140,788 1,163,663) (1,186,875 1,110,163 1,136,414 1,136,95 1,171,166 1,136,414 1,136,95 1,171,166 1,136,414 1,136,95 1,171,166 1,136,414 1,136,95 1,171,166 1,136,141 1,136		-	-		-		· · ·		-	-,,-	.,,	-	-	1,510,514	1,042,009	1,00,000
4,044 4,125 4,208 4,208 4,202 4,378 4,465 4,564 4,646 4,738 4,833 4,930 5,028 5,129 5 5 (65,578) (77,710) (58,864) (60,041) (61,242) (62,467) (63,716) (64,991) (66,291) (65,261) (63,669) (70,348) (71,755) (73,710) (73,481) (71,755) (73,710) (73,7		67,590	68,941	70,320	71,727	73,161	74,624	76,117	77,639	79,192	80,776	82.391	84.039	85.720	87 434	89,183
		3,965	4,044	4,125	4,208	4,292	4,378	4,465	4,554	4,646						5,232
1,074,999 1,096,489 1,118,419 1,140,788 1,163,603 1,186,875 1,210,613 1,234,825 1,259,522 1,284,712 5,1510,466 1,336,614 1,363,347 5,7300		crawno i responsa y many												•	•	,
1,074,990		(55,469)	(56,578)	(57,710)	(58,864)	(60,041)	(61,242)	(62,467)	(63,716)	(64,991)	(66,291)	(67,616)	(68,969)	(70,348)	(71,755)	(73,190
29.751	3 555	1,053,911 3	1,074,990 \$	1,096,489 \$	1,118,419 S	1,140,788 \$	1,163,603	S 1,186,875	\$ 1,210,613	\$ 1,234,825	\$ 1,259,522	\$ 1,284,712 \$	1,310,406	\$ 1,336,614	\$ 1,363,347	\$ 1,390,614
29.751																
87,138		1,053,911	1,074,990	1,096,489	1,118,419	1,140,788	1,163,603	1,186,875	1,210,613	1,234,825	1,259,522	1,284,712	1,310,406	1,336,614	1,363,347	1,390,614
87,138																
87,138		28,885			31,563	32,510		34,490	35,525	36,590	37,688	38,819	39,983	41,183	42,418	43,691
29,751 30,644 31,563 32,510 33,485 34,490 35,525 36,590 77,688 38,819 39,983 41,183 42,418 43 41,280 42,518 43,794 45,108 46,461 47,855 49,290 50,769 52,292 53,861 55,477 57,141 58,855 60 47,891 49,328 50,808 52,332 53,902 55,519 57,185 58,900 60,667 62,487 64,362 66,293 68,281 70 4,628 4,767 4,910 5,057 5,209 5,365 5,526 5,692 5,863 6,038 6,220 6,466 6,598 6 6,611 6,810 7,014 7,224 7,441 7,664 7,894 8,111 8,375 8,626 8,885 9,152 9,426 9 6,3,924 65,842 67,817 69,851 71,947 74,105 76,328 78,618 80,977 83,406 85,908 88,486 91,140 93 62,364 64,235 66,162 68,146 70,191 72,296 74,465 76,699 79,000 81,370 83,811 86,326 88,916 91 57,850 59,585 61,373 63,214 65,110 67,064 69,076 71,148 73,282 75,481 77,745 80,077 82,480 84 66,056 68,038 70,079 72,181 74,347 76,577 78,874 81,241 83,678 86,188 88,774 91,437 94,180 97 29,751 30,644 31,563 32,510 33,485 34,490 35,525 36,500 37,688 38,819 39,983 41,183 42,418 43 110,741 114,063 117,485 121,009 124,640 128,379 132,230 136,197 14,023 144,92 148,26 153,291 157,890 162 510,600 510,		84,600						101,017								127,965
41,280		28,885							35,525							43,691
47,891 49,328 50,808 52,332 53,902 55,519 57,185 58,900 60,667 62,487 64,362 66,293 68,281 70 4,628 4,667 4,910 5,057 5,209 5,365 5,526 5,692 5,863 6,038 6,220 6,406 6,598 66 6,611 6,810 7,014 7,224 7,441 7,664 7,894 8,131 8,375 8,626 8,885 9,152 9,426 9 6,3924 65,842 67,817 69,851 71,947 74,105 76,328 78,618 80,977 83,406 85,908 88,486 91,140 93 62,364 64,235 66,162 68,146 70,191 72,296 74,465 74,665 74,		40,078									52,292	53,861				60,621
6,611 6,810 7,014 7,224 7,441 7,664 7,894 8,131 8,375 8,626 8,885 9,122 9,426 9 63,924 65,842 67,817 69,851 71,947 74,105 76,328 7,6818 80,977 83,406 85,908 88,486 91,140 93 62,364 64,235 66,162 68,146 70,191 72,296 74,465 76,699 79,000 81,370 83,811 86,326 88,916 91,140 93 62,364 64,235 66,162 68,146 70,191 72,296 74,465 76,699 79,000 81,370 83,811 86,326 88,916 91,140 93 63,578,50 59,585 61,373 63,214 65,110 67,064 69,076 71,148 73,282 75,481 77,745 80,077 82,480 84 64,225 28,056 28,898 29,765 30,658 31,577 32,525 33,500 34,505 35,541 36,607 37,705 38 66,056 68,038 70,079 72,181 74,347 76,577 78,874 81,241 83,678 86,188 88,774 91,437 94,180 97 29,751 30,644 31,563 32,510 33,485 34,900 35,525 30,590 37,688 38,819 39,983 41,183 42,418 43 110,741 114,063 117,485 121,009 124,640 128,379 132,235 31,500 \$10,600 \$10		46,496														70,330
63.924 65.842 67.817 69.851 71.947 74.105 76.328 78.618 80.977 83.406 85.908 88.486 91.140 93. 62.364 64.235 66.162 68.164 70.151 72.296 76.007 71.148 73.282 75.481 77.745 80.077 82.480 84. 26.446 27.239 28.056 28.898 29.765 30.658 31.577 32.525 33.500 34.505 35.541 36.607 82.480 84. 26.446 27.239 28.056 28.898 29.765 30.658 31.577 78.874 81.241 83.3678 86.188 88.774 91.437 94.180 97. 29.751 30.644 31.563 32.510 33.485 34.490 35.525 36.590 37.688 38.819 39.983 41.183 42.418 43. 110.741 114.063 117.485 121.009 124.640 128.379 132.230 136.197 140.283 144.492 148.826 153.291 157.890 162. 810.660 \$10.660 \$10.660		4,493														6,796
62,364 64,235 66,162 68,146 70,191 72,296 74,465 76,699 79,000 81,370 83,811 86,326 88,916 91, 57,850 59,855 61,373 63,214 65,110 67,064 69,076 71,148 73,282 75,481 77,745 80,077 82,480 84 27,239 28,056 28,898 29,765 30,658 31,577 32,525 33,500 34,505 35,541 36,607 37,705 38,66,056 68,038 70,079 72,181 74,347 76,577 78,874 81,241 83,678 86,188 88,774 91,437 94,180 97, 29,751 30,644 31,563 32,510 33,485 34,490 35,525 36,590 37,688 38,819 39,983 41,183 42,418 43,110,741 114,063 117,485 121,009 124,640 128,379 132,230 136,197 140,283 144,492 148,826 153,291 157,890 162,\$10,600 \$		6,419												9,152	9,426	9,709
57,850		62,062											85,908	88,486	91,140	93,874
26,446 27,239 28,056 28,898 29,765 30,658 31,577 32,525 33,500 34,505 35,541 36,607 37,705 38,60,056 68,038 70,079 72,181 74,347 76,577 78,874 81,241 83,678 86,188 88,774 91,437 94,180 97,29,751 30,644 31,563 32,510 33,485 34,490 35,525 36,590 37,688 38,819 39,983 41,183 42,418 43,110,741 114,063 117,485 121,009 124,640 128,379 132,230 136,197 140,283 144,492 148,826 153,291 157,890 162, \$10,600		60,547														91,583
66,056 68,038 70,079 72,181 74,347 76,577 78,874 81,241 83,678 86,188 88,774 91,437 94,180 97, 29,751 30,644 31,563 32,510 33,485 34,490 35,525 36,590 37,688 38,819 39,983 41,183 42,418 43, 110,741 114,063 117,485 121,009 124,640 128,379 132,230 136,197 140,283 144,492 148,826 153,291 157,890 162, \$10,600 \$10		56,165														84,954
29,751		25,675														38,836
110,741		64,132 28,885														97,006
\$10,600 \$10,60		107,515														43,691
39,668		\$10,600														162,627
714,450 \$ 735,566 \$ 757,315 \$ 779,716 \$ 802,790 \$ 826,555 \$ 851,034 \$ 876,247 \$ 902,216 \$ 928,965 \$ 956,516 \$ 984,893 \$ 1,014,122 \$ 1,044, 714,450 \$ 735,566 \$ 757,315 \$ 779,716 \$ 802,790 \$ 826,555 \$ 851,034 \$ 876,247 \$ 902,216 \$ 928,965 \$ 956,516 \$ 984,893 \$ 1,014,122 \$ 1,044, 66% 67% 68% 68% 69% 70% 70% 71% 72% 72% 73% 74% 74% 360,539 \$ 360,924 \$ 361,104 \$ 361,071 \$ 360,814 \$ 360,320 \$ 359,579 \$ 358,578 \$ 357,305 \$ 355,747 \$ 353,890 \$ 351,721 \$ 349,225 \$ 346, 360,539 \$ 360,924 \$ 361,104 \$ 361,107 \$ 360,814 \$ 360,320 \$ 359,579 \$ 358,578 \$ 357,305 \$ 355,747 \$ 353,890 \$ 351,721 \$ 349,225 \$ 346, 360,539 \$ 360,924 \$ 361,104 \$ 361,071 \$ 360,814 \$ 360,320 \$ 359,579 \$ 358,578 \$ 357,305 \$ 355,747 \$ 353,890 \$ 351,721 \$ 349,225 \$ 346, 360,539 \$ 360,924 \$ 361,104 \$ 361,107 \$ 360,814 \$ 360,320 \$ 359,579 \$ 358,578 \$ 357,305 \$ 355,747 \$ 353,890 \$ 351,721 \$ 349,225 \$ 346, 360,539 \$ 360,924 \$ 361,104 \$ 361,107 \$ 360,814 \$ 360,320 \$ 359,579 \$ 358,578 \$ 357,305 \$ 355,747 \$ 353,890 \$ 351,721 \$ 349,225 \$ 346, 360,539 \$ 360,924 \$ 361,104 \$ 361,107 \$ 360,814 \$ 360,320 \$ 359,579 \$ 358,578 \$ 357,305 \$ 355,747 \$ 353,890 \$ 351,721 \$ 349,225 \$ 346, 360,539 \$ 360,924 \$ 361,104 \$ 361,107 \$ 360,814 \$ 360,320 \$ 359,579 \$ 358,578 \$ 357,305 \$ 355,747 \$ 353,890 \$ 351,721 \$ 349,225 \$ 346, 360,539 \$ 329,091 \$ 3		38,513														\$10,600
714,450 \$ 735,566 \$ 757,315 \$ 779,716 \$ 802,790 \$ 826,555 \$ 851,034 \$ 876,247 \$ 902,216 \$ 928,965 \$ 956,516 \$ 984,893 \$ 1,014,122 \$ 1,044 66% 67% 68% 68% 69% 70% 70% 71% 72% 72% 73% 74% 74% 360,539 \$ 360,924 \$ 361,104 \$ 361,071 \$ 360,814 \$ 360,320 \$ 359,579 \$ 358,578 \$ 357,305 \$ 355,747 \$ 353,890 \$ 351,721 \$ 349,225 \$ 346, 360,539 \$ 360,924 \$ 361,104 \$ 361,071 \$ 360,814 \$ 360,320 \$ 359,579 \$ 358,578 \$ 357,305 \$ 355,747 \$ 353,890 \$ 351,721 \$ 349,225 \$ 346, 1.10 1.10 1.10 1.10 1.10 1.10 1.00 1.0		30,313	39,006	40,636	42,064	43,347	44,047	45,986	47,366	48,787	50,251	51,758	53,311	54,910	56,558	58,254
66% 67% 68% 68% 69% 70% 70% 71% 72% 72% 73% 73% 74% 74% 74% 360,539 \$ 360,539 \$ 361,104 \$ 361,071 \$ 360,814 \$ 360,820 \$ 359,579 \$ 358,578 \$ 357,305 \$ 355,747 \$ 353,890 \$ 351,721 \$ 349,225 \$ 346, 360,539 \$ 360,539 \$ 360,924 \$ 361,104 \$ 361,071 \$ 360,814 \$ 360,320 \$ 359,579 \$ 358,578 \$ 357,305 \$ 355,747 \$ 353,890 \$ 351,721 \$ 349,225 \$ 346, 1.10 1.10 1.10 1.10 1.10 1.09 1.09 1.09	\$	693,950 \$	714,450 \$	735,566 \$	757,315 \$	779,716 \$	802,790 5	8 826,555	\$ 851,034	\$ 876,247	\$ 902,216	\$ 928,965 \$	956,516	\$ 984,893	\$ 1,014,122	\$ 1,044,228
360,539 \$ 360,924 \$ 361,104 \$ 361,071 \$ 360,814 \$ 360,320 \$ 359,579 \$ 358,578 \$ 357,305 \$ 355,747 \$ 353,890 \$ 351,721 \$ 349,225 \$ 346, 360,539 \$ 360,924 \$ 361,104 \$ 361,071 \$ 360,814 \$ 360,320 \$ 359,579 \$ 358,578 \$ 357,305 \$ 355,747 \$ 353,890 \$ 351,721 \$ 349,225 \$ 346, 1.10	s	693,950 \$														
360,539 \$ 360,924 \$ 361,104 \$ 361,071 \$ 360,814 \$ 360,320 \$ 359,579 \$ 358,578 \$ 357,305 \$ 355,747 \$ 353,890 \$ 351,721 \$ 349,225 \$ 346, 1.10	S															75%
1.10 1.10 1.10 1.10 1.10 1.10 1.09 1.09					***************************************											
329,091 \$ (329,091) \$ (3	•	•		•				•	ŕ	,		,		•	·	
(329,091) \$ (329,0	_												1.08	1.07	1.06	1.05
(32)	S	329,091 \$	329,091 \$	329,091 \$	329,091 \$	329,091 \$	329,091 5	\$ 329,091	\$ 329,091	\$ 329,091	\$ 329,091	\$ 329,091 \$	329,091	\$ 329,091	\$ 329,091	\$ 329,091
(32)	r	(220.001) #	(220.001) 6	(220.001) 6	(220.001) 4	(222.001)										
31,229 \$ 31,229 \$ 31,229 \$ 31,229 \$ 31,229 \$ 31,229 \$ 31,229 \$ 31,229 \$ 31,229 \$ 28,214 \$ 26,656 \$ 24,799 \$ 22,630 \$ 20,134 \$ 17,																
	P	30,871 \$	31,446 3	31,033 \$	32,013 \$	31,980 \$	31,/23	31,229	\$ 30,488	\$ 29,487	\$ 28,214	\$ 26,656 \$	24,799	\$ 22,630	\$ 20,134	\$ 17,295
31,448 31,833 32,013 31,980 31,723 31,229 30,488 29,487 28,214 26,656 24,799 22,630 20,134 17,		30,871	31,448	31,833	32,013	31,980	31,723	31,229	30,488	29,487	28,214	26,656	24,799	22,630	20,134	17,295
31,448 31,83.	\$ \$ \$ \$ \$ \$	66% 359,962 \$ 359,962 \$ 1.09 329,091 \$ (329,091) \$ 30,871 \$	66% 360,539 \$ 360,539 \$ 1.10 329,091 \$ (329,091) \$ 31,448 \$	360,92 360,92 1.1 329,09 (329,09 31,83	% 4 \$ 9 1 \$ 1 \$ 3 \$	% 68% 4 \$ 361,104 \$ 4 \$ 361,104 \$ 0 1.10 \$ 1 \$ 329,091 \$ 1 \$ 329,091 \$ 3 \$ 32,013 \$	% 68% 68% 4 \$ 361,104 \$ 361,071 \$ 4 \$ 361,104 \$ 361,071 \$ 0 1.10 1.10 1 \$ 329,091 \$ 329,091 \$ 1) \$ (329,091) \$ (329,091) \$ 3 \$ 32,013 \$ 31,980 \$	% 68% 68% 69% 4 \$ 361,104 \$ 361,071 \$ 360,814 4 \$ 361,104 \$ 361,071 \$ 360,814 0 1.10 1.10 1.10 1 \$ 329,091 \$ 329,091 \$ 329,091 1) \$ (329,091) \$ (329,091) \$ (329,091) 3 \$ 32,013 \$ 31,980 \$ 31,723	% 68% 68% 69% 70% 4 \$ 361,104 \$ 361,071 \$ 360,814 \$ 360,320 4 \$ 361,104 \$ 361,071 \$ 360,814 \$ 360,320 0 1.10 1.10 1.10 1.09 1 \$ 329,091 \$ 329,091 \$ 329,091 \$ 329,091 \$ 329,091 1) \$ (329,091) \$ (329,091) \$ (329,091) \$ (329,091) \$ (329,091) \$ (329,091) 3 \$ 32,013 \$ 31,980 \$ 31,723 \$ 31,229 \$ 31,229	% 68% 68% 69% 70% 70% 4 \$ 361,104 \$ 361,071 \$ 360,814 \$ 360,320 \$ 359,579 4 \$ 361,104 \$ 361,071 \$ 360,814 \$ 360,320 \$ 359,579 0 1.10 1.10 1.10 1.09 1.09 1 \$ 329,091 \$ 329,091 \$ 329,091 \$ 329,091 \$ 329,091 1) \$ (329,091) \$ (3	% 68% 68% 69% 70% 70% 71% 4 \$ 361,104 \$ 361,071 \$ 360,814 \$ 360,320 \$ 359,579 \$ 358,578 4 \$ 361,104 \$ 361,071 \$ 360,814 \$ 360,320 \$ 359,579 \$ 358,578 0 1.10 1.10 1.09 1.09 1.09 1.09 1 \$ 329,091 \$	% 68% 68% 69% 70% 70% 71% 72% 4 \$ 361,104 \$ 361,071 \$ 360,814 \$ 360,320 \$ 359,579 \$ 358,578 \$ 357,305 4 \$ 361,104 \$ 361,071 \$ 360,814 \$ 360,320 \$ 359,579 \$ 358,578 \$ 357,305 0 1.10 1.10 1.09 1.09 1.09 1.09 1 \$ 329,091 \$ 329,0	% 68% 68% 69% 70% 70% 71% 72% 72% 4 \$ 361,04 \$ 361,071 \$ 360,814 \$ 360,320 \$ 359,579 \$ 358,578 \$ 357,305 \$ 355,747 \$ 4 \$ 361,104 \$ 361,071 \$ 360,814 \$ 360,320 \$ 359,579 \$ 358,578 \$ 357,305 \$ 355,747 \$ 0 1.10 1.10 1.09 1.09 1.09 1.09 1.09 1.09 1.09 1.08 1 \$ 329,091	% 68% 68% 69% 70% 70% 71% 71% 72% 72% 73% 4 \$ 361,104 \$ 361,071 \$ 360,814 \$ 360,320 \$ 359,579 \$ 358,578 \$ 357,305 \$ 355,747 \$ 353,890 4 \$ 361,104 \$ 361,071 \$ 360,814 \$ 360,320 \$ 359,579 \$ 358,578 \$ 357,305 \$ 355,747 \$ 353,890 0 1.10 1.10 1.09 1.09 1.09 1.09 1.08 1.08 1 \$ 329,09	% 68% 68% 69% 70% 70% 71% 72% 72% 73% 74% 4 \$ 361,104 \$ 361,071 \$ 360,814 \$ 360,320 \$ 359,579 \$ 358,578 \$ 357,305 \$ 355,747 \$ 353,890 \$ 351,721 4 \$ 361,104 \$ 361,071 \$ 360,814 \$ 360,320 \$ 359,579 \$ 358,578 \$ 357,305 \$ 355,747 \$ 353,890 \$ 351,721 0 1.10 1.10 1.00 1.09 1.09 1.09 1.09 1.08 1.08 1.07 1 \$ 329,091	68% 68% 69% 70% 70% 71% 71% 72% 72% 73% 73% 74% 74% 4 \$ 361,04 \$ 361,071 \$ 360,814 \$ 360,320 \$ 359,579 \$ 358,578 \$ 357,305 \$ 355,747 \$ 353,890 \$ 351,721 \$ 349,225 \$ 4 \$ 361,04 \$ 361,071 \$ 360,814 \$ 360,320 \$ 359,579 \$ 358,578 \$ 357,305 \$ 355,747 \$ 353,890 \$ 351,721 \$ 349,225 \$ 0 1.10 1.10 1.10 1.09 1.09 1.09 1.09 1.
		30,871 15,435	31,448	31,833	32,013	31,980	31,723	31,229	30,488	29,487	28,214	26,656	24,799	22,630	20,134	17,2
20,000 20,104 17,		15,435	15,724 15,724	15,916 15,916	16,007	15,990 15,990	15,861 15,861	15,615 15,615	15,244 15,244	14,744 14,744	14,107 14,107	13,328 13,328	12,400 12,400	11,315 11,315	10,067 10,067	8,64 8,64
15,724 15,916 16,007 15,990 15,861 15,615 15,244 14,744 14,107 13,328 12,400 11,315 10,067 8,		15,435 S	15,724 S	15,916 S	16,007 S	15,990 S	15,861 S	15,615 5	15,244	S 14,744	S 14.107 S	13.328 S		•		
15,724 15,916 16,007 15,990 15,861 15,615 15,244 14,744 14,107 13,328 12,400 11,315 10,067 8, 15,724 15,916 16,007 15,990 15,861 15,615 15,244 14,744 14,107 13,328 12,400 11,315 10,067 8,													,	,		- 3,01

Residential Income					Monthly	Percent	Annual	Annual	Stabilized Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
Annual Inflation Facto	or = 2%	Units	Monthly Gross Rent		Net Rent 2011 \$	Median Income	Per Unit 2011 \$	2011\$	1 (2013)	2 (2014)	3 (2015)	4 (2016)	5 (2017)	6 (2018)	7 (2019)	8 (2020)	9 (2021)	10 (2022)	(2023)	12 (2024)	13 (2025)	14 (2026)	15 (2027)
Studio 1 BR		6 48	724 384	46 56	678 828	57.5% 65,5%	8,136	48,816	49,792	50,788	51,804	52,840	53,897	54,975	56,074	57,196	58,340	59,506	60,697	61,910	63,149	64,412	65,70
2 BR			1,047	50 69	828 978	64.6%	9,936 11,736	476,928 305,136	486,467 311,239	496,196 317,463	506,120 323,813	516,242 330,289	526,567 336,895	537,098 343,633	547,840 350,505	558,797 357,515	569,973 364,666	581,373 371,959	593,000 379,398	604,860 386,986	616,957 394,726	629,296 402,620	641,88 410,67
ubtotal Rents							-	830,880	847,498	864,448	881,737	899,371	917,359	935,706	954,420	973,508	992,979	1,012,838	1,033,095	1,053,757	1,074,832	1,096,329	1,118,25
Parking (45 spaces) Application fees							50,220	50,220	51,224	52,249	52,249	53,294	54,360	55,447	56,556	57,687	58,841	60,018	61,218	62,442	63,691	64,965	66,26
Total Misc Income		80		per unit more			2,946	2,946	2,946	3,005	3,065	3,126	3,189	3,253	3,318	3,384	3,452	3,521	3,591	3,663	3,736	3,811	3,8
ess res vacancy (5%) Effective Gross Residential	5%						10,498	(44,202) \$ 839,844	(45,083) \$ 856,585	(45,985) \$ 873,716 \$	(46,853) 6 890,198 \$	(47,790) 908,002 \$	(48,745) 926,162 \$	(49,720) 944,685 \$	(50,715) 963,579 \$	(51,729) 982,850 S	(52,764) 1,002,507 \$	(53,819) 1,022,558 \$	(54,895) 1,043,009	(55,993) \$ 1,063,869 \$	(57,113) 1,085,146 \$	(58,255) 1,106,849 \$	(59,42 1,128,98
affective Gross Income									856,585	873,716	890,198	908,002	926,162	944,685	963,579	982,850	1,002,507	1,022,558	1,043,009	1,063,869	1,085,146	1,106,849	1,128,98
lesidential Expenses										•	,	,	•	,			-,,·	-,,	.,,	.,,	1,000,110	1,100,015	1,120,50
Annual Inflation Facto	r = 3% 3%						s 225	\$18,000	19.540	10.007	10.660	20.250	20.047	01.400	~~	** ***							
ectric	3.00%						\$ 659	\$18,000	18,540 54,302	19,096 55,931	19,669 57,609	20,259 59,337	20,867 61,117	21,493 62,950	22,138 64,839	22,802 66,784	23,486 68,788	24,190 70,851	24,916 72,977	25,664 75,166	26,434 77.421	27,227 79.744	28,0 82,1
/ater/Sewer	3%						\$ 225	\$18,000	18,540	19,096	19,669	20,259	20,867	21,493	22,138	22,802	23,486	24,190	24,916	25,664	26,434	27,227	28,0
pairs and Maintenance eneral Maintenance	3%						\$ 312	\$24,975	25,724	26,496	27,291	28,110	28,953	29,821	30,716	31,638	32,587	33,564	34,571	35,608	36,677	37,777	38,9
merai Maintenance mpliance Monitoring	3% 3%						\$ 362 \$ 35	\$28,975 \$2,800	29,844 2,884	30,740 2,971	31,662	32,612	33,590	34,598	35,636	36,705	37,806	38,940	40,108	41,311	42,551	43,827	45,1
it turnover	370						\$ 50	\$4,000	4,120	4,244	3,060 4,371	3,151 4,502	3,246 4,637	3,343 4,776	3,444 4.919	3,547 5,067	3,653 5,219	3,763 5,376	3,876 5,537	3,992 5,703	4,112 5.874	4,235 6.050	4,3 6,3
site Mgmt							\$ 483	\$38,675	39,835	41,030	42,261	43,529	44,835	46,180	47,565	48,992	50,462	51.976	53,535	55,141	56,796	58,499	60,2
fsite Mgmt							\$ 472	37,731	38,863	40,029	41,230	42,467	43,741	45,053	46,404	47,797	49,230	50,707	52,229	53,795	55,409	57,072	58,
roll	3%						\$ 438	\$35,000	36,050	37,132	38,245	39,393	40,575	41,792	43,046	44,337	45,667	47,037	48,448	49,902	51,399	52,941	54,
ndscape ministrative and Leasing	3.00% 3.00%						\$ 200	\$16,000	16,480	16,974	17,484	18,008	18,548	19,105	19,678	20,268	20,876	21,503	22,148	22,812	23,497	24,201	24,9
taxes (land)	3.00%						\$ 500 \$ 225	\$39,965 \$18.000	41,164 18,540	42,399 19,096	43,671 19,669	44,981 20,259	46,330 20,867	47,720 21,493	49,152 22,138	50,626 22,802	52,145 23.486	53,710	55,321	56,981	58,690	60,451	62,2
taxes (improvements)	3.00%						\$ 838	\$67,000	69,010	71,080	73.213	75,409	20,867 77,671	21,493 80,002	22,138 82,402	22,802 84,874	23,486 87,420	24,190 90.042	24,916 92,744	25,664 95,526	26,434 98,392	27,227 101,344	28,0 104,3
CS Bond Admin Fee	3.0%						\$ 133	\$10,600	\$10,600	\$10,600	\$10,600	\$10,600	\$10,600	\$10,600	\$10,600	\$10,600	\$10,600	\$10,600	\$10,600	\$10,600	\$10,600	\$10,600	\$10,6
lacement reserve	3%						\$ 300 \$ -	24,000	24,720	25,462	26,225	27,012	27,823	28,657	29,517	30,402	31,315	32,254	33,222	34,218	35,245	36,302	37,3
							\$ 5,456	436,441	\$ 449,216	462,375 \$	475,928 \$	489,888 \$	504,266 \$	519,076 \$	534,331 \$	550,043 \$	566,226 \$	582,895 \$	600,064 5	§ 617,747 \$	635,962 \$	654,723 \$	674,04
otal Residential Expenses							\$5,456	6 436,441 52%	\$ 449,216 : 52%	\$ 462,375 \$ 53%	475,928 \$ 53%	489,888 \$ 54%	504,266 \$ 54%	519,076 \$ 55%	534,331 \$	550,043 \$	566,226 \$	582,895 \$			635,962 \$	654,723 \$	674,0-
oject Net Operating Income	534												421,895 \$	425,609 \$	55% 429,248 \$	56% 432,808 \$	56% 436,281 \$	57% 439,663 \$	58% 442,945	58% \$ 446,121 \$	59% 449,184 \$	59% 452,126 \$	454,9
otal Project NOI								(436,441)	\$ 407,368	s 411,342 s	414,270 \$	418,114 \$	421,895 \$	425,609 \$	429,248 \$	432,808 \$	436,281 \$	439,663 \$	442,945	\$ 446,121 \$	449,184 - \$	452,126 \$	454,9
ebt Coverage Ratio									1.24	1.25	1.26	1.27	1.28	1.29	1.30	1.32	1.33	1.34	1.35	1.36	1.36	1.37	1.
vailable for Debt Service									\$ 329,091	329,091 S	329,091 \$	329,091 \$	329,091 \$	329,091 S	329,091 \$	329,091 \$	329,091 \$	329,091 \$	329,091	\$ 329,091 \$	329,091 \$	329,091 \$	329,09
ebt Service - and Priority Payments					Ξ.														***************************************				
stimated debt service ash Flow		4830000 5.50%		20.5 yrs amort 30 yrs				25 May 12 12 12 12 12 12 12 12 12 12 12 12 12	\$ (329,091) 5 \$ 78,277			(329,091) \$ 89,023 \$		(329,091) \$ 96,518 \$	(329,091) \$ 100,157 \$	(329,091) \$ 103,717 \$	(329,091) \$ 107,190 \$	(329,091) \$ 110,572 \$	(329,091) 5	\$ (329,091) \$ \$ 117,030 \$	(329,091) \$	(329,091) \$	(329,0
itial equity investment							3 (2)		<u> </u>	02,231 \$	65,177 \$	87,023 9	92,804 \$	90,516 \$	100,137 \$	103,717 3	107,190 3	110,372 \$	113,834	5 117,030 \$	120,093 \$	123,035 \$	125,8
et Cash Flow									78,277	82,251	85,179	89,023	92,804	96,518	100,157	103,717	107,190	110,572	113,854	117,030	120,093	123,035	125,8
riority Payments, in order of payme eferred dev fee (1)	<u>nt</u>							397,222	· \$0	\$0	\$39,386	\$41,505	\$43,607	\$45,691	\$47,755	\$49,795	\$51,810	\$ 53,797	\$23,875				
vestor services (2)	2%							4,500	4,500	4,590	4,682	4,775	4,871	4,968	5,068	5,169	5,272	5,378	5,485	5,595	5,707	5,821	5,9
st priority cash flow																							
cess Cash Flow									73,777	77,661	41,111	42,743	44,326	45,858	47,335	48,753	50,108	51,397	84,494	111,435	114,386	117,214	119,9
B share of Excess Cash Flow rower share of Excess Cash Flow	50% c 50%	ontingent debt pa	yment						36,889 36,889	38,830 38,830	20,556 20,556	21,371 21,371	22,163 22,163	22,929 22,929	23,667 23,667	24,376 24,376	25,054 25,054	25,698 25,698	42,247 42,247	55,718 55,718	57,193 57,193	58,607 58,607	59,9 59,9
												•	ŕ	•	,		,	•	•			-	
t borrower cash flow									\$ 36,889 5	38,830 S	20,556 S	21,371 \$	22,163 S	22,929 \$	23,667 S	24,376 \$	25,054 \$	25,698 S	42,247	5 55,718 \$	57,193 S	58,607 S	59,5.
et borrower cash flow									3 36,889	5 38,830 S	20,556 \$	21,371 \$	22,163 S	22,929 S	23,667 \$	24,376 \$	25,054 \$	25,698 \$	42,247 \$	5 55,718 \$	57,193 S	58,607 \$	59,9

	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
	16	17	18	19	20	21	22	23	24	25	26	27			
													28	29	30
	(2028)	(2029)	(2030)	(2031)	(2032)	(2033)	(2034)	(2035)	(2036)	(2037)	(2038)	(2039)	(2040)	(2041)	(2042)
													·····		
	67.014	CO 254	60.001	71.114	20.000	72.000									
	67,014	68,354	69,721	71,116	72,538	73,989	75,469	76,978	78,517	80,088	81,690	83,323	84,990	86,690	88,42
	654,720	667,814	681,171	694,794	708,690	722,864	737,321	752,067	767,109	782,451	798,100	814,062	830,343	846,950	863,88
	418,886	427,264	435,809	444,526	453,416	462,484	471,734	481,169	490,792						
										500,608	510,620	520,833	531,249	541,874	552,71
	1,140,620	1,163,433	1,186,701	1,210,435	1,234,644	1,259,337	1,284,524	1,310,214	1,336,418	1,363,147	1,390,410	1,418,218	1,446,582	1,475,514	1,505,02
	-	_	_	_	_								-,,	.,,	.,,
	777 700	(0.041		71 707	70.14								•	-	
	67,590	68,941	70,320	71,727	73,161	74,624	76,117	77,639	79,192	80,776	82,391	84,039	85,720	87,434	89,18
	3,965	4,044	4,125	4,208	4,292	4,378	4,465	4,554	4,646	4,738	4,833	4,930	5,028	5,129	5,23
	•	,	,	,	-,	.,	.,	.,	,,,,,,	,,,,,,	1,000	1,750	5,020	5,125	0,23
ng tan g	o empero o construir de la construir de	es convente en antigra de casa.	Acting Manager (1995)	contract contract of	and the second second second										
0.57	(60,609)	(61,821)	(63,057)	(64,318)	(65,605)	(66,917)	(68,255)	(69,620)	(71,013)	(72,433)	(73,882)	(75,359)	(76,867)	(78,404)	(79,97
	1.151.566 5	\$ 1.174.597	\$ 1 198 089	\$ 1 222 051	1 246 492	1 271 422 6	1 206 850 €	1 322 787 C	1 3/0 2/3	S 1,376,228 S	1 403 763 €	1 421 077 4	1 460 464	1 400 672	C 4 510 44
	**********	ATTORNEY AND	* * 1 * * * * * * * * * * * * * * *	*	5 10 14 14 14 14 15 14 16 16 16 16 16 16 16 16 16 16 16 16 16	, alminitum a	1,270,000	1,022,101	1,547,643	T CAMPON T	1,400,704 0	1,431,047	1,400,404	1,407,073	\$ 1,517,40
	1,151,566	1,174,597	1,198,089	1,222,051	1,246,492	1,271,422	1,296,850	1,322,787	1,349,243	1,376,228	1,403,752	1,431,827	1,460,464	1,489,673	1,519,46
															.,,
	28,885	29,751	30,644	31,563	32,510	22 495	24.400	25 525	26 500	27.600	20.010	20.002	41.105	40.410	40.00
						33,485	34,490	35,525	36,590	37,688	38,819	39,983	41,183	42,418	43,69
	84,600	87,138	89,752	92,445	95,218	98,075	101,017	104,047	107,169	110,384	113,695	117,106	120,620	124,238	127,90
	28,885	29,751	30,644	31,563	32,510	33,485	34,490	35,525							
									36,590	37,688	38,819	39,983	41,183	42,418	43,69
	40,078	41,280	42,518	43,794	45,108	46,461	47,855	49,290	50,769	52,292	53,861	55,477	57,141	58,855	60,63
	46,496	47,891	49,328	50,808	52,332	53,902	55,519	57,185	58,900	60,667	62,487	64,362	66,293	68,281	70,3
	4,493	4,628	4,767	4,910	5,057	5,209	5,365	5,526	5,692	5,863	6,038	6,220	6,406	6,598	6,7
	6,419	6,611	6,810	7,014	7,224	7,441	7,664	7,894	8,131	8,375	8,626	8,885	9,152	9,426	9,7
	62,062	63,924	65,842	67,817	69,851	71,947	74,105	76,328							
									78,618	80,977	83,406	85,908	88,486	91,140	93,87
	60,547	62,364	64,235	66,162	68,146	70,191	72,296	74,465	76,699	79,000	81,370	83,811	86,326	88,916	91,58
	56,165	57,850	59,585	61,373	63,214	65,110	67,064	69,076	71,148	73,282	75,481				
												77,745	80,077	82,480	84,95
	25,675	26,446	27,239	28,056	28,898	29,765	30,658	31,577	32,525	33,500	34,505	35,541	36,607	37,705	38,83
	64,132	66,056	68,038	70,079	72,181	74,347	76,577	78,874	81,241	83,678	86,188	88,774	91,437	94,180	97,00
		29,751													
	28,885		30,644	31,563	32,510	33,485	34,490	35,525	36,590	37,688	38,819	39,983	41,183	42,418	43,69
	107,515	110,741	114,063	117,485	121,009	124,640	128,379	132,230	136,197	140,283	144,492	148,826	153,291	157,890	162,62
	\$10,600	\$10,600	\$10,600	\$10,600	\$10,600	\$10,600	\$10,600	\$10,600							
									\$10,600	\$10,600	\$10,600	\$10,600	\$10,600	\$10,600	\$10,60
	38,513	39,668	40,858	42,084	43,347	44,647	45,986	47,366	48,787	50,251	51,758	53,311	54,910	56,558	58,25
	_	_	-				_	_					· .	•	,
5	693,950 \$	\$ 714,450 S	735,566	757,315	779,716	802,790 \$	02/ 555 6	051 034 6	074047	مامممیدا م	000 000 1 0				
	093,930 [3	3 /14,450 j 3	33,300 3	121,313 3	5 //9,/16 3	802,790 [\$	826,555 \$	851,034 \$	876,247	\$ 902,216 \$	928,965 \$	956,516	984,893 \$	1,014,122	\$ 1,044,22
;	693,950	\$ 714,450	735,566	757,315	779,716	802,790 \$	826,555 \$	851,034 \$	876,247	\$ 902,216 \$	928,965 \$	956,516	004 902 6	1,014,122	E 104422
	60%	61%	61%	62%	63%										
						63%	64%	64%	65%	66%	66%	67%	67%	68%	69
	457,616 \$	\$ 460,147	462,523	464,736	466,776	468,632 \$	470,295 \$	471,753 S	472,996	\$ 474,011 \$	474,787 S	475,312 \$	475,571 \$	475,551	\$ 475,23
					······································		······			-i					
	100 (1)	. 400.445					.=								
	457,616 \$	\$ 460,147	462,523	464,736	466,776	468,632 \$	470,295 \$	471,753 \$	472,996	\$ 474,011 \$	474,787 \$	475,312 \$	475,571	475,551	\$ 475,23
	1.39	1.40	1.41	1.41	1.42	1.42	1.43	1.43	1.44	1.44					
	1.07	1.40	1.71	1.41	1.42	1.42	1.43	1.43	1.44	1.44	1.44	1.44	1.45	1.45	1
					329,091 \$	329,091 \$	329,091 \$	329,091 \$	329,091	\$ 329,091 \$	329,091 \$	329,091 \$	329,091 \$	329,091	\$ 329.09
	329,091 \$	\$ 329,091 S	329,091 5	5 329,091 3										,	J 22,00
	329,091 \$	\$ 329,091	329,091 3	329,091	323,031 3	,	,			,	,				
	329,091 \$	\$ 329,091	329,091 3	329,091	329,091		,				,				
	329,091 S	\$ 329,091 5	329,091 3	329,091	327,071 3						,	·			
	329,091 S	\$ 329,091 5	329,091 3	329,091	329,091 3										
			· · · · · · · · · · · · · · · · · · ·									(220.001)	(220.001)	(220.001)	f (220.00
	(329,091) \$	\$ (329,091)	\$ (329,091) \$	(329,091)	(329,091) \$	(329,091) \$	(329,091) \$	(329,091) \$	(329,091)	\$ (329,091) \$	(329,091) \$				
		\$ (329,091)	\$ (329,091) \$	(329,091)	(329,091) \$	(329,091) \$	(329,091) \$	(329,091) \$	(329,091)		(329,091) \$				
	(329,091) \$	\$ (329,091)	\$ (329,091) \$	(329,091)	(329,091) \$	(329,091) \$	(329,091) \$	(329,091) \$	(329,091)	\$ (329,091) \$	(329,091) \$				
	(329,091) \$	\$ (329,091)	\$ (329,091) \$	(329,091)	(329,091) \$	(329,091) \$	(329,091) \$	(329,091) \$	(329,091)	\$ (329,091) \$	(329,091) \$				
	(329,091) \$ 128,525 \$	\$ (329,091) \$ \$ 131,056 \$	\$ (329,091) \$ \$ 133,432 \$	(329,091) \$ 8 135,645 \$	3 (329,091) \$ 6 137,685 \$	(329,091) \$ 139,541 \$	(329,091) \$ 141,204 \$	(329,091) \$ 142,662 \$	(329,091) : 143,905 :	\$ (329,091) \$ \$ 144,920 \$	(329,091) \$ 145,696 \$	146,221 \$	146,480 \$	146,460	\$ 146,1
	(329,091) \$	\$ (329,091)	\$ (329,091) \$	(329,091)	(329,091) \$	(329,091) \$	(329,091) \$	(329,091) \$	(329,091)	\$ (329,091) \$	(329,091) \$		146,480 \$	146,460	\$ 146,1
	(329,091) \$ 128,525 \$	\$ (329,091) \$ \$ 131,056 \$	\$ (329,091) \$ \$ 133,432 \$	(329,091) \$ 8 135,645 \$	3 (329,091) \$ 6 137,685 \$	(329,091) \$ 139,541 \$	(329,091) \$ 141,204 \$	(329,091) \$ 142,662 \$	(329,091) : 143,905 :	\$ (329,091) \$ \$ 144,920 \$	(329,091) \$ 145,696 \$	146,221 \$			\$ 146,14
	(329,091) \$ 128,525 \$	\$ (329,091) \$ \$ 131,056 \$	\$ (329,091) \$ \$ 133,432 \$	(329,091) \$ 8 135,645 \$	3 (329,091) \$ 6 137,685 \$	(329,091) \$ 139,541 \$	(329,091) \$ 141,204 \$	(329,091) \$ 142,662 \$	(329,091) : 143,905 :	\$ (329,091) \$ \$ 144,920 \$	(329,091) \$ 145,696 \$	146,221 \$	146,480 \$	146,460	\$ 146,14
	(329,091) \$ 128,525 \$	\$ (329,091) \$ \$ 131,056 \$	\$ (329,091) \$ \$ 133,432 \$	(329,091) \$ 8 135,645 \$	3 (329,091) \$ 6 137,685 \$	(329,091) \$ 139,541 \$	(329,091) \$ 141,204 \$	(329,091) \$ 142,662 \$	(329,091) : 143,905 :	\$ (329,091) \$ \$ 144,920 \$	(329,091) \$ 145,696 \$	146,221 \$	146,480 \$	146,460	
	(329,091) \$ 128,525 \$	\$ (329,091) \$ \$ 131,056 \$	\$ (329,091) \$ \$ 133,432 \$	(329,091) \$ 8 135,645 \$	3 (329,091) \$ 6 137,685 \$	(329,091) \$ 139,541 \$	(329,091) \$ 141,204 \$	(329,091) \$ 142,662 \$	(329,091) : 143,905 :	\$ (329,091) \$ \$ 144,920 \$	(329,091) \$ 145,696 \$	146,221 \$	146,480 \$	146,460	\$ 146,14
	(329,091) \$ 128,525 \$	\$ (329,091) \$ \$ 131,056 \$	\$ (329,091) \$ \$ 133,432 \$	(329,091) \$ 8 135,645 \$	3 (329,091) \$ 6 137,685 \$	(329,091) \$ 139,541 \$	(329,091) \$ 141,204 \$	(329,091) \$ 142,662 \$	(329,091) : 143,905 :	\$ (329,091) \$ \$ 144,920 \$	(329,091) \$ 145,696 \$	146,221 \$	146,480 \$	146,460	\$ 146,14
	(329,091) \$ 128,525 \$	\$ (329,091) \$ \$ 131,056 \$	\$ (329,091) \$ \$ 133,432 \$	(329,091) \$ 8 135,645 \$	3 (329,091) \$ 6 137,685 \$	(329,091) \$ 139,541 \$	(329,091) \$ 141,204 \$	(329,091) \$ 142,662 \$	(329,091) : 143,905 :	\$ (329,091) \$ \$ 144,920 \$	(329,091) \$ 145,696 \$	146,221 \$	146,480 \$	146,460	\$ 146,14
	(329,091) \$ 128,525 \$	\$ (329,091) \$ \$ 131,056 \$	\$ (329,091) \$ \$ 133,432 \$	(329,091) \$ 8 135,645 \$	3 (329,091) \$ 6 137,685 \$	(329,091) \$ 139,541 \$	(329,091) \$ 141,204 \$	(329,091) \$ 142,662 \$	(329,091) : 143,905 :	\$ (329,091) \$ \$ 144,920 \$	(329,091) \$ 145,696 \$	146,221 \$	146,480 \$	146,460	\$ 146,14
	(329,091) \$ 128,525 \$	\$ (329,091) \$ \$ 131,056 \$	\$ (329,091) \$ \$ 133,432 \$	(329,091) \$ 8 135,645 \$	3 (329,091) \$ 6 137,685 \$	(329,091) \$ 139,541 \$	(329,091) \$ 141,204 \$	(329,091) \$ 142,662 \$	(329,091) : 143,905 :	\$ (329,091) \$ \$ 144,920 \$	(329,091) \$ 145,696 \$	146,221 \$	146,480 \$	146,460	\$ 146,1
	(329,091) \$ 128,525 \$	\$ (329,091) \$ \$ 131,056 \$	\$ (329,091) \$ \$ 133,432 \$	(329,091) \$ 8 135,645 \$	3 (329,091) \$ 6 137,685 \$	(329,091) \$ 139,541 \$	(329,091) \$ 141,204 \$	(329,091) \$ 142,662 \$	(329,091) : 143,905 :	\$ (329,091) \$ \$ 144,920 \$	(329,091) \$ 145,696 \$	146,221 \$	146,480 \$	146,460	\$ 146,1
	(329,091) \$ 128,525 \$	\$ (329,091) \$ \$ 131,056 \$	\$ (329,091) \$ \$ 133,432 \$	(329,091) \$ 8 135,645 \$	3 (329,091) \$ 6 137,685 \$	(329,091) \$ 139,541 \$	(329,091) \$ 141,204 \$	(329,091) \$ 142,662 \$	(329,091) : 143,905 :	\$ (329,091) \$ \$ 144,920 \$	(329,091) \$ 145,696 \$	146,221 \$	146,480 \$	146,460	\$ 146,1
	(329,091) \$ 128,525 \$ 128,525	\$ (329,091) \$ 131,056 \$	\$ (329,091) \$ \$ 133,432 \$ 133,432	3 (329,091) 5 5 135,645 5 135,645	3 (329,091) \$ 137,685 \$	(329,091) \$ 139,541 \$	(329,091) \$ 141,204 \$	(329,091) \$ 142,662 \$ 142,662	(329,091) 143,905 143,905	\$ (329,091) \$ \$ 144,920 \$	(329,091) \$ 145,696 \$	146,221 \$	146,480 \$	146,460 :	146,14
	(329,091) \$ 128,525 \$ 128,525	\$ (329,091) \$ 131,056	\$ (329,091) \$ 133,432 \$	135,645 135,645	329,091) \$ 137,685 \$ 137,685	(329,091) \$ 139,541 \$	(329,091) \$ 141,204 \$ 141,204	(329,091) \$ 142,662 \$ 142,662	(329,091) 143,905 143,905	\$ (329,091) \$ 144,920 \$	(329,091) \$ 145,696 \$ 145,696	146,221 \$ 146,221	146,480 \$ 146,480	146,460 : 146,460 :	\$ 146,14 146,14
	(329,091) \$ 128,525 \$ 128,525	\$ (329,091) \$ 131,056 \$ 131,056 65,528	\$ (329,091) \$ 133,432 \$ 133,432 66,716	3 (329,091) 5 5 135,645 5 135,645	3 (329,091) \$ 137,685 \$	(329,091) \$ 139,541 \$	(329,091) \$ 141,204 \$	(329,091) \$ 142,662 \$ 142,662	(329,091) 143,905 143,905	\$ (329,091) \$ \$ 144,920 \$	(329,091) \$ 145,696 \$	146,221 \$	146,480 \$	146,460 :	\$ 146,14 146,14
	(329,091) \$ 128,525 \$ 128,525	\$ (329,091) \$ 131,056 \$ 131,056 65,528	\$ (329,091) \$ 133,432 \$ 133,432 66,716	35,645 135,645 135,645 135,645	329,091) \$ 137,685 \$ 137,685 68,842	329,091) \$ 139,541 \$ 139,541 69,771	(329,091) \$ 141,204 \$ 141,204	(329,091) \$ 142,662 \$ 142,662 142,662 71,331	(329,091): 143,905: 143,905 143,905 71,952	\$ (329,091) \$ \$ 144,920 \$ 144,920 144,920 72,460	(329,091) \$ 145,696 \$ 145,696	146,221 \$ 146,221 146,221 73,110	146,480 \$ 146,480 146,480 73,240	146,460 : 146,460 : 146,460 :	146,14 146,14 146,14 73,01
	(329,091) \$ 128,525 \$ 128,525	\$ (329,091) \$ 131,056	\$ (329,091) \$ 133,432 \$	135,645 135,645	329,091) \$ 137,685 \$ 137,685	(329,091) \$ 139,541 \$	(329,091) \$ 141,204 \$ 141,204	(329,091) \$ 142,662 \$ 142,662	(329,091) 143,905 143,905	\$ (329,091) \$ 144,920 \$	(329,091) \$ 145,696 \$ 145,696	146,221 \$ 146,221	146,480 \$ 146,480	146,460 : 146,460 :	\$ 146,1- 146,1-
	(329,091) \$ 128,525 \$ 128,525 \$ 128,525 64,263 64,263	\$ (329,091) \$ 131,056 \$ 131,056 65,528 65,528	\$ (329,091) \$ 133,432 \$ 133,432 66,716 66,716	35,645 135,645 135,645 135,645	329,091) \$ 137,685 \$ 137,685 68,842	329,091) \$ 139,541 \$ 139,541 69,771	(329,091) \$ 141,204 \$ 141,204	(329,091) \$ 142,662 \$ 142,662 142,662 71,331	(329,091): 143,905: 143,905 143,905 71,952	\$ (329,091) \$ \$ 144,920 \$ 144,920 144,920 72,460	(329,091) \$ 145,696 \$ 145,696	146,221 \$ 146,221 146,221 73,110	146,480 \$ 146,480 146,480 73,240	146,460 : 146,460 : 146,460 :	146,1 146,1 146,1 73,0
	(329,091) \$ 128,525 \$ 128,525	\$ (329,091) \$ 131,056 \$ 131,056 65,528 65,528	\$ (329,091) \$ 133,432 \$ 133,432 66,716 66,716	135,645 67,823 67,823	137,685 68,842 68,842	139,541 139,541 139,541 139,541 69,771 69,771	(329,091) \$ 141,204 \$ 141,204	(329,091) \$ 142,662 \$ 142,662 142,662 71,331	(329,091): 143,905: 143,905 143,905 71,952	\$ (329,091) \$ 144,920 \$ 144,920 72,460	(329,091) \$ 145,696 \$ 145,696	146,221 \$ 146,221 146,221 73,110	146,480 \$ 146,480 146,480 73,240 73,240	146,460 146,460 146,460 73,230 73,230	\$ 146 146 146 73 73,

Yards at Union Station C 10 Year Foregone Revenue on Improvements

	T	I and the second
	\$ Amount	
Year 1	69,010	escalated 3%
Year 2	71,080	
Year 3	73,213	
Year 4	75,409	
Year 5	77,671	
Year 6	80,002	
Year 7	82,402	
Year 8	84,874	
Year 9	87,420	
Year 10	90,042	
	\$791,122	sum total of abatements
7414 V-2444 (1114 M-2444 (1114	\$574.080.65	net present value of abatements
	7 TO 200 (200 TO 200 TO	

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Portland Planning and Sustainability Commission

André Bangh, Chair

Michelle Kudd, Vice Chair Karen Gray Don Hanson Milke Houck Lai-Lani Ovalles Howard Shaptro, Vice Chair Gary Oxman (ill Sherman Chris Smith Irma Valdez

November 30, 2011

Mayor Adams and Portland City Council Portland City Hall 1121 SW 4th Avenue Portland, OR 97204

RE: Recommendation for Approval of a 10-Year Tax Exemption for The Yards at Union Station Phase C

Dear Mayor Adams and Members of the Portland City Council:

On November 29th, 2011, the Portland Planning and Sustainability Commission (PSC) held a public hearing on a request for a 10-year tax exemption for *The Yards at Union Station Phase C* under the City's New, Multiple-Unit Housing (NMUH) program. The regulations for this program are found in City Code Chapter 3.104. The project represented by GSL Properties Inc. requested this exemption. It will be a five storey wood frame, 80-unit affordable rental housing development located on 615 NW Naito Parkway. This will conclude the multi-phase, mixed-use development plan more widely described as Yards at Union Station. Further, the development of this final phase will constitute an entirely affordable conclusion to the development agreement of this city-owned site.

For the NMUH program, the PSC's role is to determine the project's compliance with relevant city plans and policies as well as find that the level of public benefit provided by the applicant is sufficient to carry out the purposes of this property tax incentive. The Commission finds that the project will provide 80 new housing units affordable to households making at or below 60% MFI that will help meet the significant unmet needs of low-income households in an expensive rental market area that is a transit and jobs rich location. The Commission also finds that this project is consistent with and supportive of adopted Comprehensive Plan and other relevant sub area plans and policies. In particular, the Commission would like to note that the entire Yards project is a key component in the long term development of the River District.

Subsequent to the hearing, the PSC unanimously voted in favor of recommending approval of this request to City Council subject to the applicant providing all proposed public benefits:

- Zip Car space: The project offer two spaces for Zip Cars.
- <u>Permanent dedications for public use</u>: The project is connected to pedestrian paths and create a walkway to an existing pedestrian bridge.
- Open spaces available to the general public: A community room is available to both residents of the project and the general public upon request.



City of Portland, Oregon | Bureau of Planning and Sustainsbility | www.portlandonline.com/bps 1900 SW 4th Avenue, Suite 7100, Purtland, OR 97201 | phone: 503-823-7700 | fazz 503-823-7800 | http://doi.or.

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Exhibit D – Planning and Sustainability Commission Recommendation

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 <u>Increased affordability</u>: As proposed, all 80 units (100%) are rented to households at or below 60% MFI.

Additionally, the Commission would like to emphasize the importance of monitoring income eligibility and rent restrictions that will apply to households that will live in these units. The Commission would also like to note the City's success in getting housing diversity in the River District through astute planning and policy efforts.

<u>Recommendation:</u> Approve the request for the 10-year tax exemption under the New Multiple Unit Housing (NMUH) Limited Tax Exemption (LTE) for The Yards at Union Station Phase C project and the parking associated with the development.

Sincerely,

Andre' Baugh

Alw Baugh

Chair, Portland Planning and Sustainability Commission

Exhibit E – Yards at Union Station C

Estimated Sources and Uses of Funds

Sources and Uses (Permanent):

	\$	Per housing	Per person	Per sq. ft
	7	unit 80	(156)	(89,751)
USES:				
Acquisition Costs	565,000	7,063	3,622	6
Construction Costs	11,204,553	140,057	71,824	125
Development Costs	2,484,831	31,060	15,928	28
Developer and Consulting Fees	903,564	11,295	5,792	10
Total Uses:	15,157,948	189,474	97,166	169
SOURCES:				
Tax-exempt bonds	4,830,000	60,375		
LIHTC equity	4,675,073	58,438		
PHB River District TIF -	4,400,000	55,000		
Deferred developer fee	687,875	8,598		
PHB Seller financed note – cash flow share	\$565,000	7,063		
Total Sources:	\$15,157,948	189,474		