

2200 Homestead Road Mixed Income Residential Development Concept
Preliminary Conceptual Sources and Uses Summary

Prepared by Self-Help Based on Conceptual Plans and Accompanying Cost Estimates Provided by MHAworks and Coulter Jewell Thames

Unit Count by Type	Apartments	Co-Housing	Townhomes	Duplexes	Microunits	Total
	72	36	24	6	6	144
Unit Count by Tenure	Rental	Ownership				
	75%	25%				
Unit Count by AMI	<30% AMI	<60% AMI	<80% AMI	MARKET		
	48	41	26	26	141	
	0.333333333	0.305555556	0.180555556	0.180555556		
Construction Type	Sources	Uses	Surplus/(Gap)	per Unit	Notes	
Predevelopment	\$ 95,000	\$ 136,795				
Site Development	\$ -	\$ 3,281,929	\$ (3,281,929)	\$ (22,791)	Across all 144 units	
Entitlement Fees	\$ -	\$ 638,359	\$ (638,359)	\$ (4,433)	Across all 144 units	
Apartments	\$ 8,216,801	\$ 8,251,481	\$ (34,679)	\$ (482)		
Co-Housing	\$ 1,613,687	\$ 1,743,843	\$ (130,156)	\$ (3,615)		
Townhomes	\$ 4,625,415	\$ 5,848,093	\$ (1,222,678)	\$ (50,945)		
Duplexes	\$ 599,550	\$ 1,062,876	\$ (463,326)	\$ (77,221)		
Microunits	\$ 753,591	\$ 373,627	\$ 379,965	\$ 63,327		
Amenity Structures*	\$ -	\$ -	\$ -	\$ -	See below note	
Total	\$ 15,809,045	\$ 21,200,208	\$ (5,391,163)	\$ (37,439)	Across all 144 units	

\$ (786,000) *Estimated cost of construction for community bu