

## Attachment 4

### Development Cost Comparision (June 17, 2016)

	(Originally) Proposed	Alternate	2-unit Rehab	
<b>Uses</b>				
1. Construction Costs	\$8,653,389	\$8,437,569	\$450,000	
2. Site Work	\$1,138,058	\$747,648	\$120,000	
3. Off-site Improvements	\$850,000	\$680,000	\$170,000	City staff believe this could be as low as \$150K
4. Soft Costs	\$1,881,197	\$1,891,268	\$290,000	
5. Developer Fee	\$1,720,000	\$1,720,000	\$0	
6. Acquisition	\$3,792,560	\$3,792,560	\$0	
<b>Total Uses:</b>	<b>\$18,035,204</b>	<b>\$17,269,045</b>	<b>\$1,030,000</b>	
			-\$170,000	Adjusted for fixed cost allocation
			\$860,000	Net cost (high)
			-\$140,000	Less lowered soft cost potential savings
			\$720,000	Net cost (low)
<b>Sources</b>				
1. LIHTC	\$12,437,216	\$11,841,057	\$0	
2. HUD Replacement Housing Funds	\$855,428	\$855,428	\$0	
3. VHDA REACH Loan (Predevelopment)	\$100,000	\$100,000	\$0	
4. ARHA Loan (Seller Note for Land)	\$3,792,560	\$3,792,560	\$0	
4. City Loan Funds (James Bland)	\$850,000	\$680,000	\$170,000	Totals \$850K
6. CDBG Grant Funds	\$0	\$0	\$860,000	Could drop to \$720K per soft cost note, above
<b>Total Sources:</b>	<b>\$18,035,204</b>	<b>\$17,269,045</b>	<b>\$1,030,000</b>	Totals \$18,299,045
Units	53	52	2	Totals 54 Units
Per Unit Costs	\$340,287	\$332,097	\$515,000	
			(\$85,000)	shared cost allocation
			(\$70,000)	reflects low end soft costs
			\$360,000	Net cost per unit (low)

For comparison purposes, based on average cost to acquire/rehab, a 3-BR Miller Home replacement unit would cost \$371K.