

BROOKLYN BASIN AFFORDABLE HOUSING FINANCING SUMMARY

11/13/2015

\$10M OHA capital contribution; 50% Section 8 on Family Phases and 100% on Senior													
	Units	1BR	2BR	3BR	Parking	Funding	RPTTF Funds Needed	City Housing Bond Funds	ZOHP Contribution (Market Rate Developer)	OHA Capital to purchase land City contributes back into deal	Cap & Trade (AHSC)	# Section 8 (S8) Project Based Vouchers	Affordability Mix
													AMI 1BR 2BR 3BR
Parcel 1 - Family	101	36	17	48	160	4% only	\$ 10,516,578	\$ 2,500,000	\$ 1,000,000	\$ 5,000,000	\$ -	50	30% 3 2 5 (S8) 30% 0 0 0 40% 6 4 10 (S8) 40% 0 0 0 50% 9 2 9 (S8) 50% 6 4 10 60% 0 0 0 (S8) 60% 12 4 14
Parcel 1 - Senior	110	107	3	0	95	9% only	\$ -	\$ -	\$ -	\$ 5,000,000	\$ -	109	30% 0 0 0 (S8) 30% 10 1 0 40% 0 0 0 (S8) 40% 22 0 0 50% 0 0 0 (S8) 50% 43 1 0 60% 0 0 0 (S8) 60% 32 0 0
Parcel 2 - Phase 1 Family	106	14	52	40	160	4% with AHSC	\$ 10,195,296	\$ -	\$ 1,000,000	\$ -	\$ 13,115,899	52	30% 1 6 4 (S8) 30% 0 0 0 40% 2 11 8 (S8) 40% 0 0 0 50% 5 8 8 (S8) 50% 3 14 4 60% 0 0 0 (S8) 60% 3 12 16
Parcel 2 - Phase 2 Family	77	31	17	29	100	4% with AHSC	\$ 9,722,186	\$ -	\$ -	\$ -	\$ 7,207,875	38	30% 3 2 3 (S8) 30% 0 0 0 40% 6 4 6 (S8) 40% 0 0 0 50% 7 2 5 (S8) 50% 6 6 5 60% 0 0 0 (S8) 60% 9 2 10
Parcel 2 - Phase 3 Family	71	35	14	22	90	4% with AHSC	\$ 14,565,652			\$ -	\$ -	35	30% 2 2 3 (S8) 30% 0 0 0 40% 6 3 5 (S8) 40% 0 0 0 50% 6 1 3 (S8) 50% 12 3 3 60% 4 0 0 (S8) 60% 5 4 8
Total	465	223	103	139			\$ 44,999,712	\$ 2,500,000	\$ 2,000,000	\$ 10,000,000	\$ 20,323,774	284	