

To: Members of the Community Preservation Committee

From: Jennifer Van Campen, Executive Director, CAN-DO

Date: May 18, 2017

Updated CPA Funding Request & Sources for 236 Auburn Street

The CPC proposal submitted by CAN-DO on April 28, 2017 requested \$945,600 in CPA funds for historic preservation and affordable housing at 236 Auburn Street in Auburndale. The below explains a small modification of that request.

The Department of Planning and Development's Housing Division staff has reviewed the development budget and funding sources for 236 Auburn Street and has recommended changes based upon the City's CDBG and HOME allocations and the regulations governing those programs. In the original proposal, CAN-DO requested \$472,800 in CPA historic preservation funds and \$472,800 in CPA affordable housing funds for a total CPA request of \$945,600. Given that the CDBG funding will be used to fund demolition, site improvements, and the rehabilitation of the historic structure, staff recommended reducing the CPA funding for historic preservation and reallocating these funds towards CPA-funded affordable housing.

The proposed reallocation will increase the total CPA request by \$32,100 or 3.4%. The CPA funding request as originally proposed by CAN-DO and the current CPA funding request as recommended by Housing Division staff are detailed in the table below.

Original Proposal		Currently Proposed (Housing Division Recommendation)	
CPA Historic	\$472,800	CPA Historic	\$300,000
CPA Housing	\$472,800	CPA Housing	\$677,700
Total Request	\$945,600	Total CPA Request	\$977,700

All currently proposed funding sources for the project, including CDBG and HOME funds and state and private funding, are included in the table below.

Original Proposal		Currently Proposed (Housing Division Recommendation)	
CPA Historic	\$472,800	CPA Historic	\$300,000
CPA Housing	\$472,800	CPA Housing	\$677,700
CDBG	\$1,000,000	CDBG	\$1,020,000
HOME	\$500,000	HOME	\$447,900
Facilities Consolidation Funds	\$659,995	Facilities Consolidation Funds	\$659,995
Sale to Barry Price Center	\$450,000	Sale to Barry Price Center	\$450,000
Total Request	\$3,555,595	Total Request	\$3,555,595

The proposed reallocation of funding will allow the CPA housing funds to be used towards the two new rental units in the duplex building as well funding to support the construction of the five-bedroom congregate residence that will be owned by the Barry Price Center.

We appreciate your consideration.

Development budget attached, updated to reflect this change.

Updated version rec'd by CPC staff 19 May 2017					
Auburn Street					
USES	Total	Congregate	Historic	Family	Total
ACQUISITION					
Acquisition: Land	900,000	234,633	97,196	147,851	479,680
Acquisition: Building			420,320		420,320
Acquisition: Carrying Costs	45,000	22,012	9,118	13,870	45,000
Acquisition Subtotal	945,000	256,645	526,634	161,721	945,000
CONSTRUCTION					
Direct Construction	1,539,275	620,158	462,818	456,299	1,539,275
Demolition & Site work	243,601	98,144	73,244	72,213	243,601
Construction Contingency (5-15%)	154,253	62,016	69,423	22,815	154,253
Construction Subtotal	1,937,129	780,318	605,485	551,327	1,937,129
SOFT COSTS					
Architecture & Engineering	176,182	86,179	35,699	54,304	176,182
Survey & Permits	20,000	9,783	4,053	6,165	20,000
Clerk of the Works	-	-	-	-	-
Environmental Engineering	25,000	12,229	5,066	7,706	25,000
Bond Premium	-	-	-	-	-
Legal - Developer Only	25,000	12,229	5,066	7,706	25,000
Title / Recording	10,000	4,891	2,026	3,082	10,000
Accounting & Cost Certification	-	-	-	-	-
Marketing & Rent-up	3,000	-	900	2,100	3,000
Real Estate Taxes	9,812	4,800	1,988	3,024	9,812
Insurance	10,000	4,891	2,026	3,082	10,000
Relocation	-	-	-	-	-
Appraisal	-	-	-	-	-
Security	-	-	-	-	-
Construction Loan Interest	-	-	-	-	-
Inspecting Engineer	9,000	4,402	1,824	2,774	9,000
Fees: Construction Loan	-	-	-	-	-
Fees: Permanent Loan	-	-	-	-	-
Development Consultant	10,000	4,891	2,026	3,082	10,000
Other: Lender Legal	5,000	2,446	1,013	1,541	5,000
Other: LIP app fee	3,000	1,467	608	925	3,000
Soft Cost Contingency 10%	30,599	14,821	6,229	9,549	30,599
Soft Costs Subtotal	336,594	163,029	68,524	105,041	336,594
Subtotal Acq. + Const. + Soft	3,218,723	1,199,992	1,200,643	818,089	3,218,723
DEVELOPER FEE % OH, RESERVES					
Developer Overhead 5%	160,936	60,000	60,032	40,904	160,936
Developer Fee 5%	160,936	60,000	60,032	40,904	160,936
Capitalized Operating Reserves	15,000		4,500	10,500	15,000
Subtotal Dev Fee & OH, Reserves	336,872	119,999	124,564	92,309	336,872
TOTAL DEVELOPMENT COST	3,555,595	1,319,991	1,325,207	910,398	3,555,595
	per unit	263,998	1,325,207	455,199	
		5	1	2	
	per unit across all				444,449
	per bedroom across all				273,507

