

Property Identification and Project Summary

Development Site ID#	Address	Type of Home (Ex: single family, duplex, townhome or condo)	New Construction or Rehab Cost	Square Foot Total	# of Units	# of Bedrooms	# of Baths
<i>#Ex: 1</i>	<i>123 ABC Street NW</i>	<i>Single Family</i>	<i>New Construction</i>	<i>2,100</i>	<i>1</i>	<i>3</i>	<i>2</i>

Calculating Affordability - Homeownership

Note: This form must be completed for EACH Unit Type (i.e. 1 BDR, 2BDR)

This spreadsheet is provided to help calculate the affordability.

PLEASE MAKE ADJUSTMENTS TO THE AFFORDABILITY SPREADSHEET AS APPROPRIATE

(Highlighted Fields may be changed to reflect developers assumptions for the sale of units)

Monthly Payment Analysis		Rate	Payment / Cost
Purchase Price			\$ 160,000
Buyer Down Payment		3.50%	\$ 5,600
Amount of Mortgage Loan:		4.00%	\$ 6,400
Principal and Interest Payment on Mortgage:		6.00%	\$ 154,400
FHA Mortgage Insurance Premium:			\$925.71
Homeowners Hazard Insurance:		0.65%	\$ 86.67
Property Taxes and Homestead Exemption:		0.88%	\$ 67.83
Condominium Fee:	<i>Cost per SF</i>	\$ 0.40	\$ 360
	To Calculate Condo Fee:	<i>Square footage</i>	900
		<i>Bedrooms</i>	2
	<i>Household Size / Max # of People per Bedroom</i>		4
Monthly Payment:			\$ 1,440

Affordability Analysis						
Household Size	Yearly Payment	Yearly income	Uncapped AMI	Affordability	% Income	
6	\$ 17,282	\$ 57,608	\$ 124,200	46.4%	0.3	
5	\$ 17,282	\$ 57,608	\$ 113,850	50.6%	0.3	
4	\$ 17,282	\$ 57,608	\$ 103,500	55.7%	0.3	
3	\$ 17,282	\$ 57,608	\$ 93,150	61.8%	0.3	
2	\$ 17,282	\$ 57,608	\$ 82,800	69.6%	0.3	
1	\$ 17,282	\$ 57,608	\$ 72,450	79.5%	0.3	

Source and Uses (Rental and Homeownership)

0

Note: This form must be completed for EACH Development Site.

Project Name:		Developer:	
Site Address:		CDC	N/A
Total Units	0	Prepared by:	0
Start Date:		Location	Date:

DEVELOPMENT BUDGET: SOURCES

Predevelopment

Sources	Take Out	Position	Rate	Term YR	Amount
Lender					0
Lender					0
Equity					0
Other:					0
SUBTOTAL					\$0

Acquisition

Sources	Take Out	Position	Rate	Term YR	Amount
		1st	0.00%	0.00	0
SUBTOTAL					\$0

Construction (Hard and Soft Costs)

Sources	Take Out	Position	Rate	Term YR	Amount
		2nd	0.00%	0.00 ##	0
Other		3rd	0.00%	0.00	0
Equity			0.00%	0.00	0
SUBTOTAL					\$0

Sources of Fees Paid After Construction Completion

Sources	Uses	Amount
Lender	Reserves	0
Equity	Dev. Fees	0
Equity	Other: Sinking Fund	0
Other:	Other:	0
SUBTOTAL		\$0

Total Development Cost \$0

PERMANENT FINANCING

Sources	Position	Rate	Term YR	PMT/YR	Amount
	0 1st	0.00%	0.00	0	0
	0 2nd	0.00%	0.00	0	0
Other	3rd	0.00%	0.00	0	0
Equity Dev. Fee		0.00%	0.00	0	0
Partnership Equity		0.00%	0.00	0	0
TOTAL					\$0

Note:

DEVELOPMENT BUDGET: USES

Predevelopment

	Total	Per Unit
Site Appraisal	0	#DIV/0!
Environmental	0	#DIV/0!
Earnest Money	0	#DIV/0!
Other:	0	#DIV/0!
SUBTOTAL	\$0	#DIV/0!

Acquisition

Buildings	0	#DIV/0!
Land	0	#DIV/0!
Carrying Charges	0	#DIV/0!
Title and Recording	0	#DIV/0!
Real Estate Taxes	0	#DIV/0!
Other	0	#DIV/0!
SUBTOTAL	\$0	#DIV/0!

Construction

Hard Cost

Site Work	0	#DIV/0!
Demolition	0	#DIV/0!
Foundation Walls	0	#DIV/0!
Street Utilities	0	#DIV/0!
Masonry/Concrete	0	#DIV/0!
Roof and Gutters	0	#DIV/0!
Siding	0	#DIV/0!
Insulation/Waterproofing	0	#DIV/0!
Windows and Doors	0	#DIV/0!
Rough Carpentry	0	#DIV/0!
Finish Carpentry	0	#DIV/0!
Painting and Drywall	0	#DIV/0!
Plumbing	0	#DIV/0!
Electrical	0	#DIV/0!
HVAC	0	#DIV/0!
Tile and Flooring	0	#DIV/0!
Appliances and Accessories	0	#DIV/0!
Landscaping	0	#DIV/0!
Fencing and Security	0	#DIV/0!
Residential - Subtotal (Rows 35-51)	0	#DIV/0!
Commercial	0	#DIV/0!
General Conditions	0	#DIV/0!
Contractor's Overhead	#DIV/0!	0
Contractor's Profit	#DIV/0!	0
Bond Premium	0	#DIV/0!
Contingency	#DIV/0!	0
SUBTOTAL	\$0	#DIV/0!

Soft Cost

Accounting and Audit	0	#DIV/0!
Acq./Construction Interest	0	#DIV/0!
Acq./Construction Loan /misc fees	0	#DIV/0!
Appraisal Fee	0	#DIV/0!
Architect and Engineering	0	#DIV/0!
Bank Engineer/Inspection	0	#DIV/0!
Permit Expeditor	0	#DIV/0!
Construction Bond	0	#DIV/0!
Construction Interest	0	#DIV/0!
Consultant	0	#DIV/0!
DCHFA Fees	0	#DIV/0!
Developer's Fee	#DIV/0!	0
Environmental Survey	0	#DIV/0!
Furniture (example unit)	0	#DIV/0!
Insurance Builder's Risk & Bldg	0	#DIV/0!
Insurance Liability	0	#DIV/0!
Lender Fees	0	#DIV/0!
Legal Fees (Borrower's Legal Council)	0	#DIV/0!
Legal Lender	0	#DIV/0!
Market Study	0	#DIV/0!
Marketing/Advertising/Merchandising	0	#DIV/0!
Misc/Lender Fees	0	#DIV/0!
Operating Reserve	0	#DIV/0!
Organizational Costs	0	#DIV/0!
Permits and Fees	0	#DIV/0!
Rent-Up Reserve	0	#DIV/0!
Replacement Reserve	0	#DIV/0!
Security	0	#DIV/0!
Soft Cost Contingency	#DIV/0!	0
Survey	0	#DIV/0!
Syndication Fee	0%	0
Tax Credit Application Fee	0	#DIV/0!
Taxes - Real Estate	0	#DIV/0!
Title & Recording	0	#DIV/0!
SUBTOTAL	\$0	#DIV/0!

SUBTOTAL Hard and Soft \$0 #DIV/0!

Total Development Cost \$0 #DIV/0!

Rental Operating Proforma

Note: This form must be completed for EACH Rental Development Site.

Project Name:		Developer:	0
Site Address:		CDC:	N/A
Total Units:	0	Prepared by:	
Start Date:	TBD	Location:	0
		Date:	

MONTHLY RENTAL INCOME			Percent of income applied towards rent.				Family Size and Area Median Income Affordability Analysis							
APT. TYPE	# of Units	Rent/mt	Rent	Utility Allowance	Total Rent + Utility/mt	30% Affordable to Inc. level	1	2	3	4	5	6	7	8
							71,890	82,160	92,430	102,700	112,970	123,240	133,510	143,780
0 BR	0	0	0	0	0	0								
1 BR/1 BA	0	0	0	0	0	0								
1 BR/B	0	0	0	0	0	0								
2 BR/A	0	0	0	0	0	0								
2 BR/B	0	0	0	0	0	0								
2 BR/C	0	0	0	0	0	0								
3 BR/A	0	0	0	0	0	0								
3 BR/B	0	0	0	0	0	0								
Bal units/avg rent	0	0	0	0	0	0								
2BR Market Rent	0	0	0	0	0	0								
3BR Market Rent	0	0	0	0	0	0								
Other	0	0	0	0	0	0								
Super/Manag. Units	0	0	0	0	0	0								
TOTAL	0	0	\$0											
Interest Income	0	0	0											
Laundry:	0	0	0											
TOTAL MONTHLY INCOME:			\$0											

INCOME ANALYSIS	No. Months	Initial Yr. (Construction)	Assumption: Income 102.00%																			
			Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	Yr 16	Yr 17	Yr 18	Yr 19	Yr 20
ANNUAL RENTAL INCOME	12	\$0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vacancy Loss	2.50%	\$0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ANNUAL COMM. INCOME	12	\$0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vacancy Loss	0.00%	\$0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL Effective Gross Income		\$0	\$0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

ANNUAL OPERATING EXPENSES	No. Months	Initial Yr. (Construction)	Assumption: Expenses 103.00%																			
			Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	Yr 16	Yr 17	Yr 18	Yr 19	Yr 20
Administrative																						
Superintendent		\$0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Payroll Taxes		\$0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Office Supply		\$0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal (contract review)		\$0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Audit		\$0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Real Estate Taxes		\$0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Management Fee	#DIV/0!	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Advertising/Marketing all non-salary		\$0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Insurance and other taxes		\$0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Telephone		\$0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
All Misc. Expenses		\$0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal Administrative		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance																						
Extermination		\$0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Janitor/Cleaning		\$0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Garbage & Trash Removal		\$0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ground Maintenance (Trash & Landscape)		\$0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Repairs (Contract)		\$0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HVAC Maintenance		\$0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Reserves Operating		\$0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Reserves Replacement		\$0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
All Operating and Maintenance Expenses		\$0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Snow Removal/Misc.		\$0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal Maintenance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities																						
Electricity		\$0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gas (Hot Water)		\$0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water/Sewer Charges		\$0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
All Utility Expenses		\$0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other		\$0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal Utilities		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL OPERATING EXPENSES:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PER UNIT	#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
NET OPERATING INCOME		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service																						
Debt Service Coverage	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
NET CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

RESERVES	No. Months	Initial Yr. (Construction)	Assumption: Int. Rate 102.00%																			
			Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	Yr 16	Yr 17	Yr 18	Yr 19	Yr 20
Reserves Operating Acc. Balance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserves Replacement Acc. Balance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

CAP RATE:	
Offer Price:	
IRR	#NUM!

Note: The Offer Price of the Asset to the District = Cash flow / Capitalization Rate

Rental Operating Proforma

Note: This form must be completed for EACH Rental Development Site.

Project Name: _____
 Site Address: _____
 Total Units: 0
 Start Date: TBD

MONTHLY RENTAL INCOME		Percent of income applied to	
APT. TYPE	# of Units	Rent/mt	Utility Allowance
0 BR	0	0	0
1 BR/1 BA	0	0	0
1 BR/B	0	0	0
2 BR/A	0	0	0
2 BR/B	0	0	0
2 BR/C	0	0	0
3 BR/A	0	0	0
3 BR/B	0	0	0
Bal units/avg rent	0	0	0
2BR Market Rent	0	0	0
3BR Market Rent	0	0	0
Other	0	0	0
Super/Manag. Units	0	0	0
TOTAL	0	\$0	
Interest Income	0	0	
Laundry:	0	0	
TOTAL MONTHLY INCOME:		\$0	

INCOME ANALYSIS	No. Months	Initial Yr. (Construction)	Assumption:												
			Yr 1	Yr 21	Yr 22	Yr 23	Yr 24	Yr 25	Yr 26	Yr 27	Yr 28	Yr 29	Yr 30		
ANNUAL RENTAL INCOME	12	\$0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vacancy Loss	2.50%	\$0	0	0	0	0	0	0	0	0	0	0	0	0	0
ANNUAL COMM. INCOME	12	\$0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vacancy Loss	0.00%	\$0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL Effective Gross Income		\$0	\$0	0	0	0	0	0	0	0	0	0	0	0	0

ANNUAL OPERATING EXPENSES		Assumption:										
		Yr 1	Yr 21	Yr 22	Yr 23	Yr 24	Yr 25	Yr 26	Yr 27	Yr 28	Yr 29	Yr 30
<i>Administrative</i>												
Superintendent	\$0	0	0	0	0	0	0	0	0	0	0	0
Payroll Taxes	\$0	0	0	0	0	0	0	0	0	0	0	0
Office Supply	\$0	0	0	0	0	0	0	0	0	0	0	0
Legal (contract review)	\$0	0	0	0	0	0	0	0	0	0	0	0
Audit	\$0	0	0	0	0	0	0	0	0	0	0	0
Real Estate Taxes	\$0	0	0	0	0	0	0	0	0	0	0	0
Management Fee	#DIV/0!	0	0	0	0	0	0	0	0	0	0	0
Advertising/Marketing all non-salary	\$0	0	0	0	0	0	0	0	0	0	0	0
Insurance and other taxes	\$0	0	0	0	0	0	0	0	0	0	0	0
Telephone	\$0	0	0	0	0	0	0	0	0	0	0	0
All Misc. Expenses	\$0	0	0	0	0	0	0	0	0	0	0	0
Subtotal Administrative	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Maintenance</i>												
Extermination	\$0	0	0	0	0	0	0	0	0	0	0	0
Janitor/Cleaning	\$0	0	0	0	0	0	0	0	0	0	0	0
Garbage & Trash Removal	\$0	0	0	0	0	0	0	0	0	0	0	0
Ground Maintenance (Trash & Landscape)	\$0	0	0	0	0	0	0	0	0	0	0	0
Repairs (Contract)	\$0	0	0	0	0	0	0	0	0	0	0	0
HVAC Maintenance	\$0	0	0	0	0	0	0	0	0	0	0	0
Reserves Operating	\$0	0	0	0	0	0	0	0	0	0	0	0
Reserves Replacement	\$0	0	0	0	0	0	0	0	0	0	0	0
All Operating and Maintenance Expenses	\$0	0	0	0	0	0	0	0	0	0	0	0
Snow Removal/Misc.	\$0	0	0	0	0	0	0	0	0	0	0	0
Subtotal Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Utilities</i>												
Electricity	\$0	0	0	0	0	0	0	0	0	0	0	0
Gas (Hot Water)	\$0	0	0	0	0	0	0	0	0	0	0	0
Water/Sewer Charges	\$0	0	0	0	0	0	0	0	0	0	0	0
All Utility Expenses	\$0	0	0	0	0	0	0	0	0	0	0	0
Other	\$0	0	0	0	0	0	0	0	0	0	0	0
Subtotal Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL OPERATING EXPENSES:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>PER UNIT</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>
NET OPERATING INCOME		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service		\$0	0	0	0	0	0	0	0	0	0	0
Debt Service Coverage	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
NET CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

RESERVES		Assumption:										
		Yr 1	Yr 21	Yr 22	Yr 23	Yr 24	Yr 25	Yr 26	Yr 27	Yr 28	Yr 29	Yr 30
Reserves Operating Acc. Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserves Replacement Acc. Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

CAP RATE: _____
Offer Price: _____
 Note: The Offer Price of the Asset to the District = Cash flow / Capitalization Rate
IRR #NUM!

Land Residual For Development Sites - HOMEOWNERSHIP

Note: This form must be completed for EACH Homeownership Development Site. Two Forms are provided below.

	Development Site #						Development Site #					
	Site Summary	Unit Type A	Unit Type B	Unit Type C	Unit Type D	Unit Type E	Site Summary	Unit Type A	Unit Type B	Unit Type C	Unit Type D	Unit Type E
Unit Type Description (see key)												
Number of Units to be developed	0	0	0	0	0	0	0	0	0	0	0	0
Total Estimated Sq Ft per unit	0	0	0	0	0	0	0	0	0	0	0	0
A. Proposed Sales Price												
Sales Price to Homebuyer	0	0	0	0	0	0	0	0	0	0	0	0
Total Sale Price By Unit Type	0	0	0	0	0	0	0	0	0	0	0	0
(Seller Closing Costs)	0						0					
(Commissions)	0						0					
Gross Sales Proceeds Per Unit	0	0	0	0	0	0	0	0	0	0	0	0
Gross Sales Proceeds Per Unit Type	0	0	0	0	0	0	0	0	0	0	0	0
B. Predevelopment & Acquisition Costs												
Total Constr. & Cont. Per Unit		0	0	0	0	0		0	0	0	0	0
Total Constr & Cont Per Unit Type - ALL	0	0	0	0	0	0	0	0	0	0	0	0
B. Hard Construction Costs												
Total Hard Costs Per Unit		0	0	0	0	0		0	0	0	0	0
Total Hard Costs Per Unit Type - ALL	0	0	0	0	0	0	0	0	0	0	0	0
C. Soft Costs												
Total Soft Costs Per Unit		0	0	0	0	0		0	0	0	0	0
Total Soft Costs Per Unit Type - ALL	0	0	0	0	0	0	0	0	0	0	0	0
SC/GC Costs Per SF	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
D. Total Development Costs												
Total Development Costs Per Unit		0	0	0	0	0		0	0	0	0	0
Total Development Costs by Unit Type - ALL	0	0	0	0	0	0	0	0	0	0	0	0
Total Dev. Costs Per SF	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
F. Calculation of Land Residual												
Land Residual Per Unit Type	0	0	0	0	0	0	0	0	0	0	0	0
G. Offer Price to City												

KEY	
Efficiency	E
1 Bedroom	1BR
2 Bedroom	2BR
3 Bedroom	3BR
4 Bedroom	4BR

FOR THE PURPOSES OF THIS DISPOSITION
ALL AFFORDABLE UNITS MUST BE 750 SQ FT

* PLEASE DELETE ALL COLUMNS NOT USED. SO AVOID ANY FORMULA ERRORS IN YOUR SUBMISSION

PADD Residential Design & Performance Standards

Provide description of equipment/appliances/products.

If this list is to be used for all houses / units in the Development site, enter it one time.

	Property ID #	Property ID #	Property ID #	Property ID #	Property ID #
Insulation					
Roofing					
Exterior Doors					
Indoor Air Quality					
Windows					
Appliances					
Cabinets/Countertops					
Water Heater					
Plumbing Fixtures					
Furnaces					
Electrical					
Other					

The District of Columbia is committed to sustainable development practices that maximize energy efficiency and provide healthy living environments. Accordingly, PADD has incorporated sustainable, high-performance development requirements to our development requirements. These additional requirements are listed below and outlined in greater detail in the Solicitation.

Developers note the usage of high-performance products / techniques in your project summaries.

Indoor Air Quality

*Include carbon monoxide detectors in garage (if proposing a garage).

*Include the use of exhaust fans and ventilation in the home.

Water

*Water conserving fixtures such as low flow toilets, low flow shower heads, etc.

Additional information on sustainable residential development can be found at www.greencommunitiesonline.org or by contacting the DC Office of Planning at (202) 535-1556.

Project Name	Prior DHCD/PADD experience Yes/No	Location	Status	Est. Completion Date	Size (# Units)	Scope (New Construction, rehab, commercial, residential, mixed use)	Total Development Cost (including acquisition)

GREEN COMMUNITIES PROJECT OVERVIEW WORKSHEET

Project Name	<blank>	Organization Name	<blank>
Project Address	<blank>	Organization Contact	<blank>
Project Status	<blank>	Date	<blank>

PROJECT OVERVIEW WORKSHEET: This document provides a brief overview of the building, including major systems. It is considered a quick way to assess the context in which the Green Communities criteria will be implemented. Please provide the basic building information as requested below.

This worksheet must be filled out and submitted before the construction start date. For additional information on how to submit go to www.greencommunitiesonline.org/tools/certification/

****Gray text** within the spreadsheet indicates the type of information that could occupy that cell. It is not intended to be left in your final submission documents.

Building Overview				
BUILDING ENVELOPE	Primary Envelope Material	Describe primary building cladding system		
	Foundation	Please identify the assembly type for this component and its associated minimum R-value as required by your building code		
	Wall(s)	Please identify the assembly type for this component and its associated minimum R-value as required by your building code		
	Roof	Please identify the assembly type for this component and its associated minimum R-value as required by your building code		
	Windows	Please indicate U-Value, Air Infiltration rate of window system(s), and the SHGC (solar heat gain coefficient)		
	Doors	Please indicate U-Value and Air Infiltration Rate of exterior doors and entry systems		
MECHANICAL SYSTEMS		System Type	Fuel Type	Additional Explanation (i.e. multiple systems, alternative fuel source)
	Heating System			
	Cooling System			
	Hot Water			

Alternative Water Sources	If applicable, please identify any systems for alternative water sources and the expected volume to subsidize municipal supply
Ventilation	Please identify systems and measures as required by your building code to ensure proper indoor air quality

Building Data		
BUILDING DATA	Tenancy	
	Current occupancy percentage	
	Year of Most Recent Substantial Rehabilitation or Adaptive Reuse	
	Does the building contain the following?	
	Hallways/lobbies/stairwells	
	Elevator	
	Community room(s)	
	Basement	
	Laundry room(s)	
	Office(s)	
	Commercial kitchen	
	Exercise room	
	Swimming pool	
	Parking garage (indoor)	
	Parking lot (outdoor)	
	Irrigated Lawn/Landscaping	
	Retail Space(s)	
	Who pays tenant electricity, cooling, heating and hot water?	
	Electric Meter Type	
	Natural Gas Meter Type	
Water Meter Type		
Fuel for Clothes Dryers		
Number of units w/ in-unit laundry		
Total number of common laundry rooms		
Total number of elevators		

Building Code(s) and applicable Green Building/Public Incentive Programs	
Enter the Building Code(s), Energy Code, Green Building Standard(s), and/or Public Incentive program you are required to build in compliance with.	
Building Code	
Energy Code	
Green Building standard	
Public Incentive program	

Project Name	<blank>	Organization Name	<blank>
Project Address	<blank>	Organization Contact	<blank>
Project Status	<blank>	Date	<blank>

INTENDED METHODS WORKSHEET: This worksheet identifies how the project team intends to incorporate all the Mandatory and adequate number of Optional Criteria into the development.

This worksheet must be filled out and submitted before the construction start date. For additional information on how to submit go to www.greencommunitiesonline.org/tools/certification/

INSTRUCTIONS:

- 1) Select an answer provided in the drop-down menu under Column D ("How Criterion will be implemented") for each criterion.
- 2) Explain special circumstances or request a waiver using Column E ("If necessary, describe deviations from intended approach"). This may include information on an approach proposed by the project team that does not appear as an option in the drop-down menu.
- 3) Indicate where the Criterion references can be found within the project documents in Column F and G ("Criteria Documentation"). This is required for Criterion 1.1b
- 4) Indicate the project team member who is responsible for documenting and ensuring the completion of the Criterion under Column 'H' (Champion).
- 5) Indicate the number of optional points being pursued by completing Column H ("Intended Points").
- 6) Complete by signing the Green Development Agreement at the bottom of this worksheet, which identifies the responsibilities of each project member by Green Communities Criteria category.

**Gray text within the spreadsheet (under "Green Development Agreement" section at bottom) indicates the type of information that could occupy that cell. It is not intended to be left in your final submission documents.

1: INTEGRATIVE DESIGN

Criteria Item	How Criterion will be implemented	If necessary, provide additional information or explanation of alternative approach to meeting this measure	Criteria Documentation		Champion	Intended Points
			Location of Measure in Project Documents	Spec page number / plan type for locating measure		
1.1a Green Development Plan: Integrative Design Meeting(s)						M
1.1b Green Development Plan: Criteria Documentation						M
1.2a Universal Design (New Construction only)						0
1.2b Universal Design (Substantial & Moderate Rehab only)						0
						0
						Intended Points

2: LOCATION + NEIGHBORHOOD FABRIC

Criteria Item	How Criterion will be implemented	If necessary, provide additional information or explanation of alternative approach to meeting this measure	Criteria Documentation		Champion	Intended Points
			Location of Measure in Project Documents	Spec page number / plan type for locating measure		
2.1 Site Sensitive Selection (New Construction Only)						M
2.2 Connections to Existing Development and Infrastructure (New Construction only, except for projects located on rural tribal lands, in colonias communities, or in communities of population less than 10,000)						M
2.3 Compact Development (New Construction Only)	Provide the net density and net density calculation for the project.					M
2.4 Compact Development	Provide the net density and net density calculation for the project.					0
2.5 Proximity to Services (New Construction only)						M
2.6 Preservation of and Access to Open Space						M
2.7 Preservation of and Access to Open Space						0
2.8 Access to Public Transportation	Provide a brief narrative that summarizes the location, quantity and type of public transportation choices around project site					0
2.9 Walkable Neighborhoods: Connections to Surrounding Neighborhood	Provide summary of the project's sidewalk and pathway connections to public spaces, open spaces or adjacent development					0
2.10 Smart Site Location: Passive Solar Heating / Cooling	Provide a brief narrative that describe passive solar heating/cooling tactics					0
2.11 Brownfield or Adaptive Reuse Site						0
2.12 Access to Fresh, Local Foods						0
2.13 LEED for Neighborhood Development certification						0
						0
						Intended Points

3: SITE IMPROVEMENTS

Criteria Item	How Criterion will be implemented	If necessary, provide additional information or explanation of alternative approach to meeting this measure	Criteria Documentation		Champion	Intended Points
			Location of Measure in Project Documents	Spec page number / plan type for locating measure		
3.1 Environmental Remediation						M
3.2 Erosion and Sedimentation Control <i>(Except for infill sites with buildable area smaller than one acre)</i>						M
3.3 Low Impact Development <i>(New Construction only)</i>						M
3.4 Landscaping						M
3.5 Efficient Irrigation and Water Reuse	Provide a brief narrative describing type of irrigation systems to be implemented					M
3.6 Surface Stormwater Management	Provide a brief narrative of the design strategies and systems that will be implemented, and indicate the calculated volume of water being retained, infiltrated, or harvested on site					0
						0 Intended Points

4: WATER CONSERVATION

Criteria Item	How Criterion will be implemented	If necessary, provide additional information or explanation of alternative approach to meeting this measure	Criteria Documentation		Champion	Intended Points
			Location of Measure in Project Documents	Spec page number / plan type for locating measure		
4.1 Water-Conserving Fixtures						M
4.2 Advanced Water-Conserving Appliances and Fixtures						0
4.3 Water Reuse						0
						0 Intended Points

5: ENERGY EFFICIENCY

Criteria Item	How Criterion will be implemented	If necessary, provide additional information or explanation of alternative approach to meeting this measure	Criteria Documentation		Champion	Intended Points
			Location of Measure in Project Documents	Spec page number / plan type for locating measure		
5.1a Building Performance Standard: Single family & Multifamily, 3 stories or fewer <i>(New Construction only)</i>						M
5.1b Building Performance Standard: Multifamily, 4 stories or more <i>(New Construction Only)</i>						M
5.1c Building Performance Standard: Single family & Multifamily, 3 stories or fewer <i>(Substantial and Moderate Rehab)</i>						M
5.1d Building Performance Standard: Multifamily, 4 stories or more <i>(Substantial and Moderate Rehab)</i>						M
5.2 Additional Reductions in Energy Use						0
5.3 Sizing of Heating and Cooling Equipment and Ducts						M
5.4 ENERGY STAR Appliances						M
5.5a Efficient Lighting: Interior Units						M
5.5b Efficient Lighting: Common Areas and Emergency Lighting <i>(all multifamily projects)</i>						M
5.5c Efficient Lighting: Exterior						M
5.6a Electricity Meter <i>(New Construction and Substantial Rehab only)</i>						M
5.6b Electricity Meter <i>(Moderate Rehab only)</i>						0

5.7a	Renewable Energy	Provide brief narrative describing the types of renewable energy system installed and the estimated percentage of energy it will provide for the overall energy demand of the project					0
5.7b	Photovoltaic / Solar Hot Water Ready						0
5.8	Advanced Metering Infrastructure						0
							0
							Intended Points

6: MATERIALS BENEFICIAL TO THE ENVIRONMENT

Criteria Item	How Criterion will be implemented	If necessary, provide additional information or explanation of alternative approach to meeting this measure	Criteria Documentation		Champion	Intended Points	
			Location of Measure in Project Documents	Spec page number / plan type for locating measure			
6.1	Low / No VOC Paints and Primers					M	
6.2	Low / No VOC Adhesives and Sealants					M	
6.3	Construction Waste Management	Provide a brief narrative that lists the materials in the Construction Waste Management Plan, the % recycled, salvaged, or diverted and the strategies to do so				M	
6.4	Construction Waste Management: Optional	Provide a brief narrative that lists the materials in the Construction Waste Management Plan, the % recycled, salvaged, or diverted and the strategies to do so				0	
6.5	Recycling Storage for Multifamily Project					0	
6.6	Recycled Content Material	Provide a brief narrative that summarizes the building materials made of recycled content material				0	
6.7	Regional Material Selection					0	
6.8	Certified, Salvaged and Engineered Wood Products					0	
6.9a	Reducing Heat-Island Effect: Roofing					0	
6.9b	Reducing Heat-Island Effect: Paving					0	
							0
							Intended Points

7: HEALTHY LIVING ENVIRONMENT

Criteria Item	How Criterion will be implemented	If necessary, provide additional information or explanation of alternative approach to meeting this measure	Criteria Documentation		Champion	Intended Points
			Location of Measure in Project Documents	Spec page number / plan type for locating measure		
7.1	Composite Wood Products that Emit Low / No Formaldehyde					M
7.2	Environmentally Preferable Flooring					M
7.3	Environmentally Preferable Flooring: Alternative Sources					0
7.4a	Exhaust Fans: Bathroom (New Construction and Substantial Rehab only)					M
7.4b	Exhaust Fans: Bathroom (Moderate Rehab only)					0
7.5a	Exhaust Fans: Kitchen (New Construction and Substantial Rehab only)					M
7.5b	Exhaust Fans: Kitchen (Moderate Rehab only)					0
7.6a	Ventilation (New Construction and Substantial Rehab only)					M
7.6b	Ventilation (Moderate Rehab only)					0
7.7	Clothes Dryer Exhaust					M
7.8	Combustion Equipment					M
7.9a	Mold Prevention: Water Heaters					M
7.9b	Mold Prevention: Surfaces					M
7.9c	Mold Prevention: Tub and Shower Enclosures					M
7.10	Vapor Barrier Strategies (New Construction and Rehab projects with foundation work only)					M
7.11	Radon Mitigation (New Construction and Substantial Rehab only)					M
7.12	Water Drainage (New Construction and Rehab projects replacing assemblies called out in Criterion only)					M
7.13	Garage Isolation					M

7.14	Integrated Pest Management	Provide a brief narrative that describes specific tactics and strategies used to for the Integrated Pest Management Plan					M
7.15	Lead-Safe Work Practices (Substantial and Moderate Rehab only)						M
7.16	Smoke-Free Building						0
							0
							Intended Points

8: OPERATIONS + MAINTENANCE

Criteria Item	How Criterion will be implemented	If necessary, provide additional information or explanation of alternative approach to meeting this measure	Criteria Documentation		Champion	Intended Points	
			Location of Measure in Project Documents	Spec page number / plan type for locating measure			
8.1	Building Maintenance Manual (all multifamily projects)	Provide a brief narrative of how this project specifically creates or fulfills the intentions of this criteria item				M	
8.2	Resident's Manual	Provide a brief narrative of how this project specifically creates or fulfills the intentions of this criteria item				M	
8.3	Resident and Property Manager Orientation	Provide a brief narrative of how this project specifically creates or fulfills the intentions of this criteria item				M	
8.4	Project Data Collection and Monitoring System					0	
							0
							Intended Points

**ENTERPRISE GREEN COMMUNITIES CRITERIA
TOTAL INTENDED POINTS**

0

Green Development Agreement: The following signatures provides a written commitment demonstrating that all parties involved in the execution and delivery of this project agree to be accountable to measures and strategies as outlined in application documents. Please place an "X" in every category where Green Development Team Members have delegated responsibilities

INSTRUCTIONS: The signatures of the "Intended Methods Worksheet" provide a written commitment demonstrating that all parties involved in the execution and delivery of this project agree to be accountable to delegated measures and strategies outlined in application documents. Please place an "X" in every category where Green Development Team Members have delegated responsibilities.

<Provide Signature of Green Development Team Member>	<Insert Date>
--	---------------

Project Manager: _____ <PRINT Green Development Team Member's Name>

Location + Neighborhood Fabric	
Site Improvements	
Water Conservation	
Energy Efficiency	
Materials	
Healthy Living Environments	
Operations + Maintenance	

<Provide Signature of Green Development Team Member>	<Insert Date>
--	---------------

Green Building Specialist: _____ <PRINT Green Development Team Member's Name>

Location + Neighborhood Fabric	
Site Improvements	
Water Conservation	
Energy Efficiency	
Materials	
Healthy Living Environments	
Operations + Maintenance	

<Provide Signature of Green Development Team Member>	<Insert Date>
--	---------------

Architect: _____ <PRINT Green Development Team Member's Name>

Location + Neighborhood Fabric	
Site Improvements	
Water Conservation	
Energy Efficiency	
Materials	
Healthy Living Environments	
Operations + Maintenance	

<Provide Signature(s) of Green Development Team Member(s)>	<Insert Date>
--	---------------

General Contractor: _____ <PRINT Green Development Team Member's Name(s)>

Location + Neighborhood Fabric	
Site Improvements	
Water Conservation	
Energy Efficiency	
Materials	
Healthy Living Environments	
Operations + Maintenance	

<Provide Signature(s) of Green Development Team Member(s)>	<Insert Date>
--	---------------

Engineer (MEP): _____ <PRINT Green Development Team Member's Name(s)>

Location + Neighborhood Fabric	
Site Improvements	
Water Conservation	
Energy Efficiency	
Materials	
Healthy Living Environments	
Operations + Maintenance	

<Provide Signature(s) of Green Development Team Member(s)>	<Insert Date>
--	---------------

Energy and/or Custom Specialist: _____ <PRINT Green Development Team Member's Name(s)>

Location + Neighborhood Fabric	
Site Improvements	
Water Conservation	
Energy Efficiency	
Materials	
Healthy Living Environments	
Operations + Maintenance	

