

AGENDA

Rebuilding Lives Funder Collaborative Meeting

May 20, 2010

11:30 am – 2:00 pm

Community Shelter Board

Time	Item	Presenter
11:30 am	Welcome <ul style="list-style-type: none"> • Meeting Notes from 2.18.10 (P) • Updated RLFC member list and contact information (A) 	Michelle Heritage Ward
11:35 am	Administrative Issues <ul style="list-style-type: none"> • FY10 Program Evaluation Summary (A) • FY10 Quarter 3 System & Program Indicator Report (H) • Semi-Annual Financial Report (A) • Approve CSB Awards for Supportive Housing & Adopt Funding Strategy (A) (R) • Approve Annual Plan & RLFC Policy Statements (A) (R) 	Lianna Barbu Michelle Heritage Ward
12:00 pm	Strategic Issues <ul style="list-style-type: none"> • Updates on Strategy Progress to Date <ul style="list-style-type: none"> ○ Unified Supportive Housing System (A) ○ Employment Strategy (A) ○ Re-entry Housing Advocacy – Incarcerated Populations ○ Coordinate Emergency Aid ○ Re-entry Housing Advocacy – Mental Health Population ○ Affordable Housing Campaign ○ Collaborative Outreach ○ Access to Benefits Strategy (A) ○ Increase Supportive Housing Units (A) ○ Centralized Point of Access for Single Adults (A) ○ Tier II (A) 	Lianna Barbu Mary Vail Sally Luken Matt Kosanovich Susan Lewis Kaylor Erika Clark Jones Dave Davis
1:00 pm	Project Development <ul style="list-style-type: none"> • NCR Commons at Buckingham & Commons at Livingston (A) (R) • CHN Inglewood Court (A) • YMCA Sunshine Terrace Replacement 	Dave Kayuha Susan Weaver TBD
1:30 pm	Adjourn	

Next RLFC Meeting: 11:30 am – 2:00 pm, Thursday, August 19, 2010

Other enclosures: Stable Families

(A) = Attachment (H) = Handout (P) = Previously Distributed (R) = Resolution



Rebuilding Lives Funder Collaborative Members

ORGANIZATION

ADAMH Board
Affordable Housing Trust Corporation of Columbus/Franklin County
Central Ohio Workforce Investment Corporation
City of Columbus, Administration
Columbus City Council
The Columbus Foundation
Columbus Public Health
Columbus Mayor's Office
Columbus Medical Association Foundation
Columbus Metropolitan Housing Authority
Community Shelter Board
Community Shelter Board, Board of Trustees
Corporation for Supportive Housing
Franklin Co. Administration
Franklin County Children Services
Franklin Co. Dept. of Job & Family Services
Franklin Co. Office on Aging
Franklin County Board of Developmental Disabilities
Mid-Ohio Regional Planning Commission
Ohio Capital Corporation for Housing
Osteopathic Heritage Foundations
United Way of Central Ohio
Veterans Administration
Veterans Service Commission

Member

David Royer
Steve Gladman
Suzanne Coleman-Tolbert
Kim Stands
Charleta B. Tavares
Emily Savors
Teresa Long
Erika Clark Jones
Phil Cass
Dennis Guest
Michelle Heritage Ward
Jeffrey R. Lyttle
Sally Luken
Jim R. Schimmer
Eric Fenner
David Migliore
Antonia Carroll
Jed Morison
Kathy Werkmeister
Hal Keller
Terri Donlin Huesman
Janet Jackson
John Glacken
Douglas Lay

Performance Ratings at a Glance

Program	Performance Rating
Homeless Prevention	
Gladden Community House - Homeless Prevention Program	High
Gladden Community House (HPRP) – Single Adult Prevention Program ¹	Not Rated
Communities In Schools – Stable Families	High
Communities In Schools – Stable Families Weinland Park Expansion ¹	Not Rated
CHN - ADAMH Prevention (HPRP) ¹	Not Rated
CHN – Prevention (HPRP) ¹	Not Rated
Coordinated Emergency Aid ¹	Not Rated
Emergency Shelters	
Family Shelters	
HFF – Family Shelter	Medium
VOAGO – Family Shelter	Medium
YWCA – Family Center	High
Single Adult Shelters	
LSS/Faith Mission - Centralized Point of Access ¹	Not Rated
LSS/Faith Mission - Single Adults Combined	High
Maryhaven Engagement Center	Medium
Southeast/FOH – Men’s Shelter	High
Southeast/FOH – Rebecca’s Place	Medium
VOAGO – Men’s Shelter	High
Outreach Specialist	
Maryhaven Outreach	Medium
Access to Benefits	
Benefits Partnership	Low
Transition Program	
CSB Transition	High
CHN Placement (HPRP) ¹	Not Rated
Direct Housing/Rapid Re-housing	
The Salvation Army - Family Housing Collaborative	High
The Salvation Army - Job2Housing ¹	Not Rated
Permanent Supportive Housing	
CHN – Briggsdale	High
CHN – Cassidy	High
CHN – Community ACT	High
CHN – East 5 th Avenue	High
CHN – Hotel St. Clair	High

¹ Program too new to be rated.

Program	Performance Rating
CHN/SE Leased Supportive Housing Program ¹	Not Rated
CHN – North 22 nd St.	High
CHN – North High St.	High
CHN – Parsons	High
CHN – RLPTI	High
CHN – Safe Havens	High
CHN – Southpoint Place	High
Maryhaven – Commons at Chantry	High
NCR – Commons at Grant	High
NCR – Commons at Buckingham ¹	Not Rated
Southeast – Scattered Sites	High
YMCA – Sunshine Terrace	High
YMCA – 40 West Long Street	High
YWCA – WINGS	High
Continuum of Care Programs (Non-CSB funded)	
Transitional Housing	
Amethyst – RSVP	High
Huckleberry House – Transitional Living Program	High
Southeast – New Horizons Transitional Housing	Medium
Pater Noster House – Transitional Housing	Low
VOAGO – Veterans Program	Medium
Permanent Supportive Housing	
CHN – Family Homes	High
CHN – Wilson	High
VOAGO – Family Supportive Housing	Medium
Shelter Plus Care	
Amethyst – SPC	Medium
Columbus AIDS Task Force – SPC TRA	High
CHN – SPC SRA	High
CHN – SPC TRA	High
LSS/Faith Mission – SPC SRA	High

¹ Program too new to be rated.

**Rebuilding Lives Funder Collaborative
Financial Status Report - Operations and Services
July 1, 2009 - December 31, 2009**

Budgeted Revenue (12 mos.) Sources of Funds	
CSB Sources	
City General RL	902,734
County RETF	925,934
United Way	223,247
Other Funders	191,755
Total CSB Sources	2,243,670
Partner Leverage Funds	7,504,634
Total	\$ 9,748,304

Actual Revenue (6 mos.) Sources of Funds		% Variance
CSB Sources		
City General RL	451,367	50%
County RETF	399,380	43%
United Way	107,038	48%
Other Funders	77,156	40%
Total CSB Sources	1,034,941	46%
Partner Leverage Funds	4,002,088	53%
Total	\$ 5,037,029	52%

07/09 - 06/10 Budget (12 Months)

7/09 - 12/09 Actual (6 Months)

	07/09 - 06/10 Budget (12 Months)			7/09 - 12/09 Actual (6 Months)			Overall Variance	CSB variance	
	Expenses	Total	Leveraged Funds	CSB Portion	Total	Leveraged Funds			CSB Portion
Supportive Housing									
1 CHN - E. Fifth Ave.		461,259	415,509	45,750	272,439	243,192	29,247	59%	64%
CHN - N. 22nd St.		221,568	151,592	69,976	94,963	63,064	31,899	43%	46%
CHN - N. High St.		449,259	294,361	154,898	217,468	139,174	78,294	48%	51%
CHN - Parsons		338,904	286,937	51,967	194,911	167,045	27,866	58%	54%
CHN - Cassady		110,487	56,312	54,175	58,338	30,455	27,883	53%	51%
CHN - RLPTI		866,148	806,817	59,331	421,193	390,528	30,665	49%	52%
1 CHN - St. Clair		292,486	229,507	62,979	178,797	149,080	29,717	61%	47%
CHN - Safe Havens		288,529	288,529	-	159,100	159,100	-	55%	0%
CHN - Community ACT		400,114	335,820	64,294	183,839	152,911	30,928	46%	48%
CHN - Briggsdale		520,094	520,094	-	280,544	280,544	-	54%	0%
2 CHN - Southpoint Place		1,130,671	1,063,619	67,052	541,144	508,009	33,135	48%	49%
3 MH - Commons at Chantry		629,291	592,378	36,913	482,850	462,780	20,070	77%	54%
NCR - Commons at Grant		514,935	439,172	75,763	303,563	263,715	39,848	59%	53%
4 SE - Scattered Sites		990,501	422,616	567,885	409,876	199,705	210,171	41%	37%
YMCA - Sunshine Terrace		785,852	412,273	373,579	385,260	205,850	179,666	49%	48%
YMCA - W. Long/PSH		896,072	385,837	510,235	466,659	224,155	242,504	52%	48%
YWCA WINGS		852,134	803,261	48,873	385,829	362,781	23,048	45%	47%
Total		\$ 9,748,304	\$ 7,504,634	\$ 2,243,670	\$ 5,036,773	\$ 4,002,088	\$ 1,034,941	52%	46%

**Rebuilding Lives Funder Collaborative
Financial Status Report - Supportive Housing**

Explanatory Notes

Period: July 1, 2009 - December 31, 2009

Note: This report is a summary of all Rebuilding Lives Partner Agency Semi-Annual Reports for the period beginning July 1, 2009 and ending December 31, 2009. CSB has verified all CSB expenses and CSB revenues and has compiled reported annual financial information from Rebuilding Lives Partner Agencies. This report is not intended to be a comprehensive Rebuilding Lives Funder Collaborative financial statement.

- 1 CHN - St. Clair:** HUD support revenue is over budget. The grant year ended 10/31/09 and a disproportionate amount of funds were used at that time. This was done by allocating CSB funds in excess of the amount needed for HUD SHP match to operations.
- 2 CHN - Southpoint Place:** CHN does not have access to revenue sources sent directly to the service partners. No FY10 funds were expended by CSB for the Southpoint Place project during this semi-annual period. Carryover funds remained from the prior fiscal year. A payment of \$25,193 was made in January to ADAMH. ADAMH reports expenditures for the semi-annual period of \$33,134.78.
- 3 MH - Commons at Chantry:** Maryhaven erroneously included \$393,328 as the budgeted expenses/in-kind revenues when the budget was prepared in April 2009. They should have used \$703,172. Had the correct number been used, the actual NCR expenses of \$354,064 would have been 50% of the budget. Because the NCR operating expenses are much larger than Maryhaven's portion of the project, this skews the ratio of funds used.
- 4 SE - Scattered Sites:** Scattered Sites CSB revenue was budgeted to include the new HUD program expected to begin July 1, 2009 and ramp up toward December 2009. This has not been the case, the program started in January 2010 due to HUD delays in contracting. Therefore, CSB revenue is under budget and will be for the entire fiscal year.

Overall: No significant concerns

**Rebuilding Lives Funder Collaborative
111 Liberty Street Suite 150
Columbus, Ohio 43215**

**Resolution of the Collaborative
May 20, 2010**

**RESOLUTION 1: FUNDING STRATEGY AND SUPPORTIVE HOUSING FUNDING AWARDS
FOR FY 2011**

WHEREAS, the staff of the Community Shelter Board has projected revenues and expenses for all Rebuilding Lives Permanent Supportive housing projects for FY 2011 (July 1, 2010 – June 30, 2011) to the extent that project sponsors submitted data;

WHEREAS, the projects remain cost efficient with comparable costs per unit to prior years;

WHEREAS, the Community Shelter Board will continue to prepare funding applications or requests to the City of Columbus, Franklin County Board of Commissioners, the United Way, the U. S. Department of Housing and Urban Development and other prospects from the public, philanthropic and corporate communities to support the services and operations of the supportive housing projects;

WHEREAS, CSB staff have conducted a fair and open process for Requests for Proposals for funding services related to shelter, housing services, and supportive housing, as governed by the CSB Board's Ends Policies and administrative procedures;

WHEREAS, the agencies requesting renewal funding have successfully operated programs in a manner that meets CSB's Partner Agency Standards; assist homeless persons to obtain and maintain housing; improve housing stability; increase client access to resources; and promote housing retention;

WHEREAS, each of the agencies have been found to be in full compliance with CSB Partner Agency Standards as of February 2009 and self-reported compliance as of January 2010 and all Rebuilding Lives supportive housing programs were rated as high performers for FY10;

THEREFORE, be it resolved, that the Funder Collaborative agrees to authorize grants for funding associated with providing supportive housing to disabled homeless individuals and families, and recommends approval of the FY 2011 funding strategy as presented;

FURTHERMORE, the Funder Collaborative authorizes the Community Shelter Board to submit funding proposals consistent with this strategy on its behalf.

Approved by voice vote.

Witnessed by:

Michelle Heritage Ward, Chair

Date

Rebuilding Lives:

Breaking the Cycle of Homelessness
Operations and Services

Projects Currently Operating or Funded
Fiscal Years
2010-2013

	FY '10 7/09-6/10	FY '11 7/10-6/11	FY '12 7/11-6/12	FY '13 7/12-6/13
PLANNED REVENUE				
¹ ADAMH	163,392	161,545	161,545	161,545
² City General	902,734	902,734	902,734	902,734
City HOME-TBRA	303,000	325,000	325,000	325,000
³ CMHA Public Housing Subsidy	391,900	391,900	391,900	391,900
⁴ CMHA Section 8-project based	1,129,824	895,352	895,352	895,352
⁴ CMHA Section 8-tenant based	540,807	483,383	483,383	483,383
Franklin County	925,934	893,123	893,123	893,123
HUD SHP	2,659,553	3,128,854	3,128,854	3,128,854
HUD SPC	81,809	116,181	116,181	116,181
Medicare and Medicaid	96,161	35,000	35,000	35,000
OCCH Grant	-	3,108	3,108	3,108
⁵ ODOD	193,579	193,579	193,579	193,579
ODMH	17,163	-	-	-
⁶ Tenant Rent	1,067,510	1,109,075	1,109,075	1,109,075
⁷ United Way of Central Ohio	305,328	218,315	218,315	218,315
⁸ Sponsor generated funds	283,805	208,272	208,272	208,272
Community Shelter Board-Other	91,883	228,272	213,419	206,419
⁹ Other	48,439	168,452	183,305	190,305
Total	9,202,821	9,462,144	9,462,144	9,462,144
EXPENSES				
Supportive Housing				
Briggsdale, Community Housing Network	371,496	359,740	359,740	359,740
¹¹ Commons at Buckingham, National Church Residences	-	582,087	582,087	582,087
Cassady Ave. Apts, Community Housing Network	110,487	84,827	84,827	84,827
¹⁰ Commons at Chantry, NCR/Maryhaven	629,291	235,963	235,963	235,963
Commons at Grant, National Church Residences	514,935	514,449	514,449	514,449
Community ACT, Community Housing Network	410,188	397,765	397,765	397,765
¹² CHN/SE Leased SHP	-	256,469	256,469	256,469
E. 5th Avenue, Community Housing Network	461,259	515,969	515,969	515,969
N. 22nd St. Apts, Community Housing Network	221,568	188,255	188,255	188,255
N. High St. Apts, Community Housing Network	411,822	401,865	401,865	401,865
Parsons Apartments, Community Housing Network	338,904	401,866	401,866	401,866
¹³ RL Leasing, Southeast	-	215,164	215,164	215,164
¹⁴ RLPTI	866,148	850,149	850,149	850,149
Safe Havens Apartments, Community Housing Network	288,529	275,765	275,765	275,765
¹⁵ Scattered Sites, Southeast, Inc.	990,501	731,517	731,517	731,517
St. Clair, Community Housing Network	291,316	323,452	323,452	323,452
Southpoint Place, Community Housing Network	650,136	526,575	526,575	526,575
Sunshine Terrace, YMCA	785,852	795,556	795,556	795,556
PSH @ 40 W. Long, YMCA	896,072	810,656	810,656	810,656
WINGS, YWCA	852,134	879,327	879,327	879,327
¹⁶ Contingency	112,183	114,728	114,728	114,728
Total	9,202,821	9,462,144	9,462,144	9,462,144
Funding Surplus/(Deficit)	0	0	0	0

The accompanying notes are an integral part of the financial projections presented above.

Rebuilding Lives:

Breaking the Cycle of Homelessness
Operations and Services
Projects Currently Operating or Funded
Fiscal Years
2010-2013

	FY '10 7/09-6/10	FY '11 7/10-6/11	FY '12 7/11-6/12	FY '13 7/12-6/13
CSB ONLY PLANNED REVENUE				
² City General	902,734	902,734	902,734	902,734
Franklin County	925,934	893,123	893,123	893,123
⁷ United Way of Central Ohio	223,843	170,000	170,000	170,000
HUD RL Leasing	211,459	215,164	215,164	215,164
Community Shelter Board - Other	91,883	228,272	213,419	206,419
Total	2,355,853	2,409,293	2,394,440	2,387,440
CSB ONLY EXPENSES				
Cassady Ave. Apts, Community Housing Network	54,175	49,098	49,098	49,098
Community ACT, Community Housing Network	64,294	74,485	74,485	74,485
E. 5th Avenue, Community Housing Network	45,750	58,459	58,459	58,459
N. 22nd St. Apts, Community Housing Network	69,976	55,001	55,001	55,001
N. High St. Apts, Community Housing Network	154,898	146,791	146,791	146,791
Parsons Apartments, Community Housing Network	51,967	61,413	61,413	61,413
¹⁴ RLPTI	59,331	40,940	40,940	40,940
St. Clair-Community Housing Network	62,979	77,183	77,183	77,183
Southpoint Place, Community Housing Network	67,052	60,000	60,000	60,000
¹⁵ Scattered Sites, Southeast, Inc.	567,885	317,797	317,797	317,797
¹³ RL Leasing, Southeast	-	215,164	215,164	215,164
¹² CHN/SE Leased SHP	-	21,853	7,000	-
¹⁰ Commons at Chantry, NCR/Maryhaven	36,913	36,913	36,913	36,913
Commons at Grant, National Church Residences	75,763	75,763	75,763	75,763
¹¹ Commons at Buckingham, National Church Residences	-	115,208	115,208	115,208
Sunshine Terrace, YMCA	373,579	373,579	373,579	373,579
PSH @ 40 W. Long, YMCA	510,235	466,045	466,045	466,045
WINGS, YWCA	48,873	48,873	48,873	48,873
¹⁶ Contingency	112,183	114,728	114,728	114,728
Total	2,355,853	2,409,293	2,394,440	2,387,440
Funding Surplus/(Deficit)	-	-	-	-

The accompanying notes are an integral part of the financial projections presented above.

S:\Rebuilding Lives Plan\Financial information\2011\Rebuilding Lives Funding Strategy_FY11Oper & Serv Strat-CSB Only

Rebuilding Lives: Breaking the Cycle of Homelessness

Financial Assumptions

General Assumptions and Comments

Revenues vary by source. Expenses are budgeted flat beginning in FY11. Expenses are based upon FY11 Rebuilding Lives program budgets for Supportive Housing Projects only. Non-supportive housing revenues and costs have been removed from the FY11 column. Only RLFC projects with RLFC funding commitments in FY11 are included in this document.

Assumed Revenue

¹ **ADAMH** – Includes funding to Briggsdale, Commons at Buckingham, Safe Havens, Commons at Chantry, and Southpoint Place.

² **City General Funds** – In FY11 CSB has budgeted to receive grants from the City for Rebuilding Lives in the total amount of \$902,734. The City has committed to the July – December, 2010 funding of \$451,367. January through June 2011 funding levels have not yet been determined.

³ **CMHA Public Housing Subsidy** – In FY11, this represents the approximate value of the operating subsidy (\$435/month/unit) associated with the cost of 75 units at Sunshine Terrace Apartments.

⁴ **CMHA Section 8** – Future Section 8 availability is contingent upon HUD funding.

⁵ **ODOD** – Funds provided to Briggsdale, Community ACT, Southpoint, and YWCA-WINGS programs.

⁶ **Tenant Rent** – Based upon project provided estimates. Tenants are expected to contribute 30% of their income (if applicable) towards rent or a \$50 monthly minimum at some projects.

⁷ **United Way** – Of the United Way contracted revenue, \$170,000 has been budgeted for FY11 to be received by CSB.

⁸ **Sponsor-Generated Funds** – Includes anticipated other revenue and fundraising by project sponsors.

⁹ **Other Income** – Includes interest income, laundry/vending income and non-government grants.

Expenses

¹⁰ Historically some costs for non-RL units have been included but are not included in FY11.

¹¹ **Commons at Buckingham, NCR** – New project in FY11

¹² **CHN/SE Leased SHP** – New project in FY11.

¹³ **RL Leasing, Southeast** – The budget for the 30 unit expansion of the Scattered Sites program was budgeted separately for FY11.

¹⁴ **RLPTI** – RLPTI is a partnership between Community Housing Network (CHN) and Southeast (SE). SE provides services to clients but SE does not associate dollar amounts with this project.

Rebuilding Lives: Breaking the Cycle of Homelessness

Financial Assumptions

¹⁵ **SE Scattered Sites** – FY10 Project budget included the expansion of 30 units funded by CSB via a HUD grant.

¹⁶ **Contingency** – Calculated based on 5% of CSB RL budget in FY11.

Rebuilding Lives Funder Collaborative
Unit Cost Matrix
2010-11

SORTED BY ON-GOING UNIT COST, THEN OPERATIONS UNIT COST, THEN SERVICE UNIT COST

Project Name/Sponsor(s)	# of units All	# of units RL	Total On-Going RL Costs	CSB Cost per RL Unit	Total On-Going RL Unit Cost	Total Front Desk Cost	Front Desk Unit Cost	Total Service Cost	Service Unit Cost	Total Operations Cost	Operations Unit Cost	On-site Services?	Staff Availability: Intensive, Moderate, Limited	Staff/Client Ratio: High, Medium, Low	Tenant Attributes: High, Medium, Low	Service Types	Single or Scattered Site Project
Safre Havens - CHN	13	13	275,765	-	21,213	116,166	8,936	16,820	1,294	142,779	10,983	Yes	Intensive	Medium	High	1,2,3	Single
Briggsdale Apartments - CHN	35	25	359,740	-	14,390	76,664	3,067	62,224	2,489	220,852	8,834	Yes	Intensive	Low	High	1,2,3	Single
Southpoint - CHN	80	46	526,575	1,304	11,447	85,026	1,843	97,568	2,123	343,881	7,476	Yes	Intensive	Medium	High	1,2,3,4	Scattered
Parsons Ave. - CHN	25	25	401,865	2,457	16,075	110,584	4,424	123,370	4,935	167,902	6,716	Yes	Intensive	Medium	High	1,2,3	Single
Commons at Chantry - Maryhaven	100	50	235,963	738	4,719	-	-	165,455	3,309	70,508	1,410	Yes	Moderate	Medium	Medium	1,2,3	Single
North High St. - CHN/NCMH	36	33	401,866	4,448	12,178	100,793	3,054	102,800	3,115	198,272	6,008	Yes	Intensive	Low	High	1,2,3	Single
East 5th Ave. - CHN	38	38	515,969	1,538	13,578	115,848	3,049	167,769	4,415	232,352	6,175	Yes	Intensive	Low	High	1,2,3,4	Single
St. Clair - CHN	31	26	323,452	2,969	12,440	79,730	3,067	44,196	1,700	199,526	7,674	Yes	Moderate	Low	High	1,2,3	Single
Cassady - CHN/CNHC	10	10	84,827	4,910	8,483	-	-	15,419	1,542	69,408	6,941	Yes	Moderate	Medium	Medium	1,2,3	Single
Scattered Sites - SE	90	90	731,517	3,531	8,128	-	-	159,134	1,768	572,383	6,360	No	Limited	Low	High	1,2	Scattered
RL Leasing - SE	30	30	215,164	7,172	7,172	-	-	-	-	215,164	7,172	No	Limited	Low	High	1,2	Scattered
Sunshine Terrace - YMCA	195	75	795,556	4,981	10,607	106,679	1,422	167,318	2,231	521,559	6,954	Yes	Intensive	Medium	Medium	1,2,3,4	Single
Commons at Grant - NGR	100	50	514,449	1,515	10,289	45,000	900	229,319	4,586	240,130	4,803	Yes	Moderate	Medium	Medium	1,2,3	Single
Commons at Buckingham - NGR	100	75	582,087	1,536	7,761	67,766	904	300,867	4,012	213,454	2,846	Yes	Moderate	Medium	Medium	1,2,3	Single
Community ACT - CHN	75	42	397,765	1,773	9,471	-	-	2,100	50	395,665	9,471	No	Intensive	Medium	High	1,2,3,4	Scattered
WINGS - YMCA	102	69	879,327	708	12,744	41,200	597	550,271	7,975	287,856	4,172	Yes	Intensive	Medium	Medium	1,2,3	Single
40 West Long St. - YMCA	403	105	810,656	4,439	7,721	56,613	539	185,122	1,763	568,921	5,418	Yes	Intensive	Medium	Medium	1,2,3	Single
RLPTI - CHN/SE/GNHC/VA	108	108	850,149	379	7,872	-	-	4,250	39	845,899	7,832	No	Intensive	Low	High	1,2,3,4	Scattered
North 22nd St. - CHN/VA/CAMH	30	30	188,255	1,833	6,275	-	-	26,996	900	161,259	5,375	No	Intensive	Low	Medium	1,2,3	Single
Leased SHP - CHN/SE	25	25	256,469	874	10,259	-	-	1,250	50	255,219	10,209	No	Intensive	Medium	Medium	1,2,3,4	Scattered
Total	1626	965	9,347,416														

MEAN:	2,617	10,641
MEDIAN:	1,803	10,274

2,542
2,123

6,636
6,828

Staff Availability:	
Intensive	2,414
Moderate	3,030
Limited	1,768

Operations Unit Cost Mean*	
9,419	
5,709	
6,766	

Service Types (provided directly by project):	
1. Crisis Intervention	
2. Service Coordination/Case Management	
3. Vocational/Employment Readiness	
4. Treatment by Healthcare Professional	

Staff Client Ratio:	
Medium	2,822
Low	1,803

8,077
8,451

Average per RL unit cost for single site projects:		10,208
Average per RL unit cost for scattered site projects:		8,732
Average per RL unit cost for all projects:		9,686

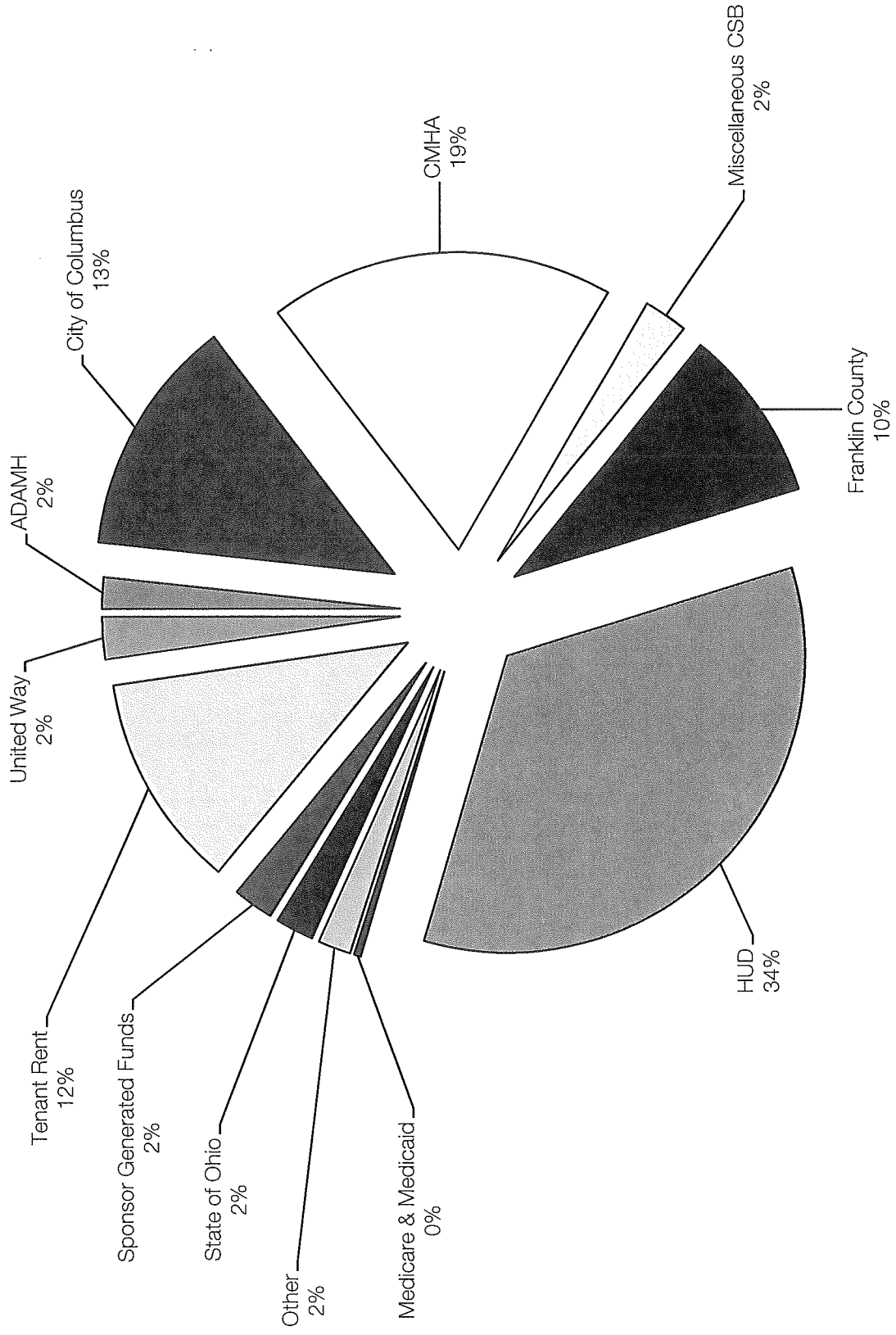
Tenant Attributes:	
High	1,993
Medium	2,930

10,185
5,832

*Includes front desk staff
**Operations Cost Mean includes Front Desk Cost, where applicable

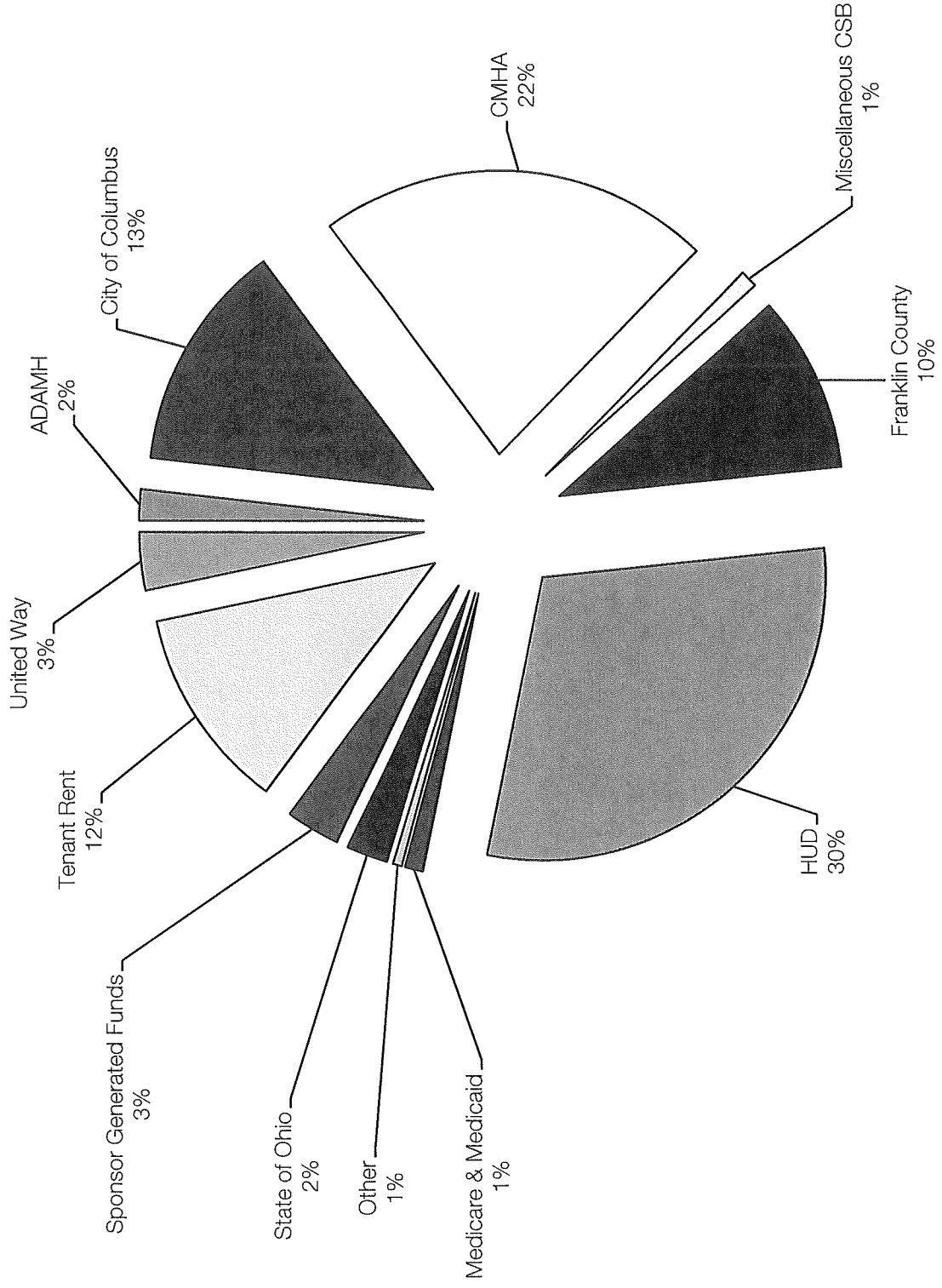
Rebuilding Lives:

Breaking the Cycle of Homelessness
Summary of Operations and Services Revenue, Fiscal Year 2011



Rebuilding Lives:

Breaking the Cycle of Homelessness
Summary of Operations and Services Revenue, Fiscal Year 2010



Rebuilding Lives Funder Collaborative
Operational and Cost Analysis
Framework and Definitions

1) Local and national unit cost analysis.

- a) Development cost
 - i) Per unit
 - ii) Rehab vs. new construction
- b) Ongoing operations and services cost
 - i) Front desk operations
 - (1) Per project
 - (2) Per unit
 - ii) Services (exclusive of front desk)
 - (1) Per project
 - (2) Per unit
 - iii) Operations (exclusive of front desk)
 - (1) Per project
 - (2) Per unit

2) Service level description

- a) On-site project staff (On-site includes scheduled staff presences as well as in-home case managers. Provider is employed by one of the project sponsors and has all or part of time dedicated to the project.)
- b) Availability of staff – categorize by ranges per week day and per weekend day
 - i) Intensive: services available 24/7
 - ii) Moderate: services available at least 10 hours per week day and at least 4 hours per weekend day
 - iii) Limited: services available less than 10 hours per week day
- c) Services provided – categorize by type
 - (1) Crisis intervention
 - (2) Service coordination/case management
 - (3) Vocational/employment readiness
 - (4) Treatment by healthcare professional (physical/AOD/SMD, etc)
- d) Tenant characteristics (Functionality within activities of daily living and employability)
 - i) High: more than 60% of tenants will have limited functionality and employability
 - ii) Medium: more than 30% but less than 60% of tenants will have limited functionality and employability
 - iii) Low: less than 30% of tenants will have limited functionality and employability

Rebuilding Lives: Breaking the Cycle of Homelessness

Operations and Services
 Projects Currently Operating or Funded
 Fiscal Years
 2010-2013

	# of RL Units	Total Units	FY10 7/09 - 6/10		FY11 7/10 - 6/11		FY12 7/11 - 6/12		FY13 7/12 - 6/13	
			Operations	Services	Operations	Services	Operations	Services	Operations	Services
Briggsdale, Community Housing Network	25	35	\$ 310,574	\$ 60,922	\$ 297,516	\$ 62,224	\$ 297,516	\$ 62,224	\$ 297,516	\$ 62,224
ADAMH			\$ 20,594	\$ 60,922	\$ 17,393	\$ 62,224	\$ 17,393	\$ 62,224	\$ 17,393	\$ 62,224
CMHA Section 8-project based			\$ 55,314	\$ -	\$ 43,719	\$ -	\$ 43,719	\$ -	\$ 43,719	\$ -
HUD SHP			\$ 153,956	\$ -	\$ 161,470	\$ -	\$ 161,470	\$ -	\$ 161,470	\$ -
ODOD			\$ 35,929	\$ -	\$ 35,929	\$ -	\$ 35,929	\$ -	\$ 35,929	\$ -
Tenant Rent			\$ 44,712	\$ -	\$ 38,585	\$ -	\$ 38,585	\$ -	\$ 38,585	\$ -
Other: Interest income			\$ 69	\$ -	\$ 420	\$ -	\$ 420	\$ -	\$ 420	\$ -
Revenue Source Total			\$ 310,574	\$ 60,922	\$ 297,516	\$ 62,224	\$ 297,516	\$ 62,224	\$ 297,516	\$ 62,224
GAP			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commons at Buckingham, National Church Residences	75	100	\$ -	\$ -	\$ 281,220	\$ 300,867	\$ 281,220	\$ 300,867	\$ 281,220	\$ 300,867
ADAMH			\$ -	\$ -	\$ -	\$ 41,250	\$ -	\$ 41,250	\$ -	\$ 41,250
CMHA Section 8-project based			\$ -	\$ -	\$ 62,382	\$ 108,409	\$ 62,382	\$ 108,409	\$ 62,382	\$ 108,409
HUD SHP			\$ -	\$ -	\$ 42,292	\$ -	\$ 42,292	\$ -	\$ 42,292	\$ -
Medicare and Medicaid			\$ -	\$ -	\$ -	\$ 35,000	\$ -	\$ 35,000	\$ -	\$ 35,000
Tenant Rent			\$ -	\$ -	\$ 105,429	\$ -	\$ 105,429	\$ -	\$ 105,429	\$ -
CSB Administered			\$ -	\$ -	\$ -	\$ 115,208	\$ -	\$ 115,208	\$ -	\$ 115,208
Other: Laundry/Vending Income/Contributions			\$ -	\$ -	\$ 71,117	\$ 1,000	\$ 71,117	\$ 1,000	\$ 71,117	\$ 1,000
Revenue Source Total			\$ -	\$ -	\$ 281,220	\$ 300,867	\$ 281,220	\$ 300,867	\$ 281,220	\$ 300,867
GAP			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cassady Ave. Apts, Community Housing Network	10	10	\$ 87,770	\$ 22,717	\$ 69,408	\$ 15,419	\$ 69,408	\$ 15,419	\$ 69,408	\$ 15,419
CMHA Section 8-project based			\$ 20,743	\$ -	\$ 16,121	\$ -	\$ 16,121	\$ -	\$ 16,121	\$ -
HUD SPC			\$ 336	\$ -	\$ 3,215	\$ -	\$ 3,215	\$ -	\$ 3,215	\$ -
Tenant Rent			\$ 34,983	\$ -	\$ 16,185	\$ -	\$ 16,185	\$ -	\$ 16,185	\$ -
CSB Administered			\$ 31,458	\$ 22,717	\$ 33,679	\$ 15,419	\$ 33,679	\$ 15,419	\$ 33,679	\$ 15,419
Other: Laundry income			\$ 250	\$ -	\$ 208	\$ -	\$ 208	\$ -	\$ 208	\$ -
Revenue Source Total			\$ 87,770	\$ 22,717	\$ 69,408	\$ 15,419	\$ 69,408	\$ 15,419	\$ 69,408	\$ 15,419
GAP			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commons at Chantry, NCR/Maryhaven	50	100	\$ 404,513	\$ 224,778	\$ 70,508	\$ 165,455	\$ 70,508	\$ 165,455	\$ 70,508	\$ 165,455
ADAMH			\$ 11,185	\$ 247	\$ 11,432	\$ -	\$ 11,432	\$ -	\$ 11,432	\$ -
CMHA Section 8-project based			\$ 314,662	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HUD SHP			\$ -	\$ 187,618	\$ 59,076	\$ 128,542	\$ 59,076	\$ 128,542	\$ 59,076	\$ 128,542
Tenant Rent			\$ 78,666	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CSB Administered			\$ -	\$ 36,913	\$ -	\$ 36,913	\$ -	\$ 36,913	\$ -	\$ 36,913
Revenue Source Total			\$ 404,513	\$ 224,778	\$ 70,508	\$ 165,455	\$ 70,508	\$ 165,455	\$ 70,508	\$ 165,455
GAP			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commons at Grant, National Church Residences	50	100	\$ 242,872	\$ 272,063	\$ 285,130	\$ 229,319	\$ 285,130	\$ 229,319	\$ 285,130	\$ 229,319
CMHA Section 8-project based			\$ 115,194	\$ -	\$ 115,194	\$ -	\$ 115,194	\$ -	\$ 115,194	\$ -
HUD SHP			\$ -	\$ 250,092	\$ 20,773	\$ 229,319	\$ 20,773	\$ 229,319	\$ 20,773	\$ 229,319
Tenant Rent			\$ 68,000	\$ -	\$ 71,400	\$ -	\$ 71,400	\$ -	\$ 71,400	\$ -
Sponsor generated			\$ 5,136	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CSB Administered			\$ 53,792	\$ 21,971	\$ 75,763	\$ -	\$ 75,763	\$ -	\$ 75,763	\$ -
Other:Laundry/Vending Income			\$ 750	\$ -	\$ 2,000	\$ -	\$ 2,000	\$ -	\$ 2,000	\$ -
Revenue Source Total			\$ 242,872	\$ 272,063	\$ 285,130	\$ 229,319	\$ 285,130	\$ 229,319	\$ 285,130	\$ 229,319
GAP			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Community ACT, Community Housing Network	42	75	\$ 405,410	\$ 4,778	\$ 395,665	\$ 2,100	\$ 395,665	\$ 2,100	\$ 395,665	\$ 2,100
HUD SHP			\$ 245,103	\$ -	\$ 245,103	\$ -	\$ 245,103	\$ -	\$ 245,103	\$ -
ODOD			\$ 39,900	\$ -	\$ 39,900	\$ -	\$ 39,900	\$ -	\$ 39,900	\$ -
ODMH			\$ 9,975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tenant Rent			\$ 40,842	\$ -	\$ 38,277	\$ -	\$ 38,277	\$ -	\$ 38,277	\$ -
Sponsor generated			\$ 10,074	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CSB Administered			\$ 59,516	\$ 4,778	\$ 72,385	\$ 2,100	\$ 72,385	\$ 2,100	\$ 72,385	\$ 2,100
Revenue Source Total			\$ 405,410	\$ 4,778	\$ 395,665	\$ 2,100	\$ 395,665	\$ 2,100	\$ 395,665	\$ 2,100
GAP			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CHN/SE Leased SHP	25	25	\$ -	\$ -	\$ 255,219	\$ 1,250	\$ 255,219	\$ 1,250	\$ 255,219	\$ 1,250
HUD SHP			\$ -	\$ -	\$ 209,909	\$ 1,250	\$ 209,909	\$ 1,250	\$ 209,909	\$ 1,250
Tenant Rent			\$ -	\$ -	\$ 23,457	\$ -	\$ 23,457	\$ -	\$ 23,457	\$ -
CSB Administered			\$ -	\$ -	\$ 21,853	\$ -	\$ 21,853	\$ -	\$ 21,853	\$ -
Revenue Source Total			\$ -	\$ -	\$ 255,219	\$ 1,250	\$ 255,219	\$ 1,250	\$ 255,219	\$ 1,250
GAP			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
E. 5th Avenue, Community Housing Network	38	38	\$ 342,253	\$ 119,006	\$ 348,200	\$ 167,769	\$ 348,200	\$ 167,769	\$ 348,200	\$ 167,769
CMHA Section 8-project based			\$ 160,429	\$ -	\$ 128,432	\$ -	\$ 128,432	\$ -	\$ 128,432	\$ -
HUD SHP			\$ 63,996	\$ 119,006	\$ 68,647	\$ 167,769	\$ 68,647	\$ 167,769	\$ 68,647	\$ 167,769
Tenant Rent			\$ 69,742	\$ -	\$ 96,966	\$ -	\$ 96,966	\$ -	\$ 96,966	\$ -
CSB Administered			\$ 45,750	\$ -	\$ 58,459	\$ -	\$ 58,459	\$ -	\$ 58,459	\$ -
Other: Laundry & Interest income			\$ 2,336	\$ -	\$ 2,724	\$ -	\$ 2,724	\$ -	\$ 2,724	\$ -
Revenue Source Total			\$ 342,253	\$ 119,006	\$ 355,228	\$ 167,769	\$ 355,228	\$ 167,769	\$ 355,228	\$ 167,769
GAP			\$ -	\$ -	\$ 7,028	\$ (0)	\$ 7,028	\$ (0)	\$ 7,028	\$ (0)
N. 22nd St. Apts, Community Housing Network	30	30	\$ 180,931	\$ 40,637	\$ 161,259	\$ 26,996	\$ 161,259	\$ 26,996	\$ 161,259	\$ 26,996
CMHA Section 8-project based			\$ 79,924	\$ -	\$ 99,336	\$ -	\$ 99,336	\$ -	\$ 99,336	\$ -
HUD SPC			\$ 300	\$ -	\$ 3,377	\$ -	\$ 3,377	\$ -	\$ 3,377	\$ -
Tenant Rent			\$ 69,727	\$ -	\$ 53,003	\$ -	\$ 53,003	\$ -	\$ 53,003	\$ -
CSB Administered			\$ 29,339	\$ 40,637	\$ 28,005	\$ 26,996	\$ 28,005	\$ 26,996	\$ 28,005	\$ 26,996
Other: Laundry & Interest income			\$ 1,641	\$ -	\$ 991	\$ -	\$ 991	\$ -	\$ 991	\$ -
Revenue Source Total			\$ 180,931	\$ 40,637	\$ 184,712	\$ 26,996	\$ 184,712	\$ 26,996	\$ 184,712	\$ 26,996
GAP			\$ -	\$ -	\$ 23,453	\$ -	\$ 23,453	\$ -	\$ 23,453	\$ -
N. High St. Apts, Community Housing Network	33	36	\$ 297,288	\$ 114,534	\$ 299,065	\$ 102,800	\$ 288,806	\$ 102,800	\$ 288,806	\$ 102,800
CMHA Section 8-project based			\$ 108,831	\$ -	\$ 99,337	\$ -	\$ 99,337	\$ -	\$ 99,337	\$ -
HUD SHP			\$ -	\$ 72,871	\$ -	\$ 76,343	\$ -	\$ 76,343	\$ -	\$ 76,343
ODMH			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tenant Rent			\$ 74,979	\$ -	\$ 68,892	\$ -	\$ 68,892	\$ -	\$ 68,892	\$ -
CSB Administered			\$ 113,235	\$ 41,663	\$ 120,334	\$ 26,457	\$ 120,334	\$ 26,457	\$ 120,334	\$ 26,457
Other: Laundry income			\$ 243	\$ -	\$ 243	\$ -	\$ 243	\$ -	\$ 243	\$ -
Revenue Source Total			\$ 297,288	\$ 114,534	\$ 288,806	\$ 102,800	\$ 288,806	\$ 102,800	\$ 288,806	\$ 102,800
GAP			\$ -	\$ -	\$ (10,259)	\$ -	\$ -	\$ -	\$ -	\$ -

The accompanying notes are an integral part of the financial projections presented above.

Rebuilding Lives: Breaking the Cycle of Homelessness

Operations and Services

Projects Currently Operating or Funded

Fiscal Years

2010-2013

	# of RL Units	Total Units	FY10 7/09 - 6/10		FY11 7/10 - 6/11		FY12 7/11 - 6/12		FY13 7/12 - 6/13	
			Operations	Services	Operations	Services	Operations	Services	Operations	Services
Parsons Apartments, Community Housing Network	25	25	\$ 250,126	\$ 88,778	\$ 278,496	\$ 123,370	\$ 254,035	\$ 123,370	\$ 254,035	\$ 123,370
CMHA Section 8-tenant based			\$ 63,932	\$ -	\$ 35,867	\$ -	\$ 35,867	\$ -	\$ 35,867	\$ -
HUD SHP			\$ 65,731	\$ 88,778	\$ 73,160	\$ 123,370	\$ 73,160	\$ 123,370	\$ 73,160	\$ 123,370
HUD SPC			\$ 18,173	\$ -	\$ 56,297	\$ -	\$ 56,297	\$ -	\$ 56,297	\$ -
Tenant Rent			\$ 48,635	\$ -	\$ 26,483	\$ -	\$ 26,483	\$ -	\$ 26,483	\$ -
CSB Administered			\$ 51,967	\$ -	\$ 61,413	\$ -	\$ 61,413	\$ -	\$ 61,413	\$ -
Other: Interest income			\$ 1,688	\$ -	\$ 816	\$ -	\$ 816	\$ -	\$ 816	\$ -
Revenue Source Total			\$ 250,126	\$ 88,778	\$ 254,035	\$ 123,370	\$ 254,035	\$ 123,370	\$ 254,035	\$ 123,370
GAP			\$ -	\$ -	\$ (24,461)	\$ -	\$ -	\$ -	\$ -	\$ -
RL Leasing-Southeast, Inc.	30	30	\$ -	\$ -	\$ 215,164	\$ -	\$ 215,164	\$ -	\$ 215,164	\$ -
CSB Administered			\$ -	\$ -	\$ 215,164	\$ -	\$ 215,164	\$ -	\$ 215,164	\$ -
Revenue Source Total			\$ -	\$ -	\$ 215,164	\$ -	\$ 215,164	\$ -	\$ 215,164	\$ -
GAP			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RLPTI	108	108	\$ 856,476	\$ 9,672	\$ 845,899	\$ 4,250	\$ 845,899	\$ 4,250	\$ 845,899	\$ 4,250
HUD SHP			\$ 628,825	\$ 9,672	\$ 652,172	\$ 4,250	\$ 652,172	\$ 4,250	\$ 652,172	\$ 4,250
Tenant Rent			\$ 168,320	\$ -	\$ 152,787	\$ -	\$ 152,787	\$ -	\$ 152,787	\$ -
CSB Administered			\$ 59,331	\$ -	\$ 40,940	\$ -	\$ 40,940	\$ -	\$ 40,940	\$ -
Revenue Source Total			\$ 856,476	\$ 9,672	\$ 845,899	\$ 4,250	\$ 845,899	\$ 4,250	\$ 845,899	\$ 4,250
GAP			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Safe Havens Apartments, Community Housing Network	13	13	\$ 267,993	\$ 20,536	\$ 258,945	\$ 16,820	\$ 258,945	\$ 16,820	\$ 258,945	\$ 16,820
ADAMH			\$ 35,944	\$ -	\$ 29,246	\$ -	\$ 29,246	\$ -	\$ 29,246	\$ -
HUD SHP			\$ 164,298	\$ 20,536	\$ 168,014	\$ 16,820	\$ 168,014	\$ 16,820	\$ 168,014	\$ 16,820
Tenant Rent			\$ 67,581	\$ -	\$ 61,515	\$ -	\$ 61,515	\$ -	\$ 61,515	\$ -
Other: Laundry income			\$ 170	\$ -	\$ 170	\$ -	\$ 170	\$ -	\$ 170	\$ -
Revenue Source Total			\$ 267,993	\$ 20,536	\$ 258,945	\$ 16,820	\$ 258,945	\$ 16,820	\$ 258,945	\$ 16,820
GAP			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Scattered Sites, Southeast, Inc.	90	90	\$ 805,278	\$ 185,223	\$ 572,383	\$ 159,134	\$ 572,383	\$ 159,134	\$ 572,383	\$ 159,134
City HOME-TBRA			\$ 183,000	\$ -	\$ 161,000	\$ -	\$ 161,000	\$ -	\$ 161,000	\$ -
CMHA Section 8-tenant based			\$ 239,616	\$ -	\$ 252,720	\$ -	\$ 252,720	\$ -	\$ 252,720	\$ -
CSB Administered			\$ 382,662	\$ 185,223	\$ 158,663	\$ 159,134	\$ 158,663	\$ 159,134	\$ 158,663	\$ 159,134
Revenue Source Total			\$ 805,278	\$ 185,223	\$ 572,383	\$ 159,134	\$ 572,383	\$ 159,134	\$ 572,383	\$ 159,134
GAP			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
St. Clair, Community Housing Network	26	31	\$ 248,662	\$ 42,654	\$ 279,256	\$ 44,196	\$ 208,604	\$ 44,196	\$ 208,604	\$ 44,196
CMHA Section 8-project based			\$ 59,475	\$ -	\$ 49,184	\$ -	\$ 49,184	\$ -	\$ 49,184	\$ -
HUD SHP			\$ 16,760	\$ 42,654	\$ 29,037	\$ 44,196	\$ 29,037	\$ 44,196	\$ 29,037	\$ 44,196
Tenant Rent			\$ 62,151	\$ -	\$ 52,445	\$ -	\$ 52,445	\$ -	\$ 52,445	\$ -
Sponsor generated			\$ 46,005	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CSB Administered			\$ 62,979	\$ -	\$ 77,183	\$ -	\$ 77,183	\$ -	\$ 77,183	\$ -
Other: Laundry & Interest income			\$ 1,292	\$ -	\$ 755	\$ -	\$ 755	\$ -	\$ 755	\$ -
Revenue Source Total			\$ 248,662	\$ 42,654	\$ 208,604	\$ 44,196	\$ 208,604	\$ 44,196	\$ 208,604	\$ 44,196
GAP			\$ -	\$ -	\$ (70,652)	\$ -	\$ -	\$ -	\$ -	\$ -
Southpoint Place, Community Housing Network	46	80	\$ 429,889	\$ 220,247	\$ 428,907	\$ 97,668	\$ 428,907	\$ 97,668	\$ 428,907	\$ 97,668
ADAMH			\$ 34,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CMHA Section 8-project based			\$ 199,745	\$ 15,507	\$ 173,238	\$ -	\$ 173,238	\$ -	\$ 173,238	\$ -
HUD SHP			\$ -	\$ 108,938	\$ 74,788	\$ 97,668	\$ 74,788	\$ 97,668	\$ 74,788	\$ 97,668
Medicare and Medicaid			\$ 96,161	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
OCCH Grant			\$ -	\$ -	\$ 3,108	\$ -	\$ 3,108	\$ -	\$ 3,108	\$ -
ODOD			\$ -	\$ 28,750	\$ 28,750	\$ -	\$ 28,750	\$ -	\$ 28,750	\$ -
ODMH			\$ 7,188	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tenant Rent			\$ 92,295	\$ -	\$ 88,726	\$ -	\$ 88,726	\$ -	\$ 88,726	\$ -
CSB Administered			\$ -	\$ 67,052	\$ 60,000	\$ -	\$ 60,000	\$ -	\$ 60,000	\$ -
Other: Interest income			\$ -	\$ -	\$ 297	\$ -	\$ 297	\$ -	\$ 297	\$ -
Revenue Source Total			\$ 429,889	\$ 220,247	\$ 428,907	\$ 97,668	\$ 428,907	\$ 97,668	\$ 428,907	\$ 97,668
GAP			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sunshine Terrace, YMCA	75	195	\$ 593,682	\$ 192,170	\$ 628,238	\$ 167,318	\$ 628,238	\$ 167,318	\$ 628,238	\$ 167,318
CMHA Public Housing Subsidy			\$ 391,900	\$ -	\$ 391,900	\$ -	\$ 391,900	\$ -	\$ 391,900	\$ -
United Way of Central Ohio			\$ 20,373	\$ -	\$ 30,077	\$ -	\$ 30,077	\$ -	\$ 30,077	\$ -
CSB Administered			\$ 181,409	\$ 192,170	\$ 206,261	\$ 167,318	\$ 206,261	\$ 167,318	\$ 206,261	\$ 167,318
Revenue Source Total			\$ 593,682	\$ 192,170	\$ 628,238	\$ 167,318	\$ 628,238	\$ 167,318	\$ 628,238	\$ 167,318
GAP			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PSH @ 40 W. Long, YMCA	105	403	\$ 285,183	\$ 610,889	\$ 625,534	\$ 185,122	\$ 625,534	\$ 185,122	\$ 625,534	\$ 185,122
City HOME-TBRA			\$ 120,000	\$ -	\$ 164,000	\$ -	\$ 164,000	\$ -	\$ 164,000	\$ -
CMHA Section 8-tenant based			\$ 74,700	\$ -	\$ 74,700	\$ -	\$ 74,700	\$ -	\$ 74,700	\$ -
Tenant Rent			\$ 55,948	\$ -	\$ 56,000	\$ -	\$ 56,000	\$ -	\$ 56,000	\$ -
United Way of Central Ohio			\$ 14,917	\$ -	\$ 18,238	\$ -	\$ 18,238	\$ -	\$ 18,238	\$ -
Sponsor generated			\$ -	\$ 120,272	\$ -	\$ 31,673	\$ -	\$ 31,673	\$ -	\$ 31,673
CSB Administered			\$ 19,618	\$ 490,617	\$ 312,596	\$ 153,449	\$ 312,596	\$ 153,449	\$ 312,596	\$ 153,449
Revenue Source Total			\$ 285,183	\$ 610,889	\$ 625,534	\$ 185,122	\$ 625,534	\$ 185,122	\$ 625,534	\$ 185,122
GAP			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
WINGS, YMCA	69	102	\$ 313,934	\$ 538,200	\$ 329,056	\$ 550,271	\$ 329,056	\$ 550,271	\$ 329,056	\$ 550,271
CMHA Section 8-tenant based			\$ 162,559	\$ -	\$ 120,096	\$ -	\$ 120,096	\$ -	\$ 120,096	\$ -
HUD SHP			\$ -	\$ 209,259	\$ -	\$ 219,722	\$ -	\$ 219,722	\$ -	\$ 219,722
HUD SPC			\$ 63,000	\$ -	\$ 53,292	\$ -	\$ 53,292	\$ -	\$ 53,292	\$ -
ODOD			\$ 88,375	\$ 625	\$ -	\$ 89,000	\$ -	\$ 89,000	\$ -	\$ 89,000
Tenant Rent			\$ -	\$ 90,930	\$ 155,668	\$ 3,257	\$ 155,668	\$ 3,257	\$ 155,668	\$ 3,257
United Way of Central Ohio			\$ -	\$ 46,195	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sponsor generated			\$ -	\$ 102,318	\$ -	\$ 176,599	\$ -	\$ 176,599	\$ -	\$ 176,599
CSB Administered			\$ -	\$ 48,873	\$ -	\$ 48,873	\$ -	\$ 48,873	\$ -	\$ 48,873
Other: Non-government grants			\$ -	\$ 40,000	\$ -	\$ 12,820	\$ -	\$ 12,820	\$ -	\$ 12,820
Revenue Source Total			\$ 313,934	\$ 538,200	\$ 329,056	\$ 550,271	\$ 329,056	\$ 550,271	\$ 329,056	\$ 550,271
GAP			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

The accompanying notes are an integral part of the financial projections presented above.

**Rebuilding Lives Funder Collaborative
111 Liberty Street, Suite 150
Columbus, Ohio 43215**

May 20, 2010

Resolution to Approve FY2011 Supportive Housing Funding

Resolution 2

WHEREAS, CSB staff have conducted a fair and open process for Requests for Proposals for funding services related to shelter, housing services and supportive housing, as governed by the CSB Board's Ends Policies and administrative procedures;

WHEREAS, the agencies requesting renewal funding have successfully operated programs in a manner that meets CSB's minimum standards; assist homeless persons to obtain and maintain housing; improve housing stability; increase clients access to resources; and promote housing retention;

WHEREAS, each of the agencies have been found in to be in full compliance with CSB Partner Agency Standards in 2009 and self-certified compliance as of January 31, 2010;

WHEREAS, CSB staff are recommending that Rebuilding Lives supportive housing projects receive FY2011 funding not to exceed the amounts indicated below;

Community Housing Network - 5th Ave	58,459
Community Housing Network - Cassady	49,098
Community Housing Network - Community ACT	74,485
Community Housing Network - N 22nd	55,001
Community Housing Network - N High	146,791
Community Housing Network - Parsons Avenue	61,413
Community Housing Network - RLPTI	40,940
Community Housing Network - Southpoint Place	60,000
Community Housing Network - St. Clair	77,183
Community Housing Network/Southeast Leased SHP	21,853
Maryhaven - Commons at Chantry	36,913
National Church Residences – Commons at Buckingham	115,208
National Church Residences - Commons at Grant	75,763
Southeast – RL Leasing	215,164
Southeast - Scattered Sites	317,797
YMCA - 40 West Long	466,045
YMCA - Sunshine Terrace	373,579
YWCA - WINGS	48,873
Total	\$2,294,565

THEREFORE, be it resolved that the Rebuilding Lives Funder Collaborative agrees to authorize grants not to exceed the amounts listed above, for continued operations to the projects listed above, for funding associated with providing supportive housing to disabled homeless individuals and families, meeting the Rebuilding Lives or HUD chronic homeless eligibility criteria.

Approved by voice vote.

Witnessed by:

Michelle Heritage Ward, Chair

Date

Rebuilding Lives Funder Collaborative PSH Funding Recommendations

The Community Shelter Board conducted its FY 2011 request for proposal process for services related to access, crisis response, and transition. CSB partner agencies submitted funding applications for review, in which CSB staff then evaluated each program's proposal for completeness. Once the applications were reviewed for completeness, each program was then evaluated based on the same categories: program compliance, demonstrated need, and program evaluation results and associated ratings of high, medium, or low performer.

As of February 1, 2010, all Rebuilding Lives partner agencies self-certified compliance with CSB's Partner Agency Standards. All Rebuilding Lives partner agencies were rated as medium or high performers for FY10.

**Rebuilding Lives Funder Collaborative
111 Liberty Street, Suite 150
Columbus, Ohio 43215**

**Resolution of the Collaborative
May 20, 2010**

**Acceptance of RLFC Annual Plan, Meeting Schedule for 2010-2011
& RLFC Policy Statements**

Resolution 3

WHEREAS, the Rebuilding Lives Funder Collaborative (RLFC) chair recommends approval of the proposed 2010-2011 RLFC annual plan and meeting schedule;

WHEREAS, the Rebuilding Lives Funder Collaborative (RLFC) chair recommends approval of the proposed RLFC policy statements including processes around a joint committee with the Continuum of Care Steering Committee;

WHEREAS, the RLFC has reviewed the proposed RLFC annual plan, meeting schedule and policy statements;

THEREFORE, be it resolved that the RLFC voted to accept the 2010-2011 RLFC annual plan, meeting schedule and policy statements as presented.

Approved by voice vote.

Witnessed by:

Michelle Heritage Ward, Chair

Date

**Rebuilding Lives Funder Collaborative
Annual Plan
2010 - 2011**

MEETING DATE	TOPICS
Thursday, August 19, 2010	<ul style="list-style-type: none"> • Quarterly New Project Reports • Endorse Strategy Development Plans
Thursday, November 18, 2010	<ul style="list-style-type: none"> • Approve Concepts/ Project Plans (as needed) • Semi - Annual Financial Report • Quarterly New Project Reports
January 2011	<ul style="list-style-type: none"> • Issue Community Report Card
Thursday, February 17, 2011	<ul style="list-style-type: none"> • Approve Concepts/Project Plans (as needed) • Endorse New CSB Grant Awards (as needed) • Quarterly New Project Reports
Thursday, May 19, 2011	<ul style="list-style-type: none"> • Approve Funding Strategy • Approve Concepts/Project Plans (as needed) • Endorse New CSB Grant Awards (as needed) • Endorse CSB PSH Funding Awards • Semi- Annual Financial Report • Quarterly New Project Reports

Rebuilding Lives Funder Collaborative Meeting Schedule 2010 - 2011

Regular Meeting Dates

- Thursday, August 19, 2010
- Thursday, November 18, 2010
- Thursday, February 17, 2011
- Thursday, May 19, 2011

Meetings are generally the 3rd Thursday of each quarter, 11:30 am – 2:00 pm and take place at the Community Shelter Board.

Rebuilding Lives Funder Collaborative Policy Statements

Overview

The Rebuilding Lives Funder Collaborative (RLFC) is a collaborative of local entities that provides stewardship for all strategies developed under the new Rebuilding Lives (RL) Plan. The RLFC provides funding for the capital, services and operations of supportive housing in Columbus & Franklin County, coordinates activities for the new plan, promotes collaboration to achieve goals and strategies, and secures resources for programs and projects.

The policy statements below govern the work of the RLFC. The policies are organized into different areas. The RLFC will meet annually to review and approve its annual plan and policies.

The categories are:

- < **Structure**
- < **RL Plan Activities**
- < **Community Shelter Board Activities**
- < **Provider Activities**
- < **Other Activities**

Structure

1. RLFC Membership

Members are local public and private institutions, which may have one or more designees to the RLFC. Currently there are 23 RLFC members representing the following entities (1 member per institution):

- Alcohol, Drug and Mental Health Board of Franklin County (ADAMH)
- Affordable Housing Trust Corporation of Columbus & Franklin County
- Central Ohio Workforce Investment Corporation
- City of Columbus, Administration
- Columbus City Council
- The Columbus Foundation
- Columbus Public Health
- Columbus Mayor's Office
- Columbus Medical Association Foundation
- Columbus Metropolitan Housing Authority
- Community Shelter Board
- Community Shelter Board, Board of Trustees
- Corporation for Supportive Housing
- Franklin County Administration
- Franklin County Children Services
- Franklin County Department of Job & Family Services
- Franklin County Office on Aging
- Franklin County Board of ~~Mental Retardation and~~ Developmental Disabilities
- Mid-Ohio Regional Planning Commission
- Ohio Capital Corporation for Housing
- Osteopathic Heritage Foundations
- United Way of Central Ohio
- Veterans Service Commission

2. Responsibilities of Each Member of the Collaborative

- Provide funding and other resources for implementation of RL Plan strategies.
- Participate actively on the Collaborative.
- Provide leadership in the community in order to assure the success of the Rebuilding Lives plan.
- Accountability for institutional decision follow-through.
- Will take recommendations for decision-making.

3. Conflict of Interest

Any individual participating in or influencing RLFC decision making must identify actual or perceived conflicts of interest as they arise and comply with the letter and spirit of this policy. Disclosure should occur at the earliest possible time and if possible, prior to the discussion of any such issue. Individuals with a conflict of interest should abstain from voting on any issue in which they may have a conflict.

4. HUD Technical Review Committee

Annually, the HUD Technical Review Committee (HUD TRC)⁺ will review new projects and make recommendations to the Collaborative and the Continuum of Care Steering Committee (CoC SC) for its consideration, action and inclusion in the consolidated HUD application. The HUD TRC will also establish the new permanent supportive housing (PSH) priority for consideration by the Ohio Housing Finance Agency. As part of the process, new projects will be presented to the Continuum of Care (CoC) provider group and the Citizens Advisory Council (CAC). Both groups will provide recommendations to the HUD TRC prior to its decision. The project developer will also be asked to make a presentation to the HUD TRC to respond to questions about its proposal.

The HUD TRC will be a joint committee comprised of two RLFC representatives, three CoC SC representatives (at least one must be a provider) and two CAC representatives. One of the RLFC representatives will serve as chair. CoC SC members representing provider agencies who receive HUD funding may participate on the committee, if they do not have program under consideration by the HUD TRC. CSB will provide staff support for the committee.

The HUD TRC will also review ongoing projects that have participated in Quality Improvement Intervention (QII) at the request of the provider and/or CSB. The CoC Steering Committee will act on recommendations from the HUD TRC.

5. ODOD Application Processes

To fulfill the ODOD Homeless Assistance Program and Homelessness Prevention and Rapid Re-Housing Program Application Processes, the Collaborative, as the local plan entity, will review applicants/projects and make recommendations to ODOD. CSB will review requests for approval. Agencies that disagree with CSB will appeal to the RLFC via electronic appeals.

~~⁺The HUD TRC will not need to meet in 2009 as the 2009 Samaritan Bonus project was determined in 2008. All currently funded HUD SHP/SPC projects will be non-competitively renewed. In 2010, HUD TRC may need to meet only if any HUD SHP/SPC projects are referred for phase-out or fund reduction. It will not need to meet to consider a new project as the 2010 Samaritan Bonus project was determined in 2008.~~

RL Plan Activities

The RLFC will not serve as the convener for the plan's strategies, but will provide stewardship and oversight for the overall plan.

The role of the Strategy Conveners is as follows:

- Form a planning group
- Identify resources for planning
- Report progress to the RLFC
- May (or may not) serve as lead implementing agency
- Suggest resources for implementation
- Assist RLFC with securing resources.

Community Shelter Board Activities

The Community Shelter Board will be the primary organization supporting all of the groups involved with moving the RL Plan forward. Under the new plan, in addition to its roles as a convener of some of the RL Plan strategies, CSB will:

- Chair the Rebuilding Lives Funder Collaborative and serve as the fiscal agent
- Provide program and system level evaluations
- Communicate the plan progress to the community, including an annual Report Card

Throughout the implementation of the RL Plan, evaluation efforts will assess the degree to which the plan is executed and will track the success of each strategy. Columbus ServicePoint (CSP) our community's Homeless Management Information System (HMIS) will be used as the primary data source. CSP will be used for enhancing data collection activities related to the RL Plan. It will also be used as a monitoring, outcomes measurement and performance-based contracting tool across systems and to inform the community about the progress of the RL Plan.

Quality Improvement Intervention

CSB will address programs of ongoing concern through a Quality Improvement Intervention (QII) process. The QII process is based on quarterly one-on-one dialogues between CSB and the provider agency and considers agency plans and progress on addressing program issues. CSB and provider agency enter into quarterly QII if a program experiences long-standing and/or serious program issues and/or systemic agency concerns. If the agency and/or CSB find that the QII process is not working, either may refer the concerns/issues to the HUD Technical Review Committee (HUD TRC) for handling. The provider will be given an opportunity to present its case to the HUD TRC before it makes its recommendation to the CoC Steering Committee.

Provider Activities

Provider agencies have been the cornerstone of success for the original RL Plan, and are even more important to the success of the updated RL Plan. A collaborative, streamlined system with clear goals and objectives will result in continued success for provider agencies. Provider agency roles will include the following:

- Continue to develop and implement high-quality programs and services
- Work together with conveners, collaborators, and funders to build support for programs
- Share and implement best practices and collaborate with other providers
- Work together with funders to evaluate programs and engage in quality improvement activities

- Participate in advocacy efforts

Other Activities

6. Annual Plan

The RLFC will meet annually to review and approve its annual plan and policies which will govern the work of the RLFC.

7. Meeting Support

CSB will provide meeting support for RLFC and all committee meetings by scheduling meetings, developing agendas, issuing meeting materials and posting all relevant documents to www.csb.org.

- < RLFC members may suggest agenda items
- < Agenda and meeting materials will be released one week prior to scheduled meetings.
- < The agenda will be reviewed and adopted at the start of the meeting; changes may be offered for consideration.
- < Meeting notes will be produced and distributed within 30 days of the meeting.
- < Materials will be distributed in hard copy format to all RLFC members and posted to www.csb.org.

Unified Supportive Housing System Update

1. The second USHS pilot, the Move-Up Pilot, started implementation in January 2010. Provider Agencies (Maryhaven, YWCA, and YMCA) have assessed all potential participants for the Move-Up Pilot and are working with those clients that have the potential to be successful. CMHA's freeze on the vouchers for tenants who desire to move from their project-based units with their voucher continues. This slows down the implementation of the Move-Up pilot and may affect the number of clients that we will be able to move.

The *Move Up Pilot Program* is designed to help residents who are successful in supportive housing *move up* to more independent living. The program provides support services to help participants live on their own, and can help with initial rent, deposits, and moving costs.

2. The RL Leasing project, which provides 30 units of scattered site supportive housing for HUD Chronically Homeless single adults started to accept clients in January 2010. Southeast, Inc. is the service provider for these units. It is anticipated that the lease up of these 30 units will occur over a six month period. As of April 28, 2010, 14 clients had been housed and 11 clients were in the process of being housed.

3. The third USHS pilot project, NCR's Commons at Buckingham (CAB), is scheduled to open July 2010. Lease Up begins May 2010. NCR is actively marketing CAB to the Provider Agencies. Discussions continue with NCR on the lease-up process and with shelters and outreach regarding potential applicant referral and processing.

4. USHS received the electronic Client Documentation Toolkit for use by caseworkers in their work with homeless clients in emergency shelters or living on the streets, newly admitted into permanent supportive housing and any other clients that need documentation that will expedite their access to mainstream benefits or housing. CSB is working to set-up training for all those interested in using the Toolkit.

5. USHS has started work on creating a Vacancy Management System for all the supportive housing units. A central database will be developed encompassing the characteristics of all the different supportive housing units in our community. The goal for the system is to easily match supportive housing vacancies with appropriate clients.

Rebuilding Lives Employment Strategy

Planning Collaborative Recommendations March 24, 2010

Overview

We had 2 paths emerge for this strategy:

- ◆ Getting our community to make this issue of employment for homeless & recently homeless a priority
- ◆ Making the system we currently have work better within our current environment.

Mission Statement V.2.5

Our mission is to promote the benefits of a homeless labor pool and galvanize the Central Ohio Community's political will and resources for resulting employment opportunities.

Strategic Priorities



Recommendations

Create three groups to keep this strategy moving forward to create a model that meets the mission and the needs of central Ohio.

- ◆ Core Group – is closest to the mission/purpose and is a catalyst for keeping things moving in the beginning
- ◆ Council – is a group that has energy to put some of their resources into the work that emerges
- ◆ Supporters – is a group that will, whenever possible, bring attention to the work of this group and at times bring their energy into the work.

Core Group	Council	Supporters
<ul style="list-style-type: none"> • Schedule, develop agendas, and facilitate monthly meetings core group meetings and regular council & supporter meetings • Committed to attending meetings • Develop strategies & spearhead initiatives • Identify funding/development opportunities • Communicate to council & supporters • Interact with other influential organizations • Assure accountability to mission • Monitor outcomes • Research existing or previous efforts around employment & workforce development 	<ul style="list-style-type: none"> • Commit to attend meetings • Develop strategic plan • Participate in initiatives • Identify funding opportunities • Commit to mobilize service providers in order to increase buy-in from provider community • Bring resources into the work • Share their learning & experiences with others 	<ul style="list-style-type: none"> • Carry the message & intent of mission statement • Support fund-raising, development opportunities & participate in implementing initiatives • Give money & resources as needed • Mobilize support – political, business figures • Provide insight, ideas, feedback to Core & Council • Show up to events • Offer employment opportunities • Recruit other supporters • Advocate for the program • Keep informed

Core Group	Council	Supporters
Mary Vail, Goodwill Don Strasser, CCH Tiffany Nobles, CSB	Dean Francis, NCR Steve Albright, Goodwill Carl Landry, FOH/SE Tom McIndoe, Volunteer Sheila Young, Salvation Army Sara R. Dodeci, VOA	Doug Lay, FCUSC Lori Criss, Amethyst Carolyn Rind, YWCA Mike Tynan, CHN Kaiser Jones, CHN Blaine Turner, FOH

Some of the possible work/projects that emerged that these groups will move forward:

- ◆ Development of partnerships & collaborations
- ◆ Finding funding
- ◆ Research
- ◆ Employer Summit
- ◆ Galvanizing political will
- ◆ Encouraging social entrepreneurship
- ◆ Communication

Acknowledgements

The work related to this strategy was financially supported by **COWIC**. The convener was **Goodwill Columbus** and the facilitator of the meetings was **Deb Helber**. The meetings were attended by representatives from the following agencies: **Goodwill Columbus, YMCA, COVA, Amethyst, National Church Residence, Faith Mission, Franklin County Veterans Commission, COWIC, United Way of Central Ohio, Impact Community Action, YWCA, Columbus Coalition for the Homeless, Community Housing Network, Citizens Advisory Council, Community Shelter Board, Columbus Urban League, Volunteers of America, Salvation Army, Ohio Rehabilitation Services Commission, Community Research Partners, Franklin County Dept. of Job and Family Services, SE Mental Health, Friends of the Homeless, Homeless Families Foundation and Columbus Convention Center (employer).**



Rebuilding Lives Funder Collaborative: Update 5.20.10

Access to Benefits Strategy – Benefits Partnership Update

The program has been approved to continue as a host site for Phase 2 of the COHHIO SSI/SSDI Project. This allows for the continuation of the SSI Benefits Specialist that was funded under Phase 1 of the project. There was a small increase in the grant amount for Phase 2 to \$55,100. CSB will continue to partner with the YWCA to provide the benefits service.

This strategy is to provide immediate and systematic access to mainstream benefits and services for persons who are homeless and served by the homeless service system. The project is designed to improve the financial stability of individuals by increasing access to mainstream benefits and strengthen collaboration between existing resources and agencies

Rebuilding Lives Funder Collaborative Update 5.20.10

Strategy: Increase Supportive Housing Units

Develop an additional 1,400 units of permanent supportive housing to reach a total inventory of 2,700 single adult/couple units and 150 family units for disabled adults and families who have experienced long-term homelessness. Initially sought to develop 760 units by June 30, 2013 via the following 5 year development plan:

Planned 240 units by new construction or rehab (additional 180 non-supportive housing units will be part of the developments).

- < Update: 190 units in pipeline as of May 2010 (155 Rebuilding Lives units).
- < Commons at Buckingham will finish construction and begin lease-up in July 2010.
- < CHN Inglewood Court and NCR Commons at 3rd have applied for OHFA tax credits.

Planned 520 units by master lease

- < Update: 25 units represented by CHN master Leasing project in pipeline as of May 2010; 30 units in operation represented by RL Leasing project sponsored by Southeast, Inc.

Projects in the pipeline (2010 or later)	Rebuilding Lives	Other Populations	Total Units
Commons at Livingston, National Church Residences	25	25	50
Commons at Third, National Church Residences	60	20	80
Inglewood Court, Community Housing Network	45	15	60
Community Housing Network Master Lease	25	-	25
New RL Plan project pipeline	155	60	215
Rebuilding Lives Leasing, Southeast, Inc. (implemented 1/2010)	30	-	30
Commons at Buckingham, National Church Residences - scheduled for completion July 2010 (is not included in the count toward the development of the 240 new PSH units)	75	25	100
Total pipeline	260	85	345

Rebuilding Lives Funder Collaborative Update 5.20.10

Strategy: Centralized Point of Access for the Adult Shelter System

The Centralized Point of Access began operations effective Wednesday, April 21, 2010. From this point on, single adults seeking emergency shelter will go to the intake center located at Faith Mission at 315 East Long Street or call 1-888-4SHELTR (1-888-474-3587). To date the new process has worked smoothly, as individuals have been redirected to the center with few problems. The first few months will serve to pilot the process and establish baseline data for diversion efforts. Partners of the adult shelter system continue to meet to establish and finalize the memorandum of agreement and to resolve problems as they arise.

Rebuilding Lives Funder Collaborative Update: 5.20.10

Rebuilding Lives strategy – Tier II Family Shelter Conversion

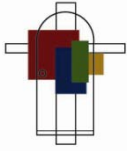
Background

“Tier II” shelters serve families who cannot be quickly re-housed in permanent or transitional housing due to various barriers. Two agencies provide a total of seventy (70) Tier II shelter units for families. While in Tier II shelter, families work on securing income, budgeting, parenting and family issues, and other concerns inhibiting long-term housing stability. Shelter may be provided for up to three months while families receive services and address barriers. Families in Tier II shelter are required to eventually move out of the shelter unit and into other permanent or transitional housing. If families were not required to move, it would save time for staff and disruption for the family. Converting Tier II shelters to permanent housing with transitional support would achieve these efficiencies. Tier II providers and property owners in the community have indicated an interest in this approach, and Tier II providers would likely be able to reduce operating costs related to apartment turnover and maintenance while still providing supportive services through conversion of Tier II units that are master-leased. The conversion would occur in the form of a “rolling stock” approach, where the Tier II provider initially master leases the unit, allowing families who otherwise may not qualify for housing to be placed, with the assisted family eventually assuming the lease following a brief period. This would allow capacity to flex up or down according to need. This strategy targets homeless families who remain in shelter longer than two weeks.

Update

This strategy was implemented as a pilot in FY 09 by the Homeless Families Foundation and Volunteers of America Family Shelter. Plans called for the conversion of existing shelter units into a “rolling stock” direct housing model for families who require transitional assistance to exit shelter and stabilize in the community. These “rolling stock” units are initially leased by the Tier II provider and then transferred to the family; transitional services taper off as family stability increases; and individualized service delivery, with intensity, frequency and duration are determined based on needs of family.

To date HFF has or has plans to convert 8 of its 46 units and VOA has converted 12 of its 24 units to the new model. The pilot will be evaluated during FY10 and will measure the proportion of transitional rental assistance units that are sustained or expanded over time, and the roll-over of subsidies to other units. Evaluation should also focus on the change in outcomes for the households served by this type of program versus the Tier II model, as well as operational and cost efficiencies developed.



Memorandum

Date: May 3, 2010
To: Tiffany Nobles, Community Shelter Board
From: Colleen Bain
Cc: Dave Kayuha; Dave Davis, Lianna Barbu
RE: Quarterly Update Commons at Buckingham

The Commons at Buckingham (CAB) is a 100 unit efficiency apartment community located in downtown Columbus. Seventy-five (75) of the units are designated as Rebuilding Lives, and the remaining 25 units as affordable downtown housing for disabled adults that qualify for Section 8.

Current Status

- Construction is nearing completion – the project is anticipated to be completed under budget and ahead of schedule.
- Revised timeline:
 - Temporary Certificate of Occupancy expected June 30th
 - Inspections, punch list, and CMHA unit inspections – week of July 5th
 - Final LEED testing July 9th; preliminary score of Platinum LEED for Homes
 - Final Certificate of Occupancy expected July 9, 2010
 - Furniture installation – July 10th, 11th, 12th, 2010
 - Building is expected to open July 13, 2010 – at 9:00am (staff will move in this date)
 - First residents will move in July 14, 2010
 - Grand Opening scheduled for July 22, 2010 10:00am

USHS Participation

- NCR/CAB has agreed to participate as part of demonstration project toward the development of a Unified Supportive Housing System, as outlined in the Rebuilding Lives Updated Strategy.
- NCR hosted a luncheon with CSB and CMHA staff, and representatives from key partner agencies on Friday, April 30, 2010 to review target populations, eligibility criteria, and process for making referrals to USHS for Commons at Buckingham.
- Marketing materials (flyers and easel boards) distributed to CSB and partner agencies
- NCR has a full-time LISW staff member (Robyn Haycook) available to assist with conducting disability assessments for potential applicants (this was a barrier identified by shelter operators)

Medicaid:

- Supplemental CARF accreditation survey was done April 12th and 13th; went very well. Expect 3-year accreditation – formal results in May.
- Working with ODMH to apply for certification once CARF results are received
- NCR and ADAMH leadership met to discuss forming a contractual relationship to include:
 - Start up funding (one time only) of \$60,000 to fund CPST/nursing services for residents of CAB
 - Medicaid contract to bill for Medicaid eligible services
 - Not clear yet if ADAMH will continue to manage USHS unified billing system in current model

Other supportive services funding:

- Abbott Labs has awarded \$5,000 to support Employment and Job Readiness services in first year
- Columbus Foundation has awarded \$25,000 to support Employment and Job Readiness services in first year

Staffing updates:

Supportive Services staff:

- Robyn Haycook, LISW (formerly of Commons at Grant) is now 100% dedicated to Commons at Buckingham project as of April 1, 2010
- Patrick Twyman, BA (formerly of Southeast Mental Health) has been hired as first shift Case Manager/Liaison for Commons at Buckingham. His first day will be May 17, 2010.
- Rozanne Tucker, LSW (formerly of Netcare, Inc.) has been hired as second shift Case Manager for Commons at Buckingham. Her first day will be June 1, 2010.

Operations staff:

- Dianna McGlone (formerly of Faith Mission’s Shelter Plus Care program) has been hired as Assistant (Site) Manager for Commons at Buckingham as of April 1, 2010
- NCR will begin recruiting front desk and maintenance staff in June, with an expectation that they will be hired by July 1, 2010 and trained at Commons at Grant for two weeks prior to Buckingham opening.

**Rebuilding Lives Funder Collaborative
111 Liberty Street, Suite 150
Columbus, Ohio 43215**

May 20, 2010

National Church Residences – Commons at Livingston Final Project Plan

Resolution 4

WHEREAS, National Church Residences (NCR), a non-profit organization, has submitted an updated final project plan for the Commons at Livingston, a 50 unit Permanent Supportive Housing project designed to serve Veterans, with 25 units designated for Rebuilding Lives eligible individuals, for consideration by the Rebuilding Lives Funder Collaborative (RLFC);

WHEREAS, on November 2, 2009 the RLFC Committee of the Whole voted to endorse the Commons at Livingston as a Rebuilding Lives Permanent Supportive Housing project which designated 25 units for Rebuilding Lives eligible individuals, for consideration with conditional contingencies;

WHEREAS, the RLFC Committee of the Whole recommended that NCR Commons at Livingston receive ongoing annual support from the RLFC in the amount of \$60,561;

WHEREAS, the RLFC Committee of the Whole recommended that NCR Commons at Livingston receive Rebuilding Lives capital funding in the amount of \$1,000,000 (\$250,000 county and \$750,000 city);

WHEREAS, NCR has met the contingencies outlined in the Recommendations from the RLFC Committee of the Whole adopted by the RLFC at its December 17, 2009 meeting;

WHEREAS, the Commons at Livingston will provide 50 total units for eligible veterans in which 25 will be designated for Rebuilding Lives residents who experience mental illness, substance addiction, and long-term homelessness;

WHEREAS, NCR will provide 24 hour staffing and supportive services, service engagement, case management, counseling, property management and other services for individuals;

WHEREAS, NCR has received tax credits from the Ohio Housing Finance Agency and funding from investor equity, City of Columbus HOME, Franklin County HOME and CMHA for a total project cost of \$7,339,428;

WHEREAS, the Community Shelter Board has reviewed the final project plan for the Commons at Livingston submitted by NCR and has approved the plan;

THEREFORE; be it resolved that the Rebuilding Lives Funder Collaborative endorses National Church Residence's Commons at Livingston final project plan.

Approved by voice vote

Witnessed by:

Michelle Heritage Ward, Chair

Date

Recommendations from the RLFC Committee of the Whole 2009 New PSH Prioritization Process

On November 2, 2009, a joint meeting between the Continuum of Care Steering Committee (CoC SC) and the Rebuilding Lives Funder Collaborative (RLFC) was held to consider the recommendations from the HUD Technical Review Committee (HUD TRC) regarding proposals submitted for the 2009 New Permanent Supportive Housing (PSH) Selection Process.

Due to a lack of quorum with the Rebuilding Lives Funder Collaborative (RLFC), the group agreed to utilize a Committee of the Whole for the RLFC to make recommendations on the capital funding requests to the full RLFC in December. The information below was pulled from the November 2nd meeting minutes regarding the discussion.

The HUD TRC met on October 20 to consider the proposals and developed recommendations for each.

Community Housing Network (CHN) proposal

HUD TRC recommendation:

1. CHN project will be endorsed as Rebuilding Lives PSH. With the following conditions:
 - Provide written MOA between CHN and SE that details supportive services provision by 11/30/09. The MOA should cover all elements of the supportive services plan included in the RLFC provider manual.
 - Develop ability to serve pets upon admission when necessary
 - Prioritize population that is not eligible for federal housing subsidy
2. It is recommended that Community Housing Network receive the 2009 CoC HUD Bonus Award in the amount of \$422,317. CHN is required to:
 - a) Submit Exhibit 2 via e-snaps by 5:00 pm Friday, 10/30/09, and
 - b) Submit complete RL project Plan by 11/30/09.
3. It is recommended that Community Housing Network receive the requested amount from local funds to provide furnishings for individuals; \$21,853 year 1 and \$1,714 year 2 and then ongoing as needed. This is contingent upon submission of RL project plan.

Vote:

RLFC – Esther Adkins moved and Toni Carroll seconded to recommend the resolution to the full RLFC for consideration as stated.

Unanimous approval. No abstentions.

CoC SC – Susan Lewis Kaylor moved and Sheila Prillerman seconded to approve the resolution as stated.

Discussion – Ron commented that the CAC originally voted for the NCR proposal. Resolution approved with 13 votes to one opposition; no abstentions.

National Church Residences (NCR) proposal

HUD TRC recommendation:

1. NCR project will be endorsed as Rebuilding Lives PSH. With the following conditions:
 - Must have at least 25 RL units
 - Consider prioritization of ADAMH referred clients

Recommendations from the RLFC Committee of the Whole 2009 New PSH Prioritization Process

2. The NCR Commons at Livingston project is recommended to receive ongoing annual support from the RLFC in the amount of \$60,561. It is suggested that NCR:
 - a) Pursue other funding (i.e. State, federal or private) to fill the services funding gap
 - b) Pursue MOA with VOAGO for partnership with HVRP and provide MOA by 1/31/10.

3. It is recommended that NCR Commons at Livingston receive Rebuilding Lives capital funding in the amount of \$1,000,000 (\$250,000 county and \$750,000 city). NCR should:
 - a) Pursue provision of additional capital funding from the VA
 - b) Prioritize re-entry from institutions as a target group.

NCR submitted an appeal on the HUD TRC recommendation for consideration by the group. A copy of the appeal was included in the meeting materials.

Barbara reviewed the Analysis of RL PSH Capital Requests that was included in the meeting materials (see attached). She noted that the analysis was completed prior to the HUD TRC meeting and were reviewed and approved by both NCR and CHN prior to distribution to the HUD TRC. The analysis compares NCR Commons at Livingston (CAL) to CHN Inglewood Court (IC) and VOAGO Edgehill Place (EP), projects previously approved by the CoC SC/RLFC for funding and OHFA tax credits. It was noted that the economy NCR faces today is quite different from the one facing CHN and VOAGO a year ago.

Barbara reviewed the Analysis of Available Funding if HUD TRC Recommendations (see attached) are accepted that was included in the meeting materials. This analysis compares NCR CAL to CHN IC if the HUD TRC Recommendations are accepted as is. NCR has submitted an appeal on the HUD TRC recommendations.

Question asked on how it was determined which funding allocation (Franklin County vs. City of Columbus) is utilized for the capital dollars for a project. Barbara clarified that the decision is based on which entity the developer makes the request to. NCR submitted requests to both the City and County for consideration. It was noted that the City and County only entertain funding requests for RL Capital that have been approved by the RLFC.

Question asked about the pool of tenants being extended beyond Franklin County. Dave Kayuha commented that he was not aware of this issue previously. Barbara commented that during the NCR presentation at the HUD TRC meeting it was noted that tenants could come from any of the Veterans Administration (VA) residential facilities throughout Ohio. Dave Kayuha committed to go back to NCR and the VA to discuss the concern with the extended tenant pool.

Matt McClure presented the NCR appeal on the HUD TRC recommendations regarding RL capital. Matt noted that a request has been submitted to OHFA for an allocation of their stimulus funding as well as one submitted to the Federal Home Loan Bank.

It was clarified that the NCR request to the City and County for capital was originally for 50 units that were not designated as supportive housing units and would be funded through the respective affordable housing allocations. Once NCR decided to make the project a supportive housing project, the City and County clarified that the funding would come out of the supportive housing allocation and would need to be approved by the RLFC.

Recommendations from the RLFC Committee of the Whole 2009 New PSH Prioritization Process

Matt committed to develop an analysis that outlines the affects if the full funding is not approved. He clarified that NCR is requesting the approval of the full \$1.5 million as opposed to the \$1 million recommended by the HUD TRC.

Don recommended that the group postpone a decision on the NCR project until a decision from OHFA has been received. Barbara recommended that the group approve the current HUD TRC recommendation but consider additional funding request once the OHFA decision is known and the issue with the extended tenant pool is resolved.

It was clarified that the \$12 million allocation is expected to cover the five years as stated in the Rebuilding Lives Plan.

Douglas Lay commented that each VA has a budget for its location and several surrounding counties.

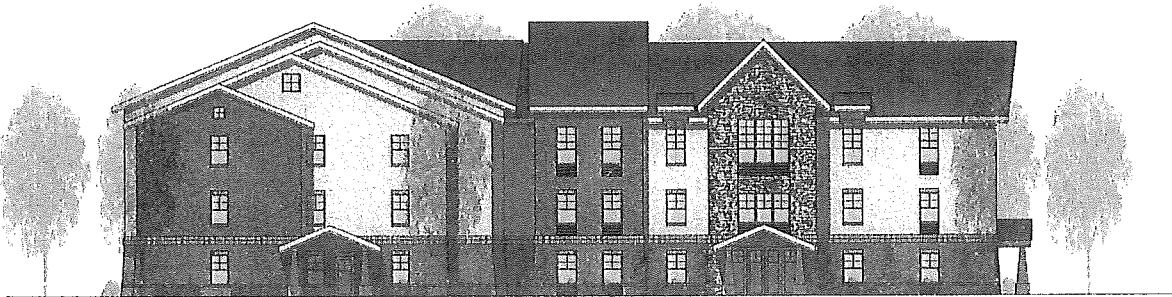
Concern was expressed that we were using residency as the rationale for reducing the award amount from \$1.5 million to \$1 million and also requiring NCR to serve Franklin County residents. It was suggested that we resolve this issue by adding the residency requirement to the request of additional funding.

Dave Kayuha recommended that NCR accept the resolution as is with the approval that they can submit an additional request to the RLFC.

Resolution was amended to add “for Franklin County only residents” to “must have at least 25 RL units” under recommendation 1.

Vote: Susan Lewis Kaylor moved and Kim Stands seconded to recommend the amended resolution for consideration by the full RLFC. Unanimously approved. No abstentions.

**Rebuilding Lives Funder Collaborative
National Church Residences
Commons at Livingston Supportive Housing Project**



C east elevation phase 1
A201 1/16"=1'-0"

04/27/10

Submitted by:

**Colleen M. Bain, M.Ed., L.S.W.
Vice President of Supportive Housing
National Church Residences**

1. Applicant and Project Information

Date: ~~May 12, 2010~~ May 11, 2010

Project Name: The Commons at Livingston

(These figures reflect Year One costs only.)	Total	Annual Services (50 units)	Annual Operations (50 units)	Development /Capital (50 units)
CSB Funds (RLFC request)	\$60,561	\$60,561	0	0
RLFC Funds (Includes City, County, SHP, CMHA, HUD)	\$1,355,800	0	\$355,800	\$1,000,000
Other Funds After year one, NCR will need to fundraise to cover gap in service dollars. Also, this budget shows only NCR costs; the majority of services will be provided by VA as in-kind contribution.)	\$5,923,067	0	\$30,000 <small>(This is tenant rent for 50 units, at \$50/month for a year)</small>	\$5,893,067
TOTAL PROJECT COST	\$7,339,428	\$60,561	\$385,800	\$6,893,067

Name of Lead Organization (project sponsor):

National Church Residences

Mailing Address:

398 South Grant Avenue, Columbus, Ohio 43215

Contact Person:

Colleen M. Bain, Vice President of Supportive Housing

Telephone: (614) 716-0886

Fax: (614) 716-0902

E-mail: cbain@ncr.org

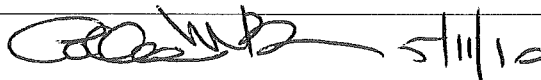
Authorization

Acting as a duly authorized representative, I hereby affirm that the governing body of the below named organization has reviewed and accepts all the guidelines, requirements and conditions described in the Rebuilding Lives Funder Collaborative Project Development Process Information Packet, and wishes to be considered for assistance by the Funder Collaborative.

Lead Organization: National Church Residences

Date: 05/11/10

Authorized Signature:



Name/Title: Colleen M. Bain, M.Ed., L.S.W./Vice President of Supportive Housing

Co-Applicant Organization:

Date:

Authorized Signature:

Name/Title:

2. Project Overview

(Do not add additional pages to the Project Overview)

Agency Name:	National Church Residences
Program/Project Name:	The Commons at Livingston
Proposal Summary:	NCR is developing 50 units of one-bedroom apartment-style housing with supportive services for veterans with low-income and long-term homelessness and/or disabling conditions in Columbus. Supportive services will be provided to help residents remain successfully housed, achieve employment and increase income, improve health, and increase support from the community. 25 of the 50 units are reserved for veterans who meet Rebuilding Lives criteria, and 25 are reserved for veterans with low income and disabling conditions.
Population to be Served:	The Commons at Livingston will provide housing for 25 veterans who meet the Rebuilding Lives criteria (long-term or chronic homelessness, low income, and disability) and 25 veterans with disabling conditions that are in need of supportive housing, referred by the Veterans Administration. 50% of residents will earn less than 30% of the area median income (AMI); and the other 50% of residents will earn less than 50% of the area median income (AMI). All of the veterans will be eligible for services through the VA. A small number of veterans served may be Medicaid eligible.
Partners & Roles:	NCR is the sole property developer and will provide property management for the entire project. The Department of Veteran's Affairs will partner with NCR to provide supportive services for all tenants, including: 2 FTE LISW case managers, .25 FTE Nurse Practitioner, and .25 FTE Vocational Rehabilitation Specialist onsite.
Housing:	The Commons at Livingston will be a new construction, single-structure building, providing a residential environment that goes beyond the bare minimum to truly and effectively accommodate the disabilities of its residents. The building will contain 50 one-bedroom apartment-style units. Each apartment will include about 650 square feet of living space. The building will also contain a reception area, staff office space, laundry facilities, storage, vending facilities, meeting rooms, and common areas for group activities.
Program and Services:	Twenty-four-hour reception and resident support, case management, crisis intervention, employment and benefits assistance, health and wellness, and social and recreational activities will be provided on-site. Case Managers assess needs and link residents to services and community resources, including use of the Benefits Bank. Crisis intervention helps residents resolve crisis situations and return to a normal level of functioning. Health and wellness services help residents with medication monitoring, health screenings, linkage to primary healthcare, and other supports. Social and recreational activities will be designed with resident input to promote friendship, health, community interaction, and volunteer service. The Volunteers of America's Homeless Veterans Reintegration Program (HVRP) will provide focused vocational and/or employment services to eligible veterans including job readiness training, job search assistance, career placement assistance, and linkage to benefits and resources. Other services will be available by referral to nearby community agencies.

Proposed Roll Out:	Tax Credit Application: Spring 2009 Construction begins: Summer 2010 Staff hired: Spring 2011 Construction complete: Spring/Summer 2011 Building fully leased: Summer 2011
Community Acceptance:	NCR began outreach with surrounding business and property owners in January 2009, sharing information about the project and seeking input from neighbors. NCR expanded outreach to city and county elected officials, downtown neighborhood organizations, and other groups in 2009. NCR received a letter of support from the Berwyn East Civic Association following the initial presentation of the project. Since that time, some homeowners with property immediately adjacent to the site have expressed concerns – NCR staff met with them in September 2009 and again in February 2010 to answer questions, clear up misinformation, and seek their input on design features such as fencing and landscaping. NCR is continuing to work with area residents and businesses to develop a Good Neighbor Agreement that outlines shared responsibilities and mutual expectations.
Budget Category	Rebuilding Lives funds will be used as follows: <ul style="list-style-type: none"> • Services: RLFC-CSB has approved \$60,561 in annual funding for the project • Operations: CMHA will provide approximately \$355,800 in Section 8 subsidies annually • Capital: City, and County funds combined will be \$1,000,000.
Capital Costs	Development costs are estimated at \$6,893,067. This includes land acquisition of \$235,610, construction costs of \$4,307,928, and other costs including pre-development and site work.
Operating Costs	Total operating costs for Rebuilding Lives residents are estimated at \$355,800 for the first year, including replacement reserves and 24 hour front desk. NCR has been approved for 50 project-based Section 8 vouchers from CMHA. A minimum rent of \$50/month from 50 tenants is estimated to provide an additional \$30,000 per year. Total rental income is based on \$643 per unit per month.
Service Costs	Annual supportive service costs to NCR are budgeted at \$60,000 for the first year. In subsequent years, NCR will need to fundraise to cover increasing service costs not covered by CSB. (The majority of supportive services staffing will be provided onsite by the VA – valued at approximately \$234,000 annually. NCR staffing will include 1 FTE Employment Specialist who will also serve as primary NCR liaison to the VA staff. Onsite VA staffing will include 2.0 FTE Case Managers, 0.25 FTE Nurse Practitioner, and 0.25 FTE Vocational Rehabilitation Specialist. NCR will administer services with 0.10 Vice President of Supportive Housing and 0.10 FTE Director of Supportive Services. Sources of funding projected include in-kind service donation from the VA, contributions, and Rebuilding Lives funds.

RLFC/CSB:					
Capital Cost Per Unit (25):	\$40,000	Annual Services Cost Per Unit (25):	\$2,422	Annual Operating Cost Per Unit (25):	\$3,858
Total:					
Capital Cost Per Unit (50):	\$137,861	Annual Services Cost Per Unit (50): (VA services provided in-kind.)	\$2,422	Annual Operating Cost Per Unit(50):	\$7,716

12. Budgets and Pro Forma

Complete and submit the following budget forms:

- a) Capital/development budget and budget narrative
- b) Annual operating budget and budget narrative
- c) 15-Year operating pro forma (operating cash flow) and narrative
- d) Annual services budget and budget narrative
- e) 15-year services pro forma (services cash flow) and narrative

See the link Budget Forms link under Agency Resources/Rebuilding Lives Provider Manual for all budget forms, including the capital budget form. While a budget format has been provided, alternate formats are acceptable as long as it provides all the requested information.

Required information is as follows: cost categories (line items), amount of each expense, source of funding/financing for each line item, total costs and a budget narrative.

The budget narrative should include a thorough explanation of all the expenses associated with each line item. The explanation should make clear the assumptions involved in determining the budgeted amounts. If the agency has a line item for administrative overhead an indirect cost allocation plan that explains the methodology for calculating the overhead rate must also be submitted with the budget narrative. State whether or not the indirect cost allocation plan has been federally approved (will enable CSB to determine if it is an allowable expense) and provide a rationale for determining the percentage being charged to the RLFC.

The budget narrative should also address revenue. State whether or not the funding has been secured or is pending, as well as time frames for funding and any limitations or funding parameters that are relevant. This could include match fund requirements from other funders, funding that is designated for a particular use or expense such as a staff position, etc.

Sources of Funds - Summary of Project Debt Financing

4/21/10 8:19 AM

Project Name: Commons at Livingston
 SMT Project ID: 0
 Sources-Uses Surplus/(Gap): (0)

Project Loan Information:

	LOAN 1	LOAN 2	LOAN 3	LOAN 4	LOAN 5	LOAN 6	LOAN 7	LOAN 8
Lender Name	NCR Deferred Fee City of Columbus HOME	FC County HOME	Asset Management Note -FA ARRA TCAP Loan	FHLB committed / of Columbus- Councilmanic				
Financing Source	Other	HOME	Other	Other	Gov-Local Other	AHP		
Loan Amount:	95,590	600,000	250,000	0	500,000	500,000	0	0
Interest Rate:	5.00%	2.00%	2.00%	3.00%	2.00%	3.00%	0.00%	1.00%
Mortgage Insurance Premium	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Fixed or Variable	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed
Term:	12	40	40	15	40	40	40	40
Amortization	12	40	40	15	40	40	40	40
Loan Type	Contingent	Contingent	Contingent	Contingent	Contingent	Contingent	Contingent	Contingent
Loan Repayment Type	Deferred Developer Fee							
Loan First Payment Date:	6/1/2010	8/1/2011	6/1/2010	6/1/2010	6/1/2010	8/1/2011	6/1/2010	6/1/2010
No. of Months in First Year:	7	5	7	7	7	5	7	7
Monthly Payment	0	0	0	0	0	0	0	0
Annual Payment:	0	0	0	0	0	0	0	0
Non-Recourse Loan?	Non-Recourse	Non-Recourse	Non-Recourse	Non-Recourse	Non-Recourse	Non-Recourse	Non-Recourse	Non-Recourse
Related Party Loan?	Non-Related Party	Non-Related Party	Non-Related Party	Non-Related Party	Non-Related Party	Non-Related Party	Non-Related Party	Non-Related Party
Federal Loan	No	No	No	No	No	No	No	No
Loan Restrictions								

CASH FLOW CONTINGENT LOAN OPTIONS (DO NOT COMPLETE CELLS BELOW FOR LOANS THAT ARE "MUST-PAY")

	LOAN #1	LOAN #2	LOAN #3	LOAN #4	LOAN #5	LOAN #6	LOAN #7	LOAN #8
Percent of Cash Flow Available:	100.00%	25.00%	50.00%	100.00%	50.00%	100.00%	100.00%	0.00%
Interest Rate Paid (if different)	5.00%	2.00%	2.00%	3.00%	2.00%	3.00%	0.00%	1.00%
Interest-Only or P&I	P&I	P&I	P&I	P&I	P&I	P&I	P&I	P&I
Simple Interest or Compound:	Compound	Compound	Compound	Compound	Compound	Compound	Compound	Compound
Fixed Payment:								
Accrued Interest During Construction:								
Comments:			5,800					

Construction Loan Information

Construction Loan #1	Construction Loan #2
Huntington Bank Uncommitted n Co. HTF Uncommitted	
1,200,000	1,000,000
5.00%	2.50%
18	18
69,250	37,500

Maximum Loan Calculator

Net Operating Income =	98,760
Required DSCR =	
Loan Interest Rate:	
Loan Amortization:	
Max. Annual Payment	0
Max. Monthly Payment	0
Loan Amount:	0
SECOND MORTGAGE	
Required DSCR =	
Loan Interest Rate:	
Loan Term:	
Max. Annual Payment	0
Max. Monthly Payment	0
Loan Amount:	0

Calculation of Tax Credits

4/21/10 8:19 AM

Project Name: Commons at Livingston
SMT Project ID 0

LIHTC Rehab/New Construction Credits

Total Development Costs	6,893,067
Less:	
Acquisition Costs	235,610
Non Depreciable (non-acquisition)	661,112
Amortized	274,656
Expensed	46,550
Commercial	0
Eligible Rehab/N.C. Basis	5,675,138

Less:	
Historic Tax Credits (Residential)	0
Federal Grants	0
Over 221(d)(3) limits & non-eligible ite	245,590
Net Eligible Rehab/N.C. Basis	5,429,548
Adjusted for:	
DDA/QCT Basis Boost	100.00%
Applicable Fraction	100.00%

Qualified Rehab/NC Basis	5,429,548
Tax Credit Rate	9.00%

Calculated Rehab/ NC Credit	488,659
Amount Projected/ Allocated	445,178
Annual Rehab/NC Tax Credit	5445,178

Number of Years of Annual Credit:	10
Total Rehab/NC Credits	\$4,451,780

Unused Tax Credit Basis	483,126
Unused Tax Credits	0

LIHTC Acquisition Credits

Total Acquisition Costs	235,610
Less:	
Land	235,610
Federal Grants	0
Other Non-Eligible Costs	0
Eligible Acquisition Basis	0
Applicable Fraction	100.00%
Qualified Acquisition Basis	0
Tax Credit Rate	3.23%

Calculated Acquisition Credit	0
Amount Requested/Allocated	0

Annual Acquisition Tax Credit	\$0
Number of Years of Annual Credit	10
Total Acquisition Credits	\$0

Unused Tax Credit Basis	0
Unused Tax Credits	0

UT,MO or GA State Low Income Credits

State of UT,MO or GA only	
Annual State Credit Amount	0
Number of Years of Annual Credit:	10

Total State Low Income Credits	0
--------------------------------	---

Federal Historic Tax Credits

Total Costs Eligible for HTC		Not Eligible
Acquisition		0
Residential Rehab/ NC		0
Commercial Rehab/ NC		0
Federal Historic Tax Credit Basis		0
HTC Rate		20.0%
Historic Tax Credit Amt.		\$0

State Historic Tax Credits

Total Costs Eligible for HTC		Not Eligible
Acquisition		0
Residential Rehab/ NC		0
Commercial Rehab/ NC		0
State Historic Tax Credit Basis		0
HTC Rate		0.0%

Calc. Historic Tax Credit Amt. 0

Amount Requested/Allocated 0

Annual Historic Tax Credit 0

CA State Low Income Credits only

State of CA only	
Calculated State Credit Amount	0
State Credits Allocated	0

Total CA Low Income Credits	0
-----------------------------	---

Sources of Funds - Limited Partner Equity

Project Name:	Commons at Livingston	Sources-Uses Surplus(Gap):	(G)
SMT Project ID	0		
Limited Partner Capital Contributions			
LIHTC Acquisition Credits			
LIHTC Rehab/New Construction Credits			
Total LIHTC Credits	4,451,728		
Federal Historic Tax Credits	0		
State Historic Tax Credits	0		
State Low-Income Housing Tax Credits	0		
Other Credits	0		
Total Limited Partner Equity	0		
LIHTC Acquisition Credits			
LIHTC Rehab/New Construction Credits			
Total LIHTC Credits			
Federal Historic Tax Credits			
State Historic Tax Credits			
State Low-Income Housing Tax Credits			
Other Credits			
Total Limited Partner Equity			

Project Milestone	Date	Amount	Cumulative	Percent
1 Admission	05/01/10	307,173	307,173	10.00%
2 50% Construction	10/01/10		307,173	10.00%
3 Completion	08/01/11		307,173	10.00%
4 AHFF & Const. Loan Repayment/Start	12/01/11	2,457,382	2,764,555	80.00%
5 OHFA Bridge Loan	03/01/12		2,764,555	80.00%
6 1st Tax Return w/ LIHTC	05/01/12		2,764,555	80.00%
7			2,764,555	80.00%
8			2,764,555	80.00%
9			2,764,555	80.00%
10			2,764,555	80.00%
11			2,764,555	80.00%
12			2,764,555	80.00%
13			2,764,555	80.00%
14			2,764,555	80.00%
15			2,764,555	80.00%
TOTAL			2,764,555	80.00%

Project Milestone	Date	Amount	Cumulative	Percent
1 Admission	05/01/10	307,173	307,173	10.00%
2 50% Construction	10/01/10		307,173	10.00%
3 Completion	08/01/11		307,173	10.00%
4 AHFF & Const. Loan Repayment/Start	12/01/11	2,457,382	2,764,555	80.00%
5 OHFA Bridge Loan	03/01/12		2,764,555	80.00%
6 1st Tax Return w/ LIHTC	05/01/12		2,764,555	80.00%
7			2,764,555	80.00%
8			2,764,555	80.00%
9			2,764,555	80.00%
10			2,764,555	80.00%
11			2,764,555	80.00%
12			2,764,555	80.00%
13			2,764,555	80.00%
14			2,764,555	80.00%
15			2,764,555	80.00%
TOTAL			2,764,555	80.00%

Timing Assumptions

Assumption	DATE
Partnership Closing Date	June 1, 2010
Acquisition Placed in Service Date	June 14, 2010
Construction Start Date	August 1, 2011
Date First Building Placed in Service	August 1, 2011
Construction Completion Date	December 1, 2011
Qualified Occupancy (100% of Tax Credit Un)	December 1, 2011
Permanent Finance Start Date	June 1, 2010
Months during Construction	14.0
Months during Lease Up	4.0

Project	Costs	Overhead	Fee and Management	Legal, Asset	Lease Up	Operating	Replacement	Front Desk	OHFA	BL	Check
1	1,932,205	533,410	172,500	15,000	55,000	272,362	106,250	0	0	0	0
2	4,142	233,030	0	0	0	195,568	0	0	0	0	0
3	1,928,053	70,000	157,500	0	0	76,793	0	0	0	0	0
4	0	0	230,380	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0	0	0	0	0
8	0	0	0	0	0	0	0	0	0	0	0
9	0	0	0	0	0	0	0	0	0	0	0
10	0	0	0	0	0	0	0	0	0	0	0
11	0	0	0	0	0	0	0	0	0	0	0
12	0	0	0	0	0	0	0	0	0	0	0
13	0	0	0	0	0	0	0	0	0	0	0
14	0	0	0	0	0	0	0	0	0	0	0
15	0	0	0	0	0	0	0	0	0	0	0
TOTAL	1,932,205	533,410	172,500	15,000	55,000	272,362	106,250	0	0	0	0

Allocation of LP Capital Contributions

Project	Developer	Fee and Management	Legal, Asset	Lease Up	Operating	Replacement	Front Desk	OHFA	BL	Check
1	4,142	233,030	172,500	15,000	55,000	272,362	106,250	0	0	0
2	0	0	0	0	0	195,568	0	0	0	0
3	1,928,053	70,000	157,500	0	0	76,793	0	0	0	0
4	0	0	230,380	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0	0	0	0
8	0	0	0	0	0	0	0	0	0	0
9	0	0	0	0	0	0	0	0	0	0
10	0	0	0	0	0	0	0	0	0	0
11	0	0	0	0	0	0	0	0	0	0
12	0	0	0	0	0	0	0	0	0	0
13	0	0	0	0	0	0	0	0	0	0
14	0	0	0	0	0	0	0	0	0	0
15	0	0	0	0	0	0	0	0	0	0
TOTAL	1,932,205	533,410	172,500	15,000	55,000	272,362	106,250	0	0	0

Construction Payments Schedule

Payment	Date	Amount	Cumulative	Percent
First	01/01/00	0	0	0.00%
Second	01/02/00	0	0	0.00%
Third	02/02/00	0	0	0.00%
Fourth	03/01/00	0	0	0.00%
Fifth	04/01/00	0	0	0.00%
Sixth	05/01/00	0	0	0.00%
Seventh	06/01/00	0	0	0.00%
Eighth	07/01/00	0	0	0.00%
Ninth	08/01/00	0	0	0.00%
Tenth	09/01/00	0	0	0.00%
Eleventh	10/01/00	0	0	0.00%
Twelfth	11/01/00	0	0	0.00%
Thirteenth	12/01/00	0	0	0.00%
Fourteen	01/01/01	0	0	0.00%
Fifteen	02/01/01	0	0	0.00%
Sixteen	03/01/01	0	0	0.00%
Seventeen	04/01/01	0	0	0.00%
Eighteen	05/01/01	0	0	0.00%
Nineteen	06/01/01	0	0	0.00%
Twenty	07/01/01	0	0	0.00%
Twenty-one	08/01/01	0	0	0.00%
Twenty-two	09/01/01	0	0	0.00%
Twenty-three	10/01/01	0	0	0.00%
Twenty-four	11/01/01	0	0	0.00%
Total		0	0	0.00%

Quarterly Pay-in Schedule

Year	Quarter	Amount
2010	1	0
2010	2	0
2010	3	0
2010	4	0
2011	1	0
2011	2	0
2011	3	0
2011	4	0
2012	1	0
2012	2	0
2012	3	0
2012	4	0
2013	1	0
2013	2	0
2013	3	0
2013	4	0
2014	1	0
2014	2	0
2014	3	0
2014	4	0
2015	1	0
2015	2	0
2015	3	0
2015	4	0
2016	1	0
2016	2	0
2016	3	0
2016	4	0
2017	1	0
2017	2	0
2017	3	0
2017	4	0
2018	1	0
2018	2	0
2018	3	0
2018	4	0
2019	1	0
2019	2	0
2019	3	0
2019	4	0
2020	1	0
2020	2	0
2020	3	0
2020	4	0
2021	1	0
2021	2	0
2021	3	0
2021	4	0
2022	1	0
2022	2	0
2022	3	0
2022	4	0
2023	1	0
2023	2	0
2023	3	0
2023	4	0
2024	1	0
2024	2	0
2024	3	0
2024	4	0
2025	1	0
2025	2	0
2025	3	0
2025	4	0
2026	1	0
2026	2	0
2026	3	0
2026	4	0
2027	1	0
2027	2	0
2027	3	0
2027	4	0
Total		3,071,728

Sources and Uses Summary

4/21/10 8:19 AM

Project Name: Commons at Livingston
SMT Project ID: 0

Permanent Loan Sources

Lender Name	Int. rate	Term	Amortization	Amount	Amount/Unit	% of Total Dev Cost
NCR Deferred Fee	5.00%	12	12	95,590	1,912	1%
City of Columbus HOME	2.00%	40	40	600,000	12,000	9%
FC County HOME	2.00%	40	40	250,000	5,000	4%
NAHT Asset Management Note	3.00%	15	15	0	0	0%
OHFA ARRA TCAP Loan	2.00%	40	40	500,000	10,000	7%
FHLB committed	3.00%	40	40	500,000	10,000	7%
City of Columbus- Councilmanic	0.00%	40	40	0	0	0%
	1.00%	40	40	0	0	0%

LIMITED PARTNER EQUITY

				3,071,728	61,435	45%
--	--	--	--	------------------	---------------	------------

Other Sources	Financing Source	Amount		
GP equity	Other	307	6	0%
OHFA ARRA TCE uncommitted		1,724,441	34,489	25%
Donated Labor Porter Wright		500	10	0%
Huntington Bank donation		500	10	0%
City of Columbus Councilmanic Bonds		150,000	3,000	2%
			0	
			0	
			0	

TOTAL SOURCES OF FUNDS:

	6,893,066	137,861
--	------------------	----------------

TOTAL USES OF FUNDS:

	6,893,067	137,861
--	------------------	----------------

FUNDING SURPLUS<GAP>

	(0)	(0)
--	------------	------------

Commons at Livingston VA Housing 2010 04 19 (NCR)

Project Cash Flow

Project Name: Commons at Livingston
 SMT Project ID: 0

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Year:	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
RENTAL INCOME															
Gross Potential Rental Income - Tax Credit Units	113,311	393,516	401,396	409,414	417,602	425,954	434,472	443,163	452,026	461,067	470,283	479,584	489,289	499,073	509,055
Gross Potential Rental Income - Non-Tax Credit Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Potential Rental Income	113,311	393,516	401,396	409,414	417,602	425,954	434,472	443,163	452,026	461,067	470,283	479,584	489,289	499,073	509,055
Total Gross Potential Rental Income	113,311	393,516	401,396	409,414	417,602	425,954	434,472	443,163	452,026	461,067	470,283	479,584	489,289	499,073	509,055
Other Income - Residential	830	2,910	2,081	7,132	2,185	2,306	2,932	2,944	2,944	2,960	2,936	2,987	2,936	2,957	2,639
Less Vacancy (Year 1/Year 2-16) <small>See Schedule 2.16</small>	7,967	27,546	28,027	28,659	29,232	29,817	30,413	31,021	31,642	32,275	32,928	33,579	34,250	34,915	35,634
Gross Potential Rental Income - Commercial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Less Vacancy (Year 1/Year 2-16)	266,910	375,370	382,877	382,877	389,555	398,246	406,913	414,439	422,725	431,162	439,856	448,892	457,574	466,726	476,060
Effective Gross Income	156,677	253,948	261,083	268,659	276,531	284,589	292,902	301,449	310,249	319,206	328,633	338,232	348,118	358,291	368,786
EXPENDITURES															
Professional Fees	417	1,308	1,081	1,063	1,128	1,180	1,196	1,231	1,268	1,306	1,345	1,385	1,427	1,470	1,514
Administrative Expenses	21,410	64,180	64,003	65,672	67,282	68,911	69,781	70,804	71,972	73,186	74,447	75,755	77,110	78,513	79,964
Total Utilities	59,548	66,158	67,113	69,126	71,200	73,326	75,506	77,802	80,136	82,510	85,016	87,660	90,450	93,386	96,469
Total Repairs and Maintenance	17,817	44,084	45,365	46,726	48,178	49,721	51,359	52,994	54,728	56,560	58,491	60,520	62,650	64,881	67,214
Total Total Estate Taxes	11,829	29,514	30,399	31,311	32,250	33,218	34,215	35,241	36,298	37,387	38,509	39,664	40,854	42,080	43,342
Total Other Taxes and Insurance	15,184	37,560	38,887	39,848	41,343	42,874	44,542	46,350	48,300	50,394	52,635	55,024	57,564	60,257	63,105
Total Property Management Fees	9,000	21,834	22,067	22,928	23,928	25,067	26,346	27,774	29,363	31,024	32,869	34,811	36,863	39,037	41,346
Other Miscellaneous Operating Expenses	323	2,318	2,368	2,463	2,624	2,810	2,888	2,969	3,052	3,138	3,228	3,317	3,411	3,507	3,606
Total Expenditures	132,873	254,688	261,083	268,659	276,531	284,589	292,902	301,449	310,249	319,206	328,633	338,232	348,118	358,291	368,786
NET OPERATING INCOME	3,804	114,322	114,267	114,162	114,504	113,747	113,411	112,950	112,479	111,974	111,173	110,379	109,459	108,435	107,284
Scheduled Additions to Residential Replacement Reserve	1,250	15,450	15,914	16,391	16,803	17,389	17,911	18,448	19,002	19,572	20,156	20,764	21,366	22,028	22,689
Construction Period Income	2,554	98,872	98,374	97,792	97,121	96,358	95,500	94,542	93,477	92,303	91,016	89,626	88,072	86,407	84,585
NOI Adjusted For Reserves	0,500	1,37	1,36	1,24	1,33	1,32	1,31	1,30	1,28	1,27	1,26	1,25	1,24	1,23	1,22
Operating Expense Coverage	35,417	98,700	88,434	80,203	62,007	62,847	95,724	97,328	98,591	101,583	103,619	105,887	107,901	109,657	112,156
DEBT SERVICE AND CASH FLOW FEES															
24 Hour Front Desk	0	12,172	9,940	7,589	5,115	2,571	0	0	0	0	0	0	0	0	0
Debt Service Coverage Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Loan 1 - NCR Deferred Fee	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Debt Service Coverage Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Loan 5 - OHFA ARRA TCAP Loan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Debt Service Coverage Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Loan 4 - NAHT Asset Management Note	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Debt Service Coverage Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Loan 3 - FC County HOME	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Debt Service Coverage Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Loan 6 - FRLB committed	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Debt Service Coverage Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Loan 7 - City of Columbus Co-terminant	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Debt Service Coverage Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Net Cash Flow	(32,853)	0	0	0	0	(22)	(22)	(3,036)	(6,114)	(9,280)	(12,589)	(18,080)	(19,729)	(23,551)	(27,551)
GF Fee as % Effective Gross Income	41.84%	28.44%	29.44%	29.44%	29.44%	29.44%	29.44%	29.44%	29.44%	29.44%	29.44%	29.44%	29.44%	29.44%	29.44%
GF Fee as % LY/RM Year															
PAYMENT AND DISTRIBUTION OF RESERVES															
LEASE-UP RESERVE	55,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contribution of Capitalized Lease-Up Reserve	32,853	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lease-Up Period Deficit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Guarantor Contribution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lease-Up Reserve Balance	22,137	22,137	22,137	22,137	22,137	22,137	22,137	22,137	22,137	22,137	22,137	22,137	22,137	22,137	22,137
OPERATING RESERVE	195,569	76,793	0	0	0	0	0	0	0	0	0	0	0	0	0
Capitalized Contribution to Operating Res in schedule from equity	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Scheduled Additions to Operating Reserve	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cash flow (before) Operating Reserve	195,569	3,911	5,988	8,068	5,269	5,370	5,629	6,508	6,721	6,858	6,993	7,133	7,275	7,421	7,569
Interest on Operating Reserve	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Reserve Balance	195,569	394,372	310,487	310,487	318,978	323,609	329,470	335,959	342,780	349,938	356,639	363,781	371,036	378,457	385,952
Months of Operating Expenses	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
FRONT DESK RESERVE	106,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Capitalized Contribution to Reserve from schedule from equity	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Scheduled Additions to Reserve	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Expenditures from Reserve	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest on Reserve	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Reserve Balance	106,250	106,250	106,250	106,250	106,250	106,250	106,250	106,250	106,250	106,250	106,250	106,250	106,250	106,250	106,250

NAHT Remaining balance will transfer to the operating reserve upon achievement of substitution

Operating Expense and Fee Assumptions

4/21/10 8:19 AM

Project Name: **Commons at Livingston** NCR Provided Expenses 2010 03 25
 SMT Project ID: **0** Except Real Estate Taxes RC proposes 8.5% Cap Rate (compared to 11%) for Value estimate for RE Tax calculation
 Base Year for Expenses: **2011** Source:

Professional Fees	Amount	Per Unit	Inflator
Legal	1,000	20	
Accounting/Audit	-	-	
Bookkeeping	-	-	
Other Prof Fees (specify)	-	-	
Professional Fees (combined)	\$1,000	20	3%
Total Professional Fees			
Administrative Expenses	Amount	Per Unit	Inflator
Advertising & Marketing	2,100	42	
Management Consultants	-	-	
Other Renting Expenses	1,700	34	
Office Salaries	16,304	326	
Office Expenses	7,898	158	
Office or Model Apartment Rent	-	-	
Manager or Superintendent Salaries	8,074	161	
Administrative Rent Free Unit	-	-	
Bookkeeping Fees/Account Services	10,918	218	
Bad Debt	-	-	
Misc. Admin Exp (specify)	3,509	70	
Misc. Admin Exp (specify)	400	8	
Administrative Expenses (combined)	-	-	
Total Administrative	\$50,903	1,018	3%
Utilities	Amount	Per Unit	Inflator
Fuel Oil/Coal	-	-	
Electricity	51,781	1,036	
Water/Sewer	10,479	210	
Gas	-	-	
Other Utilities (specify)	1,000	20	
Utilities (Combined)	-	-	
Total Utilities	\$63,260	1,265	3%
Repairs and Maintenance	Amount	Per Unit	Inflator
Payroll	15,914	318	
Supplies	2,200	44	
Decorating	500	10	
Contracts	8,050	161	
Exterminating	2,700	42	
Elevators	2,000	40	
Grounds Maintenance	7,350	147	
Operating and Maintenance Rent Free Unit	-	-	
Garbage and Trash removal	2,000	40	
Security Payroll/Contract	-	-	
Security Rent Free Unit	-	-	
Heating/Cooling Repairs and Maintenance	-	-	
Snow Removal	2,647	53	
Vehicle & Maintenance Equipment Op and Rep	-	-	
Misc Op & Maint Exp (specify)	-	-	
Misc Op & Maint Exp (specify)	-	-	
Repairs and Maintenance (Combined)	-	-	
Total Repairs and Maintenance	\$42,761	855	3%

Real Estate Taxes and Insurance	Amount	Per Unit	Inflator
Real Estate Taxes	28,654	573	
Less-Abated Taxes	0	-	
Net Real Estate Taxes	\$28,654	573	3%
Payroll taxes (Projects Share)	8,488	-	
Property and Liability Insurance	7,500	150	
Fidelity Bond Insurance	-	-	
Workmen Compensation	1,211	24	
Health Ins & Other Employee Benefits	18,922	378	
Misc Tax, Licenses and Perm (specify)	-	-	
Misc Tax, Licenses and Perm (specify)	335	7	
Taxes and Insurance (combined)	-	-	
Total Other Taxes and Insurance	\$35,466	729	3%
Total Real Estate Taxes and Insurance	\$65,120	1,302	
Property Management Fee	Amount	Total	Per Unit
Method for calculating Residential PM Fee	-	0	-
Percent of Effective Gross Income	0	0	-
Flat Fee Per Unit/Per Month	0	0	-
Total Annual Amount	\$21,600	21,600	432
Commercial Property Management Fee	-	-	-
Total Property Management Fee	\$21,600	432	3%
Other Miscellaneous Operating Expenses	Amount	Per Unit	Inflator
Monitoring Compliance	2,250	45	
Specify: 24 Hour Front Desk	-	-	
Specify:	-	-	
Total Misc. Expenses	\$2,250	45	3%
Total Operating Expenses	\$246,894	4,938	3,100
Total Net of Real Estate Taxes	218,240	4,365	(41,679)
Total Net of Real Estate Taxes and Misc Expenses	215,950	4,320	
Annual Contributions To Reserves	Per Unit Per Annum	Total Per Annum	Inflator
Replacement Reserve	300	15,000	3%
Operating Reserve	0	0	3%
Other Reserve (specify)	0	0	3%
Other Reserve (specify)	0	0	3%
Total Operating Expenses (including Annual Contributions to Reserves)	Total	Per Unit	
	251,894	5,238	
Cash Flow Contingent Fees, Expenses and Distributions	Amount	Annual Inflator	Cap Amount
Investor Services Fee	0	3.0%	Yes
Partnership Administration Fee	10,000	3.0%	Yes
24 Hour Front Desk	85,000	2.0%	No
Priority Cash Flow Distribution to GP	-	-	100%
Gross Income Allocation to GP	-	-	100%

Uses of Funds - Project Development Budget

4/21/10 9:19 AM

Project Name: Commons at Livingston Sources-Uses Surplus/(Gap): (0)

SAT Project ID: 0

Cost Item	Total	Residential		Tax Treatment of Assets		Allocation of Depreciable Basis		Historic Credit Basis	
		Cost Per Unit	Percent of Total	Depreciable	Non-Depreciable	Residential	Commercial	Residential	Commercial

Cost Item	Total	Cost Per Unit	Percent of Total	Depreciable	Non-Depreciable	Amortized	Expensed	Residential	Commercial	Historic Credit Basis
A. ACQUISITION COSTS										
Purchase Price - Land	235,810	4,712	3.4%		235,810					
Purchase Price - Buildings										
Title Insurance, Recording, Closing Costs										
Acquisition Legal Fees										
Demolition: Razing of Buildings										
Holding Costs										
Other Acq (Specify)										
TOTAL ACQUISITION COSTS	235,810	4,712	3.4%		235,810					

Cost Item	Total	Cost Per Unit	Percent of Total	Depreciable	Non-Depreciable	Amortized	Expensed	Residential	Commercial	Historic Credit Basis
B. CONSTRUCTION / REHABILITATION COSTS										
Site Work: On-Site/Non-Depreciable	50,000	1,000	0.5%		50,000					
Site Work: On-Site Improvements-15 Year Property	320,728	6,355	4.7%	320,728						
Demolition: Interior										
New Construction: Residential	3,056,466	61,128	44.2%	2,694,466	150,000					
New Construction: Commercial										
Rehabilitation: Residential	181,598	3,632	2.8%	181,598						
Rehabilitation: Commercial	80,471	1,609	1.2%	80,471						
General Requirements	201,179	4,024	2.9%	201,179						
Contractor Overhead	47,987	960	0.7%	47,987						
Payment & Performance Bond	125,000	2,500	1.8%	125,000						
Appraisals	79,500	1,590	1.2%	79,500						
Furniture, Fixtures and Equipment										
Other Const (Specify) - Liability Insurance	150,000	3,000	2.2%	150,000						
Other Const (Specify) - Commission & Unit Furniture Fee										
Contractors Contingency	226,500	4,530	3.3%	226,500						
Construction Contingency	54,346,428	90,509	65.9%	4,335,428	210,000					
TOTAL CONSTRUCTION COSTS	4,335,428	89,509	65.9%	4,335,428	210,000					

Cost Item	Total	Cost Per Unit	Percent of Total	Depreciable	Non-Depreciable	Amortized	Expensed	Residential	Commercial	Historic Credit Basis
C. PROFESSIONAL FEES & OTHER SOFT COSTS										
Architect Design	120,228	2,405	1.5%	120,228						
Architect Supervision	26,843	537	0.4%	26,843						
Engineering	210,326	4,207	1.2%	210,326						
Geotechnical/Soils Engineering										
Environmental Site Assessment	7,500	150	0.1%	7,500						
Survey (Boundary/Topo/As-Built)	10,000	200	0.1%	10,000						
Building Permits	120,000	2,400	2.5%	120,000						
Utility Tap Fees										
Impact Fees										
Warrant & Liability Insurance (Construction Period)	40,000	800	0.5%	40,000						
Closing Costs/Risk Insurance	50,000	1,000	0.7%	50,000						
Real Estate Taxes/Fees	4,000	80	0.1%	4,000						
Market Study	7,500	150	0.1%	7,500						
Appraisal	6,500	130	0.1%	6,500						
Accounting/Audit	8,552	171	0.1%	8,552						
Cost Certification	6,388	128	0.1%	6,388						
Legal Fees: Real Estate (Developer)	44,587	892	0.7%	44,587						
Development Consultant Fees	55,000	1,100	0.8%	55,000						
Construction Management Fees										
Developer Fees	520,000	10,400	9.1%	520,000						
Developer Overhead										
Soft Cost Contingency	13,185	264	0.2%	13,185	10,000					
Other Soft Cost (Specify) Investor Required Third Party Reviews	8,750	175	0.1%	8,750						
Other Soft Cost (Specify) LEED certification	37,144	743	0.5%	37,144						
Other Soft Cost (Specify)										
Other Soft Cost (Specify)										
TOTAL PROFESSIONAL FEES & OTHER SOFT COSTS	1,262,010	25,656	18.5%	1,262,010	10,000					

Cost Item	Residential		Tax Treatment of A		Commercial		Historic Credit Basis	
	Cost Per Unit	Percent of Total	Depreciable	Non Depreciable	Allocation of Depreciable Basis		Historic Eligible %	
					Acquisition	Rehab / New Construction	Residential	Commercial
D. FINANCING COSTS								
Construction Loan Only								
Loan Points/Fees	500	0.4%	25,000	-	-	25,000	-	-
Loan Inspections	-	-	-	-	-	-	-	-
Loan Title & Recording	-	-	-	-	-	-	-	-
Loan Legal (Bank)	200	0.1%	10,000	-	-	10,000	-	-
Loan Interest	1,385	1.0%	67,700	-	-	67,700	-	-
Other Loan Cost	300	0.2%	15,000	-	-	15,000	-	-
Bridge/Interim Loan Costs								
Permanent Only or Construction/Perm								
Loan Points/Fees	-	-	-	-	-	-	-	-
Loan Inspections	-	-	-	-	-	-	-	-
Loan Mortgage Insurance (MI/FI)	-	-	-	-	-	-	-	-
Loan Title & Recording	-	-	-	-	-	-	-	-
Loan Legal (Bank)	-	-	-	-	-	-	-	-
Loan Interest	-	-	-	-	-	-	-	-
Loan Legal (Developer)	-	-	-	-	-	-	-	-
Cost of Issuance (Bonds)	-	-	-	-	-	-	-	-
FHA Fees	-	-	-	-	-	-	-	-
Genie Mile Fees	-	-	-	-	-	-	-	-
Letter of Credit Fees	-	-	-	-	-	-	-	-
Credit Report	-	-	-	-	-	-	-	-
Negative Amortgage	-	-	-	-	-	-	-	-
Other Loan Cost	-	-	-	-	-	-	-	-
Lower Tier Bridge Loan Interest	-	-	-	-	-	-	-	-
TOTAL FINANCING COSTS	0	0.0%	77,700	-	-	77,700	-	-
E. TAX CREDIT & SYNDICATION COSTS								
Tax Credit Application and Allocation Fees								
Tax Credit Monitoring Fees	28,556	0.4%	-	28,556	-	-	-	-
Legal/Organizational Fees (Developer)	45,000	0.7%	-	45,000	-	-	-	-
Legal Fees (Investor) % Amortized	5,000	0.1%	-	-	5,000	-	-	-
Tax Credit Consultant's O/R/A	15,000	0.2%	-	7,500	7,500	-	-	-
Other Syndication Costs - Pre-sold (SF)	157,500	2.3%	-	-	157,500	-	-	-
TOTAL TAX CREDIT & SYNDICATION COSTS	251,056	3.0%	7,500	238,556	-	-	-	-
F. START UP COSTS, RESERVES & ESCROWS								
Leasing/Marketing Expenses								
Tenant Relocation (Base Eligible)	25,000	0.4%	-	25,000	-	-	-	-
Tenant Relocation (Non Base Eligible)	-	-	-	-	-	-	-	-
Escrows & Prepaids	55,000	0.8%	-	55,000	-	-	-	-
Road Lb Reserve	272,362	4.0%	-	272,362	-	-	-	-
Operating Reserves (Capitalized)	0	-	-	-	-	-	-	-
Replacement Reserve (Capitalized)	108,250	1.5%	-	108,250	-	-	-	-
Other Reserve	548,612	6.7%	-	548,612	-	-	-	-
TOTAL START UP COSTS, RESERVES & ESCROWS	\$9,893,667	100.0%	5,675,138	3,898,722	-	-	-	-

Cost Item	Residential		Tax Treatment of A		Commercial		Historic Credit Basis	
	Cost Per Unit	Percent of Total	Depreciable	Non Depreciable	Allocation of Depreciable Basis		Historic Eligible %	
					Acquisition	Rehab / New Construction	Residential	Commercial
G. OPERATING RESERVE REQUIREMENT AND OPERATING DEFICIT GUARANTEE CALCULATIONS								
Operating Reserve Requirement Calculation								
Annual Operating Expenses	371,943.00							
Multi-Pay Debt Service	2,000							
Operating Reserve	15,000.00							
Working Capital Reserve	546,824.20							
Operating Reserves Required	346,868.00							
Operating Reserve Available	433,612							
Operating Reserve Shortage	(86,746)							
Operating Deficit Guarantee Calculation								
Months of Required Coverage	6							
Operating Deficit Guarantee Required	173,000							

Allocation of Development Fee in Acquisition/Rehab Projects	
Acquisition fee of developer's development	5,645,138
Rehab fee of developer's development	4,038,276
Total Development Fee and Overhead	9,683,414
First fee allocation to rehab basis	679,000
Remaining Fee to be allocated	9,004,414
10% acquisition cost	23,261
Fee allocation to acquisition basis	9,027,675
Remaining Fee to be allocated	25,207
5% of Rehab basis net of dev fee overhead	25,207
Second fee allocation to rehab basis	0
Total fee allocation to rehab basis	979,000
Remaining Fee to be amortized	0

Operating Reserve Requirement and Operating Deficit Guaranty Calculations	
Annual Operating Expenses	371,943.00
Multi-Pay Debt Service	2,000
Operating Reserve	15,000.00
Working Capital Reserve	546,824.20
Operating Reserves Required	346,868.00
Operating Reserve Available	433,612
Operating Reserve Shortage	(86,746)
Operating Deficit Guaranty Calculation	6
Months of Required Coverage	6
Operating Deficit Guaranty Required	173,000

Allocation of Development Fee in Acquisition/Rehab Projects	
Acquisition fee of developer's development	5,645,138
Rehab fee of developer's development	4,038,276
Total Development Fee and Overhead	9,683,414
First fee allocation to rehab basis	679,000
Remaining Fee to be allocated	9,004,414
10% acquisition cost	23,261
Fee allocation to acquisition basis	9,027,675
Remaining Fee to be allocated	25,207
5% of Rehab basis net of dev fee overhead	25,207
Second fee allocation to rehab basis	0
Total fee allocation to rehab basis	979,000
Remaining Fee to be amortized	0

Operating Reserve Requirement and Operating Deficit Guaranty Calculations	
Annual Operating Expenses	371,943.00
Multi-Pay Debt Service	2,000
Operating Reserve	15,000.00
Working Capital Reserve	546,824.20
Operating Reserves Required	346,868.00
Operating Reserve Available	433,612
Operating Reserve Shortage	(86,746)
Operating Deficit Guaranty Calculation	6
Months of Required Coverage	6
Operating Deficit Guaranty Required	173,000

Allocation of Development Fee in Acquisition/Rehab Projects	
Acquisition fee of developer's development	5,645,138
Rehab fee of developer's development	4,038,276
Total Development Fee and Overhead	9,683,414
First fee allocation to rehab basis	679,000
Remaining Fee to be allocated	9,004,414
10% acquisition cost	23,261
Fee allocation to acquisition basis	9,027,675
Remaining Fee to be allocated	25,207
5% of Rehab basis net of dev fee overhead	25,207
Second fee allocation to rehab basis	0
Total fee allocation to rehab basis	979,000
Remaining Fee to be amortized	0

Operating Reserve Requirement and Operating Deficit Guaranty Calculations	
Annual Operating Expenses	371,943.00
Multi-Pay Debt Service	2,000
Operating Reserve	15,000.00
Working Capital Reserve	546,824.20
Operating Reserves Required	346,868.00
Operating Reserve Available	433,612
Operating Reserve Shortage	(86,746)
Operating Deficit Guaranty Calculation	6
Months of Required Coverage	6
Operating Deficit Guaranty Required	173,000

ANNUAL SERVICE BUDGET

Agency/Project:

National Church Residences / The Commons at Livingston/Rebuilding Lives Units

Budget Period:

7/1/2011 to 6/30/2012

COST CATEGORY	TOTAL BUDGET
Staff & Operating Costs (Subtotal)	\$ 48,448.00
Salaries & Wages	\$ 39,589.00
Fringe Benefits	\$ 8,859.00
Contract & Consultant Costs (Subtotal)	\$ 3,000.00
Specify: Training and quality assurance	\$ 1,500.00
Specify: Computer and IT	\$ 1,500.00
Specify:	\$ -
Non-Staff Costs (Subtotal)	\$ 8,552.00
Travel & Transportation	\$ 2,100.00
Space Costs	\$ 502.00
Supplies	\$ 1,800.00
Leased Equipment	\$ 1,800.00
Photocopying	\$ 250.00
Postage	\$ 250.00
Printing	\$ 250.00
Employment Ads	\$ 250.00
Bank Charges	\$ 100.00
Direct Client Assistance (Furnishings)	\$ 500.00
Direct Client Assistance (Bus Tickets)	\$ 750.00
TOTALS	\$ 60,000.00

ANNUAL SERVICE SOURCES

HUD SHP Service Grant	\$ -
Medicaid (15 residents x \$1,036/year)	\$ -
Rebuilding Lives	\$ 60,000.00
TOTALS	\$ 60,000.00

BUDGET FORM INSTRUCTIONS: When completing the electronic version of this form, enter numbers only in the spaces without dollar signs (\$). The Excel spreadsheet will calculate all numbers in cells with dollar signs. If numbers are entered or deleted in ce

Agency/Project: National Church Residences / The Commons at Livingston	Budget Form 5														
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
	SERVICE CASH FLOW														
INCOME															
Rebuilding Lives Fundr Collab	\$ 60,651.00	\$ 60,651.00	\$ 60,651.00	\$ 60,651.00	\$ 60,651.00	\$ 60,651.00	\$ 60,651.00	\$ 60,651.00	\$ 60,651.00	\$ 60,651.00	\$ 60,651.00	\$ 60,651.00	\$ 60,651.00	\$ 60,651.00	\$ 60,651.00
Fundraising/Contributions	\$ -	\$ 1,718.50	\$ 3,486.53	\$ 5,305.55	\$ 7,177.03	\$ 9,102.51	\$ 11,083.57	\$ 13,121.84	\$ 15,218.97	\$ 17,376.70	\$ 19,596.79	\$ 21,881.06	\$ 24,231.41	\$ 26,649.75	\$ 29,136.08
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Net Income	\$ 60,651.00	\$ 62,369.50	\$ 64,137.53	\$ 65,956.55	\$ 67,828.03	\$ 69,753.51	\$ 71,734.57	\$ 73,772.84	\$ 75,869.97	\$ 78,027.70	\$ 80,247.79	\$ 82,522.06	\$ 84,852.41	\$ 87,230.75	\$ 89,789.08
EXPENSES															
Staff & Operating Costs (Subtotal)	\$ 55,750.00	\$ 57,370.48	\$ 59,038.53	\$ 60,755.57	\$ 62,523.03	\$ 64,342.41	\$ 66,215.25	\$ 68,143.13	\$ 70,127.67	\$ 72,170.55	\$ 74,273.49	\$ 76,438.29	\$ 78,666.76	\$ 80,960.78	\$ 83,322.31
Salaries & Wages	\$ 39,589.00	\$ 40,776.67	\$ 41,969.97	\$ 43,259.97	\$ 44,557.77	\$ 45,894.50	\$ 47,271.34	\$ 48,689.48	\$ 50,150.16	\$ 51,654.67	\$ 53,204.31	\$ 54,800.43	\$ 56,444.45	\$ 58,137.78	\$ 59,881.91
Fringe Benefits	\$ 8,859.00	\$ 9,124.77	\$ 9,398.51	\$ 9,680.47	\$ 9,970.88	\$ 10,270.01	\$ 10,578.11	\$ 10,895.45	\$ 11,222.32	\$ 11,558.99	\$ 11,906.76	\$ 12,262.93	\$ 12,630.82	\$ 13,009.74	\$ 13,400.03
Travel & Transportation	\$ 2,100.00	\$ 2,163.00	\$ 2,227.89	\$ 2,294.73	\$ 2,363.57	\$ 2,434.48	\$ 2,507.51	\$ 2,582.74	\$ 2,660.22	\$ 2,740.02	\$ 2,822.22	\$ 2,906.89	\$ 2,994.10	\$ 3,083.92	\$ 3,176.44
Space Costs	\$ 502.00	\$ 512.04	\$ 522.28	\$ 532.73	\$ 543.38	\$ 554.25	\$ 565.33	\$ 576.64	\$ 588.17	\$ 599.94	\$ 611.94	\$ 624.17	\$ 636.66	\$ 649.39	\$ 662.38
Supplies	\$ 1,800.00	\$ 1,836.00	\$ 1,872.72	\$ 1,910.17	\$ 1,948.38	\$ 1,987.35	\$ 2,027.09	\$ 2,067.63	\$ 2,108.99	\$ 2,151.17	\$ 2,194.19	\$ 2,238.07	\$ 2,282.84	\$ 2,328.49	\$ 2,375.06
Leased Equipment	\$ 1,800.00	\$ 1,836.00	\$ 1,872.72	\$ 1,910.17	\$ 1,948.38	\$ 1,987.35	\$ 2,027.09	\$ 2,067.63	\$ 2,108.99	\$ 2,151.17	\$ 2,194.19	\$ 2,238.07	\$ 2,282.84	\$ 2,328.49	\$ 2,375.06
Other (Specify): copy, print, 12%	\$ 750.00	\$ 765.00	\$ 780.30	\$ 795.91	\$ 811.82	\$ 828.06	\$ 844.62	\$ 861.51	\$ 878.74	\$ 896.32	\$ 914.25	\$ 932.53	\$ 951.18	\$ 970.20	\$ 989.61
Other (Specify): empl. ads, 12%	\$ 350.00	\$ 357.00	\$ 364.14	\$ 371.42	\$ 378.85	\$ 386.43	\$ 394.16	\$ 402.04	\$ 410.08	\$ 418.28	\$ 426.65	\$ 435.18	\$ 443.88	\$ 452.76	\$ 461.82
Front Desk	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contract & Consultant Costs (Subtotal)	\$ 3,651.00	\$ 3,724.02	\$ 3,798.50	\$ 3,874.47	\$ 3,951.96	\$ 4,031.00	\$ 4,111.62	\$ 4,193.85	\$ 4,277.73	\$ 4,363.28	\$ 4,450.55	\$ 4,539.56	\$ 4,630.35	\$ 4,722.96	\$ 4,817.42
Specify: Training and QA	\$ 1,500.00	\$ 1,530.00	\$ 1,560.60	\$ 1,591.81	\$ 1,623.65	\$ 1,656.12	\$ 1,689.24	\$ 1,723.03	\$ 1,757.49	\$ 1,792.64	\$ 1,828.49	\$ 1,865.06	\$ 1,902.36	\$ 1,940.41	\$ 1,979.22
Specify: Computer and IT	\$ 1,500.00	\$ 1,530.00	\$ 1,560.60	\$ 1,591.81	\$ 1,623.65	\$ 1,656.12	\$ 1,689.24	\$ 1,723.03	\$ 1,757.49	\$ 1,792.64	\$ 1,828.49	\$ 1,865.06	\$ 1,902.36	\$ 1,940.41	\$ 1,979.22
Specify: Other	\$ 651.00	\$ 664.02	\$ 677.30	\$ 690.85	\$ 704.66	\$ 718.76	\$ 733.13	\$ 747.79	\$ 762.75	\$ 778.01	\$ 793.57	\$ 809.44	\$ 825.63	\$ 842.14	\$ 858.98
Direct Client Assistance Costs (\$)	\$ 1,250.00	\$ 1,275.00	\$ 1,300.50	\$ 1,326.51	\$ 1,353.04	\$ 1,380.10	\$ 1,407.70	\$ 1,435.86	\$ 1,464.57	\$ 1,493.87	\$ 1,523.74	\$ 1,554.22	\$ 1,585.30	\$ 1,617.01	\$ 1,649.35
Rental Assistance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Deposits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Furnishings & Household Su	\$ 500.00	\$ 510.00	\$ 520.20	\$ 530.60	\$ 541.22	\$ 552.04	\$ 563.08	\$ 574.34	\$ 585.83	\$ 597.55	\$ 609.50	\$ 621.69	\$ 634.12	\$ 646.80	\$ 659.74
Other (specify): bus tickets	\$ 750.00	\$ 765.00	\$ 780.30	\$ 795.91	\$ 811.82	\$ 828.06	\$ 844.62	\$ 861.51	\$ 878.74	\$ 896.32	\$ 914.25	\$ 932.53	\$ 951.18	\$ 970.20	\$ 989.61
Other (Specify):	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 60,651.00	\$ 62,369.50	\$ 64,137.53	\$ 65,956.55	\$ 67,828.03	\$ 69,753.51	\$ 71,734.57	\$ 73,772.84	\$ 75,869.97	\$ 78,027.70	\$ 80,247.79	\$ 82,522.06	\$ 84,852.41	\$ 87,230.75	\$ 89,789.08
NET OPERATING INCOME	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
OPERATING CASH FLOW															
Lease-Up Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Deferred Developer Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NET CASH FLOW	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

13. Status of Other Funding

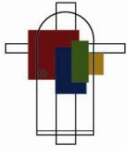
Complete the chart below. Please note that this information should also be included in the budget narrative that is attached to each budget required as part of this submission package.

A. Capital and Development Costs			
Funding/Financing Source & Program	Type (1)	Amount	Status
Low Income Housing Tax Credit Equity	Equity	3,071,728	Reserved
NCR Deferred Fee	Loan	95,590	Submitted
City of Columbus HOME	Loan	600,000	Committed
Franklin County HOME	Loan	250,000	Committed
City of Columbus Councilmanic Bonds	Loan	150,000	Requested
OHFA ARRA TCAP Loan	Loan	500,000	Committed
FHLB	Loan	500,000	Committed
OHFA ARRA TCEP Funds	Equity	1,724,441	Committed
Bank and Attorney Contributions	Grants	1,000	Committed
GP Equity	Cash	307	Committed
TOTAL		6,893,066	

B. Operations			
Funding/Financing Source & Program	Type (1)	Amount	Status
Columbus Metropolitan Housing Authority	Section 8 Subsidy	\$355,800	Approved

C. Services			
Funding/Financing Source & Program	Type (1)	Amount	Status
Rebuilding Lives Funder Collaborative	Grant	\$60,000	Approved by RLFC
Chalmers P. Wylie VA	In-kind	\$234,000	Committed

(1) Funding type includes: grant, loan, equity, tax credits, etc. For loans, provide rate and term.



Memorandum

Date: May 3, 2010
To: Tiffany Nobles, Community Shelter Board
From: Colleen Bain
Cc: Dave Kayuha; Dave Davis, Lianna Barbu
RE: Quarterly Update Commons at Livingston

The Commons at Livingston (CAL) is a 50-unit one bedroom apartment community located on the East side of Columbus near Livingston Avenue and Barnett. Twenty-five (25) of the units are designated as Rebuilding Lives for veterans; and the remaining 25 units as affordable housing for disabled veterans that qualify for Section 8.

Development update:

- OHFA ARRA funds approved by OHFA board; preliminary funding commitments issued
- Step III of OHFA ARRA underwriting to be submitted May 7th; final approval early June
- Application for tax abatement submitted to the City of Columbus
- HOME funds committed by City and Franklin County
- Construction loan committed by The Housing Trust
- Lot split approved; lot transferred
- Application for Permit submitted
- Rent Determination received from CMHA
- Architectural drawings and costs finalized
- Closing and Construction start projected in June or July
- Groundbreaking scheduled for May 22, 2010 at 10:00am

Neighborhood Outreach:

- NCR has met with all City Council members and County Commissioners to update them on the status of CAL.
- NCR has attempted to follow up with property owners adjacent to the site; however we have not received a response to any correspondence.
- We will be convening a group to work on forming a Good Neighbor Agreement in the coming months.
- NCR has retained Public Service Consulting to assist with continued outreach to area businesses and residents.

Supportive Services updates:

- To ensure consistent quality and continuity of services between and among RL and NRL tenants, the VA has agreed to provide services to all 50 residents of Commons at Livingston.
- NCR will employ a full-time staff member who will serve as primary onsite liaison between the VA and NCR; and will also supervise and assist residents in the onsite Resource Center.
- As recommended by the RLFC, NCR has executed an MOA with Volunteers of America's Homeless Veteran's Reintegration Program to provide services for eligible homeless veterans (must referred prior to actual move-in in order to be eligible). Copy of MOA attached.

MEMORANDUM OF UNDERSTANDING

BETWEEN

Volunteers of America of Greater Ohio (VOAGO)

(Service Provider – Please type or print name)

AND

National Church Residences (NCR)

THAT IS THE

(Sponsor/Owner – Please type or print name)

SPONSOR/OWNER ENTITY FOR Commons at Livingston

(Project Name -- Please type or print name)

The Sponsor/Owner identified above has applied for funding from the Rebuilding Lives Funder Collaborative to provide services to chronically homeless veterans at the Commons at Livingston. To further accomplish a better way of life, the Service Provider identified above desires to make available the following programs and/or services to eligible residents of the proposed project. Indicate below:

What is the name of the services or program?	Homeless Veteran’s Reintegration Program (HVRP)
What is the nature of the services or program?	The HVRP program is a long term program that provides job training and employment assistance to homeless veterans. The services provided include participant assessment; job readiness, job retention and life skills training, workshops, and seminars; job placement/referrals; supportive services including individualized case management and development of Individual Employment Plans (IEP); community referrals to mental health/substance abuse treatment and housing services; connections to job training; and intensive retention services.
How many “slots” or households can/will be served?	Up to 50
Over what time period will the services be available?	Services will start July 1, 2010 or when the facility opens and will automatically renew every year unless either party terminates the agreement
Where will the services or program be provided?	Employment Resource Center, 567 W. Broad St. Columbus OH 43215
How much will be charged (or on what basis will a charge be imposed)?	No charge

The intent to provide the above outlined programs and/or services is hereby affirmed and agreed to by the Project Sponsor/Managing Partner or Owner and the Service Provider. Together, we agree that the programs and/or services shall be provided for the benefit of the qualified households/tenants who shall reside in the program and are referred prior to move in, subject to determination of eligibility and desire of the household to receive and incur the related cost, if any.

AGREED TO AND SIGNED this 31 day of March, 2010.

NCR/Colleen Bain

Sponsor/Owner Name (Typed)

VOAGO/Terri Power

Service Provider Name (Typed)

Sponsor/Owner Signature



Service Provider Signature

Expires 12/31/2009

Community Housing Network, Inc.
Inglewood Court
CSB Quarterly Updates
May 2010

Inglewood Court (New CHN/Maryhaven PSH Project) – In partnership with Maryhaven, this development will provide 60 units of permanent supportive housing for persons disabled by severe mental illness (SMD) or dual diagnosed with SMD and chemical dependency, including 45 units for Rebuilding Lives. The 15 non-RL units will be reserved for ADAMH consumers coming from TVBH or other funded ADAMH group homes. CHN will also consider high crisis care utilization including those with AOD only diagnosis as an indicator for intake.

Site: In November 2008, CHN gained control of the site at 3700 Sullivant Avenue (back portion), a wooded vacant lot in the Hilltop area. CHN chose this location to provide an optimum environment for residents:

- It provides easy access to public transportation, convenience shopping and employment areas.
- The site is consistent with the Ohio Housing Finance Agency's Site and Market Evaluation criteria (for tax credit applications).

Type and Configuration of Housing Units:

- Unit size was increased from studio to one-bedroom units to take advantage of significantly higher Section-8 rents, which will provide increased operating revenue to the project (tenant's portion of rent is based on tenant income and would not change).
- Number of floors has increased from two to three stories, to minimize additional construction costs due to increased unit size and to disturb less of the site.
- Estimated construction costs increase less than 10% (\$720,000 for one-bedrooms vs. studio units), and it is expected that increased tax credit funds for the one-bedroom units would more than cover this increase.
- Expected rent revenue would increase 16% (\$88 per unit per month), based on current fair market rents.

Community Process:

- The Good Neighbor Agreement was signed by May 2009.
- Zoning was approved in June 2009.

Development Funding:

Update: CHN submitted the tax credit and HDAP (Housing Development Assistance Program) applications on March 18, 2010. CHN submitted the City of Columbus application on February 16, 2010. CHN will submit other applications for other funding sources after tax credit awards are announced (on July 1, 2010). These

Community Housing Network, Inc.
Inglewood Court
CSB Quarterly Updates
May 2010

potential funding sources may include Federal Home Loan Bank, Franklin County, the United Way, and The Columbus Foundation.

CHN staff met with OHFA Housing Credit Allocation Manager Kevin Clark and his reviewers in January 2010 to discuss alternate sites for the 2010 application. After touring the proposed sites and discussing how each location conformed to OHFA's Site and Market Evaluation criteria, OHFA agreed with CHN that the Sullivant Avenue site is the best among available sites for this project type.

Update: OHFA's site review was conducted on April 13, 2010. The Permanent Supportive Housing (PSH) review meeting required by OHFA will be held June 3, 2010.

Stable Families

5.20.10

Stable Families is a family homelessness prevention pilot program that provides targeted services to prevent homelessness and to reduce school mobility among children at risk of homelessness. Priority is given to families who are involved in the child welfare system, who have children in one of the nine targeted communities or who live in regions serviced by Central Community House or Gladden Community House. Currently, Stable Families has 73 families participating with an additional 17 pending assessments. Families are referred to the program from the YWCA Family Center, Franklin County Children Services, Project Connect, and private landlords.

Stable Families family homelessness prevention pilot program expanded as of October 1, 2009 to provide services specifically to the households residing in the Weinland Park area. This expansion is funded by The Columbus Foundation and JPMorgan Chase & Co. There has been a favorable response from the community towards the Weinland Park expansion. Currently, Weinland Park has 18 families participating with an additional 3 pending assessments. Along with referrals from the Weinland Park community, they also receive referrals from Godman Guild and Community Properties of Ohio (CPO). The staff at Weinland Park has been working very hard to make this program a useful partnership within the community to serve at risk families.