

Boulder County Housing Authority
Willoughby Corner
Summary Source and Use
7/15/2022

Affordability Mix - Area Median Income (AMI)	1-A Senior	1-B Family
30% AMI	7	13
40% AMI	7	9
50% AMI	24	49
60% AMI	25	58
Total	63	129
Bedroom Mix		
1 Bedroom	50	87
2 Bedroom	13	30
3 Bedroom		12
Total	63	129

	1-A Senior	1-B Family
Sources		
Permanent Financing	6,465,000	15,595,000
LIHTC Equity (LP)	12,283,772	31,252,996
State Credit Equity (LP)	-	4,019,598
Energy Credit Equity	132,719	121,758
LIHTC Equity (GP)	100	100
Deferred Developer Fee	1,052,144	3,212,852
Acquisition Carryback	875,000	875,000
CDOH Funds	5,166,000	7,740,000
BCHA Worthy Cause	700,000	1,000,000
City of Lafayette Water Funds	835,380	1,710,540
BCHA Water Funds	835,380	1,710,540
Gap Funds	2,800,000	4,800,000
Total Sources	31,145,494	72,038,384
Uses		
Land	875,000	875,000
Infrastructure & Water	3,159,200	6,468,837
Construction Hard Costs	20,094,821	48,623,294
Soft Costs	3,067,127	5,030,648
Financing Costs including Interest	1,228,323	3,726,615
Developer Fee	2,236,024	6,280,989
Project Reserves	485,000	1,033,000
Total Uses	31,145,494	72,038,384

Private Activity Bond Cap for Phase 1-B:

Boulder County	
2020	3,273,141
2021	3,369,879
2022	3,346,158
2023 (estimated)	3,300,000
Subtotal Boulder County	13,289,178
Town of Erie	
2022	1,680,707
Subtotal Town of Erie	1,680,707
Lafayette	
2021	1,698,710
2022	1,679,159
2023 (estimated)	1,600,000
Subtotal Lafayette	4,977,869
Other BCHA Carryforward Cap	6,819,875
	26,767,629

Needed Cap Phase 1-B:	37,000,000
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Additional cap need from CHFA: 10,232,371