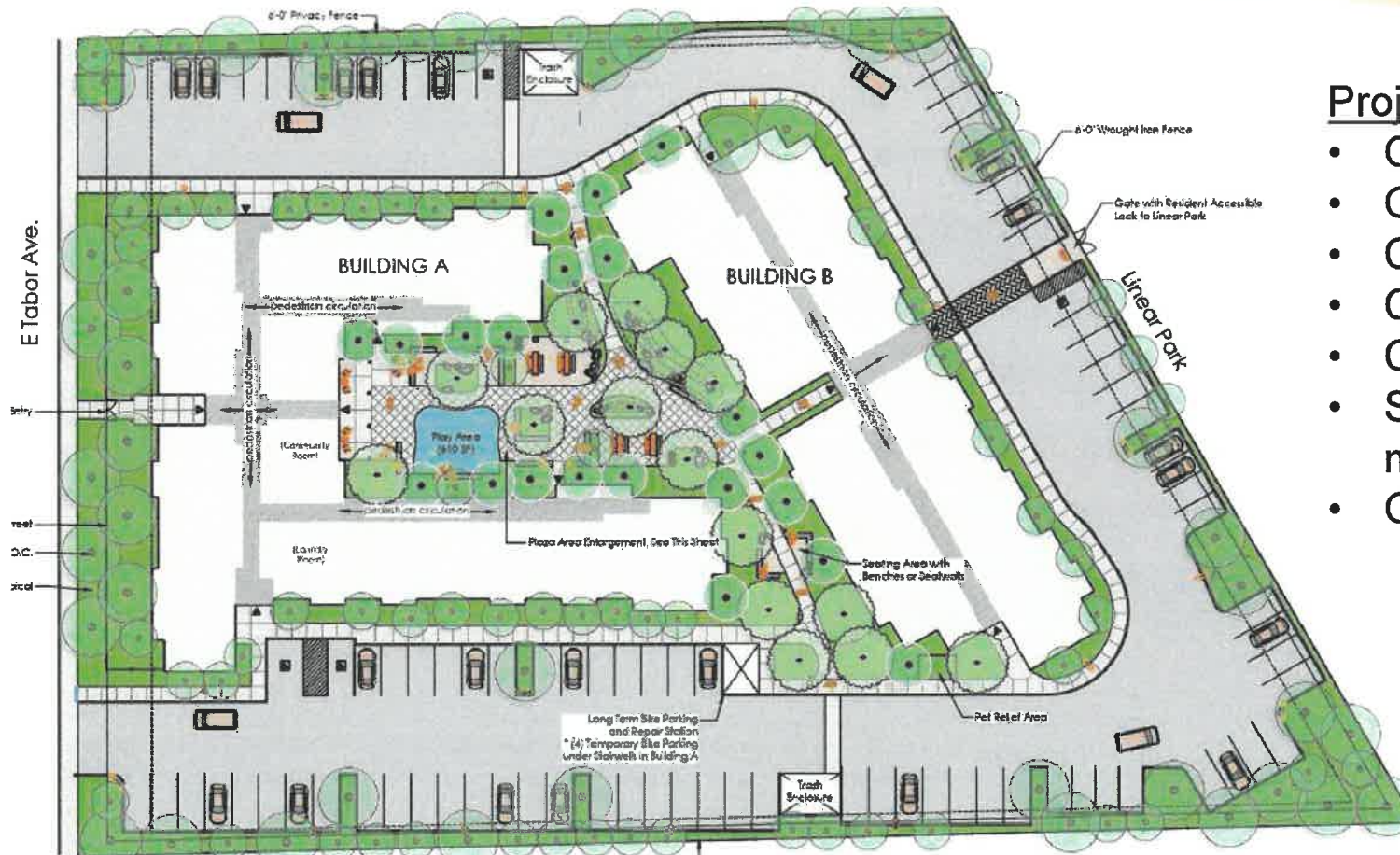
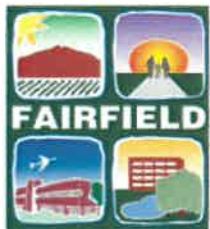


EAH Tabor Commons Project Amenities



Project amenities include:

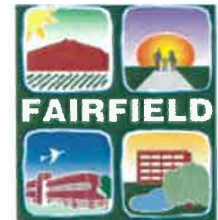
- Outdoor resident commons
- Open space
- Children's play area
- Community room with kitchen
- Computer room
- Space for on-site resident services & case mngmt.
- On-site laundry



EAH Housing

212 East Tabor – Tabor Commons

- ❑ 2.33 Acres, two parcels
- ❑ 67 units of affordable rental housing
 - ❑ 20 targeted to 20% AMI
 - ❑ 20 targeted to 30% AMI
 - ❑ 8 targeted to 40% AMI
 - ❑ 10 targeted to 50% AMI
 - ❑ 8 targeted to 60% AMI
- ❑ 20 Project Base Section 8 Vouchers
- ❑ High Quality Energy Efficient Housing with supportive services



EAH -Tabor Commons

| Description | Costs |
|------------------------------|---------------------|
| Source | |
| Tax Exempt Perm Loan | \$ 1,726,698 |
| City of Fairfield | \$ 2,636,083 |
| MHP | \$ 5,422,140 |
| Lim Partner LIHTC | \$22,033,571 |
| Def Dev Fee/Gen Part Capital | \$ 3,035,106 |
| Gap | \$ 9,000,000 |
| Total Sources | \$43,853,598 |
| Uses | |
| Acq | \$ 530,000 |
| Construction | \$28,243,393 |
| Arch & Engineering | \$ 1,252,916 |
| Financing | \$ 2,635,871 |
| Entitlements & Permits | \$ 3,149,634 |
| Other Soft Costs | \$ 496,783 |
| Contingencies | \$ 2,706,677 |
| Dev Fee | \$ 5,335,106 |
| Total Costs | \$43,853,598 |

| Description | Date |
|----------------------------|-------|
| Entitlements | 5/21 |
| MHP Application | 9/21 |
| 4% Tax Credits Application | 5/22 |
| Construction Start | 3/23 |
| Construction completion | 12/24 |
| Lease Up | 1/25 |
| Permanent Loan Conversion | 8/24 |

City of Fairfield Contribution – \$2,636,083
Gap Financing –\$9,000,000

