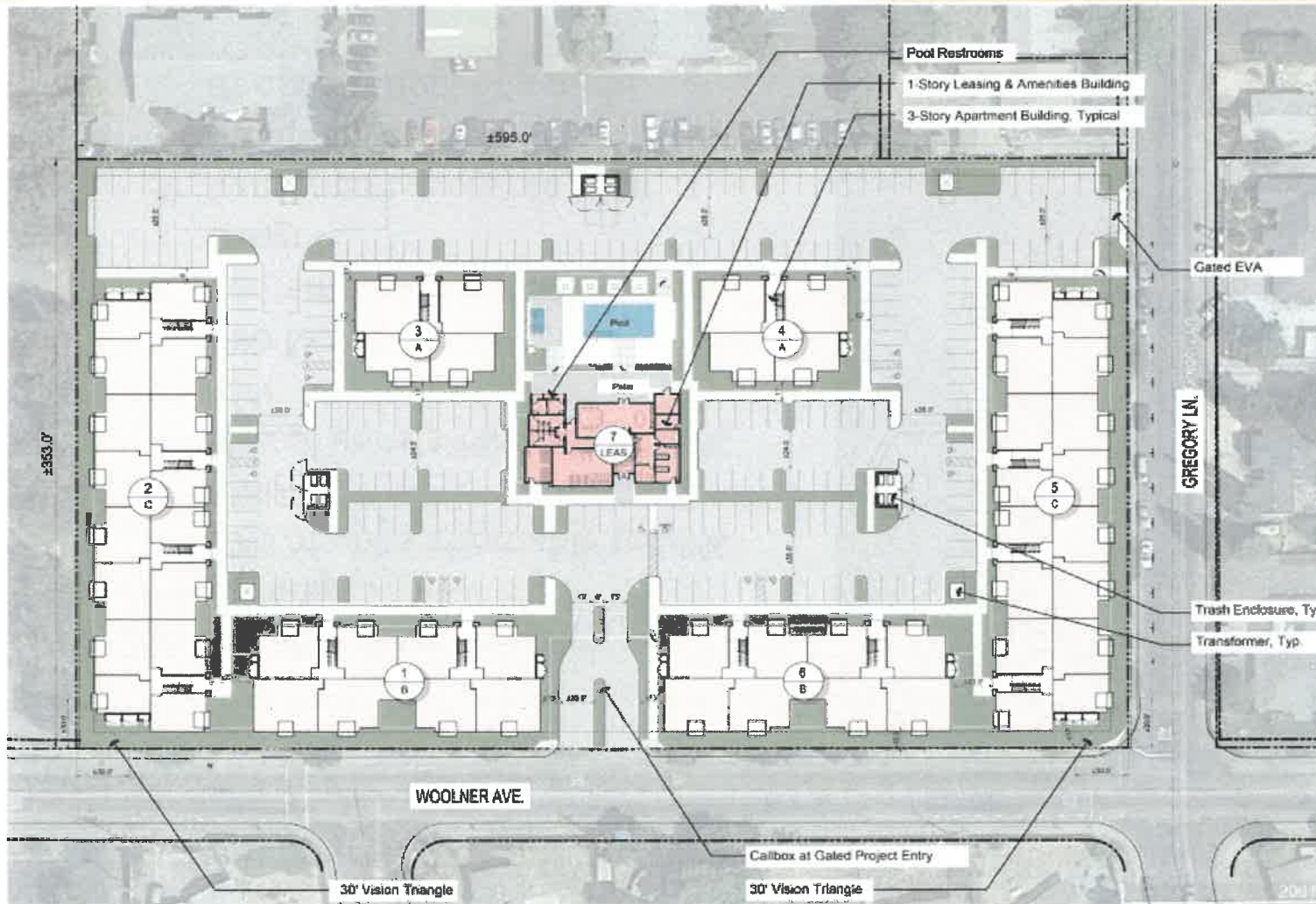


# Integrity Housing Parkside Flats – 1600 Woolner Ave.

- 168 unit affordable housing development
  - 20% of units affordable to 50% AMI
  - 80% of units affordable to 80% AMI
  - Two Mgr. Units
  - Contemporary 3 story walkup design
  - Convenient access to local shopping, schools, transportation, City park



# Integrity Housing Parkside Flats



- Amenities include
  - Clubhouse with Leasing space, Community Room, Computer Center, Mail/Package room, Fitness Center
  - Pool and open courtyards,
  - Park-like Landscaping
  - BBQ Picnic area
  - Ample Onsite parking



# Integrity Housing Parkside Flats

Description	Costs
Senior Bonds	\$ 54,099,891
City of Fairfield	\$ 400,000
<b>Gap</b>	<b>\$ 600,000</b>
<b>Total Sources</b>	<b>\$ 55,099,891</b>
Uses	
Land	\$ 1,630,000
Extraordinary Site Mitigation	\$ 1,000,000
Hard & Soft Construction	\$ 40,853,765
Developer Fee	\$ 4,500,000
Financing Costs	\$ 1,500,000
Loan Interest Reserve	\$ 3,200,000
Capitalized Reserves	\$ 2,385,302
Miscellaneous	\$ 30,824
<b>Total Uses</b>	<b>\$ 55,099,891</b>

Description	Date
Entitlement	5/22
Loan Closing	6/22
Construction Start	9/22
Construction completion	7/24
Lease up	8/24

**City of Fairfield Contribution – \$400,000**  
**Gap Financing – Extraordinary site mitigation costs \$600,000**

