ATTACHMENT 1

Sources and Uses

SOURCES OF FUNDS - PERMANENT

	AMOUNT	TOTAL INTEREST COST	OID INTEREST RATE	AMORT (Yr)	COMMENTS				
					Total Permanent Debt:		-		
City HOME	1,508,234	3.000%	1.788%	55.0				*Per Unit:*	*65,575*
Accrued Deferred Interest - City HOME	5,740								
City PLHA	380,562	3.000%	1.788%	55.0				*Per Unit:*	*16,546*
Accrued Deferred Interest - City PLHA	16,198								
City PIP	1,440,000	3.000%	1.788%	55.0				*Per Unit:*	*62,609*
Accrued Deferred Interest - City PIP	61,291								
County HOME-ARP	1,800,000	3.000%	1.788%	55.0				*Per Unit:*	*78,261*
Accrued Deferred Interest - County HO	54,286								
HCD NPLH	1,148,527	3.000%	1.903%	55.0				*Per Unit:*	*49,936*
County HHAP	2,018,434	0.000%	0.000%	55.0				*Per Unit:*	*87,758*
GP Loan - HUD CPF	3,000,000	0.000%	0.000%	55.0				*Per Unit:*	*130,435*
Sponsor Carryback Note	290,000	4.820%	4.820%	55.0				*Per Unit:*	*12,609*
Deferred Developer Fee	974,284	0.000%	0.000%		*Priority*	*974,284*	*Non-Priority*	*0*	
Capital Contributions									
GP Capital - Sponsor	100				*Net Equity for TCAC*		*8,844,068*		
Limited Partners	9,102,068				*Fed LIHTC:*	*$0.8840*			
TOTAL SOURCES	**21,799,724**								
Surplus/(Shortfall)	*0*								

PERMANENT LOAN INTEREST RATE	TRANCHE A		
Base Rate	6.500%		
Cushion	0.450%		
MIP	0.000%		
GNMA/Servicing	0.000%		
Issuer	0.050%	*4,000*	*Issuer min/y*
Trustee	0.000%	*0*	*per annum*
Rating	0.000%	*0*	*per annum*
Remarketing	0.000%	*0*	*per annum*
Rebate Analyst	0.000%	*0*	*per annum*
Total	**7.000%**		

INVESTOR EQUITY STACK	
LIHTC Equity (Federal+Sta	9,031,191
Historic Tax Credit	0
Investment Tax Credit (Sol	70,877
Subtotal LP Equity	**9,102,068**
CA Certificated Credit Sale	0
Total Investor Equity	**9,102,068**

OTHER ASSUMPTIONS	
Current AFR:	4.82%
AFR Month:	Mar-25
AFR Cushion:	0.00%
Total U/W AFR:	**4.82%**

SOURCES OF FUNDS - CONSTRUCTION

	AMOUNT	INTEREST RATE	TERM (Mos.)	COMMENTS		
Tax-Exempt Construction Loan	10,830,000	5.970%	28	*Original: 8,245,486; Supplemental: 1,600,000; Add'l supplemental: 984514*		
City HOME	190,336	3.000%	28	*Reduced to meet 50% test*		
Accrued Deferred Interest - City HOME	5,740					
City PLHA	380,562	3.000%	28			
Accrued Deferred Interest - City PLHA	16,198					
City PIP	1,440,000	3.000%	28			
Accrued Deferred Interest - City PIP	61,291					
County HOME-ARP	1,800,000	3.000%	28	*10% held until completion*		
Accrued Deferred Interest - County HO	54,286					
County HHAP	2,018,434	0.000%	28			
GP Loan - HUD CPF	3,000,000	0.000%	28			
Costs Deferred Until Conversion	353,389			*See page 2 - right column*		
Deferred Developer Fee	974,284					
Capital Contributions						
GP Capital - Sponsor	100					
Limited Partners*	675,103			***Total Equity During Const.***	***675,103***	***7.42%***
TOTAL SOURCES	**21,799,724**			*Syndication Costs*	*258,000*	
Surplus/(Shortfall)	*0*			*Net Equity for TCAC*	*417,103*	
Sources Less Deferred To Conversion:	*21,446,335*					