

**SMALL HOMES NORTHWEST DEMONSTRATION PROJECT**  
**Development Budget - 12 Homes**

**USES**

	<b>2019</b>	<b>2020</b>
DEVELOPMENT EXPENSES		
Staffing	7,500	105,000
Project Management (consultant)	84,000	90,000
Architect/Engineering	30,000	30,000
Construction Cost Analysis	14,000	
Construction Mgmt/DBE/Workforce (consultant)		90,000
Govt. Relations, Resource, Policy	5,000	10,000
Evaluation/Report & Dissemination		10,000
Legal	10,000	20,000
Homeowner Focus Group Expense	7,500	
Partners Pass Through	15,000	24,485
Homeowner Assistance (\$2k per home)		20,000
Indirect/Overhead	34,515	90,000
<b>Development Expenses Subtotal</b>	<b>207,515</b>	<b>489,485</b>

HOME CONSTRUCTION EXPENSES

12 Small Homes	0	1,680,000
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**TOTAL PROJECT EXPENSES** **207,515** **2,169,485**

**SOURCES**

Meyer Memorial Trust Grant	125,000	300,000
Verde/Enhabit Asset Transfer	82,515	119,485
Other Private Grants		20,000
Developer Fee (Earned Income)		50,000
<b>Project Development Sources Subtotal</b>	<b>207,515</b>	<b>489,485</b>

Homeowner Loans (Avg. \$55k per home)		660,000
Affordability Subsidy (Avg.80k per home)		960,000
Energy \$ (5k per home)		60,000
<b>Home Construction Sources Subtotal</b>		<b>1,680,000</b>

**TOTAL PROJECT SOURCES** **207,515** **2,169,485**

<b>FUNDING REQUEST</b>	
Affordability Subsidy	960,000
<b>TOTAL FUNDING REQUEST</b>	<b>960,000</b>