

Lifeworks Northwest Residential Treatment & Affordable Family Housing Project Overview

Square Footage

Residential Treatment	24,525
Permanent Housing	35,598
Shared (Community Room)	1,283
Total	61,406

Unit Mix - Treatment

Unit Type	No. Units	No. Beds
2-BR	12	24
3-BR	4	12
Total	16	36

Unit Mix & Affordability -Perma

Unit Type	No. Units
1 BR-1 bath	1
2 BR-1 bath	25
3 BR-1.5 bath	6
Total	32

Estimated Project Uses of Funds

	Total	Residential Treatment	Permanent Housing
Land	825,000	338,000	487,000
Construction Hard Costs	10,800,000	4,735,000	6,065,000
FF&E	250,000	200,000	50,000
A&E	982,000	402,000	580,000
Permits & Fees	920,000	377,000	543,000
Other Soft Costs	2,522,000	939,000	1,583,000
Financing Costs	658,000	188,000	470,000
Reserves & Contingencies	940,000	315,000	625,000
Total	\$17,897,000	\$7,494,000	\$10,403,000

Estimated Project Sources of Funds

	Residential Treatment	Permanent Housing
Low Income Housing Tax Credits		7,790,000
Oregon Housing & Comm Services Weatherization		100,000
City of Portland Tax Increment Financing	2,887,000	1,613,000
New Markets Tax Credits (net of fees)	1,307,000	
Systems Development Charges Waivers	200,000	400,000
LifeWorks Loan/Fundraising Campaign	2,850,000	
LifeWorks NW Equity	250,000	
Home Forward Equity		500,000
Total Sources	\$7,494,000	\$10,403,000

