

EXHIBIT C  
TIF-FUNDED IMPROVEMENTS

<u>Category</u>	<u>Project Budget Amount*</u>	<u>% TIF Eligible***</u>	<u>TIF Eligible Cost**</u>
TIF-eligible Land Acquisition	\$ 216,614	100%	\$ 137,821
Public Works or Site Improvements	\$ 2,296,709	50%	\$ -
Affordable Housing Unit Hard Costs	\$39,895,798	50-100%	\$ 12,548,136
Environmental Remediation	\$ 497,965	100%	\$ 319,208
Eligible soft costs related to construction			
Eligible Professional Fees	\$ 2,408,872	50%	\$ 17,921
Relocation	\$ -	100%	\$ -
Developer Fee	\$ 2,500,000	50%	\$ -
Soft Interest (can only count if not counting affordable hard costs)		30%	\$ -
<b>Total</b>			<b>\$ 13,023,086</b>

\* With the exception of Land, Project Budget amounts above are based upon 64% affordable units

\*\*Notwithstanding the total of TIF eligible costs, the TIF assistance to be provided by the City is limited to the amount described in Section 4.03 and shall not exceed \$12,900,000 or 25% of the Project Budget.

\*\*\* TIF Eligibility is further defined by the percentage of the building devoted to affordable units