3. The market study demonstrates the need for 30% AMI - PSH TAY units in the area, as there are no directly competitive PSH TAY units. The only existing transitional, supportive and emergency housing units in the PMA for TAY households is a 20 bed youth homeless shelter, operated by The PLACE, the subject's co-sponsor.

Concern
None.

Project Metrics

Metric	Project Data	Range
Total Development Cost per Sq. Ft.	$534.04	Up to $540
Hard Cost per Sq. Ft.	$345.29	Up to $350
Soft Cost per Sq. Ft.	$167.73	Up to $150
Land Cost per Sq. Ft.	$21.02	Up to $40
Total Development Cost per Unit	$403,411.00	Up to $540,000
Hard Cost per Unit	$260,829.00	Up to $350,000
Soft Cost per Unit	$126,706.00	Up to $150,000
Land Cost per Unit	$15,876.00	Up to $40,000
Developer Fee as % of total costs:	11.75 %	12%-15%
DOH Subsidy per Unit:	$75,000.00 EDG $20,000 Gap Funding	Urban: Up to $40,000 Rural: Up to $50,000 Supportive Housing: Up to $50,000
DOH funds in the project as % of total budget:	23.55 %	

Rental Metrics

Metric	Project Data	Range
Annual Operating Expense per Unit	$7,443.00	Up to $8,000
Replacement Reserve per Unit	$300.00	$300 ($250 for seniors)
Debt Coverage Ratio	1.67	1.15 - 1.30, not to exceed lender/investor requirement
Operating Reserve (months of expenses + debt)	4.8	4-6 month debt & operating costs, per lender or investor requirement
Deferred Developer Fee (%)	32.70 %	
Deferred Developer Fee projected payback Year (of TC Partnership)	4	

Variances from DOH Ranges

All project assessment criteria are within range excluding soft costs/sq ft. The largest portion of soft costs is tap fees, which the applicant is receiving a rebate toward from the City of Colorado Springs to help offset these costs.