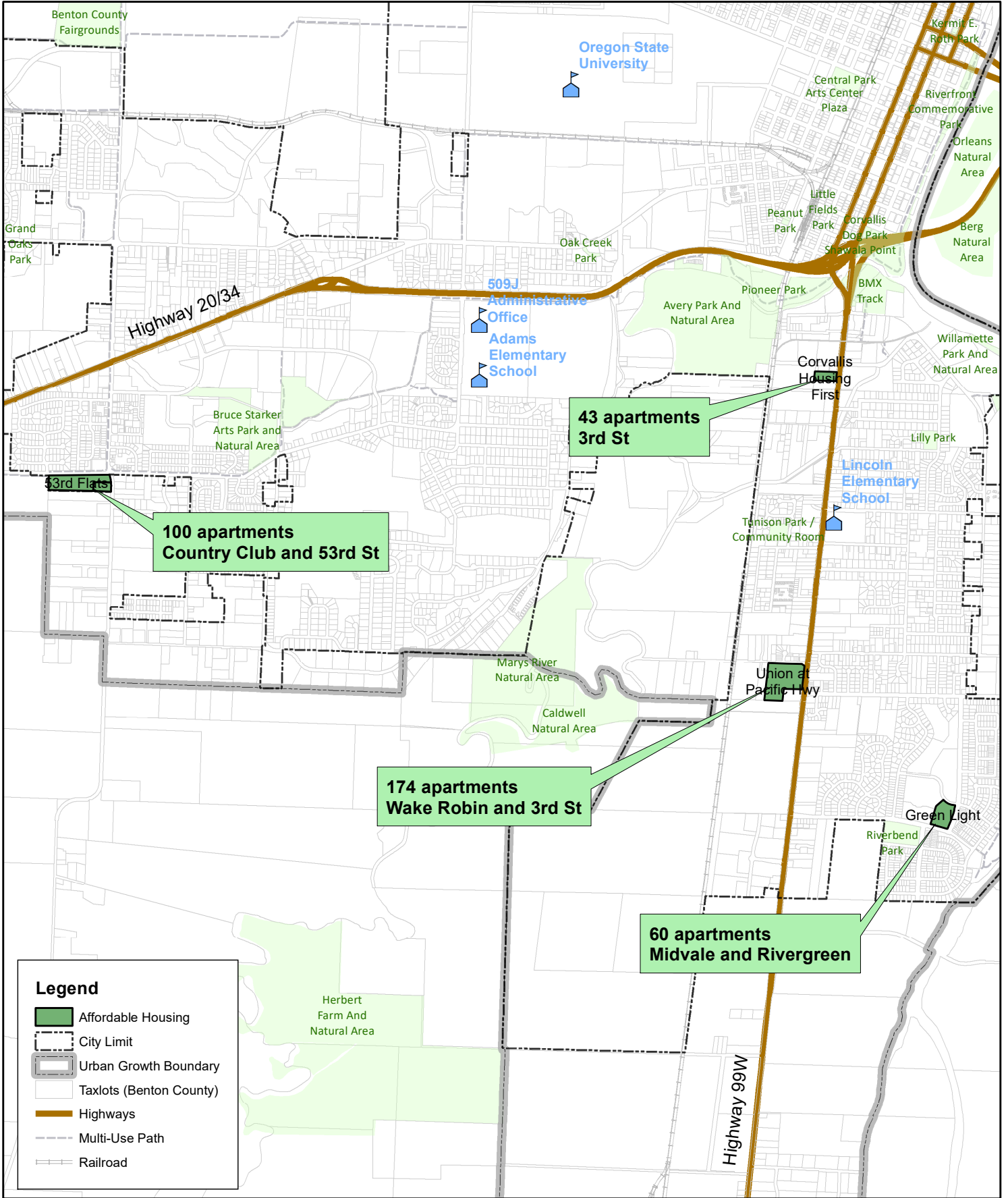


Future Affordable Housing Developments 2023



Sources of funding for affordable housing in Corvallis

Rivergreen Apartments		
Midvale and Rivergreen, Corvallis		
Green Light/Home First LLC		
60 affordable rentals		
Permanent Loan	\$	6,818,450
City of Corvallis -CET	\$	400,000
Federal LIHTC 4%	\$	6,069,820
LIFT	\$	6,400,000
Deferred Development Fee	\$	512,162
Total Sources	\$	20,200,432

Union at Pacific Highway, LP		
Wake Robin and 3rd Street, Corvallis		
Annex Group		
174 affordable rentals		
Primary Debt	\$	24,180,743
City of Corvallis -CET	\$	500,000
Oregon Soft Funds	\$	6,000,000
Deferred Developer	\$	3,389,672
Federal LIHTC 4%	\$	15,513,783
Interim Income	\$	901,246
GP Equity	\$	100
Total Sources	\$	50,485,544

Corvallis Housing First		
1480 SW 3rd St, Corvallis		
3rd Street Commons		
43 units of Permanent Supportive Housing (PSH)		
Federal appropriation	\$	3,000,000
State of Oregon - direct appr	\$	5,000,000
City of Corvallis -CET	\$	45,000
Total Secured	\$	8,045,000
Pending		
Oregon Housing Community Services -PSH		
City of Corvallis -HOME-ARP		
Total Estimated cost	\$	22,000,000

Commonwealth		
53rd and County Club, Corvallis		
53 Flats		
100 affordable rentals		
Federal LIHTC 4%	\$	9,373,691
LIFT- State	\$	10,275,000
First Mortgage	\$	10,055,000
Deferred fee	\$	2,589,291
Other -OMEP	\$	154,000
Total Sources	\$	32,446,982