

## **TITLE I FUNDS AWARD AGREEMENT**

This Award Agreement is entered into by Partnership Health Center (“SUBRECIPIENT”), a Montana Community Health Organization located at 410 Railroad Street, Missoula, MT and the City of Missoula, Montana, principally located at 435 Ryman Street, Missoula, MT (CITY).

### **RECITALS**

- A. The City of Missoula has program income from CDBG funds that the City received prior to becoming an Entitlement City. These funds are referred to locally as “Title I” funds in reference to Title I of the Housing and Community Development Act of 1974. These funds were awarded to the city under the Urban Development Action Grant (UDAG) program. UDAG regulations can be found at [24 CFR 570 Subpart G](#).
- B. Within Subpart G, [24 CFR 570.465](#) states: “The provisions of subparts A, B, C, J, K, and O of this part 570 shall apply to this subpart except to the extent that they are modified or augmented by this subpart.” Essentially, this means that use of “Title I” program income must be done in accordance with all CDBG regulations defined in these subparts.
- C. The Community Development Block Grant (CDBG) program was created in 1974 and is administered by the Federal Government through the U.S. Department of Housing and Urban Development (HUD). The objective of the CDBG Program is the development of viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities for low and moderate-income individuals.

Now therefore, based on the Recitals above, SUBRECIPIENT and the City agree to the following terms:

#### **1. PURPOSE**

The purpose of this Award Agreement is to provide funding for project activities approved by the City under the U.S. Department of Housing and Urban Development (HUD). The terms, obligations and requirements that SUBRECIPIENT needs to perform in exchange for this award of funding are set forth in this Award Agreement, and upon execution of this Award Agreement, are binding on all parties.

#### **2. APPLICATION INCORPORATED BY REFERENCE**

SUBRECIPIENT’s proposed scope of work is incorporated into this Award Agreement by this reference and all representations made in the application are binding upon SUBRECIPIENT. If SUBRECIPIENT undertakes activities not represented in the scope of work this Award Agreement may be subject to termination pursuant to the terms of Section 23 of this Award Agreement.

3. ACCEPTANCE OF TITLE I (UDAG/CDBG) PROGRAM REQUIREMENTS

SUBRECIPIENT will comply with all applicable parts of Title I of the Housing and Community Development Act of 1974, as amended; the applicable Department of Housing and Urban Development (HUD) regulations in 24 CFR Part 570, as now in effect or as they may be amended during the term of this Award Agreement; all requirements established by the City; applicable State and federal laws, regulations, administrative directives and procedures; and local ordinances and resolutions.

SUBRECIPIENT agrees that all contracts entered into by it for the completion of the activities set forth in their application and summarized in Section 6 of this Award Agreement will contain special provisions requiring contractors to comply with all applicable state and federal requirements.

SUBRECIPIENT expressly agrees to repay to the City any funds advanced to SUBRECIPIENT under this Award Agreement which SUBRECIPIENT, its subcontractors or subrecipient entities, or any public or private agent or agency to which it delegates authority to carry out portions of this Award Agreement expends in violation of the terms of this Award Agreement or the federal statutes and regulations governing the CDBG Program.

4. ADMINISTRATION

The City of Missoula (the City) shall administer this grant. Any reference to the City indicates an administrative function to be performed by the City of Missoula staff members.

5. EFFECTIVE DATE AND TIME OF PERFORMANCE

Contingent on the completion of all items in Section 8 (below), this Award Agreement shall take effect upon execution by all the parties, or November 1, 2019, whichever occurs later, and end on October 31, 2020. SUBRECIPIENT may be able to receive reimbursement for costs expended in furtherance of the approved list of activities contained in SUBRECIPIENT's application for costs incurred between November 1 and the date of execution of this Award Agreement. Reimbursement for already expended costs is purely a discretionary decision to be made by the City staff members, and shall be evaluated on a case-by-case basis.

6. SCOPE OF ACTIVITIES

The allocation of TITLE I funds awarded to SUBRECIPIENT by the City must be utilized to achieve and/or perform the identified list of activities set forth in SUBRECIPIENT's scope of work. By accepting the award of TITLE I funds, SUBRECIPIENT agrees to perform all activities identified in the scope of work. The major components of the approved project include, but are not limited to:

- Aligning with HUD best-practices and Missoula's Plan to End Homelessness, in conjunction with Reaching Home, Partnership Health Center will hire a full time Housing Navigator. The Housing Navigator will be a key member of the Coordinated Entry System (CES) team that connects homeless individuals with services and housing. The Navigator will be assigned homeless individuals identified as a high priority within the CES that serves Missoula County.

7. AMOUNT OF AWARD AND BUDGET

- (a) The total amount of TITLE I funds awarded to SUBRECIPIENT by the City will not exceed \$60,000. The City will have no obligation to pay for any project activities that exceed this award amount.
- (b) A copy of the project budget is included as Attachment A to this Award Agreement, and by this reference is made a part of this Award Agreement and binding upon SUBRECIPIENT.
- (c) Budget adjustment requests must be approved in advance by the City. For adjustments between line items of the TITLE I portion of Attachment A, in an amount not to exceed \$1,000, the City's approval of the Request for Payment form submitted by SUBRECIPIENT will constitute approval of the requested budget adjustment. Budget adjustment requests in excess of \$1,000 must be submitted to the City in writing and are subject to an approval review process by the City.

8. SPECIAL CONDITIONS

- (a) SUBRECIPIENT will not obligate or utilize HUD or non-HUD funds for any activities provided for by this Award Agreement until:
  - The City of Missoula completes an Environmental Review Record, and
  - The City issues a Notice of Release of Funds.
- (b) Uniform requirements. SUBRECIPIENT must comply with applicable uniform requirements, as described in 24 CFR §570.502.
- (c) Other program requirements. SUBRECIPIENT must carry out TITLE I activity in compliance with all Federal laws and regulations described in 24 CFR 570 subpart K of these regulations, except that: SUBRECIPIENT does not assume the CITY's environmental responsibilities described at §570.604; and the SUBRECIPIENT does not assume the CITY's responsibility for initiating the review process under the provisions of 24 CFR part 52.
- (d) Reversion of assets. Upon expiration of this agreement, SUBRECIPIENT shall transfer to CITY any TITLE I funds on hand at the time of expiration and any accounts receivable attributable to the use of TITLE I funds. Further, any real property under

SUBRECIPIENT's control that was acquired or improved in whole or in part with TITLE I funds in excess of \$25,000 is either: (i) Used to meet one of the national objectives in §570.208 (formerly §570.901) until five years after expiration of the agreement, or for the length of the Period of Affordability, if applicable, included in this agreement, whichever is greater; or (ii) not used to meet one of the national objectives for the period specified above in (d)(i), in which event SUBRECIPIENT shall pay to CITY an amount equal to the current market value of the property less any portion of the value attributable to expenditures of non-TITLE I funds for the acquisition of, or improvement to, the property.

9. PROCEDURE FOR DISBURSEMENT OF FUNDS

- (a) The City will pay to SUBRECIPIENT funds available under this Award Agreement upon approval by the City of SUBRECIPIENT's Request for Payment. The City will reimburse SUBRECIPIENT for approved, eligible and necessary expenses according to the documentation submitted by SUBRECIPIENT to support the expenditures. The City will not reimburse SUBRECIPIENT for any expenses not included in the approved budget or not clearly and accurately supported by SUBRECIPIENT's records. Any awarded funds not expended by SUBRECIPIENT within 18 months of the date of execution of this Award Agreement will revert to the City and will be used to finance other projects.
- (b) The reimbursement of eligible costs incurred is contingent upon SUBRECIPIENT's completion of Section 8. SPECIAL CONDITIONS. In the event SUBRECIPIENT is unable to comply with the terms and the conditions of this Award Agreement, any costs incurred will be SUBRECIPIENT's sole responsibility.
- (c) If the actual total cost of completing the project is less than has been projected by SUBRECIPIENT in the budget (Attachment A), the City may, at its discretion, reduce the amount to be provided to SUBRECIPIENT under this Award Agreement in proportion to the overall savings.
- (d) If the City determines that SUBRECIPIENT has failed to satisfactorily carry out its responsibilities under this Award Agreement, the City may revoke SUBRECIPIENT's authority to draw against the awarded funds described in this Award Agreement until the City and SUBRECIPIENT agree on a plan to remedy the deficiency.
- (e) The City reserves the right to withdraw a commitment for any TITLE I funds which remain unobligated 18 months after the date of execution of this Award Agreement.

10. NOTICE

All notices, demands, and consents provided for in this Award Agreement must be given

in writing and shall be sent by U.S. Mail, hand-delivered, or emailed to the following:

The City's contact for all administrative and technical matters concerning this Award Agreement is:

Montana James, Community Development Manager (or Successor)  
City of Missoula Office of Housing & Community Development  
435 Ryman Street  
Missoula, MT 59802  
(406) 552-6396  
[mjames@ci.missoula.mt.us](mailto:mjames@ci.missoula.mt.us)

SUBRECIPIENT's contact for all administrative and technical matters concerning this Award Agreement is:

Mary Jane Nealon, CCP-RN, MFA  
Partnership Health Center  
401 Railway Street  
Missoula, MT 59802  
(406) 258-4732  
[nealonm@phc.missoula.mt.us](mailto:nealonm@phc.missoula.mt.us)

#### 11. OWNERSHIP AND PUBLICATION OF MATERIALS

All reports, information, data, and other materials prepared by any contractor or subcontractor pursuant to this Award Agreement are to be the property of SUBRECIPIENT and the City which have exclusive and unrestricted authority to release, publish or otherwise use, in whole or in part, information relating thereto. No material produced in whole or part under this Award Agreement may be copyrighted or patented in the United States or in any other country without the City's prior written approval.

#### 12. ACCESS TO RECORDS AND PROJECT MONITORING

- (a) SUBRECIPIENT will maintain adequate and reasonable records of its performance under this Award Agreement and will allow access to these records at any time during normal business hours by the City and its auditors, the U.S. Department of Housing and Urban Development and the Comptroller General.
- (b) The City may monitor and inspect all phases and aspects of SUBRECIPIENT's performance to determine compliance with the Scope of Activities, and other technical and administrative requirements, including the adequacy of SUBRECIPIENT's records and accounts. The City will advise SUBRECIPIENT of any specific areas of concern and provide SUBRECIPIENT opportunity to propose corrective actions acceptable to the City.

13. PROJECT PROGRESS REPORTING AND CLOSEOUT

- (a) During the term of this Award Agreement, SUBRECIPIENT will submit a Project Progress Report to the City during each quarter for the periods ending September, December, March, and June. This report must describe the status of the project with respect to each implementation objective including, at a minimum, the percentage of the project which has been completed, costs incurred, funds remaining and anticipated completion date. The report must also describe any significant problems encountered and any necessary modification of the project scope or implementation schedule that are being requested (Attachment A).
- (b) SUBRECIPIENT will submit the Project Progress Report to the City within 15 days of the close of each quarter.
- (c) In order for the City to closeout this subaward and remit final payment, SUBRECIPIENT must complete all required reporting.

14. NON-DISCRIMINATION

All hiring shall be on the basis of merit and qualification and there shall be no discrimination in employment on the basis of race, ancestry, color, physical or mental disability, religion, national origin, sex, age, marital or familial status, creed, ex-offender status, physical condition, political belief, public assistance status or sexual orientation, gender identity or expression, except where these criteria are reasonable bona fide occupational qualifications.

15. AFFIRMATIVE ACTION POLICY

Contractors, subcontractors, sub grantees, and other firms doing business with the City of Missoula must be in compliance with the City of Missoula's Affirmative Action Plan, and Title 49 Montana Codes Annotated, titled "Human Rights" or forfeit the right to continue such business dealings.

The City's Affirmative Action Policy Statement is:

The Mayor of the City of Missoula is committed to implement affirmative action to provide all persons equal opportunity for employment without regard to race, ancestry, color, handicap, religion, national origin, sex, age, marital status, creed, ex-offender status, physical condition, political beliefs, public assistance status, sexual preference, sexual orientation, gender identity or gender expression. In keeping with this commitment, we are assigning to all department heads and their staff the responsibility of actively facilitating equal opportunity for present employees, applicants, and trainees. This responsibility shall include assurance that employment decisions are based on furthering the principle of equal employment opportunity by imposing only valid

requirements for employment and assuring that all personnel actions are administered on the basis of job necessity.

Specific responsibility for development, implementation, monitoring and reporting will be assigned to the City Personnel staff under the supervision of the Mayor's Administrative Assistant.

It is the policy of the City of Missoula to take affirmative action to eliminate discrimination in personnel policies and procedures that have adverse impact on the "affected class" unless sex, ex-offenders status, and/or physical or mental handicap relates to a bona fide occupational qualification. Equal opportunities shall be provided for all City employees during their terms of employment. All applicants for City employment shall be recruited from the available labor market, and employed on the basis of their qualifications and abilities. The City of Missoula, where practical, shall utilize minority owned enterprises and shall ensure that subcontractors and vendors comply with this policy. Failure of subcontractors and vendors to comply with this policy statement shall jeopardize initial, continued, or renewed funds.

Our commitment is intended to promote equal opportunity in all employment practices and provide a positive program of affirmative action for the City of Missoula, its employees, program participants, trainees and applicants.

## 16. AVOIDANCE OF CONFLICT OF INTEREST

SUBRECIPIENT will comply with the provisions of the applicable HUD regulations of 24 CFR 570.611:

a) *Applicability.* (1) In the procurement of supplies, equipment, construction, and services by recipients and by subrecipients, the conflict of interest provisions in 2 CFR 200.317 and 200.318 shall apply.

(2) In all cases not governed by 2 CFR 200.317 and 200.318, the provisions of this section shall apply. Such cases include the acquisition and disposition of real property and the provision of assistance by the recipient or by its subrecipients to individuals, businesses, and other private entities under eligible activities that authorize such assistance (e.g., rehabilitation, preservation, and other improvements of private properties or facilities pursuant to §570.202; or grants, loans, and other assistance to businesses, individuals, and other private entities pursuant to §570.203, 570.204, 570.455, or 570.703(i))

(b) *Conflicts prohibited.* The general rule is that no persons described in paragraph (c) of this section who exercise or have exercised any functions or responsibilities with respect to CDBG activities assisted under this part, or who are in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from a CDBG-assisted activity, or have a financial interest in any contract, subcontract, or agreement with respect to a CDBG-assisted activity, or with respect to the proceeds of the CDBG-assisted activity, either for

themselves or those with whom they have business or immediate family ties, during their tenure or for one year thereafter.

(c) *Persons covered.* The conflict of interest provisions of paragraph (b) of this section apply to any person who is an employee, agent, consultant, officer, or elected official or appointed official of the recipient, or of any designated public agencies, or of subrecipients that are receiving funds under this part.

SUBRECIPIENT must also comply with sections 2-2-121, 2-2-201, and 7-5-4109, MCA, (as applicable) regarding the avoidance of conflict of interest.

#### 17. MODIFICATION OF AWARD AGREEMENT

This Award Agreement, together with all referenced and incorporated attachments, contains the entire agreement between the parties, and no statements, promises, or inducements made by either party, or agents of either party, which are not contained in or authorized by this written Award Agreement, are valid or binding. This Award Agreement may not be enlarged, modified, or altered except upon mutual written agreement of the parties except for amendments made by the City pursuant to Section 23 of this Award Agreement. SUBRECIPIENT accepts responsibility for the adherence to the terms of this Award Agreement by subcontractor or subrecipient entities and by public or private agents or agencies to which it delegates authority to carry out portions of this Award Agreement.

#### 18. CONSTRUCTION AND VENUE

This Award Agreement will be construed under and governed by the laws of the State of Montana. In the event of litigation concerning the Award Agreement, venue shall be in the District Court of the Fourth Judicial District in and for the County of Missoula, State of Montana.

#### 19. INDEMNIFICATION

(a) SUBRECIPIENT agrees to indemnify, hold harmless, protect, defend and save the City, its elected and appointed officials, agents and employees, while acting within the scope of their duties as such, against any and all claims, demands, damages, costs, liability, expenses, including reasonable attorneys' fees, or causes of action of any kind or character, including the cost of defense arising out of the performance or omissions of performance or in any way resulting from the acts or omissions of SUBRECIPIENT and/or its agents, employees, representatives, assigns, subrecipients, and/or subcontractors under this Agreement.

#### 20. WORKERS' COMPENSATION AND LIABILITY INSURANCE COVERAGE

(a) Workers' Compensation: SUBRECIPIENT must, at their own expense, obtain and keep in force any required workers' compensation insurance. The City of Missoula is



not the workers' compensation insurer of SUBRECIPIENTs' employees. SUBRECIPIENT must have current workers' compensation insurance in place for its employees. The City of Missoula shall have no liability with respect to any and all actions of SUBRECIPIENT's employees, officers or agents. SUBRECIPIENT shall provide the City with a certificate of insurance evidencing SUBRECIPIENT's workers' compensation insurance coverage.

- (b) Liability Insurance: SUBRECIPIENT must, at their own expense, obtain and keep in force general commercial liability insurance to provide insurance against liability for loss, damage, or injury to property or persons that might arise out of SUBRECIPIENT's activities. The City of Missoula shall have no liability with respect to any and all actions of SUBRECIPIENT's officers, employees or agents. SUBRECIPIENT shall provide the City with a certificate of insurance evidencing liability insurance.

## 21. AWARD AGREEMENT AMENDMENT

- (a) SUBRECIPIENT may request that this Award Agreement be amended. However, the City will allow an amendment only if SUBRECIPIENT clearly demonstrates that the modification is justified and will enhance the overall impact of the original project. The City will consider each request to determine whether the modification is substantial enough to necessitate reevaluating the project's original ranking. If warranted, the City will analyze the impact of the proposed modification on the scores assigned SUBRECIPIENT's application in the original grant competition.
- (b) No amendment to the Award Agreement will occur unless the amendment is set forth in writing and signed by the City and SUBRECIPIENT.

## 22. PROPERTY MANAGEMENT

Title to real property or equipment acquired under a grant or subgrant will vest upon acquisition in SUBRECIPIENT or subgrantee. SUBRECIPIENT or subgrantee will use, manage, and dispose of this property or equipment in accordance with the requirements set out in 2 CFR 200 and 24 CFR Part 570, Subpart J.

## 23. TERMINATION OF AWARD AGREEMENT

This Award Agreement may be terminated as follows:

- (a) Termination and Modification Due to Loss of Funding. If, for any reason, the federal financial resources required by the City to fund SUBRECIPIENT's project are withdrawn from the City, the City may unilaterally terminate or modify the terms of this Award Agreement to reflect the loss of funding. If a termination or modification is required, the City will, to the extent permitted by available TITLE I funds, compensate SUBRECIPIENT for eligible work elements SUBRECIPIENT has completed and for actual, necessary and eligible expenses incurred by

SUBRECIPIENT as of the revised termination date. The City will give SUBRECIPIENT written notice of the effective date of the modification or termination of this Award Agreement and, if a reduction in funding is required, will provide SUBRECIPIENT with a modified project budget.

- (b) Termination Due to Noncompliance with Award Agreement Terms. If the City determines that SUBRECIPIENT has failed to comply with the general terms and conditions of this Award Agreement, the project schedule (Attachment A), or any special conditions, and if upon notification of the defect SUBRECIPIENT does not remedy the deficiency within a reasonable period to be specified in the notice, the City may terminate this Award Agreement in whole or in part at any time before the date of completion. The City will promptly notify SUBRECIPIENT in writing of the decision to terminate, the reasons for the termination, and the effective date of the termination.
- (c) Termination Due to Adverse Environmental Impact. This Award Agreement will terminate at the conclusion of the environmental review process if SUBRECIPIENT or the City determines that the project would have a significant adverse impact on the quality of the human environment and that this impact cannot be avoided or sufficiently mitigated by reasonable, cost-effective means.
- (d) Effect of Termination. In the event of termination due to SUBRECIPIENT's failure to comply with the terms of this Award Agreement or the project's adverse environmental impact, any costs incurred will be the responsibility of SUBRECIPIENT. However, at its discretion, the City may approve requests by SUBRECIPIENT for reimbursement of expenses incurred. The City's decision to authorize payment of these costs or to recover expended TITLE I funds will be based on a consideration of the extent to which the expenditure of those funds represented a good faith effort of SUBRECIPIENT to comply with the terms of this Award Agreement and on whether any failure to comply with the terms of this Award Agreement was the result of circumstances beyond SUBRECIPIENT's control.

24. WAIVER

The waiver of any of the terms and conditions of this Award Agreement on any occasion or occasions is not to be deemed as waiver of those terms and conditions on any future occasion.

25. SEVERABILITY

If any section, subsection, sentence, clause, phrase or word of this Award Agreement is for any reason held to be invalid, illegal, or unenforceable, such decision shall not affect the validity of the remaining portions of this Award Agreement.

26. SUCCESSORS AND ASSIGNS.

This Award Agreement inures to the benefit of and constitutes a binding obligation on SUBRECIPIENT and their respective successors and assigns. SUBRECIPIENT may not assign this Award Agreement or any of its duties hereunder without the prior written consent of the City.

27. OPEN MEETINGS

All meetings of SUBRECIPIENT's Board of Directors will be open to the public as per the applicable Montana Code Annotated provisions in 2-3-203, MCA.

IN WITNESS OF THE TERMS SET OUT ABOVE, the parties have executed this Award Agreement.

CITY OF MISSOULA:

PARTERNSHIP HEALTH CENTER:

\_\_\_\_\_  
John Engen, Mayor

\_\_\_\_\_  
Laurie Francis, CEO

Date: \_\_\_\_\_

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Martha L. Rehbein, CMC  
City Clerk

STATE OF MONTANA     )  
  )  
County of Missoula     )

On this \_\_\_\_ day of \_\_\_\_\_, 2019, before me \_\_\_\_\_, a Notary Public for the State of Montana, personally appeared, Keegan Flaherty, Board Chair, Board of Directors, Partnership Health Center in Montana, and acknowledged to me that s/he executed the written instrument on behalf of said Business.

(NOTARY SEAL)

\_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
Notary Public for the State of Montana  
Residing at \_\_\_\_\_  
My Commission expires \_\_\_\_\_

**2019 CITY OF MISSOULA CDBG / HOME APPLICATION  
USES OF FUNDS**

ENTER WHOLE NUMBERS ONLY	TOTAL PROJECT BUDGET	WHO IS PAYING FOR EACH LINE ITEM							DIFFERENCES (Sources - Uses)
		SOURCE City of Missoula CDBG	SOURCE Partnership Health Center	SOURCE 0	SOURCE 0	SOURCE 0	SOURCE 0	SOURCE 0	
		\$60,000	\$1,562	\$0	\$0	\$0	\$0	\$0	\$61,562
<b>PROGRAM AND ADMINISTRATIVE</b>									
Salaries & Wages; Housing Navigator 1.0 FTE @ \$22.24/hr. x 2080 hrs.	46,259	46,259	0						0
Employee Benefits; 33.08% Missoula County Benefit Rate, Total benefits equal \$15,303 limited to \$13,741. Difference of \$1,562 to be paid by PHC.	15,303	13,741	1,562						0
Direct Client Assistance									0
Office Supplies									0
Office Expenses									0
Accounting/Auditing									0
Travel / Training									0
Contracted Program Services									0
									0
									0
									0
									0
<b>TOTAL ADMINISTRATION COSTS</b>	<b>61,562</b>	<b>60,000</b>	<b>1,562</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>LAND/ BLDG./ACQUISITION</b>									
Land									0
Existing Structure									0
Demolition									0
									0
									0
<b>TOTAL LAND &amp; BUILDING COSTS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>SITE WORK</b>									
Site Work									0
Off-Site Improvement									0
Environmental									0
									0
									0
<b>TOTAL SITE WORK COSTS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>CONSTRUCTION AND REHAB</b>									
New Building									0
Rehabilitation									0
Accessory Structures									0
General Requirements									0
Contractor Overhead									0
Contractor Profit									0
Construction Contingency									0



									0
									0
<b>TOTAL SOFT COSTS</b>	0	0	0	0	0	0	0	0	0
<b>SYNDICATION COSTS</b>									
Organizational (Partnership)									0
Bridge Loan Fees & Expenses									0
Tax Opinion									0
Syndication Fee									0
									0
									0
<b>TOTAL SYNDICATION COSTS</b>	0	0	0	0	0	0	0	0	0
<b>DEVELOPER'S FEES</b>									
Developer's Overhead									0
Developer's Fees									0
Consultant Fee									0
Developers Fee-Acquisition									0
									0
									0
<b>TOTAL DEVELOPER'S FEES</b>	0	0	0	0	0	0	0	0	0
<b>PROJECT RESERVES</b>									
Initiation 18-mo. Operating Deficit									0
Rent-Up Reserve									0
Operating Reserve									0
Replacement Reserve									0
Pre-funded R for R									0
									0
									0
<b>TOTAL PROJECT RESERVES</b>	0	0	0	0	0	0	0	0	0
<b>GRAND TOTAL OF COSTS</b>	\$61,562	\$60,000	\$1,562	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL PROJECT COSTS WITHOUT ADMIN</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL PROJECT COSTS WITH ADMIN</b>	\$61,562	\$60,000	\$1,562	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL SOURCES OF FUNDS</b>	\$61,562								
<b>DIFFERENCE</b>	\$0								

(IF THERE IS A DIFFERENCE THE PROJECT IS EITHER OVER- OR UNDER-FUNDED)



The line item narrative on the next tab must justify budget amounts and assumptions with either third party documentation or past experience with project in similar markets. At a minimum, the proposed budget in the Uniform Application must adhere to the following:

- Sources of Funds (Part I) equal Uses of Funds (Part II)
- Columns and rows add correctly