

# GENERATIONS – PROJECT DESCRIPTION

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## 1. Project Location and a brief description of the area.

The first phase of the Generations Project will provide housing and services to 42 low income households (8 family units and 34 senior units) with 39 units (7 family units and 32 senior units) to be completed in the second phase to be constructed in 2012 for a total of 81 affordable units. The Generations project will be located on 6 acres at 3885 Harbrooke Road, Medford, OR, Township T37S, Range R1W, Section 34 in the Southeast Village Center. Zoning at MFR 15 and preliminary PUD approval has been completed.

## 2. Project Impact: Target market area for the project, including demographics of the target market (age, gender, income levels, housing statistics, other relevant socioeconomic indicators, etc.)

The phase 1 will be dedicated to seniors (age 55 and over) and 8 families at 60% AMI or below. The families will be in stable (min 2 years) recovery from substance and abuse and who have retained or been reunited with their children. The target market area for both populations is the City of Medford and surrounding area.

As a designated independent senior community (with a special needs set aside), Generations addresses today's economic reality where many seniors must remain in the workforce as long as possible (past the typical retirement age) because the recession has impacted employment, wages, and reduced retirement accounts. These seniors need affordable rental housing options combined with their desire to age in a financially, socially, and environmentally sustainable community. Living such in an affordable and socially stable community, seniors will, as studies show, enjoy better health from their community involvement, thereby reducing the cost of health care for the 55 and over "baby boomer" generation.

In addition this project targets 8 units for families who have been involved in Child Welfare and who have completed all of their service goals.

## 3. Project Description: Including specific activities such as land acquisition, building renovation, weatherization, ramps for the disabled, etc. Quantitative terms, such as square feet of floor space to be built, number of housing units to be rehabilitated, etc.

Generations, sponsored by On-Track, Inc. ("OTI"), represents an innovative development model which incorporates and advances financial, social, and environmental sustainability into the design, construction, and operation of this phased 81 unit intergenerational and mixed use neighborhood development. The Project is modeled, in part, after a successful intergenerational community, Hope Meadows, located Rantoul, Illinois and is part of a national initiative funded by the Kellogg Foundation sponsored by Generations of Hope Development Corporation to create intentional intergenerational communities as a vehicle to improve chronic social issues.

The physical design of overall Project is intended to support the localized network of interpersonal relationships that are fundamental to the success of an intentional intergenerational community. Through this design and social program, the potential of formal and informal relationships, typical of community and family, can be fostered and nurtured as a means to address the problem of healing family structures fractured by substance abuse. By providing an environment supportive of creating and sustaining human relationships, the true benefits of multi-generational interactions can be realized with healthy outcomes for the families and seniors living in the Project community, as well as the community at large.

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The following briefly details (1) the General Project Goals, (2) the Oregon Model (3) the Project Funding Model, and (4) the Site Design and Neighborhood Fabric of the Project.

### The General Project Goals:

The Project will model a new approach to reducing foster care placements and strengthening families by enabling recovering families to live in a community with seniors who can mentor their continued growth. Both senior and family outcomes will improve as seniors benefit from the vitality of living with and mentoring young families and children organically create extended "grandparent" relationships that will guide and support them and their families and prevent future foster care placements. On-site case managers will provide support and oversight for families, and serve as a resource for seniors.

### The Oregon Model:

OTI is currently involved in the second year of a 5-year federal grant as part of the Oregon Regional Partnership Grants focused on improving permanency outcomes for children involved in Child Welfare. The Project is an important installment in OTI's efforts to improve child outcomes for children who have been abused or neglected and fully anticipate that this model of housing will become a part of the new system of care.

The development of healthy, stable, system-independent families will generate substantial savings to the taxpayer in many ways, including costs associated with health care, special education, courts, foster care, Child Welfare, corrections, etc. Most importantly, the Project has the potential to break the intergenerational cycles of abuse, profiting families for generations to come.

Phase 1 (42 units) and the site infrastructure development is to be financed by a combination of funding source with the primary source being 9% Low Income Housing Tax Credits (Exchange Funds). Other sources include HOME funding, Trust Fund, Document Recording Fees, Weatherization funds through OHCS. In addition, a combination of BETC tax credits, along with, owner equity/deferred developer fee, special projects appropriation funding through Senators Wyden and Merkley offices, and Representative Walden's and grants from Shorebank and Kellogg (through GHDC) further support this project. The support from the Oregon's federal and state legislators rests on the intergenerational model as an alternative to foster care. In addition local banks, Premier West Bank and Peoples Bank of Commerce, as well as Umpqua Bank, have expressed interest in participating in lending relationships for the project.

### The Site Design and Neighborhood Fabric:

The Generations project, zoned MFR 15, is located on six acres in Medford, Oregon within the Southeast Village Center, a newly planned area that is intended to absorb much of the new growth in Medford, Oregon. Initial projects in the area have been traditional, low-density suburban sub-divisions. As one of the early properties to be developed in the SE plan, the Project has the potential to influence development patterns throughout this entire area. This Project will be a model of the possibilities and benefits of sustainable development, with the specific intention of serving as a catalyst for future sustainable development.

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4. Listed is OnTrack, Inc.'s experience in carrying out a project of this type; including Environmental Reviews, Income eligibility, Acquisition and Relocation Policies (URA) and other HUD regulatory requirements. Listed is the personnel assigned these responsibilities and their qualifications.

Twenty years ago OnTrack began to develop affordable and accessible housing for special needs populations to include those recovering from chemical dependencies and those living with HIV/AIDS. During the ensuing years, OnTrack continued to develop affordable, desirable and supportive housing for restricted income residents and expanded the target population to special needs and homeless populations. OnTrack has had experience with most forms of affordable housing and community development funding through OHCS and HUD. The strength in OnTrack's housing endeavors is the intensive clinical and supportive services provided at no cost to residents to help them succeed as tenants and become system independent and productive members of our community. The agency is committed to creating safe, desirable, well-managed housing communities that are assets to our area.

OnTrack owns and manages 55 residential treatment beds, 22 transitional housing units, 8 single room occupancy and 151 apartment units in 17 locations within the City of Medford. In addition, a facility in Grants Pass, Josephine County, purchased and remodeled in 2007, provides 8 substance abuse treatment beds, as well as outpatient facilities and staff offices. The agency owns and operates fifteen properties and leases two from the City of Medford, all serving special needs households and those on restricted incomes. Eight of these projects have received funding from the OHCS, including two LIHTC projects, Stevens Place and Living On Track (Sky Vista and Lithia Place). These projects include CDBG public service funding as well as Davis Bacon wage requirement, Environmental Reviews, and URA policies.

All of OnTrack's developments continue to receive excellent reviews relative to the physical plant condition and record keeping, as well as compliance reporting to the various funding sources. Properties included in OnTrack's real estate asset and housing portfolio are extensive and all are in excellent financial condition as demonstrated by the audited financial statements.

With the opening of Stevens Place Apartments in July 2000, OnTrack's first LIHTC development, the agency gained national attention as a developer of housing enriched by onsite services and serving a largely un-served population. This project was the benchmark that defined OnTrack as both a service and housing agency. In 2002 the agency received nominations for an award of "Excellence in Housing" by the Oregon Housing and Community Services (OHCS) for Steven's Place. In 2003 the results of a site visit and compliance monitoring by The Oregon Equity Fund concluded that "The physical condition of the property and the compliance with the funding programs in place exceed expectations". In 2007 the Living On Track project, 63 units including Sky Vista and Lithia Place, was nominated for the Charles L. Edson Tax Credit Excellence Award, given by the Affordable Housing Tax Credit Coalition in Washington, DC. In April, 2007 the project was given the "Excellence in Housing Award – Integration of Services into Housing", by OHCS. In March, 2008, both Stevens Place and Living On Track were nominated for "Project Presentation (Beyond the First Impression)" awards by OHCS.

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- 5, Project Need: The nature and seriousness of the problem, past and ongoing efforts by OnTrack to remedy the problem, and how this project will address goals and strategies which are listed in the **Medford 2010-2014 Consolidated Plan.**

Family Ties: Using the skills Grandparents have honed in the past to create a future.

Since the late 1980's, OnTrack has maintained a focus and priority on family-based treatment and supportive services, often pairing these services with affordable housing. We recognized then that the only way to impact the thousands of children who are abused or neglected secondary to parental substance abuse was to strengthen these families in sobriety. We seek to keep families together whenever possible and have developed programs that ensure a child's safety while the parents are healing from their abusive pasts. When children must be temporarily removed, we and our partners have designed and implemented programs that keep parents substantively involved in the daily lives of their children until they are returned, at which time the foster parent remains in a supportive role. In this way the children are spared the trauma of separation from either biological or foster parents. Children suffer lifelong negative consequences at the moment of removal from their parents, which deepen over time. These injuries predictably result in their growing up to be the next generation of abusing and system-dependent parents. **Generations** utilizes the strengths of multiple generations to build a **COMMUNITY WHERE WE CARE FOR EACH OTHER AND ARE CARED FOR BY EACH OTHER.**

OnTrack offers an enviable array of services aimed at strengthening high risk substance-abusing families, and holds as its guiding principal the importance of maintaining the parent-child bond to avoid the problems associated with bond abruption. With our partners we are designing and implementing programs and practices that represent new ways in which children who are involved in the foster care system are handled. Partners all subscribe to the unifying principal of the essential nature of the parent-child bond which drives our work. These new models of care are demonstrating strong preliminary outcomes and have gained state and national attention. **Generations** is the next step in the evolution of our services for high risk families and, at the same time, will immeasurably improve the quality and longevity of seniors by enabling them to remain productive and independent, living in a purposeful, safe community where they are needed and involved, able to care for each other and be cared for. As research has repeatedly demonstrated, children who are lucky enough to have a loving grandparent are much more likely to do well. Research on single parents indicates that the future of the child(ren) is correlated with support from grandparents (Family Nurturing and Safety Guide).

Intergenerational support in improving child, family and senior outcomes is well documented in the empirical literature. Families will be eligible to apply to live in **Generations** once they have completed service plans, obtained stable recovery and demonstrated a readiness to move on to the transitional phase of treatment aimed at system independence and lifestyle changes. Most of these young parents have themselves come from multiple generations of poverty, abuse and system dependence. They have traveled the journey into recovery bravely but often alone, except for the relationships they have built in treatment with professionals and peers. Like all of us these young families need the support of extended families, but often their families are not healthy enough to help them and they must often leave those relatives behind.

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These parents have never had the benefit of family members who could model appropriate parenting or teach them how to raise their children. Now they need “grandparents” who will bring the wisdom and skills they have accumulated throughout their lives to these young families and to the community which we are building and to which they belong. Every aspect of **Generations** is designed to encourage “family” relationships and to tap into the wisdom and skills of seniors to shape the future of the families and children living with them. At the same time, these relationships will improve the quality of life and extend the independence of the seniors through the strength of community. It is well known that seniors who are engaged and who have the opportunity to contribute to their community have fewer medical and mental health issues. Older people who are valued and needed age better and often live longer and healthier lives. Seniors who have regular contact with children and young people are happier and more vital. **Generations** is a community that provides seniors with the opportunity to be valued, useful, and engaged. Older residents can engage with children and families to the extent they wish, while benefiting from the energy and vitality of a young neighborhood. Grandparents can model for parents how they should interact with their children. They are the stable influence often missing in the lives of these parents and their children. They can connect at a very intimate level and teach parents to trust, sometimes for the first time in their lives. When you give a young parent the night off by babysitting, you give them a break from the strains of parenting; when young families know that, in a pinch, there is someone to step in to love their children and keep them safe, you give them security. In exchange for housing in a below-market community, seniors are asked to volunteer six hours per week with children, families or other seniors, in activities dependent on their abilities and interests. As these seniors age, the community offers opportunities to be productive at a changing level of capacity.

**Generations** provides 24-hour support from caring neighbors and support staff, as needed. The community will provide a sense of safety for grandchildren and grandparents alike. Services will be offered that help seniors to age in place, including health care and family assistance with the chores of daily living.

**Community Educational Programs offered on rotational bases include:**

*How families and seniors help each other to build community; How seniors can stay healthy; Healthy Parenting; Healthy Relationships; Alcohol and drug education to include an understanding of the recovery process and how seniors can support ongoing recovery within families; Setting healthy boundaries; Understanding enabling; Understanding Stigma; How to create inclusive relationships and build families and communities; Awareness of the positive aspect of different cultures and looking at special needs; The importance of literacy for children and how seniors can promote it; Children’s health issues: effects of TV on children, obesity, etc.; Why live Green; and other programs on an as-needed basis.*

**Generations** staff are committed to facilitating community support that will extend the independence of seniors through the skills and talents of other seniors and young families alike. A priority is to ensure the safety of residents preventatively as indicators of needed interventions occur. Case managers will identify and help to obtain all clinical and supportive services needed by residents by looking first within the community and then outside of it.

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**Supportive Services for Seniors:** Issues such as loneliness, isolation, inability to get to the store for groceries or medications, and struggles with meal preparation and housework, will be resolved by community members able to assist others. Volunteer caregivers will match relatively healthy adults to frail, homebound or elderly or disabled adults who have been living in the community in order to help residents live more contentedly and avoid a sense of isolation, depression and loneliness. Staff will help elderly or disabled adults whose ailments prevent them from keeping up with their financial affairs by helping them pay their bills, balance their checkbooks and handle their paperwork. Additionally, the community will provide help with housework for those who are temporarily or permanently unable to accomplish it; lawn care; transportation; health care screening; carrying; repairs; and grocery shopping. Lack of this kind of assistance is often the last straw that pushes the elderly into institutional care.

6. **Project Collaboration and Leveraging:** How OnTrack, Inc. has collaborated with other private and public organizations to address this need. Also, how **this project** will include interagency coordination to address this need and avoid duplication; project partners, funding and their role.

The proposed 2010 CFC funding application to OHCS totals approximately \$8,528,000. In addition, permanent debt (potentially from a local bank), and grants from Enterprise and from Kellogg through Generations of Hope Development Corporation further enhance this project. The Oregon Department of Human Services (Child Welfare and Seniors and Persons with Disabilities) and Oregon Housing and Community Services are jointly recognizing that Generations is a key component in demonstrating a new approach to reducing foster care placements and strengthening families by enabling recovering families to live in a community with seniors who can mentor their continued growth.

OnTrack is currently involved in the third year of a 5-year federal grant as part of the Oregon Regional Partnership Grants focused on improving permanency outcomes for children involved in Child Welfare. OnTrack is noted for its sustained ability to work with a multi-disciplinary team consisting of staff from Adult & Family Services, Services for Children & Families, Health Dept, Salvation Army, DASL, OnTrack, Dunn House, Voc Rehab as well as Family Court in providing services to the Medford community.

Adroit Construction, Mahar Brothers Construction, and Batzer Construction have joined together (a first) to leverage their skills, experience and relationships to assist OnTrack in the construction of the Generations project.

Number of people/households served:

Upon completion of Phase I, 42 households at any given time: Phase II to be completed in 2012 will add another 40 households to the project.

7. **Project Accomplishments:** The target population; includes who and how many income eligible number of households,

The target population is primarily seniors who will all be income eligible at 60% AMI and wish to engage and mentor the young families. Thirty –four senior households have the opportunity to “age in community” along with 8 income eligible households (young parents with children) who are in stable (at least two years) recovery from addiction and/or abuse.

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SOURCES OF FUNDING					
Project Name: Ontrack Generations			Date: 03/25/10		
If mixed use project, see comment	RESIDENTIAL				
	HOME Match (check)	Committed	Conditional	Tentative	Anticipated or Firm Commitment Date
Funding Source					
<b>OHCS GRANTS &amp; EQUITY</b>					
LIHTC Equity				7,394,261	
HOME				1,000,000	
Trust Fund / GHAP (Not including operating or capitol needs assessment short term loan)				200,000	
LI Weatherization Program					
GHAP Operating				100,000	
<b>Total OHCS Grants &amp; Equity</b>		0	0	8,694,261	
<b>OHCS LOANS</b>					
Tax Exempt Bonds					
HOME					
Trust Fund/GHAP (Not including operating/capitol needs assessment short term loan or construction bridge loan)					
ORR					
<b>Total OHCS Loans</b>		0	0	0	
<b>NON-OHCS GRANTS</b>					
City of Medford (Land & SDC)		200,000			
Enterprise Grant		50,000			
BETC (Conservation)		32,130			
BETC (Renewable)		56,280			
<b>Total NON-OHCS Grants</b>		338,410	0	0	
<b>NON-OHCS LOANS</b>					
Permanent Loan				1,200,000	
<b>Total NON-OHCS Loans</b>		0	0	1,200,000	
<b>APPLICANT CONTRIBUTIONS</b>					
Cash (from OnTrack)		1,211,694			
Deferred Development Fee			200,000		
<b>Total Applicant Contribution</b>		1,211,694	200,000	0	
<b>OTHER:</b>					
Cashflow During Rehab					
<b>Total Other Funds</b>		0	0	0	
<b>SUBTOTALS</b>		\$1,550,104	\$200,000	\$9,894,261	
<b>TOTAL FUND SOURCES</b>		\$11,644,365			
Surplus or Gap		(0)	(Note: Total Fund Sources must match "Total Project Cost" from Uses of Funding)		
<b>Other HCS non-equity sources:</b>					
Oregon Affordable Housing Tax Credit (OAHTC)				\$0	(loan amount)
GHAP construction bridge loan				\$0	(loan amount)
GHAP capitol needs assessment short term loan				\$0	(loan amount)
GHAP operating subsidy				\$0	(loan amount)
Predevelopment Loan					(loan amount)

**USES OF FUNDING**

Project Name:	Ontrack Generations	Date:	3/25/2010
Acq/Rehab			
Metastide			
Number of Units:	42		
Residential Square Footage:	38,569		
Common Areas:	2,300		
Commercial/other	2,300	5.33%	
Total Square Footage:	43,169		

*These two columns are for LIHTC APPLICANTS ONLY*

	Total	RESIDENTIAL				Funding Source	Reasonably Expected Basis	Estimated Gross Expended by Carryover Date
		(A) Original Application	Cost per Unit	Cost per Square Foot	Cost as % of Total			
<b>Acquisition Costs</b>								
Purchase Price:								
Land	1,175,000	1,175,000	27,976	28.75	10.1%			
Improvements	0		0	0.00	0.0%		\$0	
Liens and Other Taxes	0		0	0.00	0.0%		\$0	
Closing/Recording	0		0	0.00	0.0%		\$0	
Extension Fees	0		0	0.00	0.0%		\$0	
Other:	0		0	0.00	0.0%		\$0	
<b>Acquisition Costs Subtotal:</b>	<b>1,175,000</b>	<b>\$1,175,000</b>	<b>27,976</b>	<b>28.75</b>	<b>10.1%</b>		<b>\$0</b>	<b>\$0</b>
<b>Construction Costs</b>								
Off-site Work	823,197	823,197	19,600	20.14	7.1%			
On-site Work	489,988	489,988	11,666	11.99	4.2%		\$489,988	
Hazardous Materials Abatement	0		0	0.00	0.0%		\$0	
Demolition	15,000	15,000	357	0.37	0.1%		\$15,000	
Residential Building (F1-F10)	2,866,900	2,866,900	68,260	70.15	24.6%		\$2,866,900	
Residential Building (mixed use Bldg)	1,033,500	1,033,500	24,607	25.29	8.9%		\$1,033,500	
Commercial Space/Building (OnTrac)	90,000	90,000	2,143	2.20	0.8%			
Common Use Facilities	264,500	264,500	6,298	6.47	2.3%		\$264,500	
Elevator	60,000	60,000	1,429	1.47	0.5%		\$60,000	
Laundry Facilities	0		0	0.00	0.0%		\$0	
Storage/Garages	15,000	15,000	357	0.37	0.1%		\$15,000	
Landscaping	208,000	208,000	4,952	5.09	1.8%		\$208,000	
General Conditions	484,447	484,447	11,534	11.85	4.2%		\$484,447	
Builder's Risk Insurance	130,801	130,801	3,114	3.20	1.1%		\$130,801	
Contractor Performance Bond	65,400	65,400	1,557	1.60	0.6%		\$65,400	
Contractor Overhead	253,855	253,855	6,044	6.21	2.2%		\$253,855	
Contractor Profit	253,855	253,855	6,044	6.21	2.2%		\$253,855	
Contingency	360,715	360,715	8,588	8.83	3.1%		\$360,715	
FF&E (Common Area Furnishings)	10,000	10,000	238	0.24	0.1%		\$10,000	
Internet Wiring & Equipment	8,400	8,400	200	0.21	0.1%		\$8,400	
Performance Bond	0		0	0.00	0.0%		\$0	
Other: Escalation 2%	141,461	141,461	3,368	3.46	1.2%		\$141,461	
Other:	0		0	0.00	0.0%		\$0	
<b>Construction Costs Subtotal:</b>	<b>7,575,018</b>	<b>\$7,575,018</b>	<b>180,358</b>	<b>185.35</b>	<b>65.1%</b>		<b>\$6,751,821</b>	<b>\$0</b>
<b>Development Costs</b>								
Land Use Approvals	32,302	32,302	769	0.79	0.3%		\$30,687	
Building Permits/Fees	24,340	24,340	580	0.60	0.2%		\$23,123	
System Development Charges	185,538	185,538	4,418	4.54	1.6%		\$176,261	
Appraisal	11,400	11,400	271	0.28	0.1%		\$10,830	
Market Study & Update	28,500	28,500	679	0.70	0.2%		\$27,075	
Environmental Report (Level 1)	6,678	6,678	159	0.16	0.1%		\$6,344	
Special Inspections/Testing	12,000	12,000	286	0.29	0.1%		\$11,400	
Lead Based Paint Report	0		0	0.00	0.0%		\$0	
Asbestos Report	2,500	2,500	60	0.06	0.0%		\$2,500	
Soils Report (Geotechnical)	15,000	15,000	357	0.37	0.1%		\$14,250	
Survey	10,883	10,883	259	0.27	0.1%		\$10,339	
Marketing/Advertising	10,000	10,000	238	0.24	0.1%			
Insurance	8,100	8,100	193	0.20	0.1%		\$7,695	
Other:	0		0	0.00	0.0%		\$0	
Other:	0		0	0.00	0.0%		\$0	

**USES OF FUNDING**

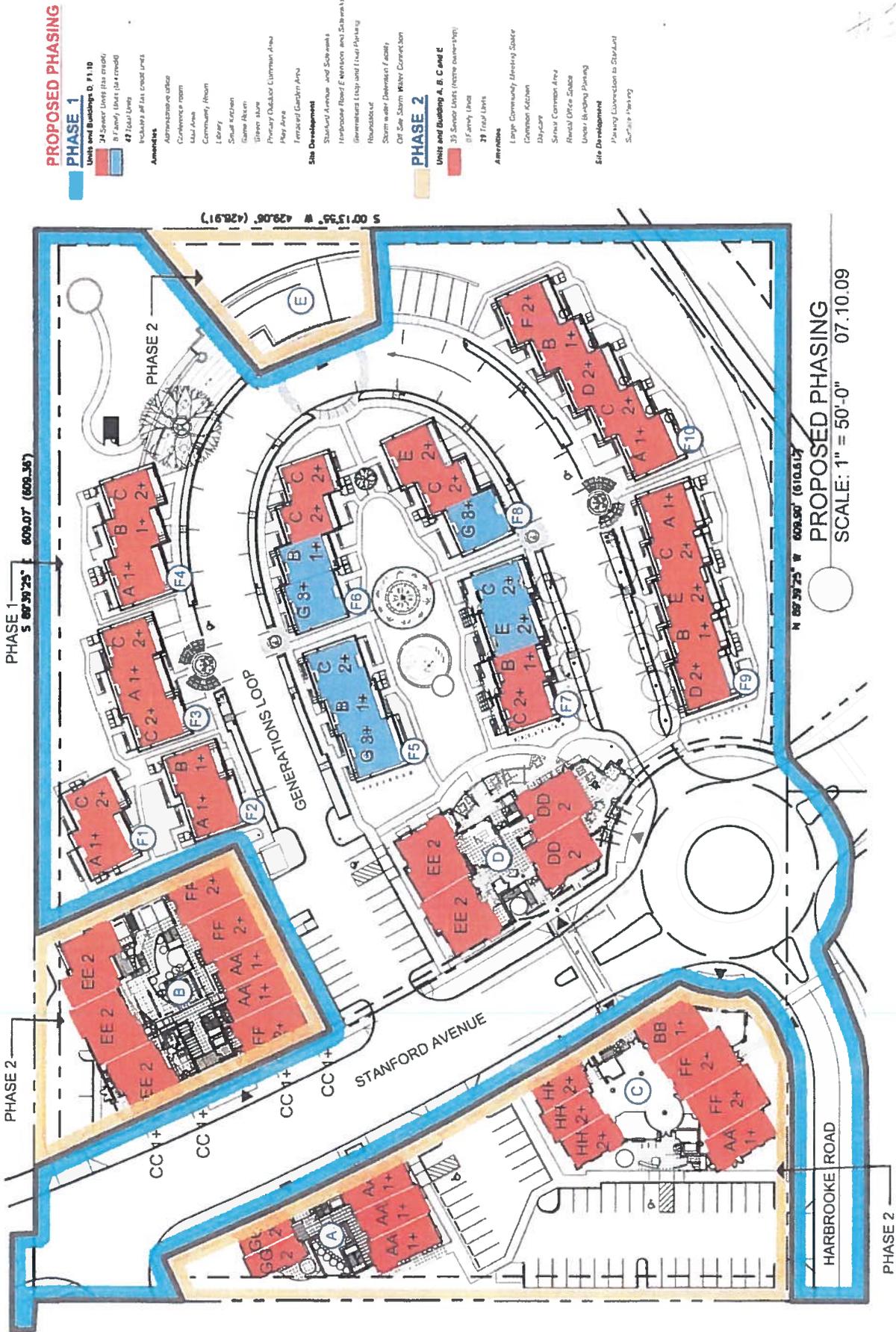
Project Name:		Ontrack Generations				Date:	3/25/2010	
Acq/Rehab								
Metaside								
Number of Units:		42						
Residential Square Footage:		38,569						
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Total Square Footage:		43,169						
If mixed use project, see comment								
		<b>RESIDENTIAL</b>						
	Total	(A) Original Application	Cost per Unit	Cost per Square Foot	Cost as % of Total	Funding Source	Reasonably Expected Basis	Estimated Gross Expended by Carryover Date
<b>General Fees</b>								
Architectural	840,774	840,774	20,018	20.57	7.2%		\$798,735	
SPD Architectural Review Fee	0	0	0	0.00	0.0%		\$0	
Reimbursables	60,964	60,964	1,452	1.49	0.5%		\$57,916	
Engineering Land Use Review civil +	167,850	167,850	3,996	4.11	1.4%		\$159,458	
Legal/Accounting	70,000	70,000	1,667	1.71	0.6%		\$66,500	
Cost Certification	7,500	7,500	179	0.18	0.1%		\$7,500	
Appraisals	8,000	8,000	190	0.20	0.1%		\$7,600	
Special Inspections/Testing	15,000	15,000	357	0.37	0.1%		\$15,000	
Developer Fee	200,000	200,000	4,762	4.89	1.7%		\$190,000	
Consultant Fee	180,000	180,000	4,286	4.40	1.5%		\$171,000	
Lock Rate Fee	0	0	0	0.00	0.0%		\$0	
3rd Party Constr Management Fee	80,000	80,000	1,905	1.96	0.7%		\$76,000	
Other:	0	0	0	0.00	0.0%		\$0	

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<b>Construction Loan Costs/Fees</b>								
Lender Inspection Fees	4,000	4,000	95	0.10	0.0%		\$3,800	
Lender Title Insurance	17,000	17,000	405	0.42	0.1%		\$17,000	
Lender Legal Fees	0	0	0	0.00	0.0%		\$0	
Loan Fees	80,000	80,000	1,905	1.96	0.7%		\$76,000	
Loan Closing Fees	10,000	10,000	238	0.24	0.1%		\$9,500	
Property Taxes (Constr Period)	4,868	4,868	116	0.12	0.0%		\$4,625	
Insurance	17,038	17,038	406	0.42	0.1%		\$16,186	
<b>Bridge Loan Fees</b>								
Bridge Loan Legal	0		0	0.00	0.0%		\$0	
Bridge Loan Trustee	0		0	0.00	0.0%		\$0	
Bridge Loan Underwriting	0		0	0.00	0.0%		\$0	
<b>Permanent Loan Fees</b>								
Perm. Loan Fee	24,000	24,000	571	0.59	0.2%			
Perm. Loan Closing Fees	0		0	0.00	0.0%			
<b>Tax Credit Fees</b>								
Tax Credit Fee	56,550	56,550	1,346	1.38	0.5%		\$56,550	
Tax Credit Cost Certification	5,000	5,000	119	0.12	0.0%		\$5,000	
Tax Credit Legal/Advisor Fee	0		0	0.00	0.0%		\$0	
<b>Bond Issuance Fees</b>								
Cost of Bond Issuance	0		0	0.00	0.0%			
Negative Arbitrage (1.50%)	0		0	0.00	0.0%			
Bond Cost Certification	0		0	0.00	0.0%			
Other:	0		0	0.00	0.0%			
<b>Interest</b>								
Construction Period	278,850	278,850	6,639	6.82	2.4%		\$264,908	
Construction Bridge Loan	211,250	211,250	5,030	5.17	1.8%			
Other:	0		0	0.00	0.0%		\$0	
Other:	0		0	0.00	0.0%		\$0	
<b>Reserves/Contingency</b>								
Lease Up/Operating	127,462	127,462	3,035	3.12	1.1%			
Development	81,000	81,000	1,929	1.98	0.7%		\$76,950	
Tenant Relocation	0		0	0.00	0.0%		\$0	
Deposit to Replacement Reserves	0		0	0.00	0.0%			
Contingency Escrow Account (3%)	0		0	0.00	0.0%			
Other:	0		0	0.00	0.0%		\$0	
Other:	0		0	0.00	0.0%		\$0	
<b>Development Costs Subtotal:</b>	<b>2,894,346</b>	<b>\$2,894,346</b>	<b>68,913</b>	<b>70.82</b>	<b>24.9%</b>		<b>\$2,410,730</b>	<b>\$0</b>
<b>TOTAL PROJECT COST</b>	<b>\$11,644,364</b>	<b>\$11,644,364</b>	<b>\$277,247</b>	<b>284.92</b>	<b>100.0%</b>		<b>\$9,162,551</b>	<b>\$0</b>
Less or Gap	0							
Developers Fee Percentage	3.37%							
<b>FOR LIHTC PROJECTS</b>								

**USES OF FUNDING**

Project Name:	Ontrack Generations			Date:	3/25/2010			
Acq/Rehab								
Location:								
Number of Units:	42							
Residential Square Footage:	38,569							
Common Areas:	2,300							
Commercial/other	2,300	5.33%					<i>These two columns are for LIHTC APPLICANTS ONLY</i>	
Total Square Footage:	43,169							
If mixed use project, see comment		<b>RESIDENTIAL</b>						
		(A) Original Application	Cost per Unit	Cost per Square Foot	Cost as % of Total	Funding Source	Reasonably Expected Basis	Estimated Gross Expended by Carryover Date
	Total							
		Total of the amount to be expended by Carryover Date				ad by Carryover Date	\$0	
		Divided by Total Project Costs				y Total Project Costs	\$11,644,364	
		Equals the percent of estimated cost expended by Carryover Date				ad by Carryover Date	0.00%	



**PROPOSED PHASING**

**PHASE 1**

- Units and Buildings: D, F1, I1, J1
- 34 Senior Units (16a units)
- 8 Family Units (4a units)
- 42 Total Units
- Including all Gas Export Units

- Amenities:**
- Administrative office
  - Conference room
  - Mud Room
  - Community Room
  - Library
  - Small kitchen
  - Game Room
  - Green House
  - Primary Outdoor Common Area
  - Play Area
  - Terraced Garden Area

**Site Development**

- Stanford Avenue and Sidewalks
- Interconnect Road E Sidewalk and Sidewalks
- Generators (top and top phasing)
- Roundabout
- Storm water Detention Facility
- Off Site Storm Water Connection

**PHASE 2**

- Units and Buildings: A, B, C and E
- 35 Senior Units (more coverage)
- 28 Total Units
- 17 Family Units

**Amenities:**

- Large Community Meeting Space
- Community Kitchen
- Daycare
- Senior Common Area
- Revised Office Space
- Under Building Parking

**Site Development**

- Heavy Connection to Stanford
- Surface Parking

**PROPOSED PHASING**  
SCALE: 1" = 50'-0" 07.10.09





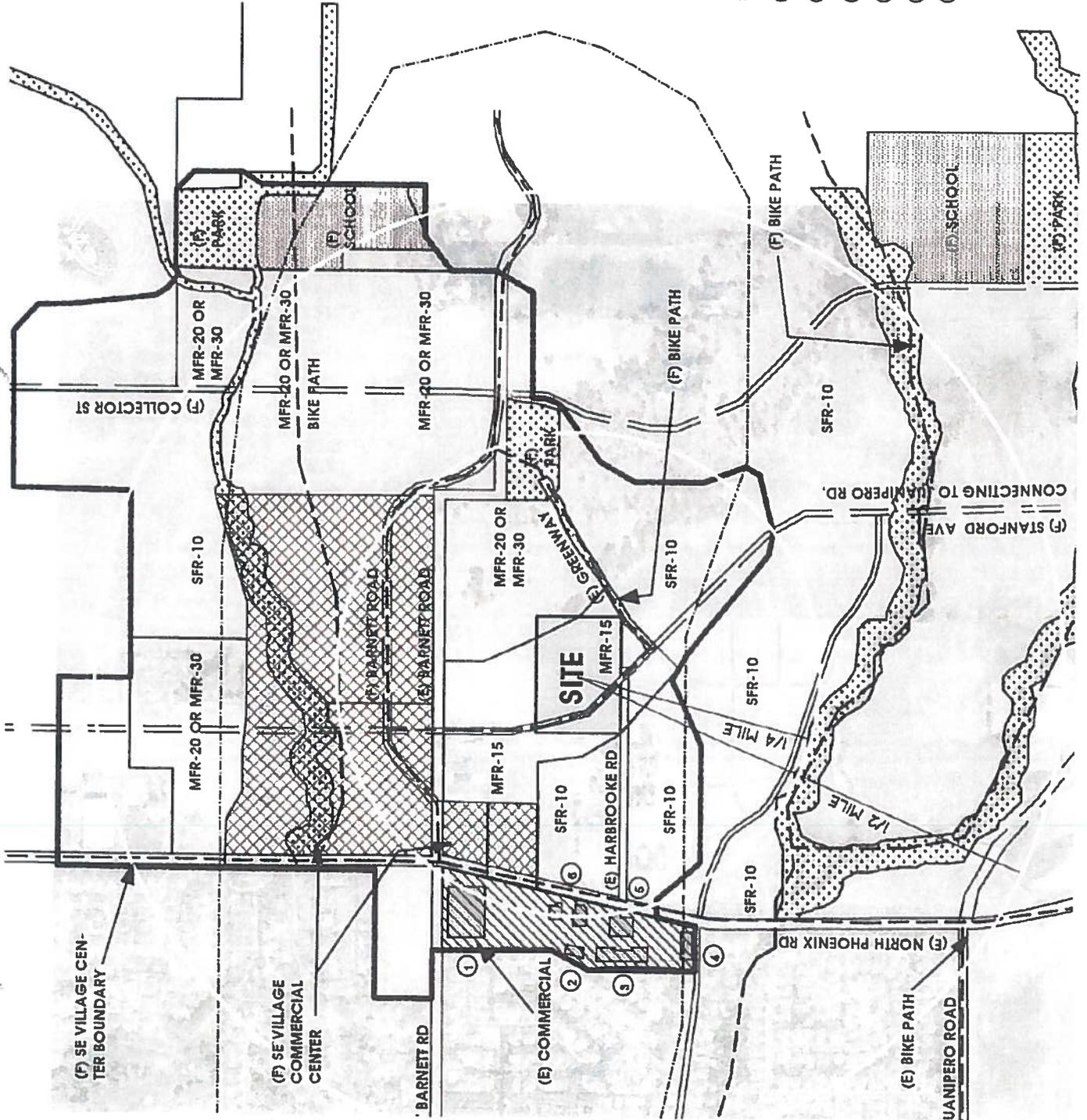


HARBROOKE ROAD

44



- SITE
- EXISTING NEIGHBORHOOD COMMERCIAL CENTER
- FUTURE SE VILLAGE COMMERCIAL CENTER
- FUTURE SCHOOL
- GREENWAYS
- FUTURE SE PLAN & TOD BOUNDARIES
- 1/4 MILE DISTANCE FROM TRANSIT ROUTES
- EXISTING AND FUTURE BIKE PATHS
- EXISTING ROADS
- FUTURE ROADS
- (E) EXISTING
- (F) FUTURE
- MFR-20 OR MFR-30 HIGH DENSITY
- MFR-15 ROWHOUSE
- SFR-10 SMALL LOT
- (1) GROCERY STORE
- (2) BANK
- (3) VIDEO RENTAL
- (4) CHURCH
- (5) RETAIL
- (6) RESTAURANTS



VICINITY MAP

04.23.2008



1 existing house



3 existing barn



6



8 oak grove



2 panoramic view of site and Toxy Anne mtn. to the north



4



7



9



5 panoramic view to the south



PRELIMINARY  
NOT FOR  
CONSTRUCTION



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GENERATI<sup>NS</sup>  
ON TRACK, INC.  
MEDFORD, OREGON  
SITE MAP W/ PHOTOS

PROJ. NO.  
20231  
04.23.08

A0.3