



Deal Structuring Worksheet

This form is designed to compare the terms and conditions of the funding sources planned for a supportive housing project, to document that the project's funding sources can do what they are needed to do, all restrictions can be complied with, and that the funding sources are all compatible with each other.

| Program Parameters | Source #1: | Source #2: | Source #3: | Source #4: | Source #5: |
|---|------------|------------|------------|------------|------------|
| Name of Funding Source: | | | | | |
| Total subsidy amount: <ul style="list-style-type: none"> Are there per project or per unit caps? | | | | | |
| Subsidy type: <ul style="list-style-type: none"> Is it a grant or a loan? If a loan, what are the terms? What is the interest rate, repayment requirements, when is it due in full? | | | | | |
| Total development cost: <ul style="list-style-type: none"> Is there a cap on total cost and/or the cost of component parts (especially acquisition or developer's fee)? | | | | | |
| Development activities: <ul style="list-style-type: none"> What activities are allowed? Acquisition, rehab, new construction? Are funds restricted to only the construction phase, or only the permanent phase? Are predevelopment expenses eligible? | | | | | |
| Standards: <ul style="list-style-type: none"> Are there any specific construction, environmental, contracting, or hiring requirements, that must be followed? | | | | | |
| Form of Tenure: <ul style="list-style-type: none"> Is the source restricted to only rental housing or only homeownership? | | | | | |
| Affordability: <ul style="list-style-type: none"> Are there affordability restrictions? Is there a maximum income that a tenant can have to qualify? | | | | | |
| Rent levels: <ul style="list-style-type: none"> Is there a minimum or maximum amount of rent that can be charged? Are there requirements regarding how much of a tenant's income can be spent on rent, such as 30% of their income for rent/utilities? | | | | | |
| Occupancy: <ul style="list-style-type: none"> Is occupancy limited in any way? Can units house only persons who have been homeless, only persons with physical disabilities, only seniors, or others? | | | | | |

Note: This document is included within the *Development and Finance* section of CSH's *Toolkit for Developing and Operating Supportive Housing*, which is available at www.csh.org/toolkit2.