

Application for Neighborhood and Community Development Funds

Submit original and 24 complete copies of this application to the CD Office by 4:30 p.m. by the 15th of the month, to be reviewed by the CDBG Commission on the first Thursday of the following month.

Program Title: HOME Rental Acquisition Amount Requested: \$ 108,000
Agency: Housing Initiatives, Inc.
Address: 1110 Ruskin Street, Madison, WI 53704
Contact Person: Dean Loumos Telephone: 808-277-8330
Email: dloumos@housinginit.org Fax: 808-277-1728

1. Program Abstract: Provide an overview of the project. Identify the community need to be addressed. Summarize the program's major purpose in terms of need to be addressed, the goals, procedures to be utilized, and the expected outcomes. Limit response to 150 words.

There is a documented need for permanent housing for persons who are homeless and are also disabled through chronic mental illness. Housing Initiatives, Inc (HII) alone has over 200 persons on our waiting list for such housing.

The goal is to acquire/rehabilitate or construct new, four units of this type of housing.

We will develop these properties by acquisition/rehabilitation to be funded by loans and grant monies from two sources: CDBG HOME funds and a below market interest rate loan from WHEDA.

Currently we do not have an option on a specific property, but, upon notice of HOME funding availability, we will identify a property(s) such as duplexes and a/or fourplexes which we can purchase and rehabilitate.

The outcome will be HII's owning four additional units and providing these as additional units for persons who are homeless and disabled through mental illness.

2. Target Population: Identify the projected target population for this program in terms of age, residency, race, income eligibility criteria, and other unique characteristics or sub-groups.

Target population is single individuals who are either disabled by mental illness, low-income and homeless.

4 # unduplicated individuals estimated to be served by this project.

4 # unduplicated households estimated to be served by this project.

3. Program Objectives: The 5-Year Plan lists 9 project objectives (A through N). Circle the one most applicable to your proposal and describe how this project addresses that objective.

- | | |
|-------------------------------------------|--------------------------------|
| A. Housing – Existing Owner-Occupied | G. Neighborhood Civic Places |
| B. Housing – For Buyers | K. Community-based Facilities |
| C. Housing – Rental Housing | L. Neighborhood Revitalization |
| E. Economic Dev. – Business Creating Jobs | N. Access to Housing Resources |
| F. Economic Dev. – Micro-enterprise | |

This proposed project will, if completed, add four units to the existing (and woefully inadequate) supply of permanent rental housing available to single individuals who are disabled by mental illness and homeless.

NOTE: The attached feasibility is based on current HII operations for other projects and includes all possible expenses to determine if the project is feasible under the most pessimistic conditions and as such includes additional replacement reserve costs to cover future contingencies, but also lowers the cash flow. In practice, we expect to be able to operate the project more efficiently and this will raise the cash flow and increase the DCR.

4. Fund Objectives: Check the fund program objective which this project meets. (Check all for which you seek funding.)

- | | | | |
|-----------------------|------------------------------------------------------------------------------------------------------|----------|-----------------------------------------------------|
| Acquisition/
Rehab | <input checked="" type="checkbox"/> New Construction, Acquisition,
Expansion of Existing Building | Futures | <input type="checkbox"/> Prototype |
| | <input checked="" type="checkbox"/> Accessibility (if necessary) | | <input type="checkbox"/> Feasibility Study |
| | <input type="checkbox"/> Maintenance/Rehab | | <input type="checkbox"/> Revitalization Opportunity |
| | <input type="checkbox"/> Other | | <input type="checkbox"/> New Method or Approach |
| Housing | <input checked="" type="checkbox"/> Rental Housing | Homeless | <input checked="" type="checkbox"/> Housing |
| | <input type="checkbox"/> Housing For Buyers | | <input type="checkbox"/> Services |

5. **Budget:** Summarize your project budget by estimated costs, revenue, and fund source.

EXPENDITURES	TOTAL PROJECT COSTS	AMOUNT OF CD REVENUES	AMOUNT OF NON-CD REVENUES	SOURCE OF NON-CD FUNDED PORTION
A. Personnel Costs				
1. Salaries/Wages (attach detail)	\$25,000		\$25,000	WHEDA
2. Fringe Benefits				
3. Payroll Taxes				
B. Non-Personnel Costs				
1. Office Supplies/Postage				
2. Telephone				
3. Rent/Utilities				
4. Professional Fees & Contract Services				
5. Work Supplies and Tools				
8. Other: All Other Soft Costs	\$23,660		\$23,660	WHEDA
C. Capital Budget Expenditures (Detail in attachment C)				
1. Capital Cost of Assistance to Individuals (Loans)				
2. Other Capital Costs: Acquisition/Rehab of Building(s)	\$225,000	\$108,000	\$117,000	WHEDA/ CDBG
D. TOTAL (A+B+C)	\$273,660	\$108,000	\$165,660	

8. **Action Plan/Timetable**

Estimated Month of Completion
(If applicable)

Describe the major actors and activities, sequence, and service location, days and hours which will be used to achieve the outcomes listed in # 1.

Use the following format:
(Who) will do (what) to (whom and how many) (when) (where) (how often). A flowchart may be helpful.

- | | |
|----------------------------------------------------------------|---------------------------------|
| 1. HII Development Director to locate property | August 2009-May 2009 |
| 2. HII will acquire property or land (Executive Director) | September-October 2009 |
| 3. HII will rehabilitate building. (all staff and contractors) | September-November 2009 (rehab) |

7. What was the response of the alderperson of the district to the project?

Not yet as we have yet to select the specific property location.

When we have a specific property designated, the alderperson will be fully briefed on the nature of our program and the acquisition project.

8. Does agency seek funds for property acquisition and/or rehab? [If applicable, describe the amount of funds committed or proposed to be used to meet the 25% match requirements (HOME or ESG) with its qualifications.]

 No Complete Attachment A

 X Yes Complete Attachment B and C and one of the following:

 D Facilities

 E Housing for Buyers

 X F Rental Housing and Proforma

Match funds will be a WHEDA below market loan funds of about \$165,660.

9. Do you qualify as a Community Housing Development Organization (CHDO)? (See attachment G for qualifications.)

 No

 X Yes - Complete Attachment G

10. Do you seek Scattered Site Acquisition Funds for acquisition of service-enriched housing?

 X No

 Yes - Complete Attachment B, C, F, and H

11. Do you seek ESG funds for services to homeless persons?

 X No

 Yes - Complete Attachment I

12. This proposal is hereby submitted with the approval of the Board of Directors/Department Head and with the knowledge of the agency executive director, and includes the following:

 Future Fund (Attachment A)

 Housing for Resale (Attachment E)

 Property Description (Attachment B)

 X Rental Housing and Proforma (Attachment F)

 X Capital Budget (Attachment C)

 X CHDO (Attachment G)

 Community Service Facility (Attachment D)

 Scattered Site Funds Addendum (Attachment H)

 ESG Funding Addendum (Attachment I)

Signature: _____ Date: _____
 President-Board of Directors/Department Head

Signature: _____ Date: _____
 Executive Director

For additional information or assistance in completing this application, please contact the CD Office at 287-0740.

COMPLETE IF PROJECT INVOLVES PURCHASE, REHAB, OR CONSTRUCTION OF ANY REAL PROPERTY:

INFORMATION CONCERNING PROPOSALS INVOLVING REAL PROPERTY

ADDRESS	ACTIVITY (Circle Each Applicable Phase)	NUMBER OF UNITS		Number of Units Currently Occupied	Number of Tenants To Be Displaced?	APPRAISED VALUE:		PURCHASE PRICE (If Applicable)	ACCESSIBLE TO INDIVIDUALS WITH PHYSICAL HANDICAPS?		PRIOR USE OF CD FUNDS IN BUILDING?
		Prior to Purchase	After Project			Current	After Rehab/Construction		Currently?	Post-project?	
TBD	Purchase Rehab Construct										
	Purchase Rehab Construct										
	Purchase Rehab Construct										

CAPITAL BUDGET

TOTAL PROJECT/CAPITAL BUDGET (include all fund sources)							
Amount and Source of Funding: ***	TOTAL	Amount	Source/Terms**	Amount	Source/Terms**	Amount	Source/Terms**
Acquisition Costs:							
Acquisition	\$175,000	\$108,000	CDBG HOME Funds (forgivable loan)	\$67,000	WHEDA (loan)		
Title Insurance and Recording	\$500			\$500	WHEDA (loan)		
Appraisal	\$1,000			\$1,000	WHEDA (loan)		
*Predvlpmnt/feasibilty/market study							
Survey	\$1,600			\$1,600	WHEDA (loan)		
*Marketing/Affirmative Marketing							
Relocation	\$5,000			\$5,000	WHEDA (loan)		
Other: _____							
Construction:							
Construction Costs (Rehab)	\$50,000			\$50,000	WHEDA (loan)		
Soils/site preparation							
Construction management							
Landscaping, play lots, sign							
Const interest							
Permits; print plans/specs	\$200			\$200	WHEDA(loan)		
Other: _____							
Fees:							
Architect							
Engineering							
*Accounting	\$250			\$250	WHEDA (loan)		
*Legal	\$6,500			\$6,500	WHEDA (loan)		
*Development Fee	\$25,000			\$25,000	WHEDA (loan)		
*Origination Fee	\$2,485			\$2,485	WHEDA (loan)		
Other: _Environmental	\$250			\$250	WHEDA (loan)		
Project Contingency:							
Furnishings:							

Reserves Funded from Capital:					
Operating Reserve					
Replacement Reserve	\$750			\$750	WHEDA (Loan)
Maintenance Reserve					
Vacancy Reserve					
Lease Up Reserve					
Other:Taxes during Construction	\$5,000			\$5,000	WHEDA (loan)
Other: WHEDA Loan Application	\$125			\$125	WHEDA (loan)
TOTAL COSTS:	\$273,660	\$108,000	CDBG HOME Funds (forgivable loan)	\$165,660	WHEDA (loan)

* If CDBG funds are used for items with an *, the total cost of these items may not exceed 15% of the CDBG amount.

** Note: Each amount for each source must be listed separately, i.e. Acquisition: \$30,000 HOME, \$125,000 CRF.

*** Identify if grant or loan and terms.

HOUSING FOR BUYERS

N/A

RESIDENTIAL RENTAL PROPERTY

A. Provide the following information for rental properties:

Table A: RENTAL						
	Site 1		Site 2		Site 3	
Unit #	# of Bedrooms	Amount of CD \$	Use of CD Funds*	Monthly Unit Rent	Includes Utilities?	Household Income Category
8	1	\$108,000	Acq/Rehab	\$675	Yes	<30% CMI

B. Indicate how the project will demonstrate that the housing units will meet housing and code standards.

Units will be inspected by City prior to occupancy for code compliance.

C. Describe briefly your tenant selection criteria and process.

HII selects tenants from a waiting list of tenants referred from Dane County CSP organizations trying to place clients who are mentally ill and chronically homeless.

D. Does the project include plans to provide support services to assisted residents or to link assisted residents to appropriate services? If yes, describe.

While the specific project does not include funding for services, all HII tenants are required to have case workers from community service organizations and HII maintains staff to assist tenants in staying in touch with their case workers.

TOTAL PROJECT PROFORMA (total units in the project)															
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 8	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Revenue		<u>See</u>	<u>attached</u>	<u>Spread</u>	<u>sheet</u>										
Gross Income		<u>See</u>	<u>also</u>	<u>NOTE</u>	<u>In</u>	<u>Part 3</u>	<u>p. 2</u>								
Less Vacancy															
Net Income															
Expenses															
Audit															
Taxes															
Insurance															
Maintenance															
Utilities															
Property Management															
Operating Reserve Pmt															
Replacement Reserve Pmt															
Support Services															
Affirmative Marketing															
Other _____															
Total Expenses															
NET OPERATING INCOME															
Debt Service															
First Mortgage															
Other															
Other															
Total Debt Service															
Total Annual Cash Expenses															
Debt Service Reserve															
Cash Flow															
Assumptions:															
Vacancy Rate															
Annual Increase															
Carrying Charges															
Expenses															

COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO) ONLY

A. Please describe how the organization meets the following key criteria:

- X a. Possesses not-for-profit, tax exempt 501(c) status;
 - X b. Has a board with fewer than 1/3 of its members as public officials;
 - X c. Includes provision of affordable housing within its statement of purpose;
 - X d. Includes lower income or lower income representatives for a minimum of 1/3 of its board and includes a means for lower-income participation;
 - X e. Demonstrates its capacity and experience in service the community.
-
- a. HII is a 501(c) 3 corporation.
 - b. HII has no public officials on its board
 - c. HII statement of purpose includes affordable housing (HUD Shelter Plus Care requires tenants to be below 50% CMI)
 - d. HII board is comprised of ten members and four of them are low-income per HII by-laws.
 - e. HII is restricted to serving tenant with chronic mental illness and has served this function from 1993. In that time HII has grown from providing 9 persons with housing to 91 in 2008. All of which are low-income and diagnosed with chronic mental illness.

APPLICATION FOR SCATTERED SITE ACQUISITION FUNDS

N/A

EMERGENCY SHELTER GRANT FUNDING

N/A

SOURCES & USES

SOURCES

WHEDA Loan	\$165,660	
Loan	\$0	Total Loans
Loan	\$0	\$165,660
NSP	\$0	
HOME	\$108,000	
WHEDA Grant	\$0	Total Grants
	\$0	\$108,000
Total Sources	\$273,660	
<u>Total Cost</u>	\$273,660	
Difference	\$0	

PROJECT SUMMARY

Project Name	tbd
Address	tbd
Total Units	8
Set-aside Units	\$8

INCOME

# of Units	#set-aside	# Br	Rent	Utility	Gross Rent	Rent Limit	Mon. Rent	Yr. Rent
4	4	1 (2)	\$675		\$675		\$2,700	\$32,400
					\$0		\$0	\$0
					\$0		\$0	\$0
					\$0		\$0	\$0
					\$0		\$0	\$0

Total Units	4
Total Rent	\$32,400
Rent Vacancy Rate	7%
Vacancy	\$2,268
Net Rent	\$30,132

Appraised Value	tbd
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Other Income	\$0
Other Vacancy Rate	0%
Other Vacancy	\$0
Net Other Income	\$0

TOTAL INCOME	\$30,132
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OPERATING EXPENSES

	Yearly Amount	Monthly Amount	PUY	PUPM		subtotals
Management Fee 6.00%	\$1,808	\$151	\$452	\$38		
Admin - Salaries	\$2,100	\$175	\$525	\$44		
Admin - Supplies	\$100	\$8	\$25	\$2		
Accounting	\$500	\$42	\$125	\$10		
Financial Statements	\$600	\$50	\$150	\$13	\$106	Admin
Util - Electric	\$2,000	\$167	\$500	\$42		
Util - Gas	\$2,700	\$225	\$675	\$56		
Util - Water/Sewer	\$1,300	\$108	\$325	\$27	\$125	Util
Maint Salaries	\$3,200	\$267	\$800	\$67		
Maint- Supplies	\$1,000	\$83	\$250	\$21		
Oper -Lawns	\$300	\$25	\$75	\$6		
Oper - Trash	\$0	\$0	\$0	\$0		
Oper - Cleaning	\$600	\$50	\$150	\$13	\$106	op/maint
Insurance	\$2,000	\$167	\$500	\$42		
Taxes (PILOT)	\$0	\$0	\$0	\$0	\$42	tax/insur
Replacement Reserve	\$1,250	\$104	\$313	\$26		
Other	\$0	\$0	\$0	\$0		
TOTAL OP EXPENSES	\$19,458	\$1,621	\$4,864	\$405		

NET OPERATING INCOME	\$10,674	\$890	\$2,669	\$222
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DEBT SERVICE

loan	\$165,660	Source of Loan		DCR	1.27
Interest Rate	3.00%			LTV	#VALUE!
Amortization (months)	360				
Term (Months)	0				
Monthly Debt Service	\$698.43				
Yearly Debt Service	\$8,381.15	\$41,415	loan #1		
			per unit		
Loan Amount #2	\$0	Source of Loan		DCR	#DIV/0! 1.27
Interest Rate	0.00%			LTV	#VALUE! #VALUE!
Amortization (months)	0				
Term (months)	0				
Monthly Debt Service					
Yearly Debt Service	\$0.00	\$0	loan #2		
			per unit		
Loan Amount #3	\$0	Source of Loan		DCR	#DIV/0! 1.27
Interest Rate	0.00%			LTV	#VALUE! #VALUE!
Amortization (months)	0				
Term (Months)	0				
Monthly Debt Service					
Yearly Debt Service	\$0.00	\$0	loan #3		
			per unit		
Total Debt Service	\$8,381				
Total Loans	\$165,660	\$41,415	all loans		
			per unit		
YEARLY CASH FLOW	\$2,293				
TOTAL DCR	1.27				
TOTAL LTV	#VALUE!				

Development Costs

ACQUISITION COSTS		% of Total	Per Unit	
Building	\$175,000	64%	\$43,750	
Land	\$0	0%	\$0	\$175,000
HARD COSTS				
New Structures	\$0	0%	\$0	
Rehab	\$50,000	18%	\$12,500	
Site Work		0%	\$0	
Landscaping		0%	\$0	
Utilities	\$0	0%	\$0	
Contingency		0%	\$0	
Other	\$0	0%	\$0	
General Requirements	\$0	0%	\$0	
Builder Profit	\$0	0%	\$0	
Builder Overhead	\$0	0%	\$0	\$50,000
SOFT COSTS				
Design Architect	\$0	0%	\$0	
Inspecting Architect	\$0	0%	\$0	
Construction Management	\$0	0%	\$0	
Engineering	\$0	0%	\$0	
Taxes during Construction	\$5,000	2%	\$1,250	
Construction Interest	\$0	0%	\$0	
Construction Insurance	\$0	0%	\$0	
Permits & Fees	\$200	0%	\$50	
Survey	\$1,600	1%	\$400	
Environmental	\$250	0%	\$63	
Market Study	\$0	0%	\$0	
Appraisal	\$1,000	0%	\$250	
Relocation	\$5,000	2%	\$1,250	
Rent-up Reserve	\$0	0%	\$0	
Personal Property	\$0	0%	\$0	
Other	\$0	0%	\$0	
Origination Fees - Const.	\$0	0%	\$0	
Origination Fees - Perm	\$2,485	1%	\$621	
Legal	\$6,500	2%	\$1,625	
Accounting	\$250	0%	\$63	
Loan Application Fee	\$125	0%	\$31	
Title & Recording	\$500	0%	\$125	
Closing	\$0	0%	\$0	
Replacement Reserve Deposit	\$750	0%	\$188	
Other	\$0	0%	\$0	
Consultants		0%	\$0	
Developer Fee	\$25,000	9%	\$6,250	\$48,660
Total Development Cost	\$273,660	100%	\$68,415	\$273,660

Cash Flows

		Construction	Year	Year	Year	Year	Year
inflation %		Year	1	2	3	4	5
Total Rent	1%		\$32,400	\$32,724	\$33,051	\$33,382	\$33,716
Rent Vacancy Rate			7%	7%	7%	7%	7%
Vacancy			\$2,268	\$2,291	\$2,314	\$2,337	\$2,360
Net Rent			\$30,132	\$30,433	\$30,738	\$31,045	\$31,355
Other Income	2%		\$0	\$0	\$0	\$0	\$0
Other Vacancy Rate			0%	0%	0%	0%	0%
Other Vacancy			\$0	\$0	\$0	\$0	\$0
Net Other Income			\$0	\$0	\$0	\$0	\$0
TOTAL INCOME			\$30,132	\$30,433	\$30,738	\$31,045	\$31,355
Management Fee			\$1,808	\$1,826	\$1,844	\$1,863	\$1,881
Admin - Salaries	2%		\$2,100	\$2,142	\$2,185	\$2,229	\$2,273
Admin - Supplies			\$100	\$102	\$104	\$106	\$108
Accounting			\$500	\$510	\$520	\$531	\$541
Financial Statements			\$600	\$612	\$624	\$637	\$649
Util - Electric	2%		\$2,000	\$2,040	\$2,081	\$2,122	\$2,165
Util - Gas			\$2,700	\$2,754	\$2,809	\$2,865	\$2,923
Util - Water/Sewer			\$1,300	\$1,326	\$1,353	\$1,380	\$1,407
Maint Salaries	2%		\$3,200	\$3,264	\$3,329	\$3,396	\$3,464
Maint- Supplies			\$1,000	\$1,020	\$1,040	\$1,061	\$1,082
Oper -Lawns			\$300	\$306	\$312	\$318	\$325
Oper - Trash			\$0	\$0	\$0	\$0	\$0
Oper - Cleaning			\$600	\$612	\$624	\$637	\$649
Insurance	2%		\$2,000	\$2,040	\$2,081	\$2,122	\$2,165
Taxes	2%		\$0	\$0	\$0	\$0	\$0
Replacement Reserve	1%		\$1,250	\$1,263	\$1,275	\$1,288	\$1,301
Other							
TOTAL OP EXPENSES			\$19,458	\$19,816	\$20,182	\$20,554	\$20,934
NET OPERATING INCOME			\$10,674	\$10,617	\$10,556	\$10,491	\$10,422
Debt Service			\$8,381	\$8,381	\$8,381	\$8,381	\$8,381
Debt Service			\$0	\$0	\$0	\$0	\$0
Debt Service			\$0	\$0	\$0	\$0	\$0
TOTAL DEBT SERVICE			8,381	8,381	8,381	8,381	8,381
CASH FLOW			\$2,293	\$2,236	\$2,175	\$2,109	\$2,040
TOTAL DCR			1.27	1.27	1.26	1.25	1.24

Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
\$34,053	\$34,393	\$34,737	\$35,085	\$35,435	\$35,790	\$36,148	\$36,509	\$36,874	\$37,243
7%	7%	7%	7%	7%	7%	7%	7%	7%	7%
\$2,384	\$2,408	\$2,432	\$2,456	\$2,480	\$2,505	\$2,530	\$2,556	\$2,581	\$2,607
\$31,669	\$31,986	\$32,306	\$32,629	\$32,955	\$33,284	\$33,617	\$33,953	\$34,293	\$34,636
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$31,669	\$31,986	\$32,306	\$32,629	\$32,955	\$33,284	\$33,617	\$33,953	\$34,293	\$34,636
\$1,900	\$1,919	\$1,938	\$1,958	\$1,977	\$1,997	\$2,017	\$2,037	\$2,058	\$2,078
\$2,319	\$2,365	\$2,412	\$2,460	\$2,510	\$2,560	\$2,611	\$2,663	\$2,717	\$2,771
\$110	\$113	\$115	\$117	\$120	\$122	\$124	\$127	\$129	\$132
\$552	\$563	\$574	\$586	\$598	\$609	\$622	\$634	\$647	\$660
\$662	\$676	\$689	\$703	\$717	\$731	\$746	\$761	\$776	\$792
\$2,208	\$2,252	\$2,297	\$2,343	\$2,390	\$2,438	\$2,487	\$2,536	\$2,587	\$2,639
\$2,981	\$3,041	\$3,101	\$3,163	\$3,227	\$3,291	\$3,357	\$3,424	\$3,493	\$3,563
\$1,435	\$1,464	\$1,493	\$1,523	\$1,554	\$1,585	\$1,616	\$1,649	\$1,682	\$1,715
\$3,533	\$3,604	\$3,676	\$3,749	\$3,824	\$3,901	\$3,979	\$4,058	\$4,140	\$4,222
\$1,104	\$1,126	\$1,149	\$1,172	\$1,195	\$1,219	\$1,243	\$1,268	\$1,294	\$1,319
\$331	\$338	\$345	\$351	\$359	\$366	\$373	\$380	\$388	\$396
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$662	\$676	\$689	\$703	\$717	\$731	\$746	\$761	\$776	\$792
\$2,208	\$2,252	\$2,297	\$2,343	\$2,390	\$2,438	\$2,487	\$2,536	\$2,587	\$2,639
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$1,314	\$1,327	\$1,340	\$1,354	\$1,367	\$1,381	\$1,395	\$1,409	\$1,423	\$1,437
\$21,321	\$21,715	\$22,117	\$22,527	\$22,944	\$23,369	\$23,803	\$24,245	\$24,695	\$25,154
\$10,348	\$10,271	\$10,189	\$10,102	\$10,011	\$9,915	\$9,814	\$9,709	\$9,598	\$9,482
\$8,381	\$8,381	\$8,381	\$8,381	\$8,381	\$8,381	\$8,381	\$8,381	\$8,381	\$8,381
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8,381	8,381	8,381	8,381	8,381	8,381	8,381	8,381	8,381	8,381
\$1,967	\$1,889	\$1,807	\$1,721	\$1,630	\$1,534	\$1,433	\$1,327	\$1,217	\$1,100
1.23	1.23	1.22	1.21	1.19	1.18	1.17	1.16	1.15	1.13