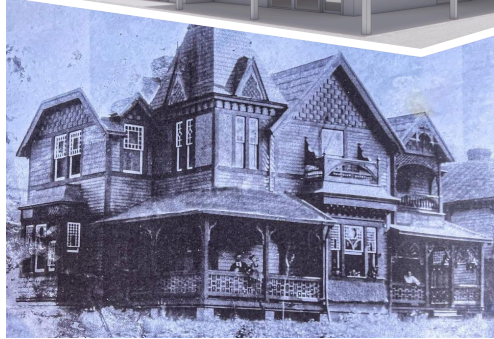


Total estimated development cost: \$3,656,000



Anticipated funding sources:

HOME	\$2.35M
CDS award	\$750,000
AHF - Permanent Gap	\$150,000
Conventional Financing	\$325,000
AHF - Predevelopment	\$25,000
Deferred Developer Fee	\$56,000
	\$3,656,000



We are working with the City of Philippi to design and build a mixed-use building on a vacant lot in a highly visible location. Located at the intersection of the historic commercial and residential districts, and attempting to replace an iconic structure that was dangerously dilapidated. We have designed a mixed-use building that will meet many critical community needs and provide entrepreneurial support space.

DOWNTOWN PHILIPPI BARBOUR COUNTY

- CDS Awards/Requests
- Commercial district
- Residential district
- Courthouse/Library

Highly Visible: property sits at the intersection of commercial and residential districts.

Ideal Location: Main Street, outside of the floodplain, blocks from County Courthouse

Protecting the Community: dangerously dilapidated and abandoned building was demolished by the City last year

Meeting the Need: new, inviting, flexible commercial space needed in town

Housing Needs: 10 units of 1-2 BR apartments

Symbolic: Rebuilding & paying homage to a structure that for many years signified the structural deterioration the community has been trying to manage on many fronts.

Great Partners: Woodlands has been working closely with the City to redevelop this central, keystone location.

