

RCA Backup

Item Title: RCA Backup – Pathways at Chalmers Courts West

Estimated Sources & Uses of Funds

<u>Sources</u>		<u>Uses</u>	
Debt	13,410,000	Acquisition	500,000
Third Party Equity	18,196,360	Off-Site	
Grant		Site Work	2,710,000
Deferred Developer Fee	518,448	Site Amenities	450,000
Other		Building Costs	15,598,250
Previous AHFC Funding		Contractor Fees	2,350,000
Current AHFC Request		Soft Costs	4,461,266
Future AHFC Requests		Financing	2,246,901
		Developer Fees	3,808,391
Total	\$ 32,124,808	Total	\$ 32,124,808

Population Served & Project Attributes

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom Unit	Four (+) Bedroom	Total
Up to 20% MFI						0
Up to 30% MFI		6	5	2	1	14
Up to 40% MFI						0
Up to 50% MFI		25	20	4	7	56
Up to 60% MFI		30	22	14	4	70
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions		14	2			16
Total Units	0	75	49	20	12	156

Austin Affordable Housing Corporation

Austin Affordable Housing Corporation (AAHC) is a nonprofit subsidiary of the Housing Authority of the City of Austin (HACA) created in 2003 to ensure and preserve quality, affordable housing opportunities for low- to moderate-income families in Austin as well as provide financial literacy and homeownership opportunities.

Carleton Residential Properties

Carleton Residential Properties is a fully integrated owner, developer, and builder of multifamily assets across the South and Southwest United States. Since 1991, the firm has remained actively engaged in all aspects of the multifamily housing market within its target region. The firm has extensive experience with Class A market rate product, workforce housing, mixed income, and affordable housing. The principals of the firm have developed over 20,000 residential units of all types.