

## RCA Backup

**Item Title:** RCA Backup – Pathways at Rosewood Courts East, LP

### Estimated Sources & Uses of Funds

| <u>Sources</u>         |                      | <u>Uses</u>     |                      |
|------------------------|----------------------|-----------------|----------------------|
| Debt                   | 17,650,000           | Acquisition     | 1,151,000            |
| Third Party Equity     | 28,142,707           | Off-Site        | 3,362,284            |
| Grant                  |                      | Site Work       | 10,341,168           |
| Deferred Developer Fee | 1,982,111            | Site Amenities  | 970,253              |
| Other                  | 15,407,751           | Building Costs  | 31,971,726           |
| Previous AHFC Funding  |                      | Contractor Fees | 2,489,219            |
| Expected AHFC Request  | 9,200,000            | Soft Costs      | 6,129,372            |
|                        |                      | Financing       | 9,367,546            |
|                        |                      | Developer Fees  | 6,600,000            |
| <b>Total</b>           | <b>\$ 72,382,569</b> | <b>Total</b>    | <b>\$ 72,382,569</b> |

### Population Served & Project Attributes

| Income Level       | Efficiency | One Bedroom | Two Bedroom | Three Bedroom Unit | Four (+) Bedroom | Total      |
|--------------------|------------|-------------|-------------|--------------------|------------------|------------|
| Up to 20% MFI      |            |             |             |                    |                  | <b>0</b>   |
| Up to 30% MFI      |            | 10          | 6           | 1                  | 1                | <b>18</b>  |
| Up to 40% MFI      |            |             |             |                    |                  | <b>0</b>   |
| Up to 50% MFI      |            | 41          | 17          | 11                 | 5                | <b>74</b>  |
| Up to 60% MFI      |            | 43          | 41          | 5                  | 3                | <b>92</b>  |
| Up to 70% MFI      |            |             |             |                    |                  | <b>0</b>   |
| Up to 80% MFI      |            |             |             |                    |                  | <b>0</b>   |
| Up to 120% MFI     |            |             |             |                    |                  | <b>0</b>   |
| No Restrictions    |            |             |             |                    |                  | <b>0</b>   |
| <b>Total Units</b> | <b>0</b>   | <b>94</b>   | <b>64</b>   | <b>17</b>          | <b>9</b>         | <b>184</b> |

### Developer & Owner Information

#### 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.