

RBA Backup

Item Title: RBA Backup – Pathways at Rosewood Courts

Estimated Sources and Uses of Funds

Sources of Funds			Uses of funds	
Debt	17,650,000		Acquisition	1,151,000
Equity	28,142,707		Off-Site	3,362,284
Other	15,407,751		Site Work	10,341,168
Deferred Developer Fee	1,982,110		Sit Amenities	970,253
Current AHFC Request	9,200,000		Building Costs	31,971,726
			Contractor Fees	2,489,219
			Soft Costs	6,129,372
			Financing	9,367,546
			Developer Fees	6,600,000
Total	\$72,382,568		Total	\$72,382,568

Project Characteristics

Units	Bedrooms
94	1-Bedroom
64	2-Bedroom
17	3-Bedroom
9	4-Bedroom
184	<i>Total Units</i>

Population Served

Units	MFI Served	Unit Type
18	30%	Rental
74	50%	Rental
92	60%	Rental
184	<i>Total Units</i>	

Developer Information

Austin Affordable Housing Corporation (AAHC) and Carleton Development – AAHC is a non-profit 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 Development is a fully-integrated owner, developer, and builder of high

quality 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, successfully executing a conservative strategy across varying market cycles.