

RBA Backup

Item Title: RBA Backup – Norman

Estimated Sources & Uses of Funds

| <u>Sources</u> | | <u>Uses</u> | |
|------------------------|----------------------|--------------------|----------------------|
| Debt | \$15,865,806 | Acquisition | \$2,058,000 |
| Third Party Equity | \$25,142,260 | Off-Site | |
| Grant | \$1,500,000 | Site Work | |
| Deferred Developer Fee | \$2,800,000 | Site Amenities | |
| TDHCA NHTF | \$3,500,000 | Building Costs | \$41,867,243 |
| FHLB | \$1,500,000 | Contractor Fees | \$1,093,133 |
| Expected AHFC Request | \$4,700,000 | Soft Costs | \$867,175 |
| | | Financing | \$3,951,577 |
| | | Developer Fees | \$7,000,000 |
| Total | \$ 56,837,128 | Total | \$ 56,837,128 |

Population Served & Project Attributes

| Income Level | Efficiency | One Bedroom | Two Bedroom | Three Bedroom Unit | Four (+) Bedroom | Total |
|--------------------|------------|-------------|-------------|--------------------|------------------|------------|
| Up to 20% MFI | | | | | | |
| Up to 30% MFI | | 4 | 8 | 3 | 1 | 16 |
| Up to 40% MFI | | | | | | |
| Up to 50% MFI | | 19 | 39 | 18 | 2 | 78 |
| Up to 60% MFI | | 15 | 32 | 14 | 1 | 62 |
| Up to 70% MFI | | | | | | |
| Up to 80% MFI | | | | | | |
| Up to 120% MFI | | | | | | |
| No Restrictions | | | | | | |
| Total Units | | 38 | 79 | 35 | 4 | 156 |

Foundation Communities, Inc.

Foundation Communities, Inc. (FC) will be a partner in this development. FC is a nationally recognized nonprofit founded in 1990 with a mission to provide quality affordable housing and supportive services to low-income families and individuals. FC has over 25 years of experience creating housing where individuals and families succeed. By combining affordable housing and free on-site services, FC seeks to empower low-income residents with the tools they need to achieve long-term stability and self-sufficiency.