

## RCA Backup

**Item Title:** RCA Backup – Juniper Creek

### Estimated Sources & Uses of Funds

<b>Sources</b>		<b>Uses</b>	
Debt	\$9,864,237	Acquisition	\$2,862,531
Third Party Equity	\$12,690,997	Off-Site	
Grant	\$608,241	Site Work	\$1,846,178
Deferred Developer Fee	\$1,125,000	Site Amenities	\$399,789
County ARPA	\$6,500,000	Building Costs	\$23,360,784
TDHCA NHTF	\$3,000,000	Contractor Costs	\$1,351,280
FC Sponsor Loan	\$1,576,746	Soft Costs	\$2,315,871
Expected AHFC Request	<b>\$3,300,000</b>	Financing	\$2,028,788
		Developer Fees	\$4,500,000
<b>Total</b>	<b>\$38,665,221</b>	<b>Total</b>	<b>\$38,665,221</b>

### 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		4	11	7		22
Up to 40% MFI						0
Up to 50% MFI		11	21	12		44
Up to 60% MFI		11	21	12		44
Up to 70% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
<b>Total Units</b>	<b>0</b>	<b>26</b>	<b>53</b>	<b>31</b>	<b>0</b>	<b>110</b>

20% of units will have a preference for homeless families as part of Foundation Communities' established Children's Home Initiative program model. These families will have access to a full-time, on-site case manager as well as a wide and deep range of additional support services to support families on their path to financial self-sufficiency.

### Foundation Communities, Inc.

Foundation Communities (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.