RCA Backup

Item Title: RCA Backup – Pathways at Rosewood Courts

Estimated Sources & Uses of Funds

	Sources		***Uses***
Debt	15,350,000	Acquisition	1,151,000
Third Party Equity	28,360,000	Off-Site	-
Grant		Site Work	8,182,176
Deferred Developer Fee	2,503,228	Site Amenities	970,253
Other	7,423,613	Building Costs	30,461,007
Previous AHFC Funding	-	Contractor Fees	2,489,219
Expected AHFC Request	**9,200,000**	Soft Costs	7,239,635
		Financing	7,243,551
		Developer Fees	5,100,000
Total	**$62,836,841**	***Total***	**$62,836,841**

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		10	6	1	1	**18**
Up to 40% MFI						**0**
Up to 50% MFI		41	17	11	5	**74**
Up to 60% MFI		43	41	5	3	**92**
Up to 70% MFI						**0**
Up to 80% MFI						**0**
Up to 120% MFI						**0**
No Restrictions						**0**
Total Units	**0**	**94**	**64**	**17**	**9**	**184**

Population Served: General

Carleton Residential and the Housing Authority of the City of Austin

Pathways at Rosewood Courts is a development in partnership between Carleton Residential and the Housing Authority of the City of Austin.

Carleton Residential Properties is a fully integrated owner, developer, and builder of high quality multifamily assets across the South and Southwest United States. The firm has extensive experience with Class A market rate product, workforce housing, mixed income, and affordable housing. The principals of the firm have developer over 20,000 residential units of all types.