

## RBA Backup

**Item Title:** RBA Backup – Escuela Nueva

### Estimated Sources & Uses of Funds

<b><u>Sources</u></b>		<b><u>Uses</u></b>	
Debt	\$14,596,413	Acquisition	
Third Party Equity	\$23,112,285	Off-Site	\$250,000
Grant	\$8,938,360	Site Work	\$1,432,171
Deferred Developer Fee	\$625,321	Site Amenities	\$225,000
Other	\$1,019,000	Building Costs	\$32,489,694
Previous AHFC Funding		Contractor Fees	\$5,095,977
Expected AHFC Request		Soft Costs	\$2,540,382
		Financing	\$3,758,155
		Developer Fees	\$2,500,000
<b>Total</b>	<b>\$ 48,291,379</b>	<b>Total</b>	<b>\$ 48,291,379</b>

### 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						
Up to 40% MFI						
Up to 50% MFI		35	43	8		86
Up to 60% MFI			24	4		28
Up to 70% MFI						
Up to 80% MFI						
Up to 120% MFI						
No Restrictions						
<b>Total Units</b>		<b>35</b>	<b>67</b>	<b>12</b>		<b>114</b>

### Guadalupe Neighborhood Development Corporation

Guadalupe Neighborhood Development Corporation (GNDC) is a 501(c)(3) Texas non-profit corporation with over 40 years of service as an affordable housing provider to families from East Austin. Since its formation in 1981, GNDC has rehabilitated over 100 homes and has made home owners of over 70 families, including 28 homeowners in its Community Land Trust program. GNDC also offers an ongoing rental program that provide high-quality, long-term affordable housing units to families from GNDC's service area. GNDC provides property management services for all of its rental housing and has done so since the organization's inception.

GNDC will be the developer, operator and manager of Escuela Nueva.