

## RBA Backup

**Item Title:** RBA Backup – Los Portales de Lena Guerrero, formerly known as Govalle Terrace

### Estimated Sources & Uses of Funds

<b>Sources</b>		<b>Uses</b>	
Debt	\$9,550,000	Acquisition	\$1,732,300
Third Party Equity	\$7,441,703	Off-Site	
Grant		Site Work	
Deferred Developer Fee	\$1,468,707	Site Amenities	
AHFC – Committed CDBG	\$1,600,000	Building Costs	\$16,035,365
AHFC – GO Bonds	\$5,158,000	Reserves	\$462,761
Adjusted NOI	\$444,578	Soft Costs	\$2,102,924
		Financing	\$2,729,677
		Developer Fees	\$2,500,000
<b>Total</b>	<b>\$ 25,563,027</b>	<b>Total</b>	<b>\$ 25,563,027</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	4					4
Up to 40% MFI						
Up to 50% MFI	6	24	24	8		62
Up to 60% MFI		10	14	6		30
Up to 70% MFI						
Up to 80% MFI						
Up to 120% MFI						
No Restrictions						
<b>Total Units</b>	<b>10</b>	<b>34</b>	<b>39</b>	<b>14</b>		<b>97</b>

### Rufino Contreras Affordable Housing Corporation, Inc.

Rufino Contreras Affordable Housing Corporation, Inc., directly and through its parent organization, the Cesar Chavez Foundation, enriches and improves the lives of very low-, low-, and moderate income families by meeting their essential human, cultural and community needs, principally by providing very low-, low- and moderate income housing. Rufino Contreras Affordable Housing Corporation, Inc. operates for the benefit and in furtherance of the charitable purposes, involving activities with regard to providing very low-, low-, and moderate income families with housing, welfare and other social services.