

## RCA Backup

**Item Title:** RCA Backup – Bailey at Stassney

### Estimated Sources & Uses of Funds

<b>Sources</b>		<b>Uses</b>	
Debt	\$6,037,028	Acquisition	\$2,605,000
Third Party Equity	\$17,598,240	Off-Site	\$500,000
Grant		Site Work	\$2,000,000
Deferred Developer Fee	\$658,000	Site Amenities	\$350,000
Other		Building Costs	\$16,214,500
Previous AHFC Funding		Contractor Fees	\$2,429,000
Expected AHFC Request	<b>\$7,369,241</b>	Soft Costs	\$2,275,000
		Financing	\$2,659,009
		Developer Fees	\$2,630,000
<b>Total</b>	<b>\$31,662,509</b>	<b>Total</b>	<b>\$31,662,509</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	21					21
Up to 40% MFI						0
Up to 50% MFI	63					63
Up to 60% MFI	20					20
Up to 70% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
<b>Total Units</b>	<b>104</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>104</b>

Population Served: Supportive Housing (CoC)

PSH units: 104 (26 dedicated to CoC)

### Structure Development

Structure Development is a Texas-based company specializing in affordable housing finance, including expertise with the Low-Income Housing Tax Credits and other financing tools. Structure Development has developed over 13,000 units across 43 Texas cities, including multiple projects in the City of Austin.