

## RCA Backup

**Item Title:** RCA Backup – Eberhart Place

### Estimated Sources & Uses of Funds

<b>Sources</b>		<b>Uses</b>	
Debt	\$1,800,000	Acquisition	\$3,876,000
Third Party Equity	\$5,344,000	Off-Site	
Grant		Site Work	\$50,000
Deferred Developer Fee	\$110,400	Site Amenities	\$50,000
Other	\$2,680,100	Building Costs	\$3,035,000
Previous AHFC Funding		Contractor Fees	\$424,900
Expected AHFC Request	\$500	Soft Costs	\$1,519,100
		Financing	\$40,000
		Developer Fees	\$940,000
<b>Total</b>	<b>\$9,935,000</b>	<b>Total</b>	<b>\$9,935,000</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	2	6				8
Up to 40% MFI						0
Up to 50% MFI	4	12				16
Up to 60% MFI	3	10	1*			14
Up to 70% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
<b>Total Units</b>	<b>9</b>	<b>28</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>38</b>

\*Employee unit or 60% MFI

Population Served: Elderly

### National Church Residences

National Church Residences is the current owner of Eberhart Place. National Church Residences currently has over 100 Low-Income Housing Tax Credit (LIHTC) properties throughout the country and 40 in Texas. National Church Residences has two properties in Austin similar to Eberhart Place which were renovated, or are in the process of renovation, using 9% or 4% LIHTCs. National Church Residences is a national non-profit leader in senior housing, providing support services, property management, and service coordination for hundreds of senior housing communities.