

Tax Credit - Project Summary Form

1) Development Name

Pathways at Chalmers Courts East

2) Development Address, City, State, Zip

Blk 3-4 OLT 6 Division O, Austin, Texas 78702 (SW corner of Chicon St. and E. 4th Street)

3) Council District (please use Dropdown box to select)

District 3 - Renteria

4) Census Tract

48453000902

5) Block Group

484530009024

6) Requested AHFC Funding Amount (if any)

\$0

6) Is this a 4% or 9% Tax Credit Development? (please select)

Yes

9%

7) Is the development New Construction or Rehabilitation? (please use Dropdown box to select)

New Construction

10) Is this a Rental or Homeownership development? (please select)

Rental

8) Summary of Units by MFI Level

@ or below 30% MFI	14
@ >30 to 50% MFI	55
@ >50 to 60% MFI	66
@ >60 to 80% MFI	
@ >80 to 120% MFI	
>120% MFI	7
Total Units	142

9) Project Attributes (numerical values only)

Units	Bedrooms	Bathrooms	Unit Size (sq ft)	Estimated Rent
72	1	1	650	Approx. \$400-858
52	2	1	940	Approx. \$475-1025
10	3	2	1250	Approx. \$544-1179
8	4	2	1400	Approx. \$603-1312
142	Total Units			

Tax Credit - Project Summary Form

10) **Underserved Populations** that are greater than 5% of total unit count (please indicated with an **X** if one of the following populations will be served)

X	Persons with disabilities
X	Elderly
X	Veterans
	Children aging out of foster care
X	Homeless

11) **Permanent Supportive Housing (PSH) or Housing First** populations to be served. Please indicate the number of units and population to be served.

# of PSH Units	Description of Population and Services to be offered
8	HUD Veterans Affairs Supportive Housing Program (HUD-VASH). HUD-VASH is a joint program between HUD and the U.S. Department of Veterans Affairs (VA). HUD provides housing choice vouchers and VA provides case management and outreach. This program targets veterans who are currently homeless.

12) **Sources and Uses of funds** (please change descriptions and/or add rows if needed)

Sources

Tax Credit Equity	14,250,000
Debt	5,634,500
Deferred Developer Fee	487,500
Total	\$ 20,372,000

Uses

Acquisition Costs	2,000
Hard Costs	12,920,000
Soft & Financing Costs	4,200,000
Reserves & Developer Fee	3,250,000
Total	\$ 20,372,000

13) Is the development located **less than 1/2 mile from an Imagine Austin Corridor**? (Yes/No)

Yes

14) Is the development **less than 1/4 mile walking distance from high frequency transit**? (Yes/No)

No

15) Is the development **less than 3/4 mile walking distance from a transit stop**? (Yes/No)

Yes

^^Do not fill below this line^^

Blueprint Goals

	30% MFI & Below	31 - 60% MFI	61 - 80% MFI	81 - 120% MFI	121% MFI & Above
Goal					
Performance Measure	14	121	0	0	7