

RCA Backup

Item Title: RCA Backup – Heritage Estates

Estimated Sources of Funds

Sources

Tax Credit Equity	8,726,470
Bonds Permanent	13,900,000
Deferred Developer Fee	1,593,530
Other	3,000,000
<i>Total</i>	<i>\$27,220,000</i>

Uses

Acquisition Costs	2,450,000
Hard Costs	17,701,000
Soft & Financing Costs	4,116,000
Developer Fee	2,953,000
<i>Total</i>	<i>\$27,220,000</i>

Project Characteristics

Units	Bedrooms
102	1 bedroom
72	2 bedroom
174	<i>Total Units</i>

Population Served

Units	MFI Served	Rental/Ownership
174	< 60%	Rental

Generation Housing Development, LLC

Founded in 2002, Generation Housing Development (GHD) is a Texas-based developer, owner, and asset manager of Class A multi-family assets located throughout the southwest. As a long-term owner, GHD has been involved in the development, construction, and management of over 4,000 units. GHD concentrates its development efforts on families and seniors for those living on moderate or fixed incomes. By utilizing financing structures such as Housing Tax Credits (HTC), Tax Exempt Mortgage Backed Revenue Bonds, grants and subsidies from other federal, state and local municipalities, GHD is able to create luxury apartment communities with high-end amenities, yet lease new apartment homes at an affordable rate.