

## RCA Backup

**Item Title:** RCA Backup – Oak Springs Village

### Estimated Sources & Uses of Funds

<b>Sources</b>		<b>Uses</b>	
Debt	5,154,000	Acquisition	2,750,000
Third Party Equity	13,283,235	Off-Site	
Grant		Site Work	1,265,000
Deferred Developer Fee	106,329	Site Amenities	300,000
Other		Building Costs	6,300,000
Previous AHFC Funding		Contractor Fees	1,728,727
Expected AHFC Request	500,000	Soft Costs	2,270,206
		Financing	2,443,195
		Developer Fees	1,986,436
<b>Total</b>	<b>\$ 19,043,564</b>	<b>Total</b>	<b>\$ 19,043,564</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		4	2	1		7
Up to 40% MFI						0
Up to 50% MFI		12	16	1		29
Up to 60% MFI		19	16	1		36
Up to 70% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions		1	2	1		4
<b>Total Units</b>	<b>0</b>	<b>36</b>	<b>36</b>	<b>4</b>	<b>0</b>	<b>76</b>

### Blue Sky Communities (BSC)

Founded in 2012, Blue Sky Communities builds workforce housing developments across Florida. By forming alliances and working closely with stakeholders, Blue Sky delivers rental home options that serve people from all walks of life. BSC aims to be a leader in the workforce housing industry. BSC's specialty is working with nonprofit organizations to develop new apartment communities and transform older properties. Blue Sky Communities offers a wide array of services customized to the residents' needs at each property.