

## RCA Backup

**Item Title:** RCA Backup – Pathways at Rosewood Courts East, LP

### Estimated Sources & Uses of Funds

<u>Sources</u>		<u>Uses</u>	
Debt	17,650,000	Acquisition	1,151,000
Third Party Equity	28,142,707	Off-Site	3,362,284
Grant		Site Work	10,341,168
Deferred Developer Fee	1,982,111	Site Amenities	970,253
Other	15,407,751	Building Costs	31,971,726
Previous AHFC Funding		Contractor Fees	2,489,219
Expected AHFC Request	9,200,000	Soft Costs	6,129,372
		Financing	9,367,546
		Developer Fees	6,600,000
<b>Total</b>	<b>\$ 72,382,569</b>	<b>Total</b>	<b>\$ 72,382,569</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		10	6	1	1	18
Up to 40% MFI						0
Up to 50% MFI		41	17	11	5	74
Up to 60% MFI		43	41	5	3	92
Up to 70% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
<b>Total Units</b>	<b>0</b>	<b>94</b>	<b>64</b>	<b>17</b>	<b>9</b>	<b>184</b>

### Developer & Owner Information

#### Austin Affordable Housing Corporation

Austin Affordable Housing Corporation (AAHC) is a nonprofit subsidiary of the Housing Authority of the City of Austin (HACA) created in 2003 to ensure and preserve quality, affordable housing opportunities for low- to moderate-income families in Austin as well as provide financial literacy and homeownership opportunities.

#### Carleton Residential Properties

Carleton Residential Properties is a fully integrated owner, developer, and builder of multifamily assets across the South and Southwest United States. Since 1991, the firm has remained actively engaged in all aspects of the multifamily housing market within its target region. The firm has extensive experience with Class A market rate product, workforce housing, mixed income, and affordable housing. The principals of the firm have developed over 20,000 residential units of all types.