

RCA Backup

Item Title: RCA Backup – Waverly North

Estimated Sources & Uses of Funds

Sources		Uses	
Debt	6,700,000	Acquisition	7,200,000
Third Party Equity	22,644,106	Off-Site	
Grant		Site Work	1,250,000
Deferred Developer Fee	597,891	Site Amenities	250,000
Other		Building Costs	13,540,050
Previous AHFC Funding		Contractor Fees	1,882,370
Expected AHFC Request	5,000,000	Soft Costs	4,046,481
		Financing	2,889,943
		Developer Fees	3,883,153
Total	\$ 34,941,997	Total	\$ 34,941,997

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	5	10	1	1		17
Up to 40% MFI						0
Up to 50% MFI	3	10	6	1		20
Up to 60% MFI	1	8	15	3		27
Up to 70% MFI						0
Up to 80% MFI	1	0	7	4		12
Up to 120% MFI						0
No Restrictions						0
Total Units	10	28	29	9	0	76

Population Served: General

O-SDA Industries

O-SDA Industries (O-SDA) is a mixed-income housing developer with a focus on sustainability and long-term viability. They have developed over 33 multi-family communities in Texas and have extensive experience with the LIHTC program. O-SDA supports the development process through planning, environmental testing, design oversight, financing, permitting, construction, leasing, compliance, and stabilization.