

RCA Backup

Item Title: RCA Backup – Tapestry at Easton Park

Estimated Sources & Uses of Funds

<u>Sources</u>		<u>Uses</u>	
Debt	52,500,000	Acquisition	4,000,000
Third Party Equity	24,436,226	Off-Site	
Grant		Site Work	4,385,000
Deferred Developer Fee	4,610,413	Site Amenities	1,600,000
Other		Building Costs	35,210,259
Previous AHFC Funding		Contractor Fees	5,767,336
Expected AHFC Request		Soft Costs	8,691,900
		Financing	10,731,625
		Developer Fees	9,660,519
		Reserves	1,500,000
Total	\$ 81,546,639	Total	\$ 81,546,639

Development Attributes and Population Served

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four (+) Bedroom	Total
Up to 20% MFI						0
Up to 30% MFI						0
Up to 40% MFI						0
Up to 50% MFI						0
Up to 60% MFI		95	164	64		323
Up to 70% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
Total Units	0	95	164	64	0	323

Population Served: General

Streamline Advisory Partners & TCC Hill Country Development Corporation

Streamline Advisory Partners is a real estate development and consulting company that specializes in multi-family and senior-living developments, with experience in real estate, construction, finance, low income housing tax credits, and HUD loans. They have developed over 3,400 units and have closed 17 multifamily developments across 5 states.

TCC Hill Country Development Corporation, an affiliate of the Travis County Housing Finance Corporation (Travis County HFC), will be the sole member of the general partner and the landowner under a ground lease structure. Travis County HFC is a nonprofit entity affiliated with Travis County pursuant to Chapter 394 of

the Texas Local Government Code. Travis County HFC assists in the development of affordable housing through the private activity bond and tax credit programs by providing tax exemption and participation in partnerships.