

## RBA Backup

**Item Title:** RBA Backup – Johnny Limon Village

### Estimated Sources and Uses of Funds

Sources of Funds		Uses of Funds	
Debt	5,800,000	Off-Site	104,805
Other	1,290,000	Site Work	1,329,565
AHFC Loan	5,218,900	Site Amenities	62,390
		Building Costs	7,986,948
		Contingency	500,000
		Contractor Fees	1,328,917
		Soft Costs	415,875
		Construction Loan(s)	53,900
		Other Loan(s)	26,500
		Developer Fee	500,000
<b>Total</b>	<b>\$12,308,900</b>		<b>\$12,308,900</b>

### Project Unit Mix

#### Summary of Rental Units by MFI Level & Bedroom Count

MFI Served	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
<b>60% MFI</b>	4	2	1	<b>7</b>
<b>80% MFI</b>	1	13	6	<b>20</b>
<b>Total Units</b>	<b>5</b>	<b>15</b>	<b>7</b>	<b>27</b>

### Developer Information

Guadalupe Neighborhood Development Corporation (GNDC) is a nonprofit affordable housing provider that has served East Austin for over 45 years since its founding in 1981. GNDC pioneered the first Community Land Trust program in Texas and currently manages over 100 rental units while developing the 11-acre, 125-unit Guadalupe-Saldaña Net-Zero Subdivision - an innovative mixed-income community featuring net-zero energy homes. The organization is experienced in multiple funding sources including LIHTC and routinely partners with AHFC to deliver both affordable rental and ownership housing.