

Successful Affordable Housing Projects/Incentive Programs West of IH-35

1. Southwest Trails Apartments 8405 Old Bee Caves Road Austin, TX 78735

Developer: Foundation Communities
Number of affordable Units: 160 units
MFI levels served: 79 units @ 60% MFI; 81 units @ 50% MFI
Year developed: 2002

Southwest Trails features 1-, 2-, and 3-bedroom apartments in a hill country setting with a swimming pool and hiking trails. This community also offers accessible units for people with disabilities. The learning center offers a computer lab, free or reduced-cost after-school and summer programs for children, and classes in English, money management, homeownership and GED courses for adults.



2. The Allendale 7685 Northcross Dr., Austin, TX 78757

Developer: United Cerebral Palsy of Texas
Project: 10 affordable units
MFI served: 50% or below
Mixed-income; Transit-Oriented; Accessible

United Cerebral Palsy of Texas (UCP Texas) received HUD Section 811 and AHFC funding to develop, own, and manage 10 one-bedroom units of scattered-site, integrated housing for people with disabilities. The site of the project is located in north central Austin conveniently located to shopping, bus service and community activities. The development is a 180-unit condo conversion project (rehabilitation from an extended stay hotel).



- Capital Studios:** This will be the first new affordable housing development in downtown Austin. Located near 9th and San Jacinto Streets, Capital Studios will offer housing to persons exiting homelessness and low-income working individuals. It is hoped that the location will provide easy access to employment for persons who work downtown.

Developer: Foundation Communities
 Number of affordable units: 135
 MFI levels served: 50% and below
 Year developed: Approved by Council August 2012



- The Domain Developer Agreement
 Residences at the Domain
 11400 Domain Drive Suite 115 Austin, TX 78758**

This is a City of Austin Economic Development agreement providing mixed-income, mixed-use, transit-oriented workforce housing. 42 affordable units (10% of units) serve households at or below 65% of the area median family income.



5. University Neighborhood Overlay (City of Austin Development Incentive Program)

In 2004, the Austin City Council adopted the University Neighborhood Overlay (UNO) that established housing affordability goals for new housing built in the West Campus neighborhood located adjacent to the University of Texas. All new housing developments that receive incentives must provide at least 10 percent of new units to households at 80 percent or below MFI for at least 15 years. West Campus builders must provide an additional 10 percent for households at 65 percent or below MFI or pay a fee-in-lieu. Since inception, approximately \$1.1 million has been collected as fees-in-lieu for the UNO program. These funds are available to develop affordable units within UNO boundaries. To date, a total of 117 units have been constructed and serve households earning at or below 50 percent MFI, 10 units serving at or below 65 percent MFI, and 374 units designated for households earning at or below 80 percent MFI.

Example UNO Development: College Houses Co-Op

Developer: Mike McHone & Associates

Income Levels Served: at or below 80% MFI

71 Affordable "Beds"

SMART Housing development (no UNO funding)

15 yr. affordability

Student housing



6. The Willows:
1332 Lamar Square Dr., Austin, TX 78704

This investment anchors permanent affordability in south-central Austin by providing 64 units that will house some of the community's most vulnerable individuals. The Mary Lee Foundation offers programs that serve children and adults with special needs.

Developer: Mary Lee Foundation

Number of affordable units: 60

MFI levels served: 28 units at 30% MFI or less; 32 units at 50% MFI or less



7. The Palms
8600 N. Lamar Blvd. Austin, TX 78753

This tax credit development offers residents proximity to the Capital Metro North Lamar Transit Center. The Palms (formerly Malibu) contains the largest number of housing units within one development that was gap financed through the City of Austin's developer assistance programs, providing for the retention of 476 mixed income units.

Developer: The Mulholland Group

Number of affordable units: 215

MFI levels served: 22 units at 30% MFI or below; 193 units at 50% MFI or below

Year developed: Renovation completed Dec. 2011

8. Sierra Vista
4320 South Congress Ave.
Austin, TX 78745

This mixed-income development will offer permanently affordable rental housing for working families. Located in a South Austin core transit corridor, development highlights include providing a variety of services to families in partnership with St. Elmo Elementary School.

Developer: Foundation Communities

Number of affordable units: 143

MFI levels served: 24 units at 30% MFI or less; 119 units at 50% MFI or less

Year developed: August 2012



9. Crossroads

8801 McCann Dr.

Austin, TX 78757

This investment allows for 14 units to permanently serve very low-income families who also require supportive services.

Developer: Foundation Communities

Number of affordable units: 92 units

MFI levels served: 30% MFI or less

Year developed:



10. Skyline Terrace
1212 W. Ben White Blvd.
Austin, TX 78704

Overlooking the skyline of Downtown Austin, this rehabilitated hotel offers 100 single room occupancies (SROs) in addition to offering permanent supportive housing to its residents. The facility features green building amenities and an onsite technology center.

Developer: Foundation Communities

Number of affordable units: 100 Single Room Occupancy (SRO)

MFI levels served: 50% MFI or below (most residents income is 30% or below MFI)

Year developed: 2011

