

RAD at Chalmers Courts

Housing Authority of the City of Austin

December 10, 2019





CHALMERS COURTS



158 Units in Central East Austin. Built in 1939.



CHALMERS COURTS

Who We Serve

BEFORE REDEVELOPMENT - 158 Units

- 56 Families with Children
- 114 Children
- 38 Elderly
- 105 Persons with Disabilities

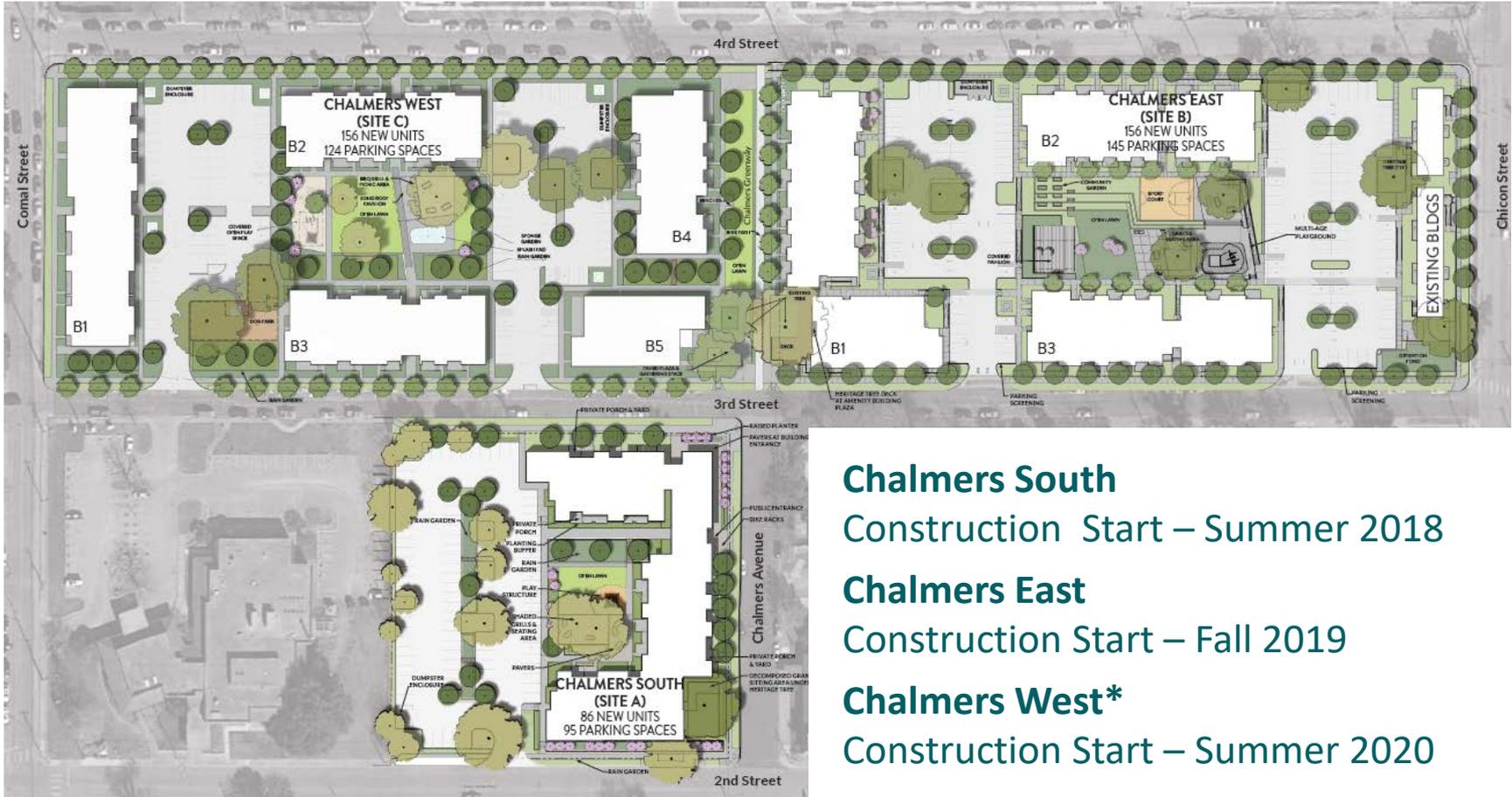
NEW - 396 Units

- >50% family units
- >275 Children projected post redevelopment
- 10% Handicapped Accessible





PATHWAYS AT CHALMERS COURTS



- Chalmers South**
Construction Start – Summer 2018
- Chalmers East**
Construction Start – Fall 2019
- Chalmers West***
Construction Start – Summer 2020

Three phases totaling approximately 396 units.
Complete in 2022*

*Subject to change



PATHWAYS AT CHALMERS SOUTH



86 units





PATHWAYS AT CHALMERS EAST



156 units





PATHWAYS AT CHALMERS EAST





PATHWAYS AT CHALMERS EAST





PATHWAYS AT CHALMERS WEST



156 units



*Subject to change



UNIT BREAKDOWN

Bedroom Type	Chalmers South	Chalmers East	Chalmers West	TOTAL	% of Total
1 BR	44	78	75	197	49%
2 BR	32	53	49	134	34%
3 BR	6	17	20	43	11%
4 BR	4	8	12	24	6%
Total	86	156	156	398*	

*Includes 158 project-based rental assistance units to replace the original public housing units.



AFFORDABILITY BREAKDOWN

% of AMI	Chalmers South	Chalmers East	Chalmers West	Total
30%	0	14	14	28
50%	0	54	56	110
60%	86	67	70	223
Market	0	21	16	37





2019 INCOME LIMITS

FY 2019 Income Limits Summary

Selecting any of the buttons labeled "Explanation" will display detailed calculation steps for each of the various parameters.

FY 2019 Income Limit Area	Median Family Income Explanation	FY 2019 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Austin- Round Rock, TX MSA	\$95,900	Very Low (50%) Income Limits (\$) Explanation	33,150	37,850	42,600	47,300	51,100	54,900	58,700	62,450
		Extremely Low Income Limits (\$)* Explanation	19,900	22,750	25,600	28,400	30,700	34,590	39,010	43,430
		Low (80%) Income Limits (\$) Explanation	52,850	60,400	67,950	75,500	81,550	87,600	93,650	99,700