



**RMMA Plan Implementation Advisory Commission  
Affordable Housing Update  
November 9, 2021**

08/12/21

## Vision

Mueller will be an interactive, mixed-use, mixed-income community that will be a model for responsible urban development, offering a compact pedestrian-oriented alternative to the land-consumptive and automobile-dependent development patterns that could influence the form and pattern of growth within Austin.

## Goal

Redevelopment must offer a wide range of housing choices in order to create a new community of socially and economically diverse residents.



## Initial Program Design & Strategy

- City of Austin & Catellus
- Frances Ferguson & consultants

## Development Implementation

- Catellus/AH Builders – product & pricing
- PIAC/CDC – community oversight
- Catellus/AH Builders/Program Admin – marketing & outreach
- City of Austin – affordable housing funding to support tax credit projects

## Long Term Strategy & Implementation

- Mueller Foundation – nonprofit governing body
- Mueller Foundation/Program Administrator – resale program
- Program Administrator – operations and management

## Affordability Stewardship

- Program Administrator – education and credit counseling
- Lenders/Program Administrator – screening buyers
- City of Austin/Program Administrator – monitoring compliance



- Located on city-owned land
- City selected Catellus as the master developer
- Master Development Agreement (MDA) regulates the redevelopment
- MDA requires 25% affordable housing:
  - For sale requirement = 80% MFI
  - For rent requirement = 60% MFI
- Mueller is a certified S.M.A.R.T. Housing development
- Catellus is delivering on commitment to go *above and beyond*



- Longer-term affordability beyond one year using fixed-appreciation model
- Added some new and resale workforce housing at 120% MFI
- Self-sustaining model to monitor and enforce compliance with affordability restrictions and provide post-ownership support, i.e., “stewardship”
- Market-rate rental properties have a minimum of 10% affordable units, with the majority delivering 15% affordable units
- Long-term affordability from 40 to 99 years for all rental developments
- Predominantly affordable rental developments have reached deeper affordability: some units serve 30-50% MFI or below
- Affordable homes integrated throughout the master development

*Austin Habitat  
for Humanity  
row homes*



## Median Family Income

**For Sale**  
**For Rent Requirement**

## MDA Requirement

**<= 80% MFI**  
**<= 60% MFI**

## Current MFI

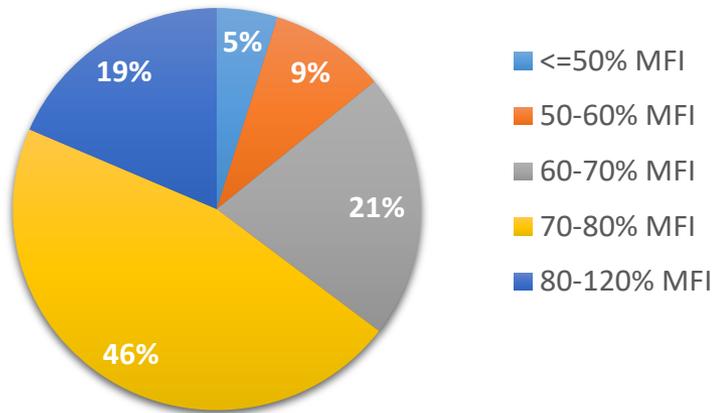
**<50% to 80%**  
**<30% to 60%**

## Over and Above (a broader qualification in addition to what is required in the MDA)

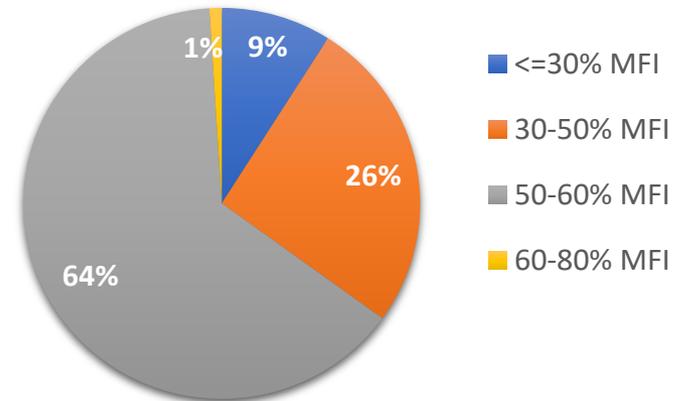
**For Sale**  
**For Rent**

**up to 120%**  
**up to 80%**

MFI of Home Buyers



MFI of Affordable Renters



Wildflower Terrace



AMLi @ Mueller



Sync @ Mueller



AMLi @ Aldrich



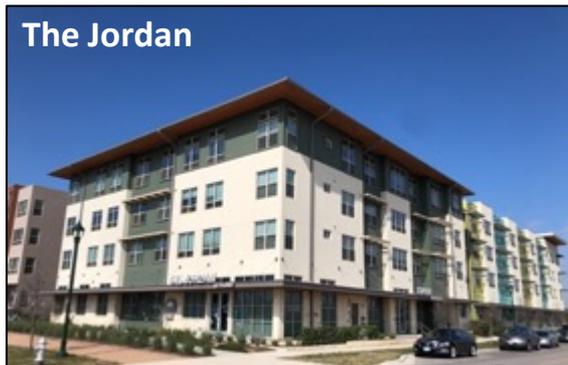
Aldrich 51



Mosaic @ Mueller



The Jordan



AMLi Branch Park  
*(coming soon)*



Ryan Companies Project  
*(coming soon)*



## Number of Apartment Units

Community	Market	Affordable	Total	% Affordable	Years Affordable
Mosaic	397	44	441	10%	50
Sync	256	45	301	15%	50
Wildflower Terrace	30	171	201	85%	99
AMLi Mueller	237	42	279	15%	50
Aldrich 51	36	204	240	85%	99
AMLi Aldrich	270	48	318	15%	50
Overture	171	30	201	15%	50
The Jordan	0	132	132	100%	40
AMLi Branch Park	345	61	406	15%	50
Ryan Co. Project	274	51	325	15%	50
<b>TOTAL*</b>	<b>2,016</b>	<b>828</b>	<b>2,844</b>	<b>29.1%</b>	

*\*Does not include more apartments yet-to-be announced*





Garden Homes



Yard Homes



Row Homes



Mueller House Condos

## 696 families served to date:

- 568 original new homes (536 in program)
  - Includes 45 workforce homes at 120%
  - 32 released to market
- 128 resales

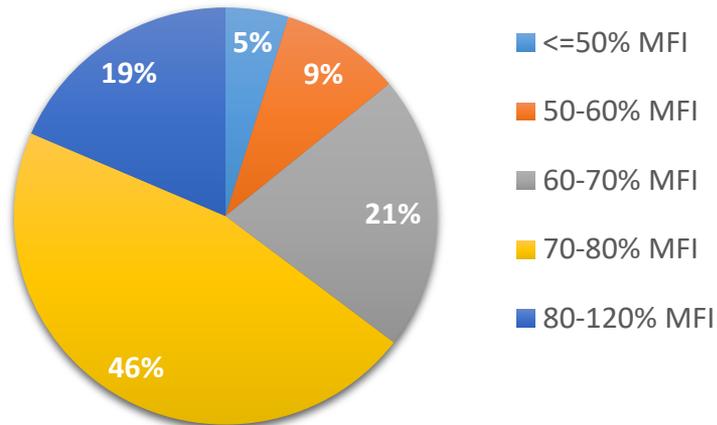


## 536 affordable new and resale homes currently in program as of June 1, 2021

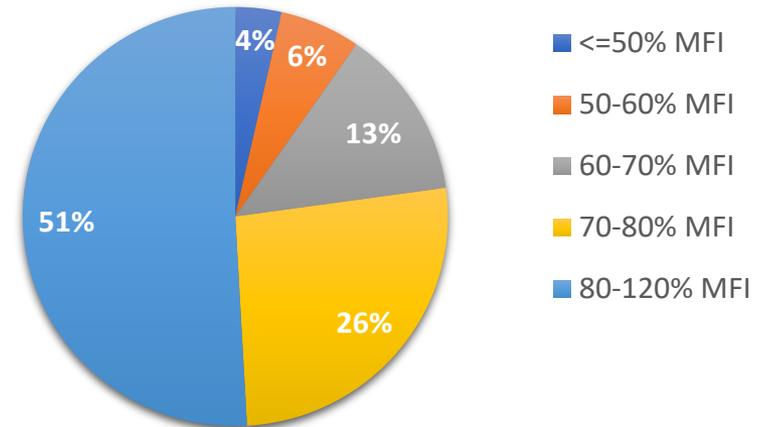
	ALL	GROUP 1	GROUP 2
<b>TOTAL</b>	<b>536</b>	<b>100</b>	<b>436</b>
<b>Yard Home</b>	60	41	19
<b>Row Home</b>	309	34	275
<b>Mueller Home</b>	103	13	90
<b>Garden Home</b>	64	12	52

- 132 total resales
- 32 total homes released to market for the continued preservation of affordable properties

### MFI of Home Buyers



### MFI of Resale Buyers



## Number of Ownership Units

Home Type	Market	Affordable (80%)	Workforce (120%)	TOTAL
Garden Court	58	0	0	58
Shop	23	0	0	23
Garden	84	70	0	154
Mueller House	109	120	27	256
Town Green	52	24	0	76
Paseo Row	14	50	32	96
Cottage	11	17	0	28
Other Yard	809	63	0	872
Other Row	585	308	0	893
Condo <sup>2</sup>	76	21	0	97
<b>TOTAL</b>	<b>1,821</b>	<b>673</b>	<b>59</b>	<b>2,553 <sup>1</sup></b>

= 26.4% affordable at 80% MFI  
 = 28.7% affordable, including 120% MFI

<sup>1</sup> This figure includes all homes built, plus homes planned in Section 11

<sup>2</sup> This figure does not include the Parkside condos by Pearlstone

## Purpose:

The Mueller Foundation is a 501C-3 non-profit corporation created by Catellus to support and fund long-term community goals for Mueller with an emphasis on affordable housing



## Board Members and Staff:



Suzanna Caballero



Rob Repass



Kerry Tate



Matt Whelan



Jim Walker



Greg Weaver



Leslie Wingo



Frances Ferguson  
*Executive Director*

## 2018 - 2020

- No one vendor met all our needs through “expression of interest”
- HousingWorks hired to help navigate additional planning and the transition process
- Multiple Mueller Foundation board planning sessions
- National experts consulted
- Developed 10-year forecasts and projections for current and future planning purposes

## 2021

- Hired new executive director and full-time operations manager; hiring home ownership manager
- Community Wheelhouse as a valuable partner continues to manage waiting list, new sales and resales
- Implemented new affirmative marketing policy
- Added homebuyer education partner
- Shifting to Restrictive Covenant
- Listening sessions with affordable owners on operating policies
- Moving loan servicing to national firm



- Updated marketing materials:
  - Infographic: road to ownership
  - Resource guide
  - FAQs
- Emails, calls to interest lists and stakeholder groups
- Targeted advertising spend on social media, radio, newspapers
- Encourage attendance to Zoom information sessions, visit website
- To date:
  - Six live (Zoom) information sessions
  - Average 66 participants per session
  - Nearly 300 organizations contacted
  - Participants have scored the sessions an average of 4.5 out of 5.0 for being informative



*An example of the information session promotion the Mueller Team has shared*

*“In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Mueller Foundation as of December 31, 2020 and 2019, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.”*



Brown, Graham & Company, P.C.  
Certified Public Accountants

- Financial statement disclosures are neutral, consistent and clear
- Encountered no significant difficulties in dealing with management relating to the performance of the audit
- No uncorrected and/or corrected misstatements identified by us as result of audit procedures were material, either individually or in the aggregate
- Full audit report available at: <https://muellerfoundation.org/about/audited-financial-statements/>



Q&A

