

From: NHCDReview@austintexas.gov
To: [Benjamin Hines](#)
Subject: Affordability Unlocked Application
Date: Wednesday, March 2, 2022 1:22:20 PM



Formstack Submission For: **Affordability Unlocked Application**

Submitted at 03/02/22 1:22 PM

Provide the address(es) of the proposed development or a general description of the location if no address is available.:

6422 S Congress Ave
Austin, TX 78745

Central Appraisal District
Property ID(s):

334363

:

[View File](#)

:

[View File](#)

Full Name:

Benjamin Hines

Mailing Address:

1000 N Lamar, Suite 400
Austin, TX 78703

Email :

Bhines@journeymanco.com

Phone 1:

(512) 671-0002

Phone 2:

Select your form of organization:

Limited Partnership

Please identify officers and

indicate their titles.:	
Please identify the general partner(s) and contact information for all principals.:	General Partner: Land Equity, LLC Manager and President: Sam Kumar Vice President: Kurt Goll Vice President: Ross Hamilton Vice President and Treasurer: Matt Martin Vice President, Secretary and General Counsel: David Gregorcyk Contact: (512) 247-7000 (for all) Email: bhines@journeymanco.com
Please list type of Nonprofit : eg. 501(c) 3:	
Full Name:	Benjamin Hines
Mailing Address:	1000 N Lamar, Suite 400 Austin, TX 78703
Email:	Bhines@journeymanco.com
Phone 1:	(512) 671-0002
Phone 2:	
Name:	Benjamin Hines
Mailing Address:	1000 N Lamar, Suite 400 Austin, TX 78703
Email:	Bhines@journeymanco.com
Phone 1:	(512) 671-0002
Phone 2:	
Project Name:	6422 S Congress
Project Site Plan No. (if applicable):	N/A

Subdivision Case No. (if applicable):	N/A
Is this development participating in or receiving subsidy from any of the following sources? (Select all that apply):	City of Austin S.M.A.R.T. Housing
S.M.A.R.T Housing project ID Number:	TBD
Is this development participating in any of the following density bonus programs? (select all that apply).:	
Current zoning of the site:	GR-MU-CO-NP
Level of Affordability Unlocked bonus being requested.:	Type 1 Bonus
Development regulation waivers or modifications being requested (select all that apply).:	Waiver of compatibility height and setback requirements in Article 10 (Compatibility Standards) Waiver of compatibility requirements in Subchapter F (Residential Design and Compatibility Standards)
Is this site located within a quarter-mile of an Imagine Austin Corridor that is served by transit?:	Yes
Proposed projects located within a quarter-mile WALKING DISTANCE of an Imagine Austin Activity Corridor served by transit are eligible for Type 2 bonuses. Input the Imagine Austin corridors and transit routes below::	S Congress (33)

Does this development contain any commercial or office uses?:	No
Is the amount of commercial/office space no more than 25% of the gross floor area? Developments with commercial/office uses comprising over 25% of the development's gross floor area are not eligible for Affordability Unlocked.:	
Is this an ownership development or a rental development?:	Rental
Unit Type:	
How many efficiency units?:	
How many one-bedroom units?:	
How many two-bedroom units?:	
How many three bedroom units?:	
How many four bedroom units? :	
Unit Type:	Efficiency One-Bedroom Two-Bedroom
How many efficiency units?:	19
How many one-bedroom units?:	52
How many two-bedroom units?:	24
How many three bedroom units?:	
How many four bedroom units?	

:	
Unit Type:	
Number and affordability level of efficiency units (as % of MFI):	
:	
Number and affordability level of one-bedroom units (as % of MFI):	
Number and affordability level of two-bedroom units (as % of MFI):	
Number and affordability level of three-bedroom units (as % of MFI):	
Number and affordability level of four-bedroom units (as % of MFI):	
Unit Type:	Efficiency One-Bedroom Two-Bedroom
Number and affordability level of efficiency units (as % of MFI):	19 at 50% MFI
Number and affordability level of one-bedroom units (as % of MFI):	10 units at 60% MFI , 7 units at 70% MFI (17 total affordable units)
Number and affordability level of two-bedroom units (as % of MFI):	12 at 70% MFI
Number and affordability level of three-bedroom units (as % of MFI):	
Number and affordability level of four-bedroom units (as % of	

MFI):

Describe how the Affordability Unlocked bonuses you are seeking will help your project. For example, how many additional units will be included in the project as a result of the Affordability Unlocked bonuses?:

The Affordability Unlocked bonuses we are seeking will help our project by relieving the existing site constraints caused by compatibility setback and height restrictions. The removal of these restrictions would allow us to utilize additional site area and height to increase the amount of units we would be able to build from around 45 units (currently) to 95 units (proposed with Affordability Unlocked bonuses). In turn, this would allow us to supply a total of 48 affordable units to the area - an affordability number not attainable with current site development restrictions.

Will any of the proposed affordable units serve Older Persons or function as Supportive Housing?:

No

Number of Affordable Units proposed to serve Older Persons or function as Supportive Housing.:

Does the affordability period for the affordable units meet the following minimum thresholds?:

Rental: at least 40 years = Yes

Is this project new construction or redevelopment of a site with existing multifamily units?:

New construction

Attachment 2: Rehab Valuation. The Affordability Unlocked Program is only available for redevelopment of existing multifamily units if the existing units require extensive repairs and rehab costs will exceed 50% of the development's market value. Attach an appraised

value of the property and a contractor's job evaluation, which the Building Official will review against the most recent ICC building valuations to determine whether the existing multifamily units meet the criteria for being in extensive need of repair [LDC 25-1-722(D)].:

:

By submitting this application, the applicant certifies that they will enter into: :

A contractual agreement with the City of Austin committing the development to preserving the minimum affordability requirements, tenant protections, and redevelopment requirements (if applicable) imposed by the Affordability Unlocked Program [LDC 25-1-724]. This contract must be executed before the Neighborhood Housing & Community Development Department certifies that the proposed project meets the Affordability Unlocked requirements.

Applicant Signature: By checking this box, you are providing an electronic signature.:

As the applicant, I submit this completed Affordability Unlocked application with the required attachments to the City of Austin for consideration.

Name:

Benjamin Hines

Date:

Mar 02, 2022

