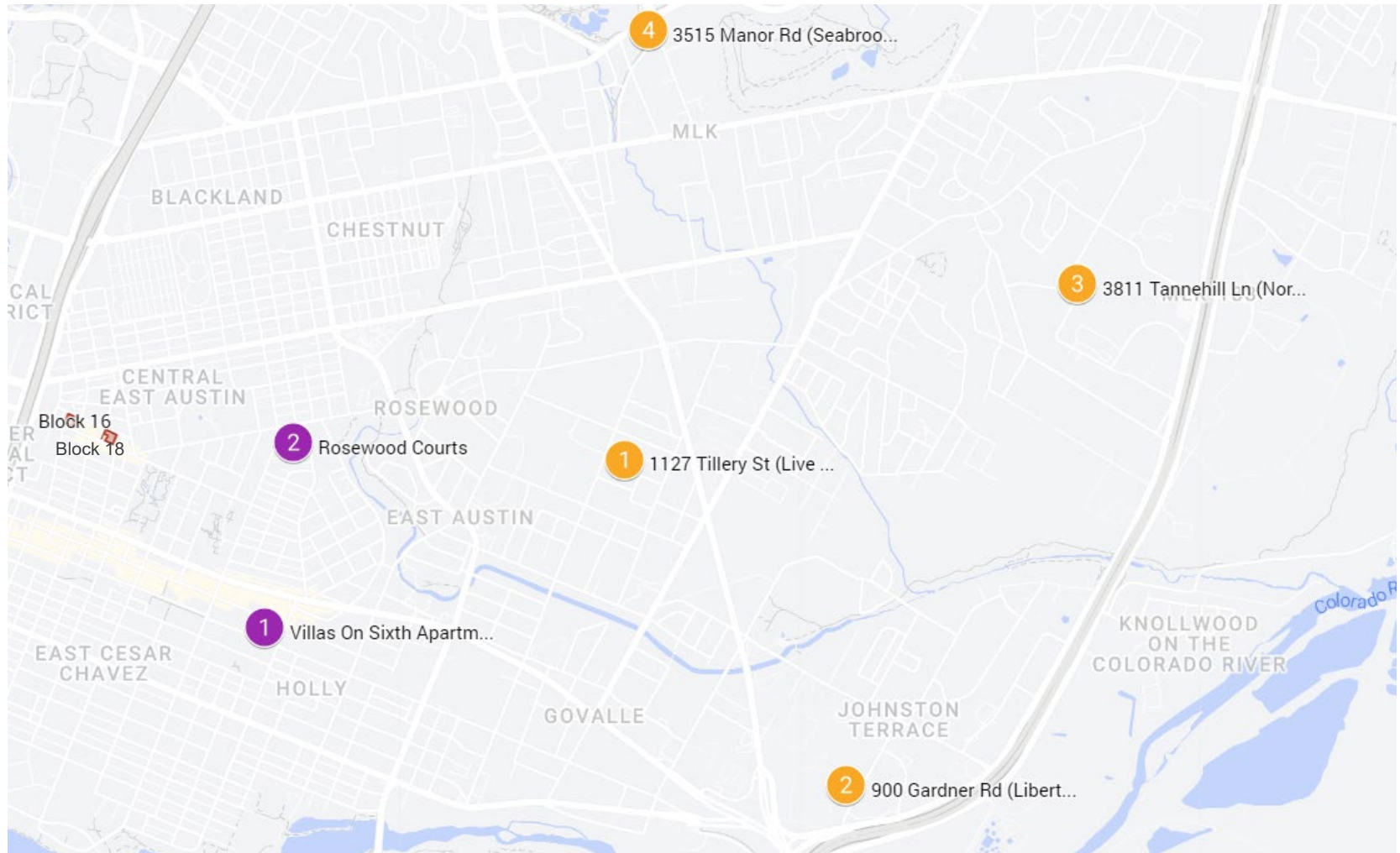


## 3/20/23 URB Meeting

### Item 2 Backup - Reference Map and Unit Mix Tables

**Orange:** AHFC Partnerships

**Purple:** Additional Reference Tax Credit Properties



Sample RFPs and Preliminary Outcomes - AHFC

Address	Project Name	RFP Due	Partner(s) Awarded	# Units by Tenure Type	RFP Affordability Requirement - MFI	Resulting Affordability - MFI*	RFP Affordability Requirement - Term	Resulting Affordability - Term	RFP Bedroom Mix	Resulting Bedroom Mix*	Development Status
1127 Tillery	<b>Rental:</b> Live + Make Apartments <b>Ownership:</b> n/a	July 2020	<b>Rental:</b> Citrine Development, MRE Capital, Imagine Art	<b>Rental:</b> 66 <b>Ownership:</b> n/a	<b>Rental:</b> Priority for max. # of units ≤ 50% MFI <b>Ownership:</b> ≤ 80% MFI	<b>Rental:</b> ≤ 60% MFI <b>Ownership:</b> n/a	<b>Rental:</b> 40 years <b>Ownership:</b> 99 years	<b>Rental:</b> 55 years <b>Ownership:</b> n/a	-Min. 25% multi-bedroom, unless SRO -Priority for multi-bedroom and CoC units	<b>Rental:</b> -25.8% multi-bedroom units -7 CoC units	Construction starting Jan./Feb. 2023
900 Gardner Road	<b>Rental:</b> Libertad Austin at Gardner <b>Ownership:</b> Johnny Limon Village	July 2020	<b>Rental:</b> The Vecino Group <b>Ownership:</b> GNDC	<b>Rental:</b> 198 <b>Ownership:</b> 30	<b>Rental:</b> Priority for max. # of units ≤ 50% MFI <b>Ownership:</b> ≤ 80% MFI	<b>Rental:</b> ≤ 60% MFI <b>Ownership:</b> ≤ 80% MFI (includes some 60% MFI)	<b>Rental:</b> 40 years <b>Ownership:</b> 99 years	<b>Rental:</b> 55 years <b>Ownership:</b> 99 years	-Min. 25% multi-bedroom, unless SRO -Priority for multi-bedroom and CoC units	<b>Rental:</b> 70% multi-bedroom units -50 CoC units <b>Ownership:</b> 93% multi-bedroom units	<b>Rental:</b> Construction starting March 2023 <b>Ownership:</b> Const. est. start Jan. 2024
3811 Tannehill	<b>Rental:</b> Norman Commons <b>Ownership:</b> TBD	July 2021	<b>Rental:</b> Foundation Communities <b>Ownership:</b> GNDC	<b>Rental:</b> 156 <b>Ownership:</b> 32	<b>Rental:</b> Priority for max. # of units ≤ 50% MFI; min. 50% must be income-restricted affordable units <b>Ownership:</b> ≤ 80% MFI	<b>Rental:</b> ≤ 60% MFI <b>Ownership:</b> ≤ 80% MFI (includes some 60% MFI)	<b>Rental:</b> 40 years <b>Ownership:</b> 99 years	<b>Rental:</b> 55 years <b>Ownership:</b> 99 years	-Min. 35% multi-bedroom -Priority for multi-bedroom	<b>Rental:</b> 73% multi-bedroom units -16 CoC units <b>Ownership:</b> 100% multi-bedroom units	<b>Rental:</b> Construction start Oct. / Nov. 2023 <b>Ownership:</b> Const. est. start April 2024
3515 Manor Road	<b>Rental:</b> Seabrook Square <b>Ownership:</b> n/a	April 2022	<b>Rental:</b> The NHP Foundation, Capital A Housing, Integral Care	<b>Rental:</b> 265 units <b>Ownership:</b> n/a	<b>Rental:</b> Priority for max. # of units ≤ 80% MFI, min. 120 units must be ≤ 80% MFI; priority for max. # of units ≤ 50% MFI, min. 40% of all units must be ≤ 50% MFI <b>Ownership:</b> ≤ 80% MFI	<b>Rental:</b> ≤ 60% MFI <b>Ownership:</b> n/a	<b>Rental:</b> 40 years <b>Ownership:</b> 99 years	<b>Rental:</b> 55 years <b>Ownership:</b> n/a	-Min. 40% multi-bedroom -Priority for multi-bedroom reserved for ≤ 80% MFI -Min. 48 Permanent Supportive Housing (PSH) units	-40% multi-bedroom units -60 CoC units	Anticipated closing / construction start Aug. / Sep. 2023

\*Note: Subject to change.

# Unit Mix and MFI Charts - Subject to Change

1127 Tillery (Rental)

% Units ≤ 50% MFI: 58%

Income Level	Efficiency Count	%	One Bedroom Count	%	Two Bedroom Count	%	Three Bedroom Count	%	Four + Bedroom Count	%	Total Count	%
20%												
30%	7	11%	4	6%	1	2%	1	2%			13	20%
40%												
50%	13	20%	7	11%	4	6%	1	2%			25	38%
60%	10	15%	8	12%	7	11%	3	5%			28	42%
70%												
80%												
90%												
100%												
110%												
120%												
Total	30	45%	19	29%	12	18%	5	8%	0	0%	66	100%

Unit Mix	# of Units	SF / Unit
0/1	18	531
0/1	6	561
0/1	6	602
1/1	19	620
2/2	8	871
2/2	2	856
2/2	2	932
3/2	3	1,082
3/2	2	1,158
Avg. Sq. Ft.	66	673

900 Gardner (Rental)

% Units ≤ 50% MFI: **43%**

Income Level	Efficiency Count %	One Bedroom Count %	Two Bedroom Count %	Three Bedroom Count %	Four + Bedroom Count %	Total Count %
20%						
30%		10 5%	10 5%	10 5%		30 15%
40%		5 3%	7 4%	3 2%		15 8%
50%		10 5%	21 11%	10 5%		41 21%
60%		34 17%	57 29%	21 11%		112 57%
70%						
80%						
90%						
100%						
110%						
120%						
<b>Total</b>	<b>0 0%</b>	<b>59 30%</b>	<b>95 48%</b>	<b>44 22%</b>	<b>0 0%</b>	<b>198 100%</b>

Unit Mix	# of Units	SF / Unit
1/1	59	651
2/2	95	835
3/2	44	1,020
4/2	0	0
<b>Avg. Sq. Ft.</b>	<b>198</b>	<b>821</b>

**3811 Tannehill (Rental)**

% Units ≤ 50% MFI: **60%**

Income Level	Efficiency Count %	One Bedroom Count %	Two Bedroom Count %	Three Bedroom Count %	Four + Bedroom Count %	Total Count %
20%						
30%		4 3%	8 5%	3 2%	1 1%	16 10%
40%						
50%		18 12%	39 25%	19 12%	2 1%	78 50%
60%		15 10%	31 20%	15 10%	1 1%	62 40%
70%						
80%						
90%						
100%						
110%						
120%						
<b>Total</b>	<b>0 0%</b>	<b>37 24%</b>	<b>78 50%</b>	<b>37 24%</b>	<b>4 3%</b>	<b>156 100%</b>

Unit Mix	# of Units	SF / Unit
1/1	37	750
2/2	78	1,110
3/2	37	1,290
4/2	4	1,452
<b>Avg. Sq. Ft.</b>	<b>156</b>	<b>1,076</b>

\*TBD - in design; numbers subject to change.

**3515 Manor (Rental, non-PSH phase)**

 % Units ≤ 50% MFI: **45%**

Income Level	Efficiency Count	%	One Bedroom Count	%	Two Bedroom Count	%	Three Bedroom Count	%	Four + Bedroom Count	%	Total Count	%
20%												
30%	8	4%	17	8%	10	5%	5	2%	1	0%	41	20%
40%												
50%			38	19%	12	6%	1	0%			51	25%
60%	20	10%	40	20%	35	17%	15	7%	2	1%	112	55%
70%												
80%												
90%												
100%												
110%												
120%												
<b>Total</b>	<b>28</b>	<b>14%</b>	<b>95</b>	<b>47%</b>	<b>57</b>	<b>28%</b>	<b>21</b>	<b>10%</b>	<b>3</b>	<b>1%</b>	<b>204</b>	<b>100%</b>

Unit Mix	# of Units	SF / Unit
0/1	18	475
0/1	4	560
0/1	3	521
0/1	1	630
0/1	2	574
1/1	83	613
1/1	2	692
1/1	4	806
1/1	1	832
1/1	2	870
1/1	1	961
1/1	2	969
2/2	3	807
2/2	4	905
2/2	37	950
2/2	4	1,024
2/2	4	1,040
2/2	2	1,149
2/2	2	1,279
2/2	1	1,456
3/2	3	1,195
3/2	4	1,189
3/2	6	1,237
3/2	4	1,370
3/2	4	1,614
4/2	3	1,564
<b>Avg. Sq. Ft</b>	<b>204</b>	<b>800</b>

\*TBD - in design; numbers subject to change. Includes some live/work units.

## Additional References

### Villas on Sixth

% Units ≤ 50% MFI: 85%

Income Level	Efficiency Count %	One Bedroom Count %	Two Bedroom Count %	Three Bedroom Count %	Four + Bedroom Count %	Total Count %
20%						
30%						
40%		20 13%	24 15%	16 10%		60 38%
50%		20 13%	30 19%	26 16%		76 48%
60%						
70%						
80%						
90%						
100%						
MR		6 4%	12 8%	6 4%		24 15%
<b>Total</b>	<b>0 0%</b>	<b>46 29%</b>	<b>66 41%</b>	<b>48 30%</b>	<b>0 0%</b>	<b>160 100%</b>

Unit Mix	# of Units	SF / Unit
1/1	12	736
1/1	34	750
2/2	22	901
2/2	44	915
3/2	24	1,026
3/2	24	1,040
<b>Avg. Sq. Ft.</b>	<b>160</b>	<b>900</b>

Per TDHCA Underwriting Report: [https://www.tdhca.state.tx.us/readocs/uwrep/04003\\_03160.pdf](https://www.tdhca.state.tx.us/readocs/uwrep/04003_03160.pdf)

**Rosewood Courts - Rehab + NC**

% Units ≤ 50% MFI: **50%**

Income Level	Efficiency Count %	One Bedroom Count %	Two Bedroom Count %	Three Bedroom Count %	Four + Bedroom Count %	Total Count %
20%						
30%		10 5%	6 3%	1 1%	1 1%	18 10%
40%						
50%		41 22%	17 9%	11 6%	5 3%	74 40%
60%		43 23%	41 22%	5 3%	3 2%	92 50%
70%						
80%						
90%						
100%						
<b>Total</b>	<b>0 0%</b>	<b>94 51%</b>	<b>64 35%</b>	<b>17 9%</b>	<b>9 5%</b>	<b>184 100%</b>

Unit Mix	# of Units	SF / Unit
1/1 - A	80	668
1/1 - B	1	678
1/1 - C	1	703
1/1 - D	2	741
1/1 - E	2	744
1/1 - F	1	752
1/1 - G	2	773
1/1 - H	1	774
1/1 - I	4	926
2/1 - A	3	853
2/1 - B	5	856
2/1 - C	2	956
2/1 - D	50	988
2/1 - E	4	1,093
3/2	17	1,247
4/2	9	1,420
<b>Avg. Sq. Ft.</b>	<b>184</b>	<b>875</b>

Per City of Austin RHDA Application: [https://www.austintexas.gov/sites/default/files/files/Housing\\_%26\\_Planning/R-OHDA/Pathwa](https://www.austintexas.gov/sites/default/files/files/Housing_%26_Planning/R-OHDA/Pathwa)