

HOME



2008 “There’s No Place Like Home” Tour



HousingWorks

AUSTIN



HousingWorks
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Welcome!

The Board of Directors of HousingWorks welcomes you to the second annual *"There's No Place Like Home"* tour of affordable homes!

HousingWorks is the only organization in Austin that brings together a broad range of leaders – developers, homebuilders, employers, non profits, neighborhoods, faith communities, and social services – in pursuit of a common vision for the affordability of homes across Austin.

Retaining Austin's affordability is essential to the vibrancy of our unique community. The plan we need now must be far more aggressive in confronting the challenge we face in the next 20 years to ensure Austin is a place where artists and teachers; nurses and cashiers; city, county, state and university employees; manufacturing and construction workers; and retired people of all income levels can afford to live.

The plan will need to address many aspects of public policy; **planning** for inclusion of all kinds of homes in all parts of town; **preservation** of existing apartments; **construction** of new homes and new types of homes in a more densely developed Austin; **rehabilitation** of existing homes; **examination of regulations** and their impact on the costs of housing; development of **low cost apartments and supportive housing**; and **new funding resources** to make all this possible.

A recent poll (Spring, 2008) conducted by HousingWorks Austin found that 70% of Austinites believe we should be a city with all kinds of homes in all parts of town; and 72% believe it is time for local government to enact policy changes to support wide spread home affordability.

Our goal is to show you outstanding solutions that currently exist for affordable homes – and to gain your support for this important mission.

Sincerely,

Frances Ferguson, Board President

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HousingWorks Tour Route

HousingWorks Fourth Annual Fall Summit “A Place To Do Homework”

HousingWorks Austin hosted its fourth annual housing summit at Fulmore Middle School on November 10, 2007, in collaboration with Austin Independent School District (AISD). The summit explored the connections between affordable housing and education. Using the Opportunity Maps presented by Kirwan Institute in May 2007, HousingWorks

organized the Summit around three bodies of information:

- 1) Demographic data on housing and education;
- 2) housing-related problems in schools; and
- 3) case studies of the successful local interactions between affordable housing, neighborhoods and schools to improve school success.

Highlights of what we found during the discussions are presented below.

- Housing and schools are inextricably connected. The schools are largely affected by housing patterns in the community – mixed income housing leads to mixed income schools; income segregated housing patterns lead to income-segregated schools.

Therefore, we need to work on planning for mixed housing stock with a wide range of affordability in all parts of the city. Having the AISD leadership call for this kind of urban planning would be valuable.

- AISD is now predominantly lower income. Sixty percent of the AISD students are on free or reduced lunch program. Reversing this trend will require action in housing and in schools. Schools must be viewed as “the best” by middle income families.

Therefore, the schools could do focused market research on what middle income households require in their public schools in order to routinely choose to stay in AISD rather than to move (to private schools or to move out of district).

- High quality affordable homeownership opportunities must be available in the school district. **This will require looking at how to promote construction of new homes and preservation of existing homes affordable to Austin’s middle income families.** (Median household income is \$70,000).
- AISD also faces a problem in terms of the academic success of lower income and minority children. **Affordable apartments can be an excellent location for after-school academic support programs.**

We have seen that if residents/schools/policy/housing providers/services plan together, the whole community, including the school, can succeed despite the housing pattern.



building security

housingworks updates

HousingWorks Survey: Austinites Express Fears on Housing Affordability

In a survey conducted this spring, nearly two-thirds of Austin voters expressed fears that homes in Austin will become unaffordable for themselves or people that they care about. Almost three-fourths of Austin residents want local government to take action on housing affordability. The poll also showed that people are strongly committed to neighborhoods in which people of different incomes can live. They show that Austin voters want the City to take leadership to ensure that homes are affordable in neighborhoods throughout town, to people of various income levels.

Poll Findings

Austin residents are concerned that they or someone they are close to will be priced out of the Austin housing market. 63% of respondents were concerned that they or someone they care about will be unable to afford a home in Austin. This concern was reported by all major ethnic groups, but was most pronounced for minorities and people 45 and older.

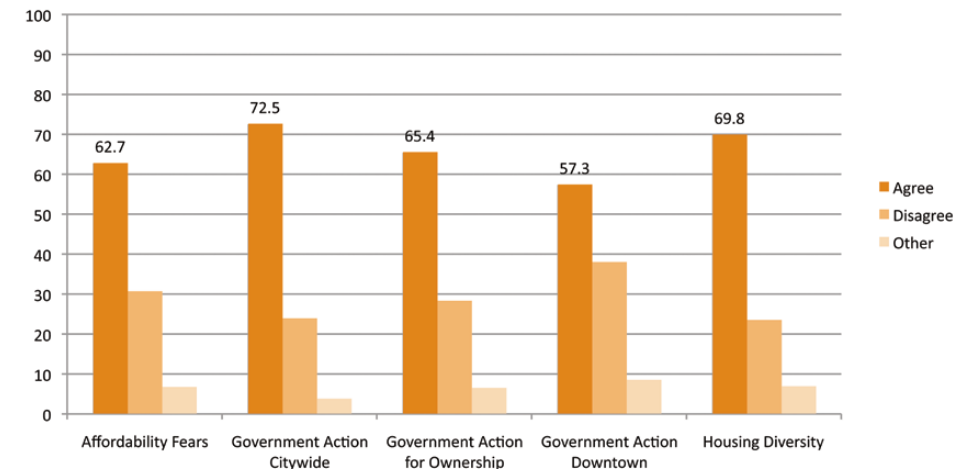
Austin voters want neighborhoods to have a mix of incomes, and they want their government to take an active role in ensuring a wide range of housing opportunities across the City. 70% want the City

of Austin to have a diversity of home types within its neighborhoods to accommodate people with a range of income levels. This support for housing diversity and government action is broad-based, being consistently present across the different age groups, major ethnic groups that contributed to the poll, and both men and women.

Over 72% of respondents believe that local government should play an active role in ensuring that housing can be affordable for people with a wide range of incomes throughout the City. Simultaneously, a clear majority (57%) want local government to ensure that downtown housing is accessible to people with a wide range of income levels.

Austin voters believe that local government should play an active role in keeping home ownership accessible. 65% of those polled would like to see government involvement in making home ownership more accessible. Support for local government involvement in this arena also extends across age, ethnicity and gender.

HousingWorks Poll Results



General Obligation Bonds Progress

To date, approximately \$10.8 million (one-fifth) has been allocated. The review process has been developed and managed by Neighborhood Housing and Community Development, based on a responsive process involving stakeholders. Allocations have funded

344 for-sale, rental homes and supportive housing in Austin; the average bond support per unit is \$31,350. Production to date is strongly aligned with the goals of the voters – to reach those most in need and to distribute affordability across town.

Bonds used for	Original goal	Achieved to date
Under 30% MFI (\$15,000 - \$21,000)	50%	52%
Under 50% MFI (\$25,000 - \$35,000)	30%	41%
Under 80% MFI (\$40,000 - \$57,000)	20%	7%

Allocated Projects as of April 2008

Developer	Development	# Units	Description
VinCare Services	St. Louise House 2104 Berkett	24	Supportive housing – Homeless women & children below 30% MFI
Kaplan Acquisitions, LLC	Sunnymeade Apartments 501 East Oltorf	22	Rental below 50% MFI
United Cerebral Palsy Texas/ Accessible Housing Austin!, Inc.	Carol's House 1805 Heatherglen	99	Rental – Families with special needs below 30% MFI
Blackshear Neighborhood Development Corporation	Blackshear Infill 1705 Rosewood	6	Rental for 30-60% MFI
Austin Children's Shelter/ Southwest Constructors, Inc.	Austin Children's Shelter 4800 Manor Road	28	Supportive housing homeless boys & girls (age 8-17)
Austin Neighborhood Alliance for Habitat	Sendero Hills Southeast Austin	65	Family homeownership for 50-80% MFI
Guadalupe Neighborhood Development Corp.	Goodwin Avenue	3	Family homeownership and rental for 60% MFI
Foundation Communities	Skyline Terrace 1212 W. Ben White	100	Supportive housing – Previously homeless men and women under 30% MFI
Guadalupe Neighborhood Development Corp	Alley Flat 904 Lydia	1	Rental for 30%
Mary Lee Community	The Willows 1330 Lamar Square Dr.	64	Supportive housing – Children & adults with special needs 30-80% MFI
Ardent Residential, Inc.	Stoneridge Apts. 1500 S. Lamar	30	Rental for 50% MFI

TOTALS: Units: 344 Approved: \$ 10,783,231 Per-Unit Cost: \$ 31,347

2007 Accomplishments

- Oversight established for \$55 million housing bonds.
- Launched first annual There's No Place like Home Tour.
- HousingWorks research urged City to draft policies to preserve existing apartments.
- Urged City wide housing plan – City funded market study of housing.
- Participated in shaping City policies for Vertical Mixed Use, inclusion of affordable housing at Green, in the downtown plan.
- Collaborated with AISD on successful fall Housing Summit on the interdependence of successful schools and affordability of homes.

2008 Action Priorities

Research, Policy and Planning

- Inclusion of affordability across town – In cooperation w/ ULI, conduct research and work towards leadership consensus on inclusionary policy options for Austin.
- Foreclosures – Research how foreclosure is affecting Austinites.
- Rehab – Create a team to identify needed improvements to home rehab resources.
- HACA planning – Build communications with HACA on portfolio redevelopment.
- Homeless – Assist CAN in uniting partners on a 1000 unit goal.

University of Texas Partnership

- Continue legal and planning research collaboration with U.T.; explore business school partnership.

Advocacy Priorities

- Bond oversight – Continue to monitor housing bond allocations.
- Support the development of a comprehensive City housing plan to allow for all kinds of homes in all parts of town.
- Support inclusion of affordably priced homes in the downtown plan, TODs and development policies.
- Housing Preservation District – Support City and County passage.
- Rental Preservation – Support passage of rental preservation policies.
- Market study – Support housing market projections by geographic sector.

Host Candidates Forum

Develop Communications Strategy

Host Annual Housing Summit

building security

mixed income development and affordable homeownership innovations

MUELLER REDEVELOPMENT

The vision for Mueller Redevelopment is to build a thriving, diverse neighborhood center with diverse housing options. To achieve this vision, the City's Master Development Agreement requires 25% of all homes (for sale and for rent) to be affordable. For sale homes will be affordable to households at 80% MFI and rental homes will be affordable to households at 60% MFI.

Catellus and the City of Austin are working to find creative ways to serve lower income residents and to lengthen affordability so that Mueller retains this vision of diverse affordability. Catellus is mindful of providing for-sale and rental homes with a wide price range so that Mueller Redevelopment has homes affordable to households in the 80-120% MFI income range.

Catellus has developed multiple strategies and innovations to implement this vision.

David Weekley Homes in Mueller Redevelopment



The Longhorn



The Pecan

David Weekley Homes is committed to providing innovative home designs to their customers. With the Affordable Row and Yard Homes in Mueller Redevelopment, David Weekley Homes is able to offer a wide range of products and provide the opportunity for home ownership through the Mueller Affordable Homes Program.

Homebuyers must be qualified for David Weekley Homes' Affordable Yard- and Row Houses through the Mueller Affordable Program.

Weekley's Affordable Row and Yard Homes

David Weekley Homes is building the first 71 affordable homes – a mix of yard and town homes to be sold in the \$120,000 - \$160,000 price range. These homes, built to the same design standards as

market rate homes, are interspersed throughout the neighborhoods. The square footage range from 1,124 to more than 1,400 and have similar features as the regular priced home.

The Longhorn, the Affordable Row Home, features David Weekley Homes LifeDesignSM concept. This 1,191 square foot home lives as good as it looks and is priced from \$139,990.

The Pecan, the Affordable Yard Home, is a single family detached home with a fenced yard. The Pecan starts at \$160,500 and has just over 1,400 square feet of living space. A highlight of The Pecan is the welcoming front porch.

How can you tell the Affordable Row Home and Affordable Yard Home from the rest of the homes?

Answer: _____



Simmons Vedder Mueller Phase II

building connections

Mixed Income Apartments - Simmons Vedder Mosaic at Mueller and Mueller Phase II

Simmons Vedder is developing two apartment complexes in Mueller Redevelopment. Mosaic at Mueller broke ground July 2007, and Mueller Phase II (working name) will break ground Summer 2008. Expected completion for Phase II is 2010. These projects serve as key components of the Mueller vision of a pedestrian-friendly city center where residents will be able to work and shop within blocks of where they live

Ten percent of the units at both Mosaic at Mueller and Mueller Phase II are reserved as affordable-qualifying for families making 60 percent or less of Austin's median family income. And, both complexes will achieve at least a two-star rating under Austin Energy's Green Building Program.

Mosaic at Mueller includes one-, two- and three-bedroom units ranging in size from approximately 580 to 1,750 square feet. Leasing will begin in late-Summer 2008, and residents will be able to move by late-Fall 2008.

Mueller Phase II will provide another set of unique housing options for families. This project is a mixed-use, multi-family community adjacent to the future town center in Mueller Redevelopment. Totalling more than 275,000 square feet and four stories tall, Mueller Phase II will offer one-, two- and three-bedroom residences, two-story live-work units with commercial space on the ground floor. Construction is expected to reach completion in 2010.

Shared Equity Approaches - PeopleTrust

PeopleTrust, a spinoff of microlender **PeopleFund**, is the first private community land trust organization in Texas devoted exclusively to creating and managing affordable housing. Community land trusts (CLTs) are increasingly being adopted by cities facing affordable-housing shortages, and private nonprofits are stepping in to do the work. CLTs acquire and hold land in perpetuity, selling only the homes on the land and creating a ground lease for the underlying land.

The CLT model has received media attention because it has survived the foreclosure crisis and performed better than unsubsidized conventional loan products. A foreclosure backstopping is built into the CLT model.

At Mueller, the model is slightly different: Affordable homes are sold under a shared-equity model, which generally works like a CLT, but does not limit the price of resale, although land trusts get first right of refusal. Homeowners share their gains on resale with the Mueller Foundation, which in turn creates more affordable housing.

Homeowners' return on resale averages 28 percent compared with 33 to 35 percent nationally for market-rate homes.

*Excerpted from:
"People Trust Sets its Sights on Adding Affordable Housing"
Austin Business Journal - by Jean Kwon ABJ Staff
Friday, April 4, 2008*

Counseling and Credit Repair - Frameworks

Frameworks CDC is a nonprofit community development corporation serving low-to-moderate income individuals and families in Austin, Texas who are seeking affordable housing and loan products. Frameworks CDC has made the dream of homeownership a reality for many families through homeownership education and counseling and by partnering with banks to provide low-cost, low-interest mortgage loans. Frameworks collaborates with numerous lenders, developers (both non-profit and for-profit), builders and other key players in the community to make homeownership a reality for Austin and Central Texas families.

Frameworks CDC Overall Community Impact

- Frameworks CDC has counseled and educated 650 families since June 2005 with the following outcomes:
- 430 families are now homeowners. (All but ten are homeowners for the first time!)
- 98% of the families have low-to-moderate incomes.
- The average purchase price for a home was approximately \$122,955.
- Banks have invested over \$40.7 million through affordable mortgage loans.
- Frameworks CDC, through foreclosure prevention services, has helped many families retain their home.



Simmons Vedder Mosaic at Mueller

building connections



Chestnut Commons Neighborhood

Chestnut Commons – Momark Development

Winner of the 2008 Austin Business Journal's Best of Austin Real Estate Award for Best Community Impact.

This 64-unit neighborhood revitalizes a long-quiet tract on the City's east side and is a mile and a half from the University of Texas and downtown Austin. Chestnut Commons is an urban community of bungalows and flats, placed next to one of Austin's new commuter rail stops. Chestnut features common

seating areas, fenced front gardens, native plantings, bubbling fountains, and fire basins. The community features affordable housing options, and a portion of the proceeds from the sale of the Chestnut Commons homes will be reinvested in the surrounding historic Chestnut neighborhood.

Affordable Apartments Preservation Challenges

Preserving Affordable Housing in Austin, issued by City of Austin, Neighborhood Housing and Community Development (NHCD), expounds on several critical facts regarding affordability in Austin and presents data to assist community stakeholders and elected officials as future policy initiatives are developed.

The City's aging housing stock makes it ideal for redevelopment and conversion. Very little of the City's stock is publicly subsidized. While subsidies require property owners to maintain affordability for a certain period of time, most of the affordable stock in Austin is privately owned with lower rents that reflect the age and condition of the property. Without comprehensive planning and a coordinated effort, much of the housing that is currently considered affordable will be lost to the community.

Report Highlights

- Subsidized units are at risk. Austin has almost 1,350 units of Project-Based Section 8 complexes with mortgages that will expire by 2011, with about 73 percent (779 units) expiring in 2010. In addition, developments financed with federal housing tax credits and elderly/disabled grants will begin to expire in a decade.
- Most of Austin affordable housing is privately-owned and not subsidized. Austin has more than 156,000

multifamily housing units. Less than 8,000 are publicly subsidized, and 79 percent (123,678) are in small complexes with 2 to 49 units.

- Most of multifamily stock is old but occupied. More than 55 percent of duplexes and 79 percent of small and medium-sized apartment buildings were built before 1980. Of these, 22 percent of apartments are more than 20 years old and have high-occupancy rates.
- Redevelopment is underway. From 1995-2007, there was a 30 percent increase in the number of multifamily units built. More than 2,000 rental units were converted to condominiums in 2007 and 2008.
- Collecting data on housing inventory posed a significant challenge. Data regarding the condition of Austin's housing units is largely unavailable. In addition, reliable data sources have conflicting unit counts for subsidized properties.

One important finding is that Austin is not in a unique position when facing this important issue. Cities across the country are looking at ways to preserve affordability. This has proved helpful in assessing best practices because affordability is a common denominator for cities seeking to enhance and preserve quality of life issues. This offers Austin a broad range of ideas for Austin's market.

Blackland Community Development Corporation Affordable Housing in East Austin's Blackland Neighborhood

The Blackland neighborhood in East Austin, (bounded by Manor Road, MLK, Jr Blvd, I-35 and Chestnut Street) has a long, vibrant history. The Blackland neighborhood strives to be an inclusive community where people of all cultures, religions and means can thrive in harmony. It has not always been easy.

Since 1970, Blackland neighborhood has persevered to maintain and provide affordable homes. The Blackland Community Development Corporation (BCDC), founded in 1983, has preserved or built homes for a diversity of low-income households.

Affordable Rental Homes for Families

This program serves families with children at or below 60% MFI who do not require case management services. Rental rates depend on income and type of home. Tenants are selected on a first-come/first-serve basis, provided references are satisfactory.

Homes for Individuals with Disabilities

Blackland has two cottage units for individuals or couples with disabilities at or below 80% MFI.

22nd Street Project

The 22nd Street Project will assure that low-income households can remain in Blackland and contribute to the diverse culture. These houses, along with 35 other rental homes, will be leased to households below 60% of the median family income. The project will also provide community spaces while embracing green building technology and solar energy. Future 22nd Street projects include the rehabilitation of the Fannie Mae Stewart

house at 1902 E. 22nd into a community center for arts and crafts and the creation of eight units of affordable and supportive housing.

Seniors

Robert Shaw Village, built in 1986 and named after a neighborhood blues musician, consists of six units for senior citizens grouped around a common gazebo.

Transitional Housing Program

Blackland CDC's transitional housing program provides homeless and near-homeless families with twelve months to focus on improving their life situation in a supportive environment including case management and affordable rents.

Green Building and Solar Energy

Blackland was committed to environmentally friendly building practices before it was fashionable. In 1992 solar panels were installed on the roof of the Blackland Neighborhood Center. They have provided lower cost energy to the residents of Robert Shaw Village. The Solar House at 1701 E 22nd Street will share its surplus of energy with the low-income residents of the Harden house in front.

Programs and Classes

Blackland CDC has several housing programs for families with children, seniors and individuals with disabilities. We also offer classes to the Blackland community in money management skills and parenting strategies.



Blackland Neighborhood

neighborhood homeownership and rental opportunities

Guadalupe Neighborhood Development Corporation

For over 25 years, Guadalupe Neighborhood Development Corporation (GNDC) has provided affordable homes to families from East Austin. GNDC has rehabilitated more than fifty homes, enabled over thirty families to purchase homes, and developed over forty single-family rental units. GNDC has a reputation as a fierce advocate for preserving the residential character of the area, including its affordability "one home at a time."

GNDC is committed to respect the people it serves and is dedicated to improve the quality of life in the neighborhoods where it works. GNDC gives the highest priority to families with generational ties to the target neighborhoods. Over three fourths of the clients served by GNDC have an income below 50% of the Austin median. Even with its ownership program, over 25% of the buyers have had an income below 50% of the Austin MFI.

GNDC serves an area of approximately 4 square miles from East César Chávez, Holly, Govalle and Johnston Terrace neighborhood areas (bounded by IH 35, the Colorado River, Airport Boulevard and E. 11th Street, E. 7th Street and Oak Springs Boulevard to the north).

La Vista de Guadalupe – A Multi-Family Project – 813 East 8th Street

With a \$3 million tax credits award, this 22-unit apartment will become home to its first tenants in Summer 2008. Rents range from \$300 per month for a one-bedroom unit to \$700 per month for a three-bedroom, two-bath unit. The apartments are near the historic French Legation and enjoy stunning views of Austin's downtown.

7 Acre Subdivision – Guadalupe-Saldana Affordable Homes – Goodwin Avenue

In 2005, GNDC formed a partnership with local builder, Saldana Homes, and acquired 7 acres at Goodwin Avenue and Webberville Road. Guadalupe-Saldana Affordable Homes plans to build 50 to 60 units of ownership and rental housing.

Funds from the City of Austin & Enterprise Community Partners are helping to launch the project. Austin Energy will provide solar panels at no cost; and GNDC is working

with the Austin Community Design & Development Center to create a net-zero energy project.

Rental Project – "Alley Flats"

GNDC completed these 7 rental homes on sites scattered throughout central East Austin. Three homes are "alley flats" built behind homes owned by GNDC. Rents range from \$200 for a one-bedroom to \$650 for a three-bedroom, two-bath home.

Ownership Project

Between 2000 and 2005, GNDC built and sold 17 new homes to first-time homeowners. Every buyer grew up in the neighborhood and four families were GNDC rental tenants. Mortgages for the families were determined by the household income and ranged from \$45,000 to \$113,000.



Guadalupe Neighborhood

building dreams

Skyline Terrace - Developed and Owned by Foundation Communities

Foundation Communities, a local nonprofit organization that empowers low- and moderate-income families to succeed through quality affordable housing and tools to increase their educational and economic standing, has as its mission to create housing where families and individuals succeed. Foundation Communities is a partner agency of United Way Capital Area and a charter member of NeighborWorks America, a national alliance of nonprofit housing and community development organizations working to revitalize communities.

Affordable Efficiency Apartments in a Supportive Community

Skyline Terrace is 100 efficiency apartments for individuals with annual incomes less than \$24,900. All apartments are furnished and have kitchenettes. Common areas include a computer lounge, wireless internet, community kitchen and dining area, meeting rooms, courtyard and laundry room. Programs for residents include support groups, a food pantry and classes in computer skills, money management, health/nutrition, job searching, fitness and life skills.

Skyline Terrace Residents

Individuals who earn below \$24,900 (50% MFI) comprise the residential make up of Skyline Terrace. When Skyline Terrace is fully leased, it is statistically expected that half of residents have been homeless and 15 have been chronically homeless; and/or 60% of residents are disabled and 30% of residents are working.

Monthly Rent

Rents range from \$373 to \$498, with lower rents for Passages residents. The Passages program is a collaboration of the Housing Authority of the City of Austin, the Salvation Army and Foundation Communities. In the Passages program, 15 formerly homeless persons work intensively with a case manager to achieve financial independence and permanent, stable housing.

Residents began moving into Skyline Terrace in late March 2008.

Mary Lee Foundation

The Mary Lee Foundation makes affordable homes available to the working poor, single parents with young children and those on Social Security Disability. While all of the apartments are open to any resident of the community, Mary Lee focuses on individuals with mental or physical disabilities.

In the past year, Mary Lee Foundation has received grants that will allow them to begin to rehabilitate the apartments and revitalize Lamar Square Drive. Funds were awarded by the Austin Community Development Corporation, the City of Austin and The Enterprise Foundation.

1312 Lamar Square Drive - The Flag Ship

"Age in Place." This twenty-two unit apartment complex will house low income elderly persons who are age sixty-two or above and meet certain income requirements.

1322/1324 Lamar Square Drive Mary Lee Community

Housing Persons with Special Needs, Single Mothers with Young Children, and the Disabled. Mary Lee Community recently purchased this 22 unit apartment. A loan was approved by the Austin Housing Finance Corporation (AHFC) for rehabilitation and to connect the two buildings with eight new efficiency units. Occupancy is not exclusive and will be part of the larger Mary Lee Community which surrounds it.

1345/1347 Lamar Square Drive Mary Lee Charles Place.

The Mary Lee Foundation will develop a 16-unit apartment to include a small community center and remodeling of the 16 one-bedroom units. The Mary Lee Charles Place will provide homes and services to persons with mental or physical disabilities.



Skyline Terrace Neighborhood

HousingWorks Tour Route

- Mueller Redevelopment
- Chestnut Commons – 1601 Miriam Avenue
- Blackland Neighborhood – Chicon and Manor
- Guadalupe Neighborhood – Lydia and 8th Street
- Skyline Terrace – Bannister and Ben White
- Stoneridge Apartments – 1500 S. Lamar
- Mary Lee Community – 1300 Lamar Square



“There’s No Place Like Home” Support and programs made possible by:

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Austin Texas State Affordable Housing Corporation
Carleton Development
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DMA Development Company, LLC
Frances Ferguson
Home Builders Association of Greater Austin
La Corsha Hospitality Group
LaBlanc Family Foundation
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ROMA

CARPENTER

Foundation Communities
Hatch + Uland
Owen Architects
Locke Lord Bissell & Liddell LLP
Momark
Development LLC

MASON

Applied Materials
Dave Bair
CHDO Roundtable
Edwina Carrington
Chestnut Neighborhood Revitalization Corporation, Incorporated
Community Partnership for the Homeless

DHI Title/Retail Division
Frameworks
Guadalupe Neighborhood Development Construction
Steve LeBlanc
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