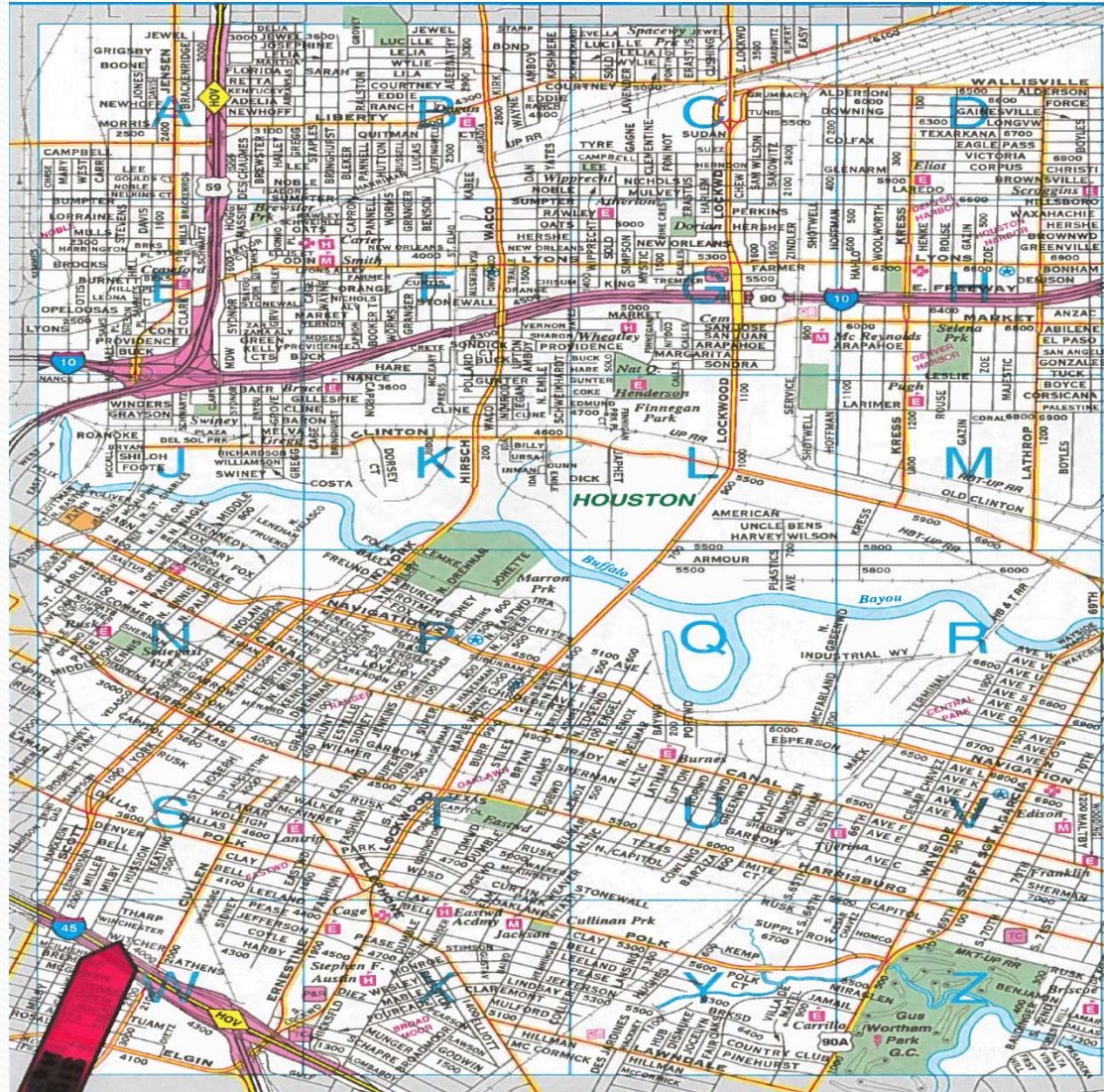


Fenix Estates

200 Unit Affordable Housing Complex

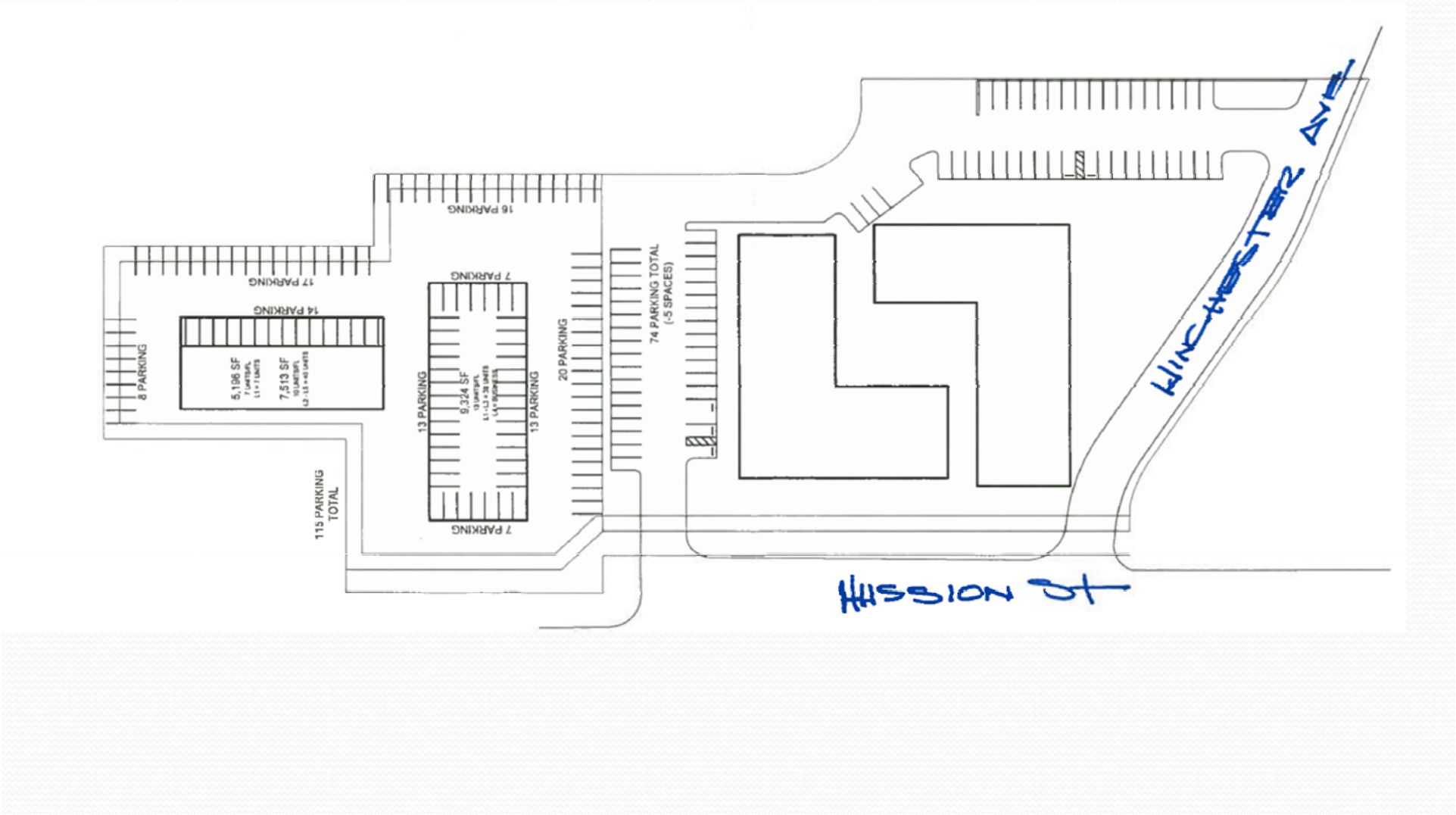


Fenix Estates Vicinity Map





Fenix Estates Vicinity Map



Fenix Estates Old Finger Site



Affordable Housing Developments

- Current Development with 3 mile radius
- Future Development Opportunity with 3 mile radius
- Texas State Representative (TLC)

Harris County HOUSING AUTHORITY



Mixed Use-Mixed Income Developments

- MU/MID – Mixed Use/Mixed Income Developments
- MU/MID most often describe the integration of transportation and land use with improved social, economic, health and environmental outcomes resulting from locating housing, jobs and other activities near quality transit and/or public transportation
- MU/MIDs can be comprised of mixed use (residential/commercial) communities containing affordable housing, market rate housing with mixed income and employment centers
- Most MU/MIDs are near transit rail lines or major public transportation
- MU/MIDs are traditionally high density developments



MU/MIDs

- MU/MIDs are pedestrian friendly environments with streetscapes
- They increase access to employment, educational, cultural and other opportunities by promoting transportation options to households
- MU/MIDs increase public transit ridership while reducing road congestion and environmental pollution



MU/MIDs Key Components

- Takes advantage of the public transportation network
- Includes open spaces
- Provides high quality walking environments and streetscapes
- Includes a moderate to high density mix
- Includes residential buildings
- Offers mixed uses and employment opportunities

Example of MU/MIDs with Housing

Mac Arthur Park – Los Angeles



Example of MU/MIDs with Housing

Metro Hollywood Apt. – Los Angeles





Potential Funding Sources

- HOME Investment Partnership Funds
- Community Development Block Grant (CDBG) Funds
- CDBG-Disaster Recovery Funds
- Low-Income Housing Tax Credits (LIHTC) Funds
- Bonds w/LIHTC
- Tax Exempt Bonds



Potential Funding Sources

- City Funding
- Local Initiatives Support Corporation (LISC) Fund
- Community Reinvestment Act (CRA) Funds
- Department Of Transportation (DOT) Funds
- Private Lenders
- Federal Home Loan Bank
- Housing Finance Agency

Fenix Estates





Target Population

- 30 % AMI and Below
- 31% AMI - 50% AMI
- 51% AMI – 60% AMI
- Market Rate
- Veterans
- Formerly Homeless Individuals

Fenix Estates – Project Overview

- **Mixed Use Multi-family Development, LEED Certified**
- **Unit Configuration** 137 -0 -brs. & 63-1 brs. with bath; kitchen; dinette area; living
- **Unit size** 380 sq. ft. To 550 sq. ft.
- **Supportive Services Space** 3000 sq. ft.
- **HCHA Central Office** 15000 sq. ft.
- **Rent Range** \$365 to \$771
- **Finishes** Durable materials; carpet flooring; drywall; crown molding; brick & hardi-stone veneer exterior
- **Building** 3 – 4 stories; masonry veneer; energy efficient windows; cellulose building insulation in walls/roof
- **Site** Landscape park area; socialization areas; water feature; covered pavilion; barbecue areas; landscape; walking trails; native plant landscaping; drip irrigation
- **Building Aesthetics** Modern; clean lines; natural light; natural ventilation; market rate in appearance



Fenix Estates – Project Overview

- **Utilities** All electric; energy star appliances/fixtures; energy efficient lighting throughout; energy efficient water heaters and fixtures/fittings
- **HVAC** Central in community building; individual in units w/ several units running off one condenser
- **Roof** 30 yr. Asphalt Shingles
- **Amenities** Laundry facilities; warming kitchen; lobby; offices; community room; reading/library area; business center; fitness room; transportation, shopping, education programs, recreation,
- **Key Service Package** On-site supportive services; case management; peer support; mental health services; employment services

PROJECT: CULLEN AT 45 RESERVES
PREPARED BY: CULLEN GULF PROPERTY, L.L.C.
DATE: 10/15/2010
SHEET: 1 OF 1
TOTAL SHEETS: 1

LINE TABLE

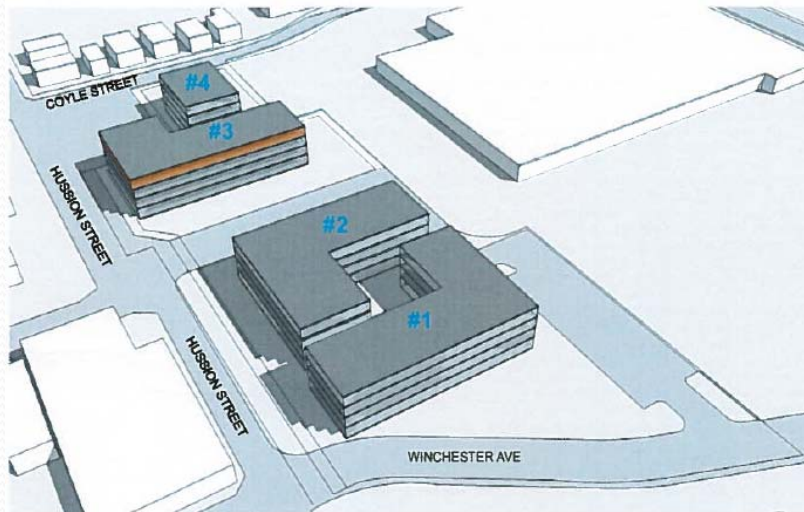
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2	100.00	100.00	N 00° 00' 00" E	100.00	100.00
3	100.00	100.00	N 00° 00' 00" E	100.00	100.00
4	100.00	100.00	N 00° 00' 00" E	100.00	100.00
5	100.00	100.00	N 00° 00' 00" E	100.00	100.00
6	100.00	100.00	N 00° 00' 00" E	100.00	100.00
7	100.00	100.00	N 00° 00' 00" E	100.00	100.00
8	100.00	100.00	N 00° 00' 00" E	100.00	100.00
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46	100.00	100.00	N 00° 00' 00" E	100.00	100.00
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48	1				

Fenix Estates



- ① PROPERTY LINE
- ② CONCRETE DRIVE
- ③ CONCRETE PAVEMENT
- ④ GRASS
- ⑤ PROPOSED TREES
- ⑥ REF LANDSCAPE DRAWING
- ⑦ ROD IRON FENCE W/ CMU POS
- ⑧ STAINLESS STEEL FENCE W/ VINYL SLATS
- ⑨ PARKING OPTION
- ⑩ DUMPSTER
- ⑪ TRANSFORMER
- ⑫ GATE CODE OPENER
- ⑬ MECHANICAL HRCU

Fenix Estates



VIEW-A

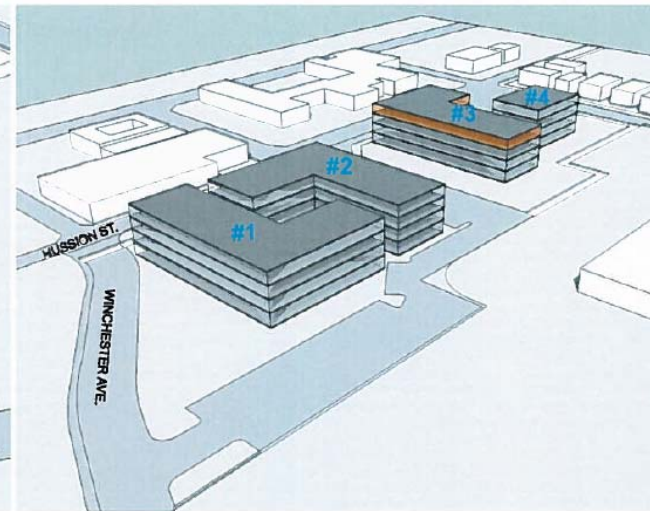
TOTAL APPROX. GSF FOR BLDG #3 & BLDG #4 = 73,716

TOTAL PARKING SPACES = 149

TOTAL LIVING UNITS = 203

ESTIMATED CONSTRUCTION COST FOR BLDG 1 & BLDG 2 & SITE = \$14 MILLION

ESTIMATED CONSTRUCTION COST FOR BLDG 3 & BLDG 4 & SITE = \$12 MILLION



VIEW-B

74 PARKING SPACES FOR BLDG #1 & BLDG #2

75 PARKING SPACES FOR BLDG #3 & BLDG #4

BLDG #1 = 4 STORIES WITH 62 UNITS

BLDG #2 = 4 STORIES WITH 48 UNITS (LEVEL 1-BUSINESS)

BLDG #3 = 4 STORIES WITH 72 UNITS (LEVEL 4-BUSINESS)

BLDG #4 = 4 STORIES WITH 21 UNITS

OPTION 1

VERY CONCEPTUAL MASTER PLAN

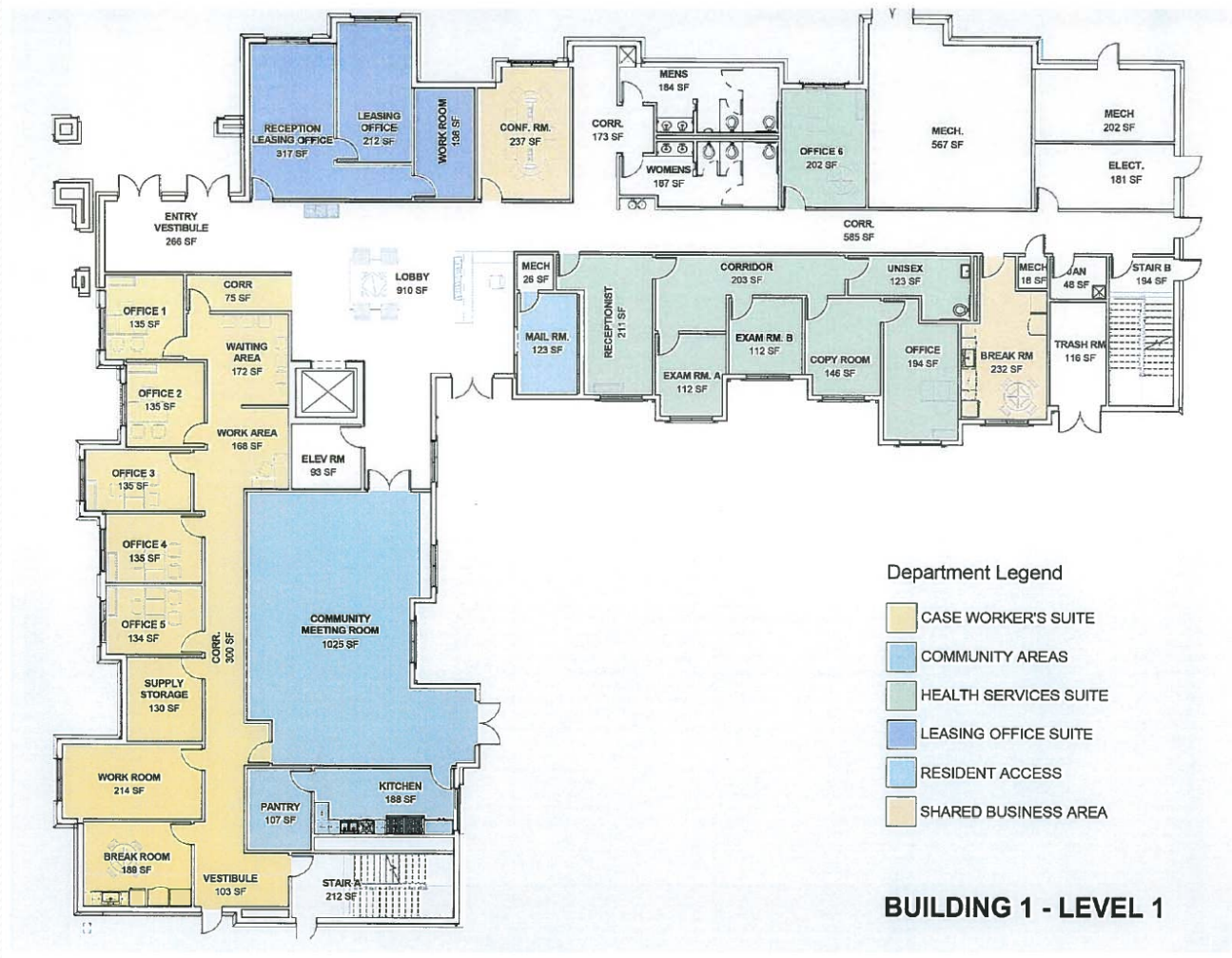


FENIX ESTATE FORMERLY EARL HATCHER
HOUSING CORPORATION OF GREATER HOUSTON / HARRIS COUNTY PUBLIC INFRASTRUCTURE DEPARTMENT
HOUSTON, TEXAS

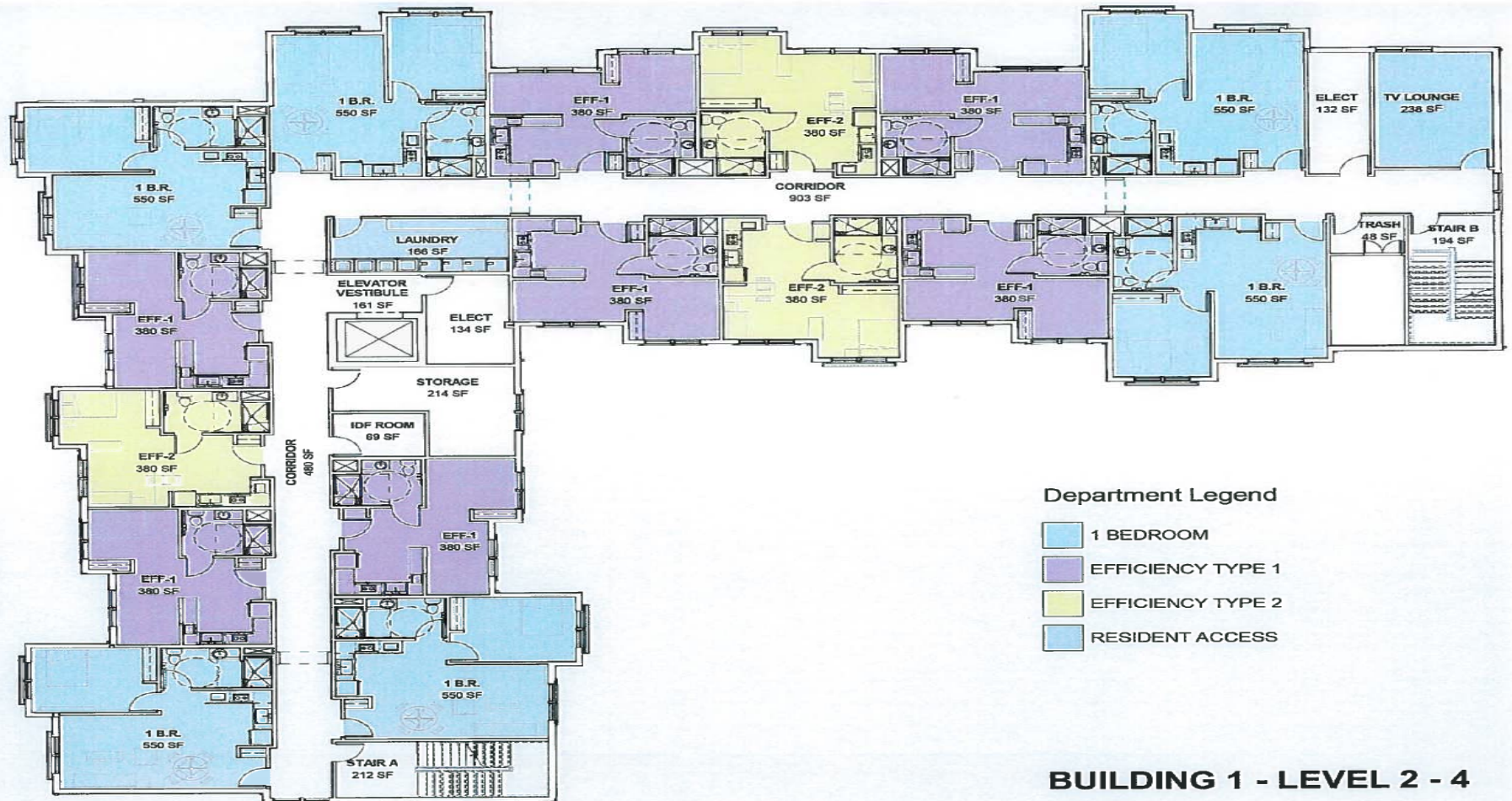
SMITH & COMPANY
ARCHITECTS

03/11/2015 PAGE 1

Fenix Estates Building Layout



Fenix Estates Building Layout



Fenix Estates Building Layout

BUILDING 2 - LEVEL 1

Department Legend

- 1 BEDROOM
- EFFICIENCY TYPE 1
- EFFICIENCY TYPE 2
- RESIDENT ACCESS

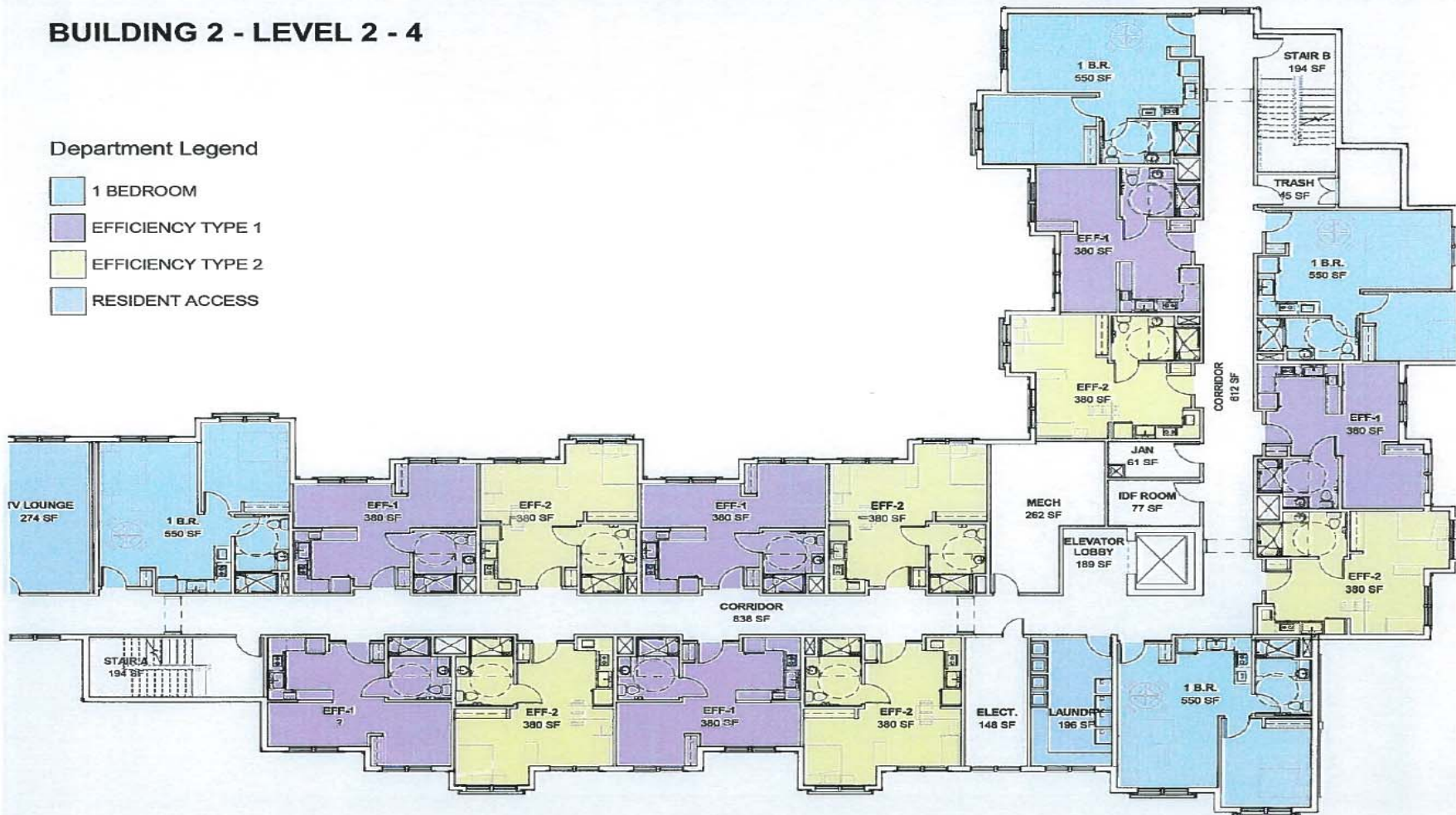


Fenix Estates Building Layout

BUILDING 2 - LEVEL 2 - 4

Department Legend

- 1 BEDROOM
- EFFICIENCY TYPE 1
- EFFICIENCY TYPE 2
- RESIDENT ACCESS





Fenix Estates

- Mixed use and mixed income multi-story development
- Residential – 200 units housing
- Efficiency and one bedroom units - 380 -550 sq. ft.
- Commercial- 15000+/- sq. ft. commercial space for the housing authority central offices

Quality Design, Construction & Management: Cypresswood Estates



Quality Design, Construction & Management: Cypresswood Estates



Quality Design, Construction & Management: Cypresswood Estates



Quality Design, Construction & Management: Cypresswood Estates



Quality Design, Construction & Management: Cypresswood Estates



Quality of Design, Construction & Management: Sierra Meadows



Quality of Design, Construction & Management: Magnolia Village



Quality of Design, Construction & Management: Waterside Court



Quality of Design, Construction & Management: Cornerstone Village



Quality of Design, Construction & Management: Baybrook Park



Quality of Design, Construction & Management: Primrose at Heritage Park



Quality of Design, Construction & Management: Louetta Village





Quality of Design, Construction & Management

- Architect – Smith & Company Architects
- Design – Urban in character and focus; compatible with the surrounding neighborhood; visible but secure; controlled access and egress; video monitoring in public spaces (int./ext.)



Quality of Design, Construction & Management

- 100% masonry exterior
- Energy Star/LEED certified
- Low maintenance construction materials
- Low maintenance landscape materials
- Commercial building contractor qualifications
- Above standard construction monitoring by HCHA staff and the consulting team of architects/engineers/funders



Quality of Design, Construction & Management

- HCHA recognized by HUD as a High Performer PHA
- Affordable properties are managed by the private sector
- Private sector management entities with special needs population experience
- Onsite management – 24/7
- HCHA achieves full compliance with HOME, TDHCA & CDBG rules/regulations



Over Saturation of Services

- Residents in need of affordable/market rate housing are already in our communities
- HCHA desires to provide quality housing with resident services in a organized, high quality, and controlled environment
- HCHA wants to provide community services that are needed
- HCHA-developed properties function and operate like a class “A” apartment complex while providing an extensive array of resident services



Location

- The proposed area is gentrifying, and while this project will not stop gentrification, it does provide an opportunity for affordable/market rate housing to remain in a community near downtown and provides an array of resident services
- HCHA desires to develop the parcel and to take advantage of the relationship that can be created between employment, education, transit and housing
- The location is ideal because it is on a major corridor, in a transition zone between the community and commercial development, i.e. an edge development



Consultation

- HCHA has sought, seeks, and is committed to the solicitation of community input and participation, not just during the design process but beyond, inclusive of the operation and subsequent ongoing performance reviews/evaluations of the development
- HCHA seeks to partner with the community, service providers, construction contractors and operators in the project area



Design

- HCHA focuses on high quality designs as demonstrated by its other developments
- HCHA has retained an award winning architect that has extensive experience in designing this type of housing
- The development will improve the quality of life for the community and residents by co-locating affordable/market rate housing and commercial spaces



Traffic

- The development is located on a major artery on the edge of the community
- HCHA does not anticipate a negative vehicular or pedestrian traffic impact
 - With zero and one bedroom units, households will have limited cars
 - The community will operate as a traditional apartment complex instead of a traditional shelter with walk-ins off the street



Operations

- HCHA will provide supervision and monitoring 24/7
- The HCHA Central Office will be located on site
- HCHA will establish clear rules, guidelines, and expectations, and will hold residents accountable for the peaceful and quiet enjoyment of the premises and surrounding community



Location

- The community is situated in an area that has access to downtown, public transportation, medical facilities and resident services
- It is in a transitional area between residential housing and lower density commercial and/or commercial/residential spaces



Property Value

- Quality, well-managed housing as developed by HCHA enhances and provides amenities to the surrounding community
- All HCHA-developed communities are managed by private sector entities with extensive experience working with special needs populations



Business

- HCHA sees this development as adding additional rooftops in the community which will support business growth
- HCHA believes that these businesses will provide gainful employment opportunities for residents in the community, creating a win-win situation



Unfair Concentration

- HCHA is not developing a homeless shelter but an affordable/market rate apartment complex i.e. MU/MIDs



Prior Conditions

- We ask that you not judge HCHA based on other providers in the community, but instead visit our existing developments
- You will find that our developments offer quality (class "A" type) apartments with an extensive array of services and communities that are well-managed by the private sector and well-received by residents and the surrounding communities
- HCHA developments have consistently improved and enhanced their communities



Opposition Experience

- HCHA has a proven record of working with local leaders and community groups to address concerns regarding its developments
- By working together, HCHA has been able to move forward with developments that benefit the community and meet a critical need for affordable housing within Harris County



Objection Aimed at the Occupant

- Some have preconceived notions that HCHA cannot fully resolve. We understand that we cannot change everyone's mind. However, HCHA aims to be a good partner and neighbor to the community.
- We all must understand that we or a family member could be in need of this type of quality housing at any time.



Goal and Objective

Everyone has the right to a standard of living adequate for health and well being of oneself and one's family, including food, clothing, housing and medical care and necessary social services and the right to security in the event of unemployment, sickness, disability, widowhood, old age or other lack of livelihood in circumstances beyond one's control.