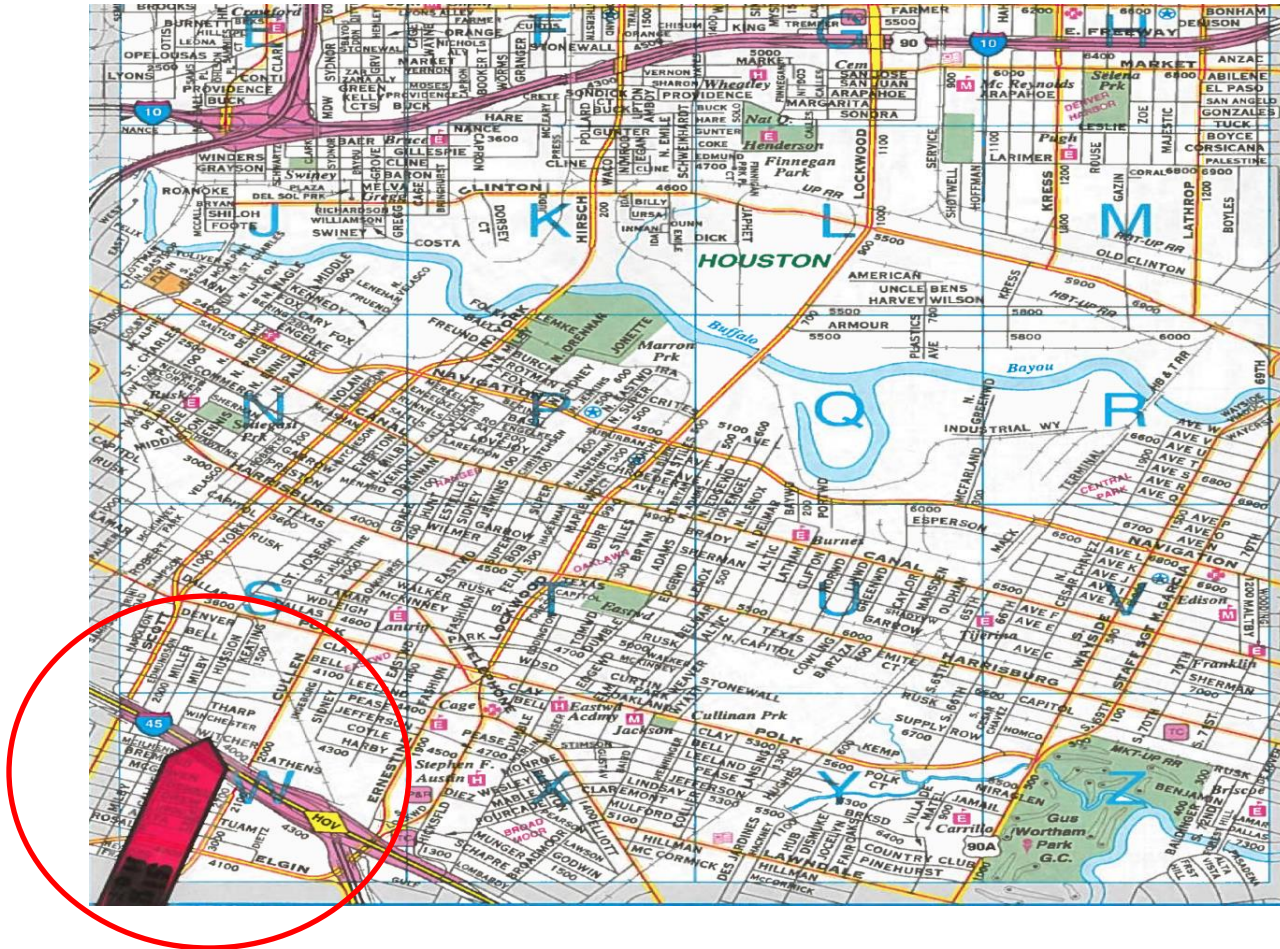


Fenix Estates

200 Unit Affordable Housing Complex



Fenix Estates | Vicinity Map



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 PCS
- ⑧ STAINLESS STEEL FENCE W/ VINYL SLATS
- ⑨ PARKING OPTION
- ⑩ DUMPSTER
- ⑪ TRANSFORMER
- ⑫ GATE CODE OPENER
- ⑬ MECHANICAL HRCU

Fenix Estates | An Overview

- Mixed use and mixed income multi-story development.
- Residential 200 unit housing.
- Efficiency and one bedroom units between 380 - 550 sq. ft.
- 15,000+/- sq. ft. of commercial space for the Harris County Housing Authority's central offices.



Target Population

- Up to 60% AMI
- Market Rate
- Veterans
- Formerly Homeless



Fenix Estates – Project Overview

MIXED USE MULTI-FAMILY DEVELOPMENT, LEED CERTIFIED

- **Unit Configuration** 137, 0 bedrooms & 63, 1 bedrooms with bath; kitchen; dinette area; living.
- **Unit size** 380 sq. ft. to 550 sq. ft.
- **Supportive Services Space** 3,000 sq. ft.
- **HCHA Central Office** 15,000 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** Native plant landscaped park, socialization, barbecue areas and trails with drip irrigation; water feature; covered pavilion.
- **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, and recreation.
- **Key Service Package** On-site supportive services; case management; peer support; mental health services; employment services.



About Mixed Use-Mixed Income Developments

- MU/MID – Mixed Use/Mixed Income Developments.
- MU/MID's 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/MID's can be comprised of mixed use (residential/commercial) communities containing affordable housing, market rate housing with mixed income and employment centers.
- Most MU/MID's are near transit rail lines or major public transportation.
- MU/MID's are traditionally high density developments.



About Mixed Use-Mixed Income Developments

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



HCHA Commitment to Excellence

- ◆ HCHA will provide supervision and security monitoring 24/7.
- ◆ The HCHA's Central Office will be located on site.
- ◆ HCHA has a proven record of working with local leaders and community groups to address and resolve concerns regarding its developments.
- ◆ Through collaborative efforts, HCHA has been able to move forward with developments that benefit the community and meet a critical need for affordable housing within Harris County.
- ◆ HCHA holds itself and residents accountable for the peaceful and quiet enjoyment of its premises and surrounding areas.

Harris County Housing Authority

Contact Us:

8933 Interchange | P. 713-578-2100
Houston, Texas 77054 | www.hchatexas.org

Samson Babalola, Director of Real Estate

samson.babalola@hchatexas.org

P. 713.669.4572

C. 713.653.4755

Horace Allison, CEO

horace.allison@hchatexas.org

P. 713.669.4514

C. 713.689.9580

Timika Simmons, Director of Public Affairs

timika.simmons@hchatexas.org

P. 713.669.4564

C. 713.540.9817

