



Development Proposal Overview

Project Name: The Pointe at Mirror Lake, TDHCA #17130

Project Location: East Pflugerville Parkway, Approx. 825 Feet West of the Intersection of East Pflugerville Pkwy and Great Basin Avenue, Pflugerville, Travis County, Texas 78660



Current Zoning: Agricultural; Would require re-zoning to MF-20 for the residential community and a General Commercial zoning for the PAD site. (Site Plan Attached)

Proposed # of Units: 120

Proposed Demographic Served: Intergenerational Community – 90% of the units would be designed to serve Seniors (55+) and 10% of the units would be designed to serve families. Our lease-up plan would direct marketing efforts of the general population units first to the families of the Seniors living within the same community. This small number of general population units would specifically cater to a common scenario where a potential Senior resident is unable to afford a full-service, assisted living senior community, but the Senior still requires the assistance of a “live-in” family member. Both the family member would have their own townhome w/

attached garage and their Senior family member would have their unit allowing both generations to live in the same community while making it easier for a family to take care of their Senior family member.

Proposed Unit Mix (Based on 120 Units) – Senior Units: 110 Units (60 two bedroom units, 48 one bedroom units); General Population Units: 10 Units (all three bedroom units –Townhome Style).

Proposed Income Restrictions (Based on 120 Units):

Market Rate/Un-Restricted Units: 31 Units (approx. 26% of total units in the community; No income restrictions for these units)

Moderate Income Units/Income-Restricted to 60% of Area Median Income (AMI): 43 Units (approx. 36% of the total in the community; each unit restricted to 60% of AMI households – Example: 4-person (3 BDR unit) household earning up \$46,480 annually would qualify for these units or 2-person household (1 BDR or 2 BDR unit) earning up to \$37,380).

Moderate Income Units/Income-Restricted to 50% of Area Median Income (AMI): 36 Units (approx. 30% of the total in the community; each unit restricted to 50% of AMI households – Example: 4-person (3 BDR unit) household earning up \$38,900 annually would qualify for these units or 2-person household (1 BDR or 2 BDR unit) earning up to \$31,150).

Low Income Units/Income-Restricted to 30% of Area Median Income (AMI): 10 Units (approx. 8% of the total in the community; each unit restricted to 50% of AMI households – Example: 4-person (3 BDR unit) household earning up \$23,340 annually would qualify for these units or 2-person household (1 BDR or 2 BDR unit) earning up to \$18,690).

Community Amenities: Business Center, Furnished Fitness Center, Media/Movie Room, Barbecue Grills/Picnic Pavilion, Swimming Pool, Beauty Salon Room, Walking Trails/Nature Park, Dog Park, Secured Building Entry, Full Perimeter Fencing, Gated Community, On-Site Maintenance Facilities, and Property Management Team Members on site 24 hours.

Unit Features: Class A Finishes, Granite Countertops, Energy Star Appliances, Energy Star Lighting, Low-flow water fixtures, 14-SEER air conditioning units, double pane insulated windows, and garages.

Tenant Services: Weekday Character Building Programs (offered on a monthly basis on relevant topics, for example teen dating violence, drug prevention, teambuilding, internet dangers, stranger danger, etc.), Quarterly Financial Planning Courses (i.e. Homebuyer education, credit counseling, investing advice, retirement plans, etc.), Annual Health Fair/Quarterly Nutritional Courses, Weekly Exercise Classes, Twice Monthly Arts/Crafts/Recreational Activities, Scholastic Tutoring, and Twice Monthly On-Site Social Events (i.e. potluck dinners, game night, sing-a-longs, movie nights, birthday parties, etc.).

Projected Closing Date: 1st Quarter of 2018

Projected Construction Start Date: 1st Quarter of 2018

Overall Benefits to the City of Pflugerville and Travis County:

- Strong sponsorship with a proven track record in Texas providing high quality sustainable housing that fits needs of communities across Texas
- Long Term Hold – AMTEX will own and operate the apartment community for at least 15 years
- Approximately \$21 Million Investment to the City of Pflugerville and Travis County
- Increase to the Tax Base – Apartment community **will remain on the tax rolls** (City, County, and School Taxes)
- Local Construction and Permanent Job Creation
- 120 new apartment units serving individual, senior, and family households of all incomes to support local businesses and stimulate economic development in Pflugerville and Travis County, Texas



*Elevation shown is a 2016 awarded 9% AMTEX development in Fort Worth, Texas.

TABULATIONS

SITE AREA: 8.28 AC.

UNIT TABULATION:

1 BEDROOM: 48 UNITS (40%)

2 BEDROOM: 60 UNITS (50%)

3 BEDROOM: 12 UNITS (10%)

TOTAL: 120 UNITS

@ 14.49 UNITS/ACRE

PARKING TABULATION:

225 SURFACE PARKING

12 TANDEM PARKING

237 TOTAL PARKING

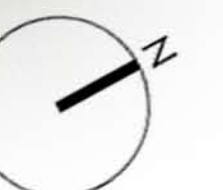
@ 1.98 PARKING/UNIT

@ 1.16 PARKING/BED



PFLUGERVILLE MULTI FAMILY SCHEMATIC SITE PLAN

PFLUGERVILLE, TEXAS



SCALE 1"=60'-0"
0' 60' 120'