

Foundation Communities

PARKER APARTMENTS

After more than 30 years of service, the Parker United Methodist Church is excited to enter into a 99-year ground lease with Foundation Communities to re-develop the site located at 2105 Parker Ln. with 135 affordable homes, a Learning Center, and church offices. This new community is envisioned to achieve the following goals:

- **Long-Term Affordability** - 100% of the units will be affordable to households at or below 60% AMI and will remain affordable even after the 45 year rent restriction expires.
- **Family Friendly** - 80% of homes will offer 2 and 3 bedrooms to accommodate larger families.
- **Amenity-Rich Green Space** - We are committed to preservation of trees and green space and will design several kid friendly amenities for outdoor play.
- **High Impact Services On-Site** - We will design the Learning Center and related high impact community services to meet the needs of our future residents and neighborhood.
- **Community Partnerships** - The Church will office on site and we will complement FC services with a variety of free programs offered by the Church and other long-standing partners.
- **Non-Profit Ownership**- We will remain the lifetime owner, manager, and service provider of the homes and Learning Center.
- **Green Building Design**- We will design and build the homes and Learning Center to the highest Austin Energy Green Building standards, with planned solar and other green features.

Affordability	# of units	Rents			Annual Income
		1BR	2BR	3BR	4-Person
30% MFI	14 units	\$549	\$659	\$761	\$29,280
50% MFI	68 units	\$915	\$1,098	\$1,269	\$48,800
60% MFI	53 units	\$1,098	\$1,318	\$1,523	\$58,560
	135 units	25 units	68 units	42 units	

AFFORDABILITY + SERVICES



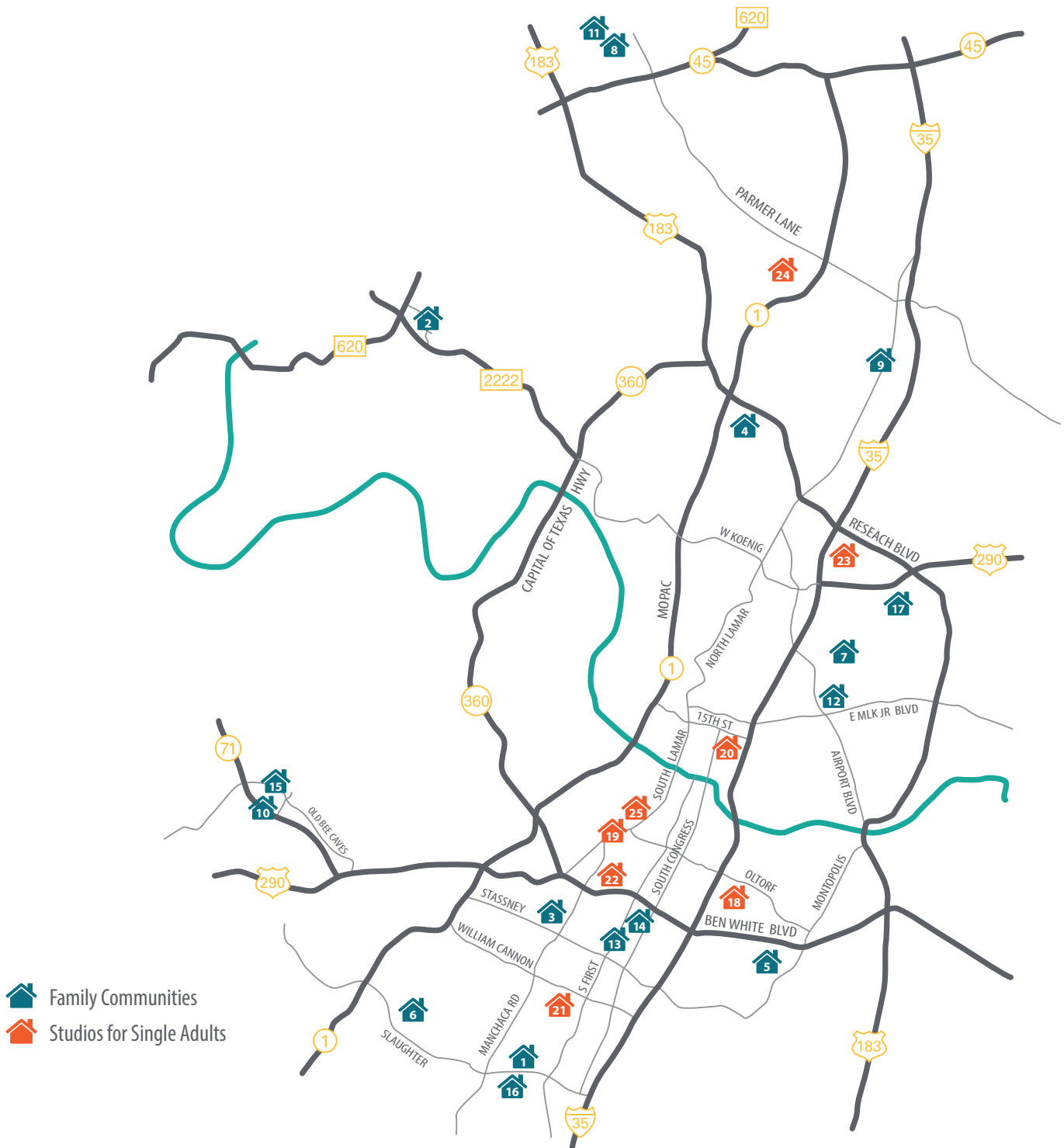
The Learning Center will include several classrooms, a community kitchen and large gathering space designed to house free support and enrichment services offered by Foundation Communities, the Church, and community partners. Services will be free and offered on-site to both residents and neighbors. We are already in discussions with several community partners and are envisioning the following services:

- **Services offered by FC staff and volunteers**
 - After school and summer youth program
 - Weekly fitness classes, with both in person and virtual options (i.e. yoga, meditation, Zumba)
 - Healthy food pantry, offered twice per month
 - Various nutrition education programs, offered quarterly
 - Annual health fair, including vaccinations, blood pressure checks, etc.
- **Services offered by the Church and Community Partners**
 - The Church will have offices on-site and continue to provide mission-oriented services
 - Immigration clinic through Justice for Our Neighbors
 - Family support services through Any Baby Can, Mama Sana, and/or AVANCE
 - Fresh produce boxes through the Sustainable Food Center
 - Health services through Austin Public Health
 - Distribution of meals to community through Meals on Wheels

About Foundation Communities

30 YEARS IN AUSTIN

We are an Austin nonprofit, developing affordable housing in our community for 30 years and the largest nonprofit provider of affordable housing in Austin, serving over 7,000 residents across 22 communities, and 3 more under construction. We are the lifetime owner, property manager, and service provider for our Austin communities. We provide beautifully designed, energy efficient homes and free on-site services for thousands of Austin families with kids, as well as veterans, seniors, and people with disabilities. Our innovative, proven model empowers our residents and neighbors to achieve educational success, financial stability, and healthier lifestyles.



City Plan	Plan Recommendation	Project Alignment
<p>Austin Strategic Housing Blueprint</p>	<p>25% of affordable housing units should have two or more bedrooms and a system to provide opportunities for families with children.</p> <p>District 3 should provide 6,295 additional affordable housing units by 2027.</p> <p>Within ¼ mile of high-frequency transit, and within ¾ mile of local, fixed-route transit service, ensuring Metro Access service for eligible persons with disabilities.</p>	<p>80% of homes are 2 and 3 bedroom with amenities and services specifically designed to cater to families with children</p> <p>Adding 135 affordable units towards District 3 goal</p> <p>Within ¼ mile of multiple high-frequency and local bus routes on East Oltorf Street and Burton Drive, including Route 7, 300, and 310. Additionally, Project Connect investments will improve high frequency transit routes nearby</p>
<p>Austin Scoring Guidelines for RHDA funding</p>	<p>Within ½ mile of an activity center</p> <p>Within ¼ mile of high frequency transit</p> <p>Within 1 mile of healthy food access</p> <p>Within High Displacement Risk Census tract</p>	<p>Within 1/2 mile of Riverside Activity Center</p> <p>Within 1/4 mi of high frequency lines 7, 300</p> <p>3/4 mile to HEB Plus on riverside</p> <p>Within 'Dynamic' census tract exhibiting demographic change indicative of gentrification</p>
<p>Austin Strategic Mobility Plan</p>	<p>Increase the number of people living and working within a ½ mile of the Transit Priority Network, and encourage transit supportive densities</p> <p>Increase the percentage of affordable housing available at 30, 50, 60, and 80% MFI within ½ mile of the transit and bicycle priority networks .</p> <p>Prioritize serving the most vulnerable populations in Austin by supporting broader efforts to provide social services</p>	<p>135 units on eight acres will be creating affordable housing opportunities where previously there were none within a transit priority network area.</p> <p>Adding units affordable for 30, 50, and 60% MFI within ½ mile of multiple high frequency transit routes. and is included in the bicycle priority network.</p> <p>There will be on site services for residents, including a case manager to support financial self sufficiency, and a learning center for children.</p>
<p>Austin Community Climate Plan</p>	<p>Within a 1/4 mile of existing or funded new transit options.</p>	<p>Within ¼ mile of multiple high-frequency and local bus routes on East Oltorf Street and Burton Drive, including Route 7, 300, and 310.</p>