

# Greyshire Village



Key points of the proposed Greyshire Village community- 3700 Payload Pass, Austin TX 78704

- ❖ Development proposal includes 84 units with efficiency, 1, 2, and 3 bedroom options
  - 6- studio bedroom apartment homes, average rent \$499
  - 16- 1 bedroom apartment homes; average rent \$720
  - 42- 2 bedroom apartment homes; average rent \$909
  - 20 - 3 bedroom apartment homes; average rent \$1,072
- ❖ Mixed-income community with a broad range of rents based on Area Median Income (AMI)
  - 16 units at 30% AMI
  - 31 units at 50% AMI
  - 29 units at 60% AMI
  - 8 units at Market Rate
- ❖ Green Development Practices- development will seek NGBS Green Certification
- ❖ Developer will work closely with SRCC to ensure design is sensitive to surrounding community and existing environmental conditions
- ❖ Development will include high quality amenities such as: fully furnished leasing center with a media room, fitness center, cyber lounge, amenity center, BBQ grills with picnic tables and onsite parking.
- ❖ Unit amenities will include Energy Star appliance package, solid surface countertops, high efficiency lighting, hard surface flooring, walk-in closets and tile tub surrounds.
- ❖ On-site management staff and maintenance

- ❖ On-site security monitoring
- ❖ Developer will commission art work for the site as part of their commitment to art in public places
- ❖ Developer is locally owned and has 15+ years of experience in multi-family development with a portfolio of over 5,000 units, including more than 1,200 units in Texas under management, construction or design
- ❖ Developer is committed to long term ownership (minimum of 15 years)
- ❖ Average residents income level is between \$25,000 to \$50,000 per year. Residents occupations might include teachers, police officers, fire fighters, hospitality service providers, healthcare service providers, industrial factory workers, etc.

