

Mueller Redevelopment

M U E L L E R



Residential Overview Panel Discussion - Mueller Commission January 13, 2015

Vision

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Vision

To create a district that would be a model for responsible urban development –

an alternative to land-consumptive and automobile-dependent development patterns throughout the region

that could influence the form and pattern of growth within Austin.

Goals – Mueller Design Book

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- **Fiscal Responsibility:** Redevelopment must create a positive revenue stream that will fund on-site infrastructure and increase the City's tax base for the benefit of all citizens.
- **Economic Development:** The project should serve to reinforce Austin's role in an increasingly global marketplace and create a wide range of employment opportunities for a diversity of the community's citizens.
- **East Austin Revitalization:** The project must promote economic development opportunities within East Austin, giving local residents a direct stake in redevelopment.
- **Compatibility with Surrounding Neighborhoods:** Development must maintain and enhance the quality of life in adjacent neighborhoods, providing complementary linkages, land uses and transportation patterns.
- **Diversity & Affordability:** Redevelopment must offer a wide range of housing choices in order to create a new community of socially and economically diverse residents.
- **Sustainability:** Development should be planned in a way that promotes energy and water efficiency, resource protection, reduced auto dependency, watershed protection and green space preservation.

Task Force Goals

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The secret at Mueller, our Task Force concludes, is offering a compact, pedestrian-oriented alternative to typical automobile-oriented suburban development.

The Task Force has concluded that a Master Plan must be prepared which integrates a living/working environment that would:

- Add to City tax rolls,
- Include East Austin's diverse population,
- Integrate with perimeter neighborhoods,
- Offer a wide range of employment opportunities (entry level through professional),
- Include diverse housing choices,
- Set standards for environmental protection, and conservation of water" and other resources, and
- Ease urban transportation problems.

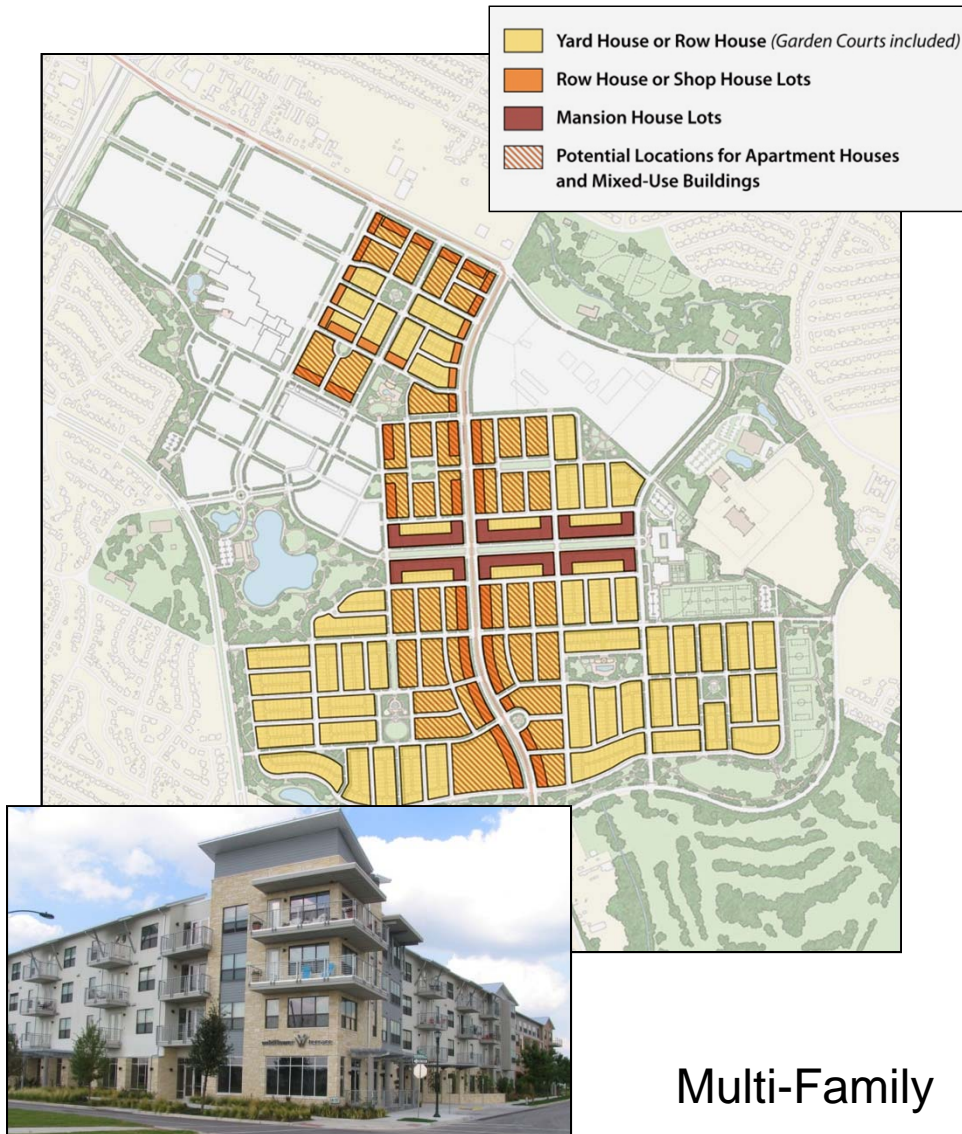
The City should pursue these goals by channeling long-term market forces and showcasing Austin's business-government partnership.

The Final Report of the Robert Mueller Municipal Airport Redevelopment Process and Goals Task Force 1996

Master Plan Balances Competing Goals

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Diverse Housing + Design + Sustainability



Yard Homes



Row Homes



Mueller Houses

MDA Affordable Homes Requirement

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- At least 25% of all homes at Mueller will be affordable.
- Since Mueller will be developed in phases over time, the actual percentage may be either less or more than that specified above during certain periods.
- 80% MFI for for-sale homes;
60% MFI for rental homes.
- All affordable homes will be generally evenly dispersed throughout Mueller and distributed between for sale and rental homes to create a mixed income community.
- All residential units will be developed in accordance with City's S.M.A.R.T. Housing Program.
 - 1-year affordability restriction on for-sale units
 - 5-year affordability restriction on rental units

Mueller Affordable Homes Resolution

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Catellus will use good faith efforts to work with AHFC to achieve longer and deeper affordability at Mueller. Those efforts include:

- Explore various city programs
- Review various models / tools to create longer affordability
- Modify the Re-sale Formula to sustain affordability in the Program
- Identify and explore greater third party participation opportunities



Affordable Homes Program Results

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At December 2014

Type	Total # of Homes Offered	Total # of Affordable Homes Contracted	% of Affordable Homes
For-Sale	1357	350	25.8%
For Rent	1222	287	23.5%
Overall	2579	637	24.7%

Distribution of Existing Affordable Buyers by Median Family Income (MFI) Percentage

Affordable Level	<= 50% MFI	50%-60% MFI	60%-70% MFI	70%-80% MFI	80%-120% MFI
Percent of Buyers	2%	9%	23%	57%	9%

Distribution of Existing Renters by Median Family Income (MFI) Percentage

Affordable Level	<= 30% MFI	30%-50% MFI	50%-60% MFI	60%-80% MFI
Percent of Leased Units	11%	24%	64%	1%

Builders and Product Types

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David Weekley Homes

37' Yard
70' Row
90' Row
55' Yard
Garden Homes
Town Row
Town Green Row

Streetman Homes

55' Yard
45' Yard
Courtyard Row
90' Row
55' Row

Standard Pacific Homes

37' Yard
45' Yard
4-Plex Mueller Houses
6-Plex Mueller Houses
90' Row
Town Row
Town Green Row

The Muskin Company

80' Row
90' Row
Garden Court
55' Yard

Saldaña Homes

Garden Court

Homes by Avi

Live/Work Shop Houses
90' Row

Meritage Homes

37' Yard

Centerra

Garden Court

Wes Peoples

55' Yard

Cool River

55' Yard

Bill Taute

55' Yard

Durrett Interests

55' Yard

	Total
Homebuilders	12
Product Types	15
Homes Completed or Under Construction	1,341
Homes to be Built	1,000

HOMEBUILDERS & PRODUCT TYPES



Greenway Lofts

Condominiums (36 units)



Elements at Mueller

Apartment (301 units)



Mosaic at Mueller

Apartments (441 units)



Wildflower Terrace

Apartments(201 Units)



AMLI at Mueller

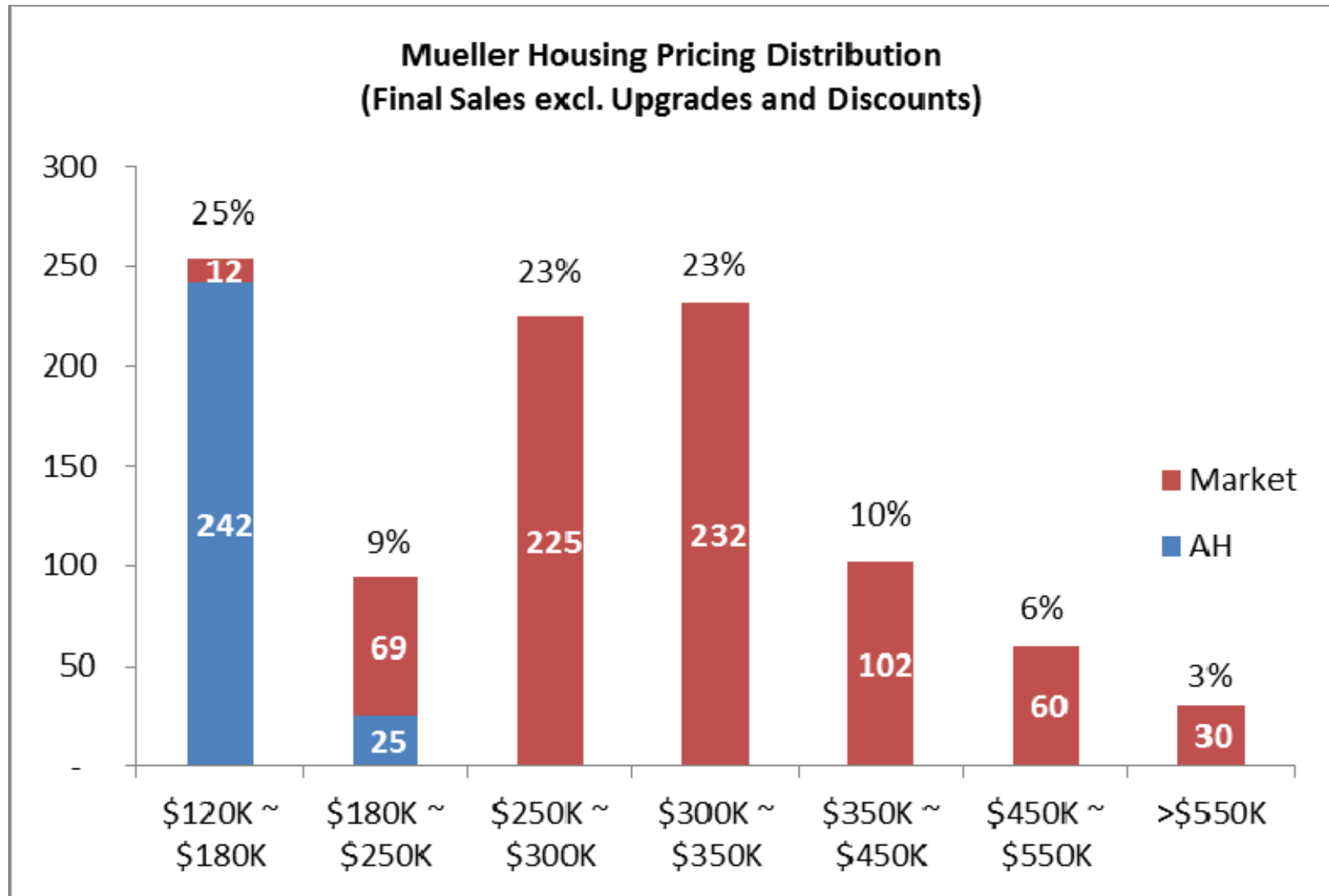
Apartments(279 Units)

	Total
Multifamily Developers	4
Completed Units	979
Units Under Construction	279
Units to be Built	2,300

MULTIFAMILY

Range of Home Prices

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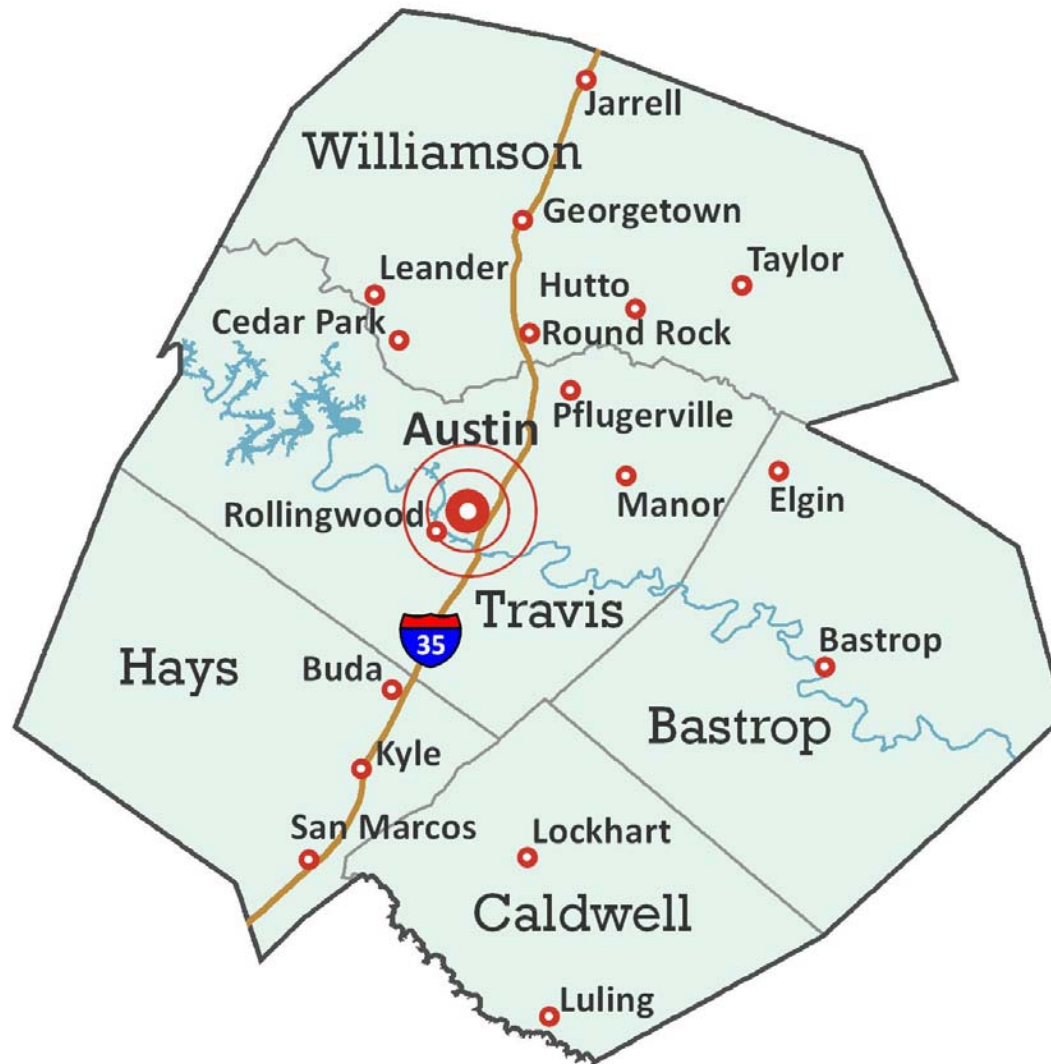


AH = Affordable Homes Program

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Market – Austin MSA

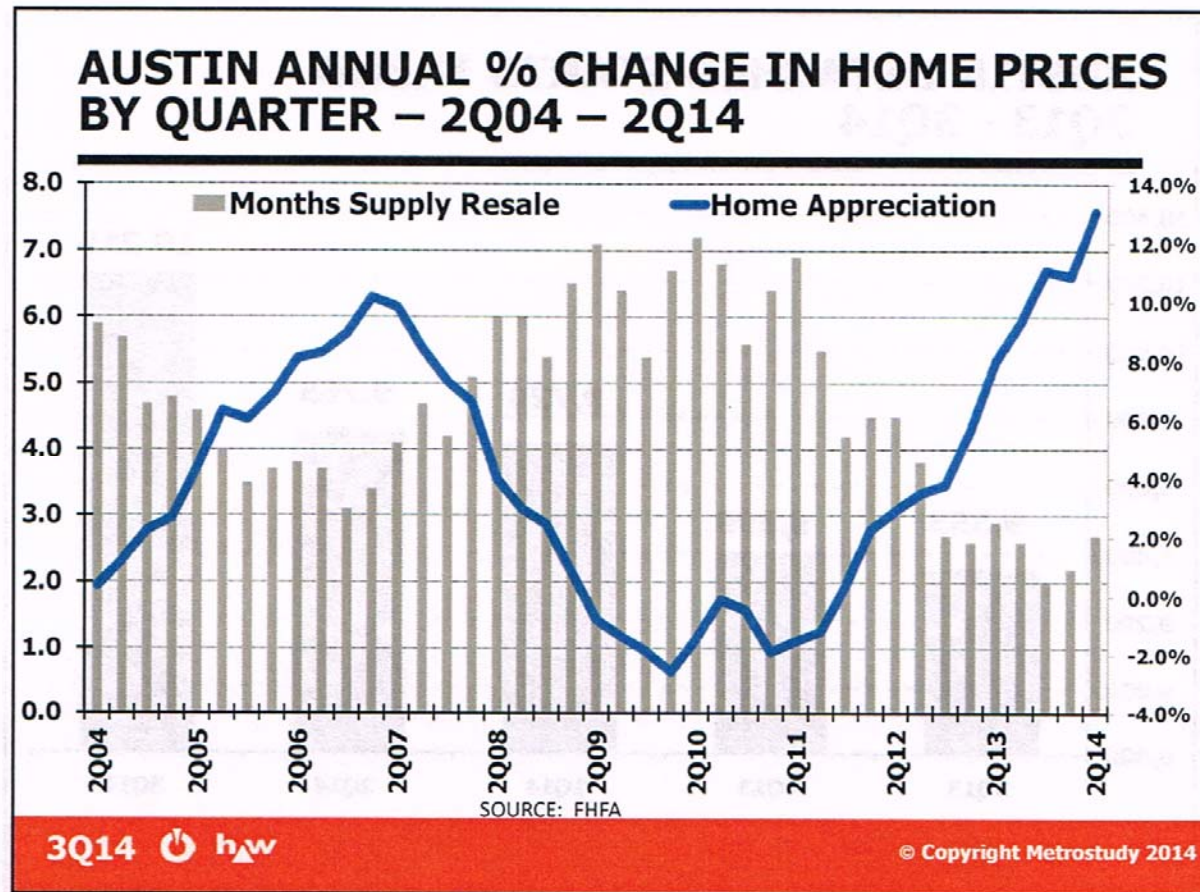
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MSA = Metropolitan Statistical Area / frequently used for reference data

Appreciation Dynamics – Austin MSA

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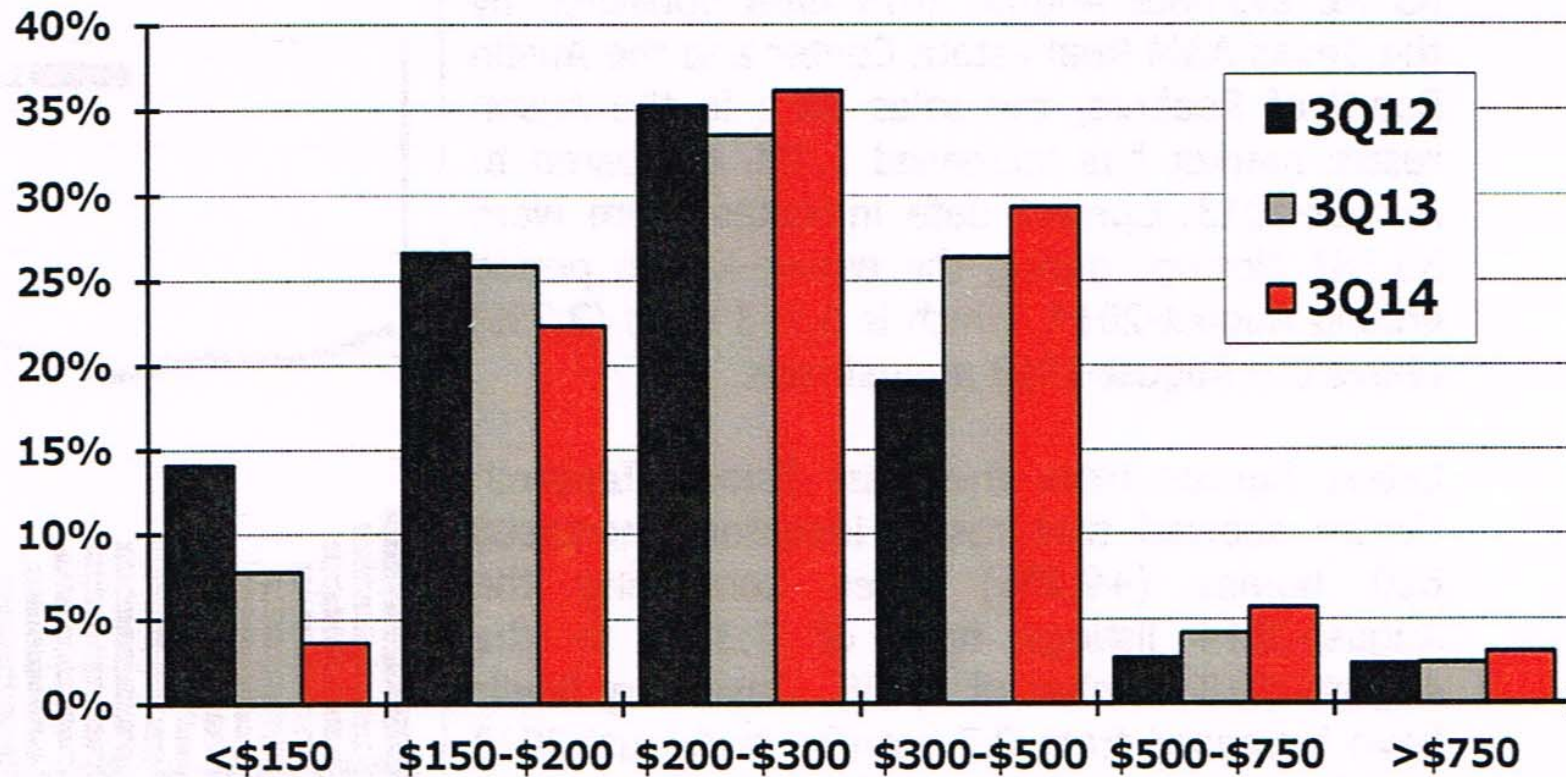
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Market Sales Data – Austin MSA

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Figure 7: Austin Annual Starts by Price Range - 3Q12 to 3Q14

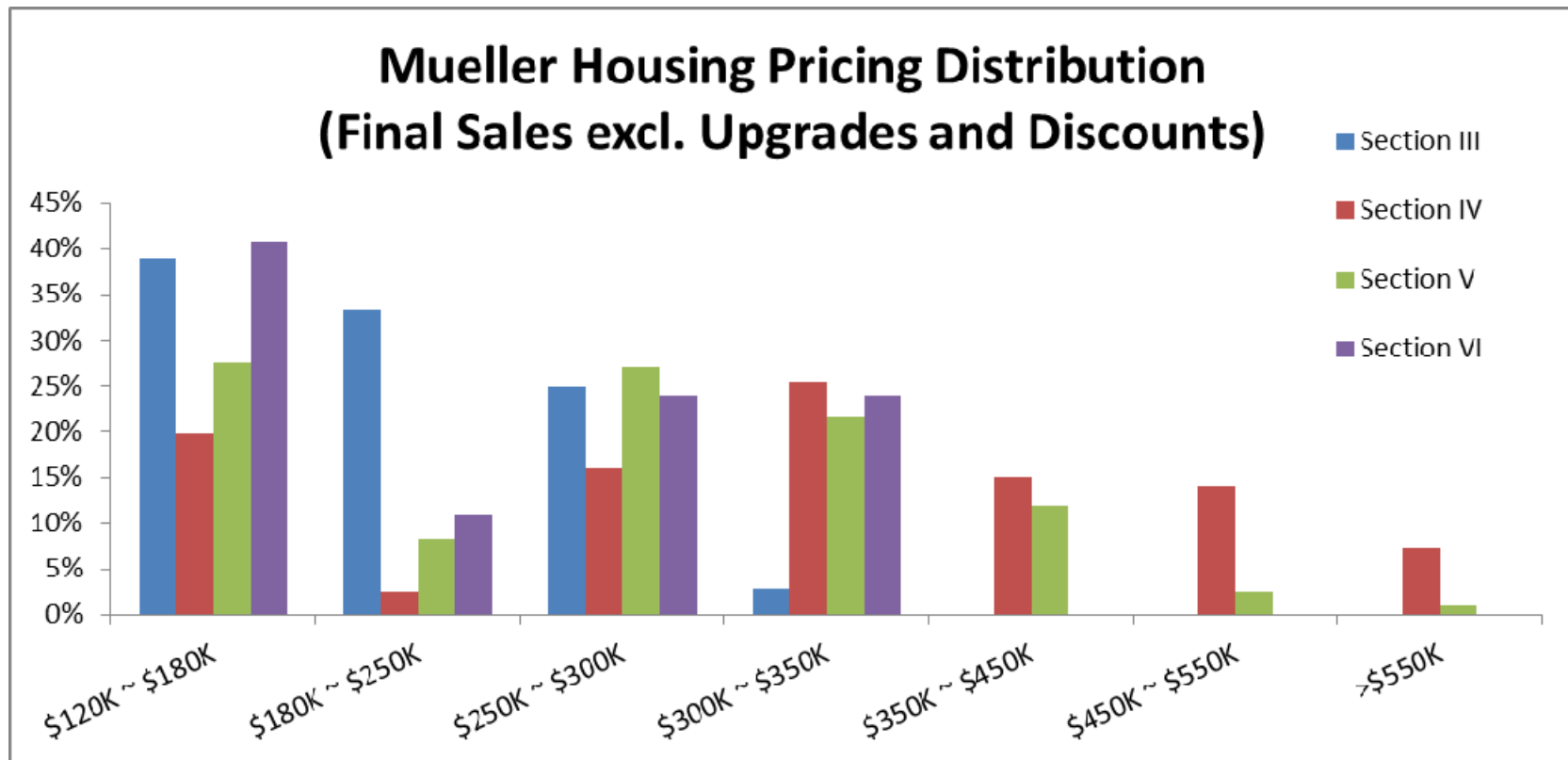


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Home Prices by Phase

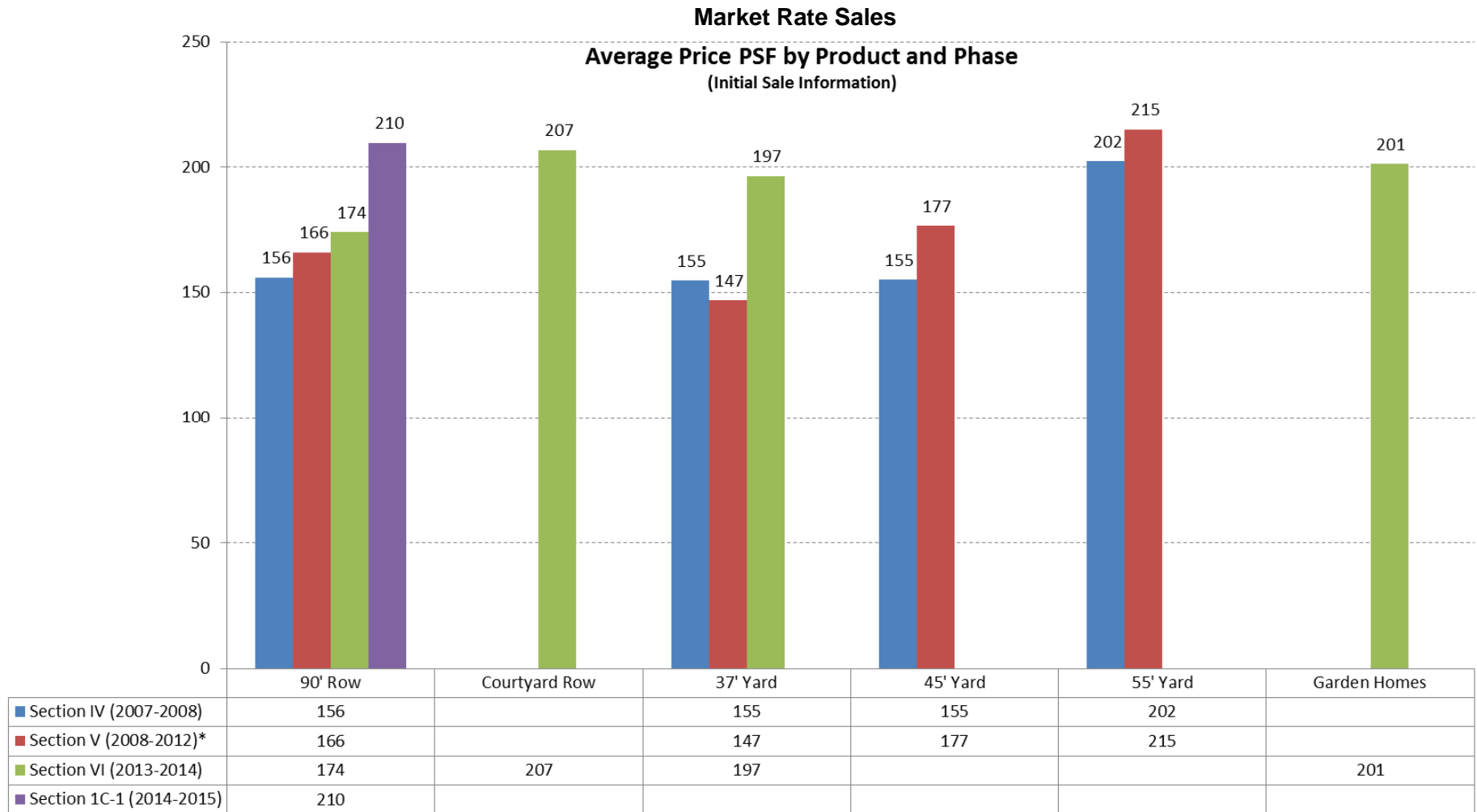
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Home Prices by Product Type & Phase

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Home Prices – Resale by Product Type

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Home Prices – Original to Resale

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Original Sale - Average Per Square Foot

90' Row	Courtyard Row	37' Yard	45' Yard	55' Yard	Garden Homes
156		155	155	202	
166		147	177	215	
174	207	197			201
210					

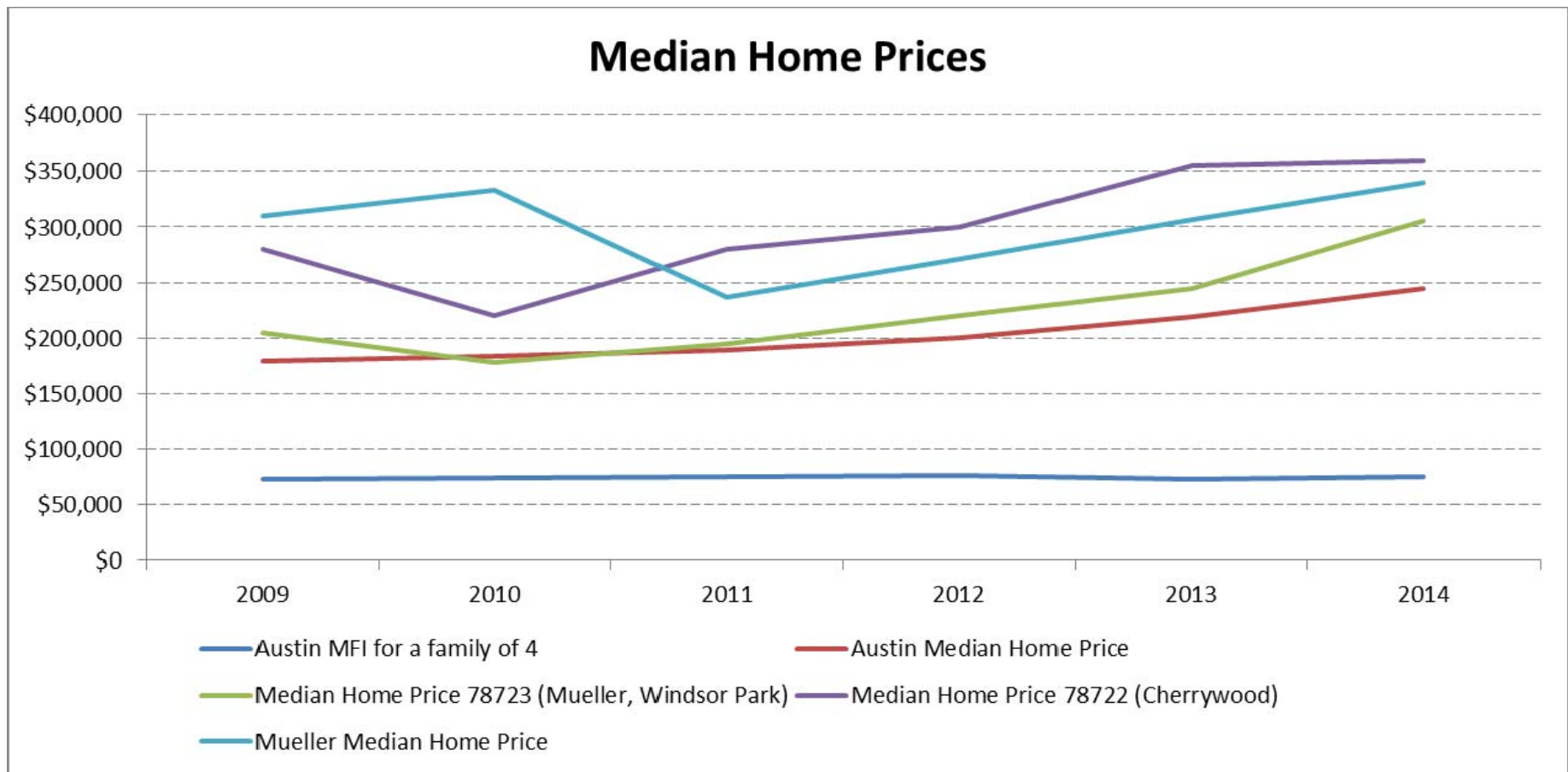
Resale Average Per Square Foot

90' Row	Courtyard Row	37' Yard	45' Yard	55' Yard	Garden Homes
193		209	203	244	
192		178	228		
209					

January 2015

Home Price Comparisons

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Mueller affordability efforts to date:

- 2007 pricing starts across spectrum
- 2008 Workforce priced units delivered in phase two
- 2008 Workforce Housing Summit
- 2009 PUD Amendment – smaller lots
- 2010 Garden Homes debut
- 2011 future phase lots planned to increase density
- 2012 Mueller Foundation resale policy expanded to qualify households up to 120%

Mueller

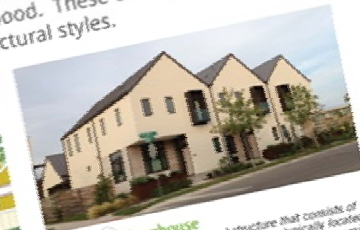
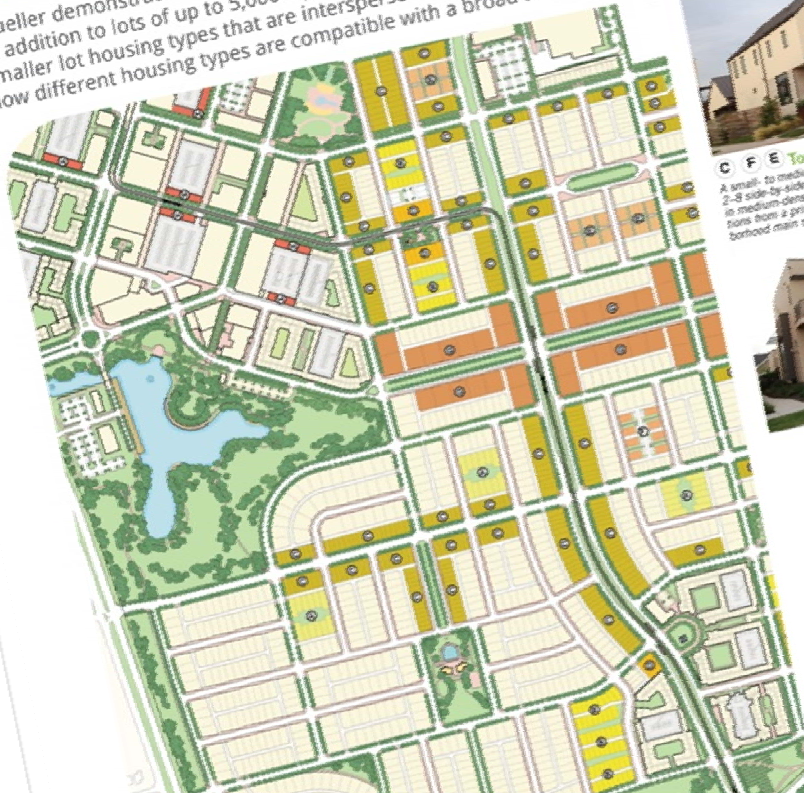
Housing Choice

HOUSING CHOICE

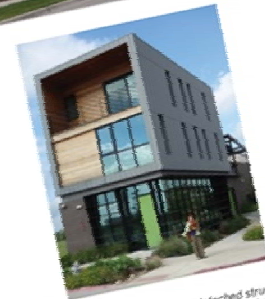
CODENEXT
SHAPING THE AUSTIN WE IMAGINE

Contemporary Example: Mueller

Mueller demonstrates how a mix of housing types can be compatibly integrated into new neighborhoods. In addition to lots of up to 5,000 square feet for small detached homes, Mueller has a broad array of smaller lot housing types that are interspersed throughout the neighborhood. These examples also show how different housing types are compatible with a broad array of architectural styles.



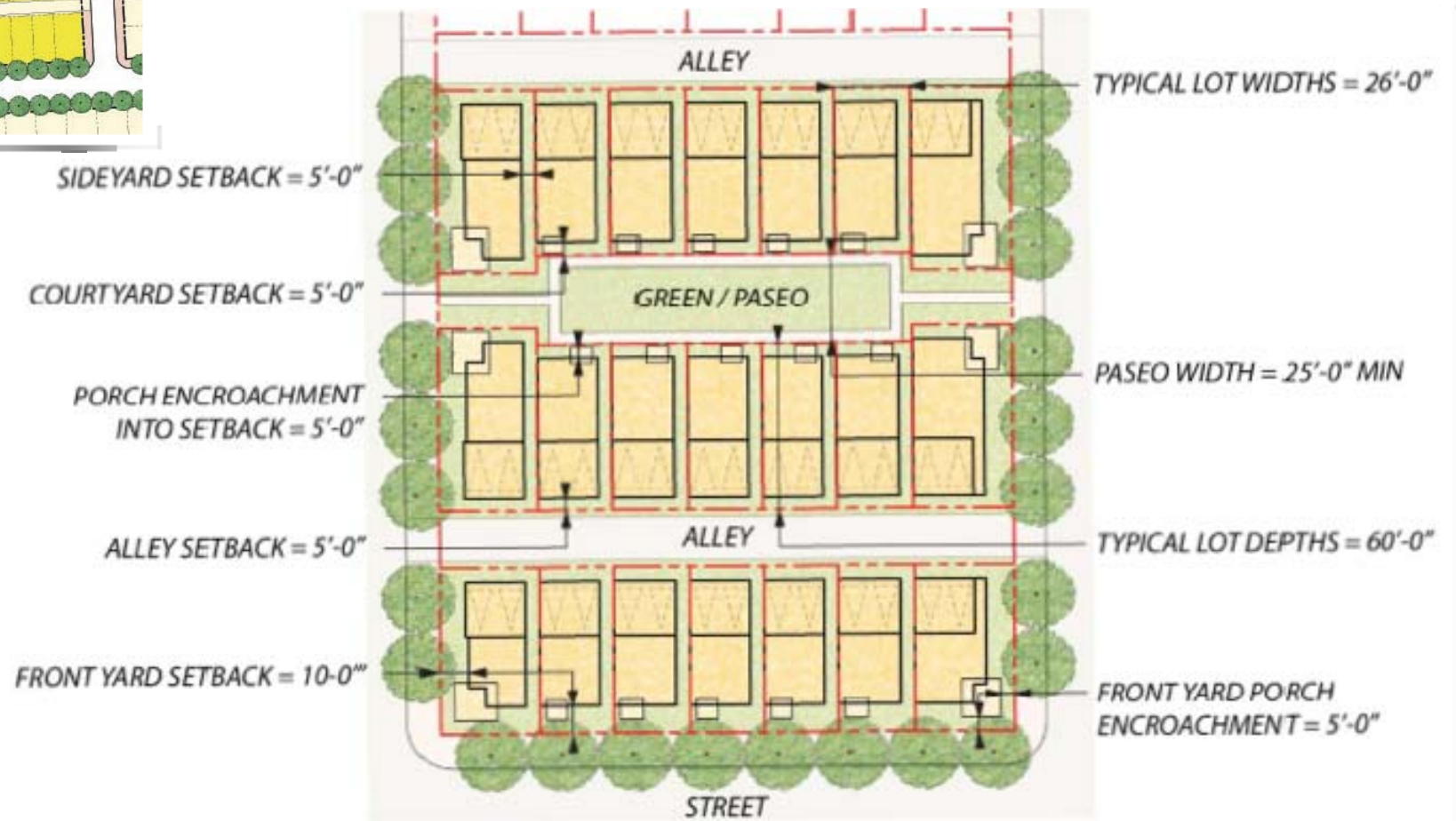
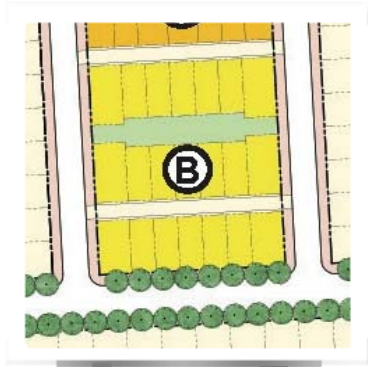
C F E Townhouse
A small- to medium-sized attached structure that consists of 2-3 side-by-side townhouses. Townhouses are typically located in medium-density neighborhoods or in a location that transitions from a primarily single-family neighborhood into a neighborhood main street. Sym: Row House



D Live/Work
A small to medium-sized attached or detached structure that consists of one dwelling unit above and/or behind a ground floor flex space. Both the ground-floor flex space and the dwelling unit are owned by one entity. This type is typically located in medium-density neighborhoods or in a location that transitions from a neighborhood into a neighborhood main street.

Mueller

Zero Lot Line Yard Homes



Mueller

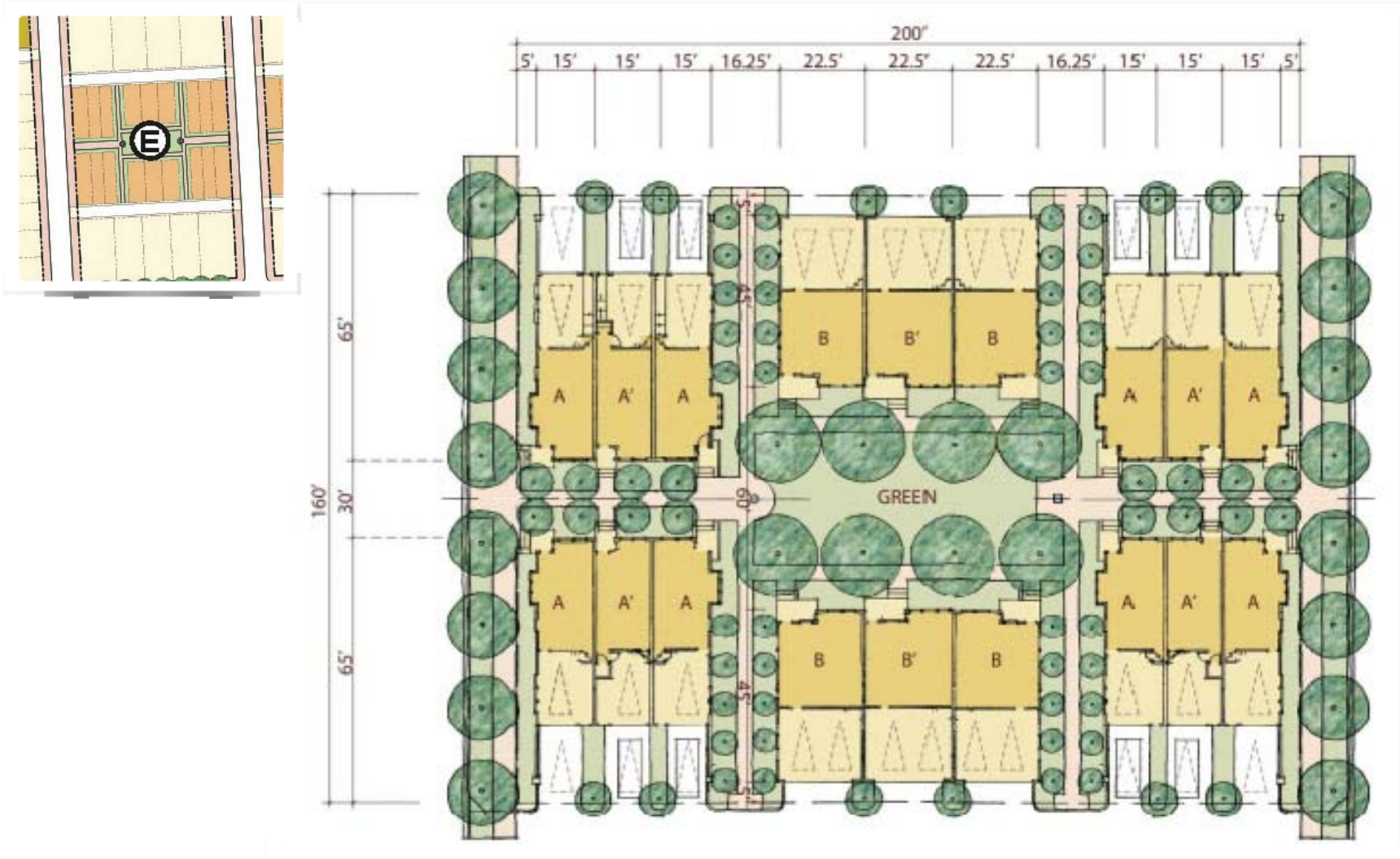
Zero Lot Line Yard Homes



<http://www.austintexas.gov/codene>

Mueller

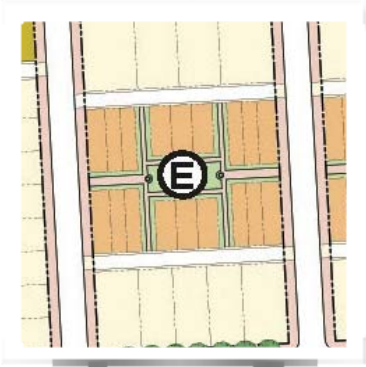
Garden Court Row House



<http://www.austintexas.gov/codene>

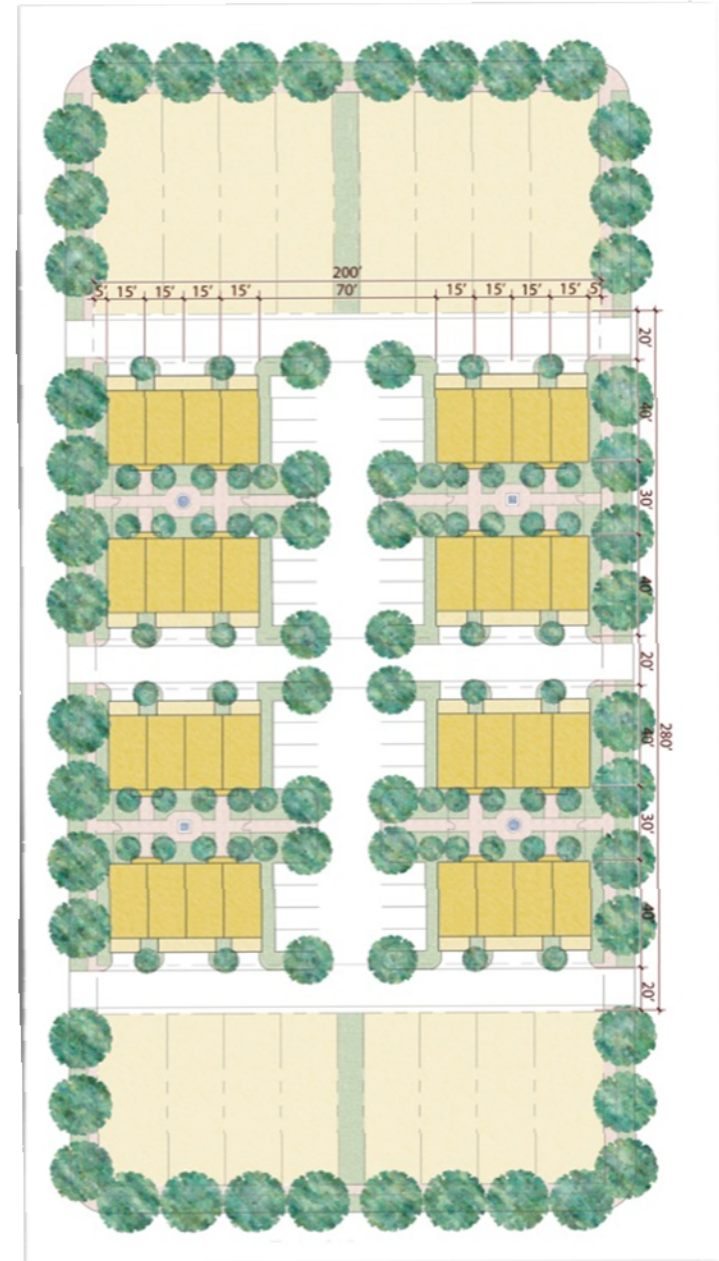
Mueller

Garden Court Row House



<http://www.austintexas.gov/codene>

Paseo Rowhouses

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Range of Housing Choices



Additional Efforts Underway

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Developing new product types

Expansion of Muller Affordable Homes Program



Homebuilder Insight

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