

# RAD at Chalmers Courts

*Housing Authority of the City of Austin*

December 10, 2019





# CHALMERS COURTS



158 Units in Central East Austin. Built in 1939.



# CHALMERS COURTS

*Who We Serve*

## BEFORE REDEVELOPMENT - 158 Units

- 56 Families with Children
- 114 Children
- 38 Elderly
- 105 Persons with Disabilities

## NEW - 396 Units

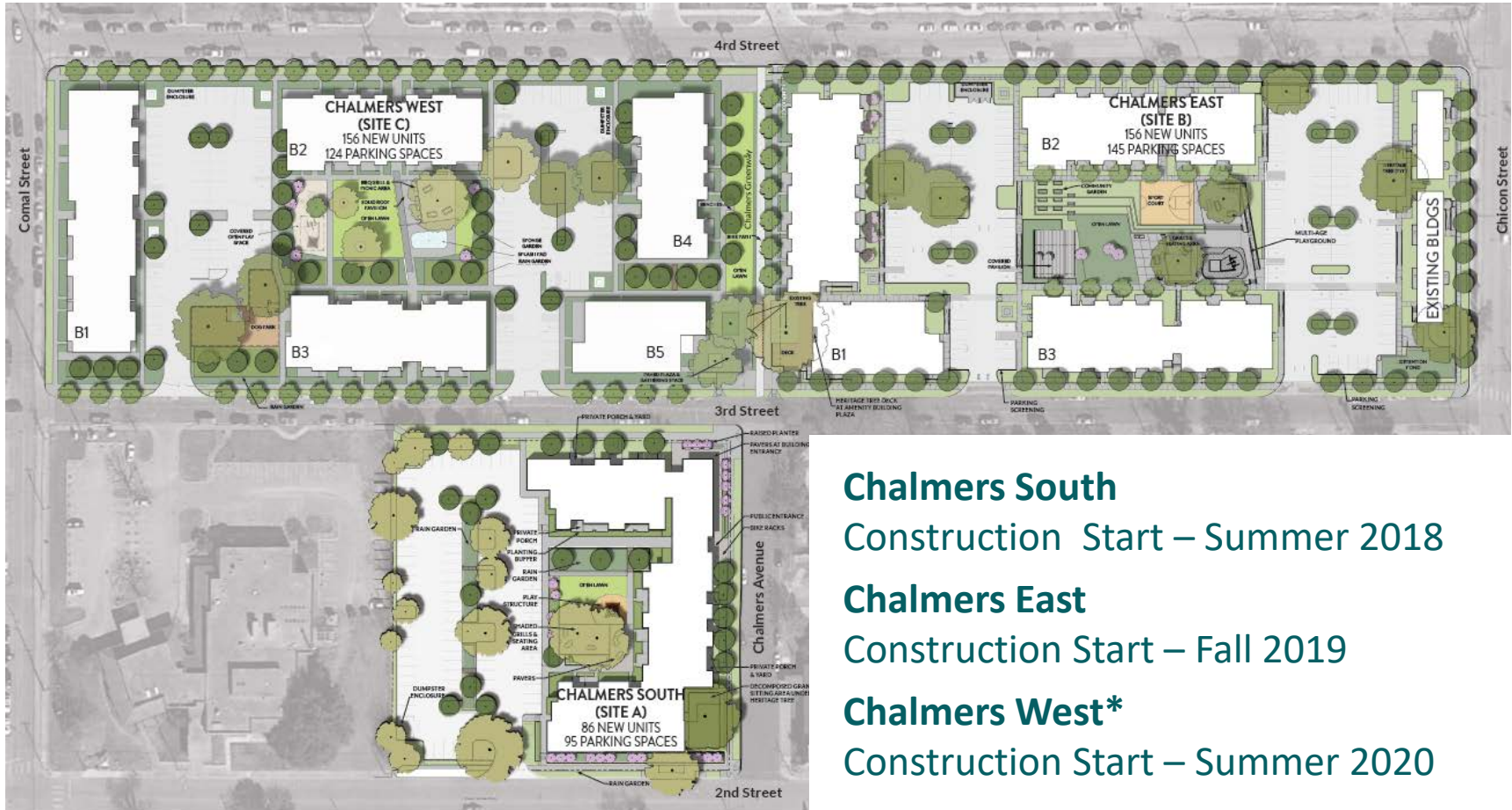
- >50% family units
- >275 Children projected  
post redevelopment
- 10% Handicapped Accessible







# PATHWAYS AT CHALMERS COURTS



## Chalmers South

Construction Start – Summer 2018

## Chalmers East

Construction Start – Fall 2019

## Chalmers West\*

Construction Start – Summer 2020

Three phases totaling approximately 396 units.  
Complete in 2022\*

\*Subject to change



# PATHWAYS AT CHALMERS COURTS



\*Subject to change



# PATHWAYS AT CHALMERS SOUTH



86 units







# PATHWAYS AT CHALMERS EAST



156 units





# PATHWAYS AT CHALMERS EAST







# PATHWAYS AT CHALMERS EAST





# PATHWAYS AT CHALMERS WEST



156 units



\*Subject to change



# UNIT BREAKDOWN

Bedroom Type	Chalmers South	Chalmers East	Chalmers West	TOTAL	% of Total
1 BR	44	78	75	197	49%
2 BR	32	53	49	134	34%
3 BR	6	17	20	43	11%
4 BR	4	8	12	24	6%
Total	86	156	156	398*	

\*Includes 158 project-based rental assistance units to replace the original public housing units.





# AFFORDABILITY BREAKDOWN

% of AMI	Chalmers South	Chalmers East	Chalmers West	Total
30%	0	14	14	28
50%	0	54	56	110
60%	86	67	70	223
Market	0	21	16	37





# 2019 INCOME LIMITS

## FY 2019 Income Limits Summary

Selecting any of the buttons labeled "Explanation" will display detailed calculation steps for each of the various parameters.

FY 2019 Income Limit Area	Median Family Income <b>Explanation</b>	FY 2019 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Austin- Round Rock, TX MSA	\$95,900	Very Low (50%) Income Limits (\$) <b>Explanation</b>	33,150	37,850	42,600	<b>47,300</b>	51,100	54,900	58,700	62,450
		Extremely Low Income Limits (\$)* <b>Explanation</b>	19,900	22,750	25,600	<b>28,400</b>	30,700	34,590	39,010	43,430
		Low (80%) Income Limits (\$) <b>Explanation</b>	52,850	60,400	67,950	<b>75,500</b>	81,550	87,600	93,650	99,700