

Philomena Street Row Homes



RMMA PIAC 3/10/2020

we build **strong, stable, and self-reliant** communities.

Billy Whipple

SVP of Construction, Austin Habitat for Humanity



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we build **strong**, **stable**, and **self-reliant** communities.

Mission & Vision

The mission and vision of Austin Habitat for Humanity are anchored around our dedication to ending the cycle of poverty housing and the deeply held belief that everyone deserves a decent, affordable place to live.

MISSION

Through faith in action, Austin Habitat for Humanity brings people together to build strong, stable and self-reliant communities.

VISION

A world where everyone has a decent place to live.

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Our Track Record Since 1985

476 New Homes Built & Sold

340 Critical Home Repairs

3 Home Recycles

100+ Homebase Homes Sold

800+ People Served with Housing Counseling

0 Homes Given Away

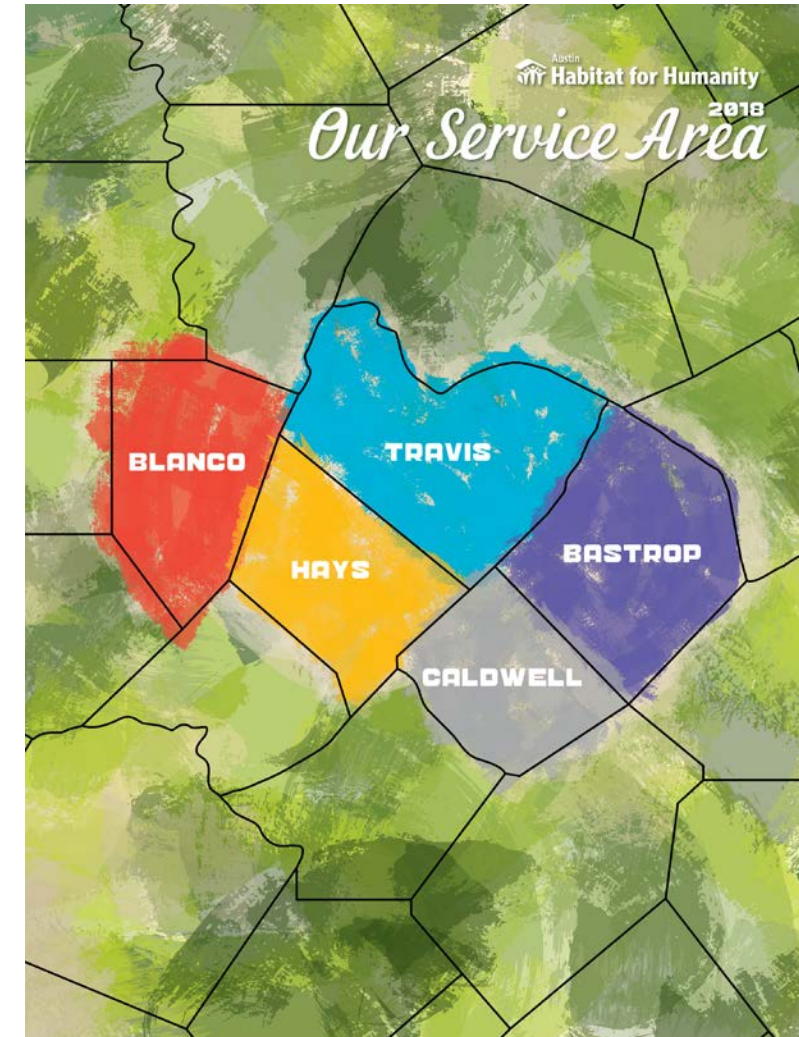
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OUR AFFILIATE TODAY

- Travis County
- Bastrop County
- Hays County
- Caldwell County
- Blanco County

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OUR AFFILIATE TODAY

2020 Production Plan

25 New Homes

12 Single Family Homes at Scenic Point

2 Single Family Homes in San Marcos

11 Row Homes on Philomena St.

30 Critical Home Repairs

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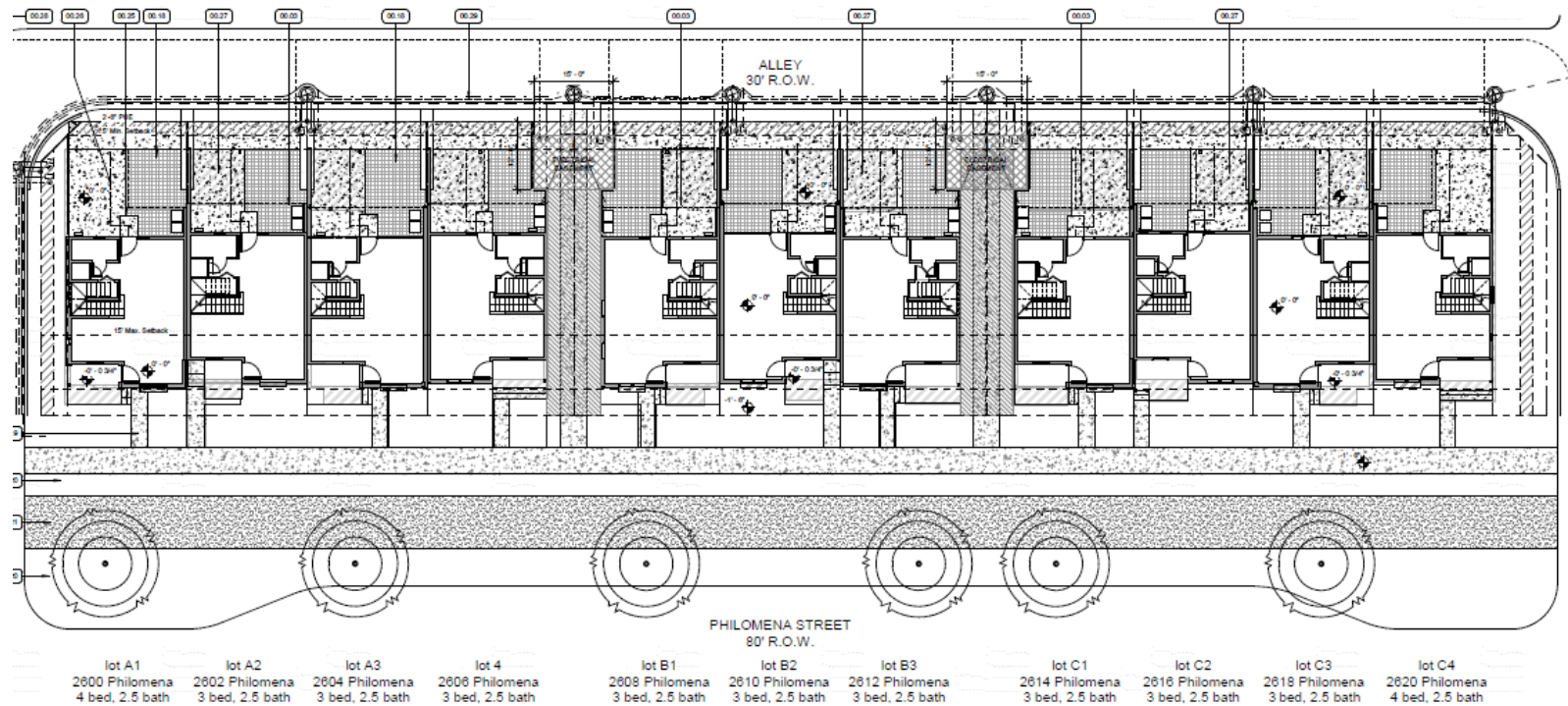


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Philomena Street

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2600 – 2620 Philomena St.



① 2 Site location
Map by Google

we build **strong, stable, and self-reliant** communities.

Philomena Street

Designed by Michael Hsu Office of Architecture

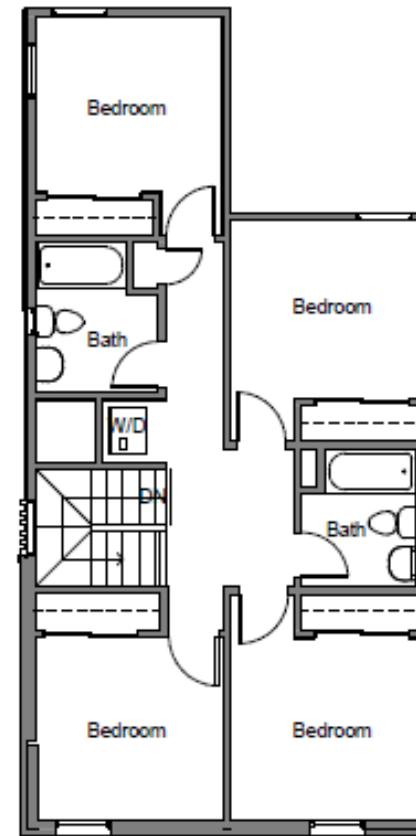
11 Homes

(9) 3bd/2.5ba 1,350sqft

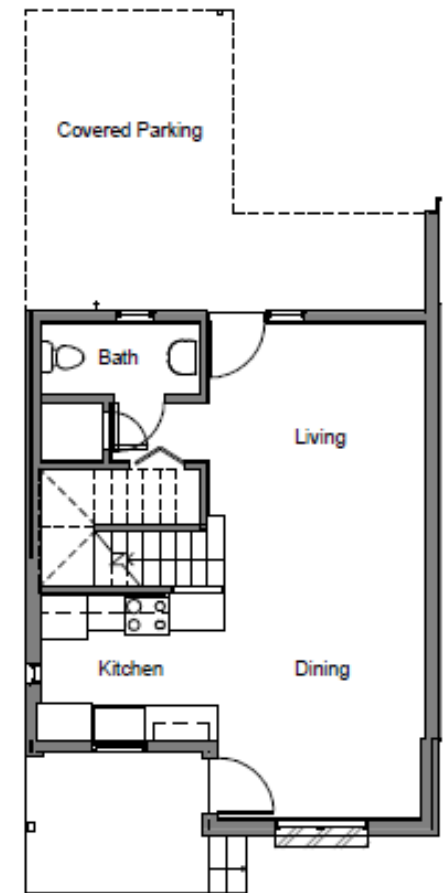
(2) 4bd/2.5ba 1,480sqft

AEGB 3-Star

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Level 2 Floor Plan



Level 1 Floor Plan

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Philomena Street

Donated materials from:

- James Hardie
- Whirlpool
- Levolor
- Valspar
- Schneider Electric
- Cree
- Ikea

Financial Support from:

- Blue Prints & Blue Jeans - 2018
- NHCD* Affordability Bond
- Bank of America Priority Markets
- Wells Fargo

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* Neighborhood Housing and Community Development

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Philomena Street

4/20 – BP&BJ

6/29 - MHOA Hired

11/14 – NCC Meeting

2018

9/20 – Building Permit Submitted

12/23 – Permits Approved

8/16 – Closed Land Sale

11/13 – NCC Final Meeting

2019

3/3 – Construction Started

1/31 – NCC Approval of Document Package

12/1 – Est. Construction Completion

2020

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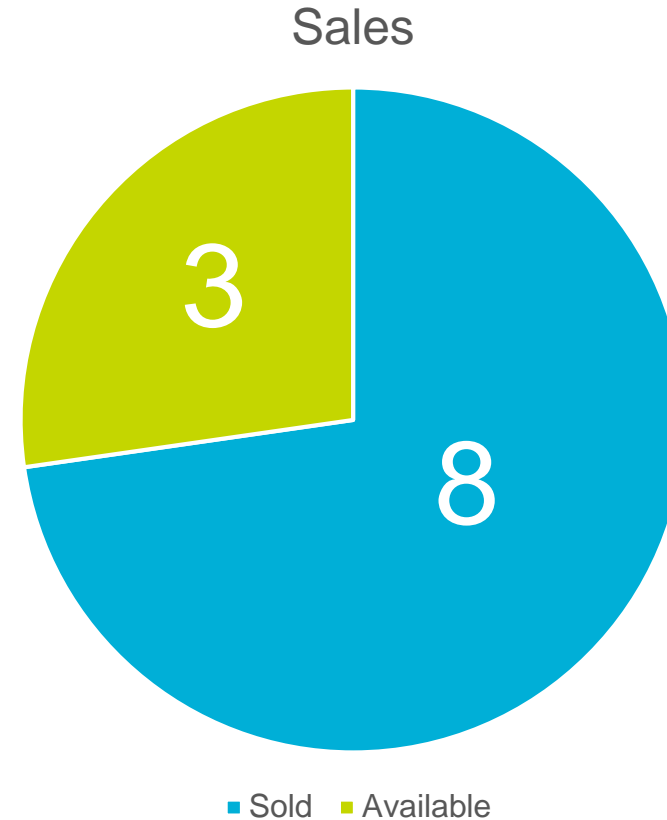
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Philomena Street

Sales Price

4 bedroom – \$200,000

3 bedroom – \$180,000



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Who is qualified?

Austin Habitat homebuyers must meet three primary requirements:

1. Crowded, substandard, or cost-burdensome living conditions
2. Willingness to partner
3. Ability to pay



INCOME GUIDELINES

You must earn 80% or less than the Median Family Income.

- 1 Person Household: \$52,850
- 2 Person Household: \$60,400
- 3 Person Household: \$67,950
- 4 Person Household: \$75,500
- 5 Person Household: \$81,550
- 6 Person Household: \$87,600

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LONG TERM AFFORDABILITY SOLUTIONS: DEED RESTRICTIONS AND CLT's*

- Protects homebuyer by locking in the Affordable Sales Price as the basis for real estate taxation
- Home appreciation (for taxes and resale purposes) capped at 1.5% per year
- Home resales are restricted to income qualified buyers
- Provides future “recycled” affordable housing stock (permanent affordability)

* Community Land Trust

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Our Future

4th & Onion

2020-2021

0.33 Acre Site

28,000sqft GFA

45 units



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Our Future

Mary Vice Phase II

2023

0.6 Acre Site

13,056sqft GFA

12 units (6 Duplexes)

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1 SITE PLAN
SCALE: 1/32" = 1'-0"

SITE AREA - 30,593 SF

6 DUPLEXES - 12 2-STORY UNITS
4 units @ 1,216 sf GFA
8 units @ 1,024 sf GFA
13,056 SF TOTAL GFA - .43 FAR
7,488 SF BUILDING COVERAGE - 24.5%
17,370 SF IMP COVER - 56%

24 PARKING SPACES PROVIDED



Scott Glaser - Texas Architect
Registration # 27254
This document is incomplete and
may not be used for regulatory
approval, permitting or construction

Habitat for Humanity Montopolis
6301 Circulo De Amistad
Austin, TX 78741

REV DATE DESCRIPTION

ISSUE
Feasibility
DATE
12/12/19
PROJECT NUMBER
2019-0001
SHEET TITLE
Site Plan

SD1.00

drawn: gary campbell

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Our Future

Persimmon/MLB

2025 - 2030

14.6 Acre Site

~133,140sqft GFA

126 units (18 buildings)



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Questions?

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