Emancipation East and West

A Proposed Development of Emancipation East and West, LP

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Houston, Texas  77003
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Website:  www.hchatexas.org
Project Team

- Developer: Harris County Housing Authority | Center for Civic & Public Policy Improvement
- Architect: Smith & Company Architects
- Legal: The Banks Law Firm
Emancipation East & West Apartments is a planned 177-unit new construction, mixed-income family rental development ("Project") to be located at the intersection of Drew Street and Emancipation Avenue in the Third Ward neighborhood of Houston, Texas ("Property"). The Property is being co-developed by the Harris County Housing Authority ("HCHA") and the Center for Civic & Public Policy Improvement ("CCPPI").
Emancipation East & West Apartments will consist of two, 6-story buildings on the east and west sides of Emancipation Avenue at the intersection of Drew Street.

The podium-style, elevator apartment buildings will contain 54 one-bedroom / one-bath units (854 SF), 105 two-bedroom / two-bath units (1,040 SF), and 18 three-bedroom / two-bath units (1,284 SF) on a 3.04-acre site. The buildings will contain two stories of podium style parking topped by three to four floors of residential and community space. The Project will also include surface parking and play areas on adjacent parcels.
Project Features

- Designed to meet Enterprise Green Communities
- Business Center
- Fitness Center
- Game Room/TV Lounge
- Library
Unit Features

- Nine-foot ceilings
- Energy Star rated appliances
- Water efficient fixtures
- Hard surface countertops
- Washer and dryer connections
Emancipation East & West Apartments will be a mixed-income family development. It will include a broad mix of incomes from extremely low income (at or below 30% of AMI) to 60% AMI, with an additional 18 unrestricted, market-rate units. The proposed income mix is as follows:

<table>
<thead>
<tr>
<th>Rent Mix</th>
<th># units</th>
<th>% units</th>
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</thead>
<tbody>
<tr>
<td>&lt; 30% AMI</td>
<td>10</td>
<td>5.65%</td>
</tr>
<tr>
<td>&lt; 40% AMI</td>
<td>-</td>
<td>0.00%</td>
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<tr>
<td>&lt; 50% AMI</td>
<td>19</td>
<td>10.73%</td>
</tr>
<tr>
<td>&lt; 60% AMI</td>
<td>130</td>
<td>73.45%</td>
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<tr>
<td>Market Rate</td>
<td>18</td>
<td>10.17%</td>
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<tr>
<td>Total</td>
<td>177</td>
<td>100.00%</td>
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Development Costs/Sources

- Proposed Funding Sources
  - Low-Income Housing Tax Credits
  - Tax Exempt Bonds
  - CDBG-DR Funds
Questions