

Town Park Townhomes, Houston, Texas

Qualified Contract Application

Narrative Description

Developed in 2002 as a townhouse-configured rental community, Town Park Townhomes, exists as a 120 unit, 100% affordable, “9%” tax credit-funded project. Located at 9950 Town Park Dr., Houston, Texas 77036, it uniquely serves Houston’s low-income senior population. The setting is idyllic and tranquil, removed from the urban challenges posed by Houston’s downtown, Southern and Eastern quadrants. With abundant open space, nearby schools and some of Houston’s best shopping, Town Park benefits from a unique residential, home-oriented setting. There are other market and affordable apartment projects in proximity to Town Park as well as single family neighborhoods.

All of Town Park’s units are 2br/2ba with 3 separate unit options of 880 sf., 1,125 sf. and 1,156 sf. In terms of affordability, the subject offers (60) units at 50% AMI and (60) units at 60% AMI.

The subject’s site, located on the frontage of Beltway 8 and the intersection of Town Park Dr. consists of a flat approximately 7.7 acre parcel within the city limits of Houston, Texas. The soil was found to be nearly ideal, (to the owner’s recollection) not requiring extra compaction and/or over-excavation. All city utilities are present, including City water, sewer and refuse and detention is provided via a nearby regional detention facility.

The development has 20 residential buildings plus the community building/leasing office. The units exist as true, physical townhouses, with no one living above another. The density level is low at about 15.5 units per acre.

Community amenities include a community laundry room, community activities room, gym, garages, leasing office, community room, kitchenette, fitness center, and restroom.

The building exterior cladding comprises approximately 50% hardy-plank and 50% brick siding with some stucco accents on the community building. The project has a traditional yet contemporary design theme with light warm and friendly colors. The roof is constructed with composition shingles. The residential units are cooled with refrigerated air conditioning, and are centrally heated. All units possess laundry hook-ups. The ownership invests significantly in the maintenance and capital repairs and improvements of both the exterior of the project as well as the interior of the units with most unit turns, exchanging worn carpeting for laminate/wood/vinyl flooring or new carpet is common.

The prevailing vacancy rate hovers in the .05-1% range. Rent demand draws not only from the immediate area but from the entirety of Houston because the project is situated on the frontage road of Beltway 8 in view of the hundreds of thousands of cars which utilize this section of the beltway daily. The quality and convenience of stores which serve the subject's neighborhood is considered to be good, with various shopping centers located along the major thoroughfares within the area. There is over 1.8 million square feet of retail space in Westchase and in close proximity to the subject. In addition, numerous restaurants and several regional malls are within a 5- to 15-minute commute. Overall, it is our opinion that the quality and convenience of neighborhood shopping is considered desirable for the subject's Senior population.

Property management is handled by the Chamberlin & Associates, based in Phoenix, Arizona and they have managed the asset since 2008.

Forthcoming capital improvements as anticipated by the ownership, include installing enhanced exterior lighting, the continuation of the unit interior upgrades (discussed above), and the remodeling of the laundry room.

Chamberlin and Associates/agent for the Owner
Attn.: Yolanda Moreno