



Mueller's Affordable Homes Program

Apartment Rental FAQs

Mueller's affordable homes program includes 25% of the for-sale and for-rent residences throughout the community, to total approximately 1,475 affordable homes at completion. Each phase of new construction of for-sale or for-rent homes may have more or less than 25% of those homes in the affordable homes program, as long as the community in whole reaches 25%.

Where are the affordable homes for rent within Mueller?

For-rent affordable homes will be available in every Mueller apartment community as well as in designated properties, targeted to seniors and working families, which will be predominately affordable. All apartment communities will have at least 10% of their units in Mueller's affordable homes program. You can find a list of the current apartment communities below.

Who is eligible for an affordable apartment home at Mueller?

Rental units in Mueller's affordable homes program are marketed to families at or below 60% of Austin's median family income (MFI). In Austin, for 2020, that is \$58,560 for a family of four (\$41,040 for a single person). The predominately affordable apartment communities offer an expanded range of eligibility. Check with each apartment community on their application and eligibility requirements.

What is Median Family Income?

Median Family Income (MFI) is a leading economic indicator commonly used as a benchmark in affordable homes programs. MFI is an annual gross income figure derived statistically from a geographic area or group and relates to the size of a household or family. The U.S. Department for Housing and Urban Development (HUD) determines the median family income for the Austin area annually.

This information is provided as a general resource and is not intended to fully describe or disclose all requirements or restrictions of Mueller's affordable homes program. Program rules are subject to change.

2018 HUD INCOME LIMITS BY HOUSEHOLD SIZE
Effective June 1, 2018

| Household Size | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|-----------------------|----------|----------|----------|----------|----------|----------|----------|----------|
| 30% Median Income | 20,550 | 23,450 | 26,400 | 29,300 | 31,650 | 34,000 | 36,350 | 38,700 |
| 50% Median Income | 34,200 | 39,050 | 43,950 | 48,800 | 52,750 | 56,650 | 60,550 | 64,450 |
| 60% Median Income | 41,040 | 46,860 | 52,740 | 58,560 | 63,300 | 67,980 | 72,660 | 77,340 |

What if I make a lot less than 60% of MFI? Will I ever be able to afford to live at Mueller?

Catellus has committed to pursue strategies that allow for deeper affordability at Mueller — striving to make for-rent housing available for families earning incomes below the 60% MFI benchmark now and in the future. For example, Wildflower Terrace, a predominately affordable senior housing community at Mueller, has for-rent units available for seniors with incomes at 60%, 50% and as low as 30% MFI. Aldrich 51 apartments also has this broad range of affordability for working families including households from 30% – 60% MFI.

What happens if my income increases after I move into my apartment home?

The guidelines of Mueller’s affordable homes program, and of most rental affordability programs, allow for tenants’ incomes to increase after move-in, up to what’s defined under federal guidelines as “140% of 60% of MFI.” In 2018, 60% of MFI for a single person is about 36,120. Therefore, a single tenant could see his/her income increase after move-in to approximately \$50,568 without affecting his/her eligibility to rent a Mueller affordable apartment home. (The MFI benchmarks change every year, so these figures are approximate and used as examples only.) If the income certification shows that a tenant’s income increases to above “140% of 60% of MFI,” then the tenant is no longer eligible for Mueller’s affordable homes program and will need to pay regular rents. The rental certification occurs annually.

How much do Mueller’s affordable homes cost?

Apartments are affordably priced depending on the size of the household and of the rental unit. Please contact the individual apartment communities’ leasing representatives for information on rental rates, floorplans, availability and application criteria.

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Current Apartments Communities at Mueller:

AMLI at Mueller: www.amli.com/apartments/austin/central-austin/austin/mueller

Elysian at Mueller: www.elysianatmueller.com

Mosaic at Mueller: www.mosaicaustin.com

Wildflower Terrace: www.dmacompanies.com/wildflower-terrace

Aldrich 51: <http://www.dmacompanies.com/aldrich51/>

AMLI at Aldrich : www.amli.com/apartments/austin/central-austin/austin/mueller

Overture: www.liveoverture.com/austin-mueller

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