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## **WILDFLOWER TERRACE BREAKS NEW GROUND AT MUELLER**

### **Affordable Housing for Residents Aged 55 or Better Growing in Central Austin**

AUSTIN, Texas – Oct. 20, 2010 – In spring of 2008, local nonprofit HousingWorks commissioned a survey that found 63 percent of Austinites were concerned they or someone they care about will be unable to afford a home in Austin. A year later, the City of Austin Neighborhood Housing and Community Development department published a study that reported only one in six renters in Austin earning less than \$20,000 can find affordable housing, many of whom are baby boomers.

Accordingly, [DMA Development Company](#) along with [Carleton Construction, Ltd.](#) have officially broken ground on Wildflower Terrace at [Mueller](#), a four-story, 201-unit, mixed-income, multi-family community on 2.7 acres exclusively for persons over age 55 with 174 units participating in the [Mueller Affordable Homes Program](#).

Wildflower Terrace will feature a mix of market-rate and affordable-qualifying rental units. Eighty-five affordable-qualifying units are reserved for those who earn 60 percent or less of the median family income (MFI) in Austin, which is currently defined at \$35,460 annually for a two-person household. Twenty-six units also will be reserved for residents who earn 30 percent or less of the Austin MFI, which is currently defined at \$17,730 for a two-person household. Another 60 units are reserved for 50% MFI and three units are reserved for 80% MFI.

“Affordable housing is a key component to making Mueller the development that represents how we see our city continue to grow and prosper,” said Austin Mayor Pro Tem Mike Martinez. “I applaud everyone involved for making this a reality. Wildflower Terrace is another great example of how we can reach beyond our affordability goals in making Austin the city we all want it to be.”

A groundbreaking ceremony featuring Martinez, U.S. Representative Lloyd Doggett and Lowell Keig, a board member of the Texas Department of Housing and Community Affairs ([TDHCA](#)), which provided an allocation of Housing Tax Credits to help finance the project, took place today on site near the corner of Berkman Drive and Tom Miller Street in Mueller.

The site is adjacent to Mueller's former control tower and the natural beauty of Mueller's Southwest Greenway, a 31-acre park that features a restored blackland prairie ecosystem, native plant demonstration gardens, tranquil waterfalls, a crushed-granite walking trail, nature-inspired public art and abundance of spring wildflowers, the inspiration for the community's name.

"Wildflower Terrace is a testament to the type of development that's occurring here at Mueller," said Greg Weaver, managing director for Catellus Development Group, the master developer of Mueller. "Accessible homes, expanded affordability, dynamic services, mixed-use retail and compatible, sustainable design are all key factors that give this apartment community a successful profile inspired by Mueller's goals."

Austin-based [Nelsen Partners](#) designed the building, which will feature a fitness center, a computer center, a library, an artist studio, a home theater, a private courtyard, multi-purpose activity rooms, a four-story parking garage with direct, secure access to each residential floor, and first-floor commercial and retail to serve both Wildflower Terrace residents and surrounding neighbors living in and around Mueller.

"Wildflower Terrace is going to be a community for active, engaged individuals and couples beginning the next chapter of their lives," said Diana McIver, president of Diana McIver & Associates, the developer of Wildflower Terrace. "In addition to the all of the services that will be available to residents within the building, they will have access to all Mueller and Central Austin has to offer, such as the abundant parks, convenient shopping or downtown Austin's cultural attractions."

Pricing, floor plans and finish materials will be available closer to the initial move-in period, which is anticipated at the end of 2011, weather permitting. Those interested in moving to Wildflower Terrace should visit its website at [www.dmawildflower.com](http://www.dmawildflower.com) or contact DMA Development at 512-328-3232 to be placed on an interest list and receive periodic updates.

The Royal Bank of Canada is the primary investor through RBC Capital Markets with Enterprise Community Investment as the primary lender for the project. Catellus selected the DMA/Carleton team to develop the Mueller senior community following a national search of more than 200 qualified developers.

**About DMA Companies** ([www.dmacompanies.com](http://www.dmacompanies.com)): Diana McIver & Associates has assisted nonprofit sponsors with the development or rehabilitation of more than 13,000 affordable housing units in 43 states, with a primary emphasis on housing for seniors. Founded in 1998 in Austin, DMA Development Company has developed 20 affordable housing communities in which it has an ownership position, of which seven are senior communities. These properties are managed by the firm's affiliate, DMA Properties, LLC.

**About Carleton Construction, Ltd.** ([www.carletondevelopment.com](http://www.carletondevelopment.com)): Dallas-based Carleton Construction, Ltd. and Carleton Residential Properties is a full-service, fully integrated real estate firm. Since 1991, the firm has been engaged in the development, construction, and asset management of high quality multi-family residential communities throughout the Southwest United States as its core business. Carleton, serving as the general contractor for the senior community at Mueller, has completed more than 15,000 residential units in Texas and surrounding states.

**About Mueller** ([www.MuellerAustin.com](http://www.MuellerAustin.com)): Mueller is one of Central Texas' most ambitious new-urbanist communities located in the heart of Austin. The 700-acre site of Austin's former airport is being transformed into a diverse, sustainable, compatible, revitalizing and fiscally responsible master-planned community. Mueller is taking shape as a joint venture between the City of Austin and Catellus Development Group, a ProLogis company, over 10 to 15 years following nearly 20 years of extensive citizen input. Upon completion, Mueller will feature at least 4,600 single-family and multi-family homes, a mixed-use town center district, 3.8 million square feet of prime commercial space, 650,000 square feet of local and regional retail space, 140 acres of parks and open space, Dell Children's Medical Center and the Austin Film Studios.

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