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MUELLER TO INTRODUCE NEW HOME TYPE IN NEXT RESIDENTIAL SECTION

New “Paseo Row Homes” and “Mueller Houses” to Include Affordable Homes For Buyers Who Earn Up to 120 Percent Austin’s MFI

AUSTIN, Texas – Aug. 18, 2016 – A new collection of 375 homes is starting construction at [Mueller](#), including the community’s next home type, a “paseo row home,” and with some homes available to homebuyers who are income qualified earning up to 80 percent and up to 120 percent of Austin’s median family income (MFI).

[Catellus Development Corporation](#), the master developer of Mueller, is rolling out infrastructure for the 375 new homes, planned in two phases, from five local and regional homebuilders, including [CalAtlantic Homes](#), [Centerra Homes](#), [David Weekley Homes](#), [The Muskin Company](#) and [Wes Peoples Homes](#). These new homes will be located along the eastern side of Berkman Drive between Zach Scott and Philomena streets.

“The ‘paseo row homes’ were a direct outcome of a 2008 housing symposium, which called for additional housing choices at Mueller, ones that could be more affordable by design,” said Jim Adams, a principal with McCann Adams Studio, the master planner for Mueller. “These compact two- and three-story townhouses are planned as an integral part of the neighborhood, organized in groups of four and oriented to the paseos. Rather than the typical two-car garages, each paseo home has a single covered parking space, and one additional space in a parking court in the interior of the block.”

The Muskin Company will build a set of yard homes with a modern farmhouse design, featuring metal roofs and a few homes with garage apartments. Wes Peoples Homes will also build a collection of homes with contemporary exteriors or a “modern barn” design. Centerra Homes is building a group of yard homes, some of which will face one of Mueller’s upcoming parks.



David Weekley Homes



An artist rendering of David Weekley Homes’ “paseo row home”

In addition to the paseo row homes, David Weekley Homes will build yard homes and a collection of both income-qualifying and conventionally-priced attached row homes. CalAtlantic Homes will also build a series of yard homes and attached row homes, plus a mix of income-qualifying and conventionally priced Mueller Houses.

In this next section of 375 homes, approximately 135 homes will be reserved for families who earn 80 percent or less of Austin's MFI and 38 homes will be reserved for families who earn 120 percent or less of Austin's MFI. These additional units for families at or below 120 percent of Austin's MFI is an expansion of Mueller's [Ready, Set, Own Affordable Homes Program](#).

This is an expansion of Mueller's income-qualified, affordable homes program beyond the requirements of the Master Development Agreement between the City of Austin and Catellus, adding to the Mueller Foundation's affordable resale program already available to households earning up to 120 percent of MFI, but who may not be able to afford a Central Austin home at conventional rates. This means a single occupant earning up to \$65,350 or couple earning up to \$74,700 per year might qualify within certain conditions for a home priced under \$300,000 in Central Austin.

"We're proud to be able to offer such a wide variety of housing options at Mueller, but we're prouder still to be able to expand an already ambitious and sustainable affordable homes program to reach more families including some who earn up to 120 percent MFI," said Ken Blaker, Senior Vice President of Development for Catellus. "A 2015 [ULI Austin report](#) showcased the need and challenges for establishing more diverse product types to address the 'missing middle.'"

Catellus and participating homebuilders intend to include this next step of affordability in the remaining residential phases at Mueller, increasing the total number of income-qualifying homes by an estimated 125 new homes for families earning up to 120% MFI. Upon completion, Mueller will have delivered at least 25 percent (approximately 1,475) income-qualifying residences of the projected 5,900 total homes, apartments and condos planned at Mueller within the original MFI parameters, as well as this program expansion of an additional 125 homes to total a projected 1,600 affordable homes.

Each homebuilder is currently finalizing their designs, which determine home sizes and price ranges. Weather permitting, the first homes in this new section should be ready for move in by the fourth quarter of 2016. Additional affordable residences will also be available soon at three multi-family communities currently under construction: DMA Companies' "Aldrich 51," Greystar's "Overture" and AMLI's second set of apartments.

About Mueller: Mueller is one of the nation's most notable 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 project between the City of Austin [Economic Development](#) department and Catellus Development over 10-15 years following nearly 20 years of extensive citizen input. Upon completion, Mueller will feature at least 5,900 single-family and multi-family homes, a mixed-use town center district known as [Aldrich Street](#), 4.4 million square feet of prime commercial space, including 750,000 square feet of local and regional retail space, 140 acres of parks and open space, plus Dell Children's Medical Center, the Austin Film Studios, The Thinkery, H-E-B and the Austin ISD Performing Arts Center. For more information, visit www.MuellerAustin.com, find us on Facebook at www.Facebook.com/MuellerAustin and follow us on Twitter [@MuellerAustin](https://twitter.com/MuellerAustin).

About Catellus: Catellus is a national leader in mixed-use development, solving some of America's most complex land challenges. With nearly 30 years of experience as a master developer, Catellus has transformed former airports, military bases and urban industrial sites into thriving retail, residential and commercial communities. These projects, which often include substantial public amenities, add economic, social and environmental value to the communities they serve. Catellus has both the financial strength and development expertise to turn vision into reality at even the most demanding development sites. For more information, visit www.catellus.com.

About the City of Austin, Economic Development Department – Redevelopment: The City's Economic Development Department, formed in 2002, has led redevelopment, small business development, business recruitment, international economic development, and the cultural arts, music, and film programs for the City. With a focus on regenerating key assets of the city, Economic Development has implemented catalyst redevelopment projects, including the Seaholm District, Second Street Retail District, and the Mueller Redevelopment, an award-winning national model for responsible urban planning and development. Visit www.austintexas.gov/ecodev.

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