

BAILEY AT BERKMAN FAQ

Where is Bailey at Berkman? 6405 Berkman Road, just north of the fire station

Why this location? Access to jobs, groceries, parks, neighborhood, and a public library

Who is developing this site? [Structure Development](#) an Austin development firm and [National Community Renaissance](#) the third largest non-profit developer in the country.

How many units will there be? 104 studio homes, approximately 448 square feet each, with individual, private kitchens and bathrooms in each unit.

What income levels will be served? Area Median Income (AMI) levels will be a mix of 30% (\$24,540 or \$12.21 hourly), 50% (\$40,900 or \$16.28 hourly) and 60% (\$49,080 or \$24.42 hourly).

How much is rent? Maximum rents will be \$525 (for residents at 30% AMI), \$934 (50% AMI) or \$1,139 (60% AMI). By contrast, Apartments.com posted Austin's average February rent for a studio at \$1,251.

What kinds of services will be offered? CORE's sister organization - [Hope through Housing Foundation](#) will provide services on site. Services are 3 tiered. Tier 1 services are general in nature and serve the entire resident population. Offerings include social events, workforce training, personal wellness, financial counseling, and other general services that anyone can benefit from. Tier 2 services help an individual resolve a specific issue over a 1-6 month period. Tier 3 service is one-on-one intensive counseling with a targeted strategy for success in maintaining housing and moving up the housing continuum. Different residents will use different services as their personal needs dictate.

Won't this impact traffic? The development is promoting a car-free lifestyle. The site will have roughly 25-26 parking spaces. Ebike Charging Stations and sheltered, locked bike storage will be provided. Bus passes will also be provided to residents that need them.

When will construction take place? Construction will not start for at least 12 months. Obtaining a funding award is the first step. If we receive a funding award there will be many more opportunities to discuss the site design, services and other elements of the proposed development.

HOW CAN I LEARN MORE?

Please join us **Thursday 2/15 from 6 to 8 pm** or **Saturday 2/17 from 9 to 11 am** at Hanks Cafe if you would like to meet. We are always happy to discuss issues and answer questions.

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