

SC

Westwind of Killeen

SALEM | CLARK

# Salem Clark Development

## Kelly Garrett- Founder

- Exclusive LIHTC Developer since 2005
- Over 1,000 units developed, owned and operated
- Limited to Class-A Communities
- Track record developing in Texas

## Current Properties

- Stonebridge of Abbeville – 250 Unit Apartments - Abbeville, Louisiana
- Hacienda Del Sol – 56 Single Family Homes - Dallas, Texas
- Vistas of Lake Charles – 72 Unit Apartments - Lake Charles, Louisiana
- Havens of Lake Charles – 72 Unit Sr. Living Complex - Lake Charles, Louisiana
- Havens of Abbeville – 72 Unit Sr. Living Complex - Abbeville, Louisiana
- Villas of Giddings – 36 Single Family Homes - Giddings, Texas
- Auburn Square – 80 Unit Apartments – Vidor, Texas
- Stonebridge at Ironton – 152 Unit Apartments - Lubbock, Texas
- Stonebridge at Kelsey Park – 152 Unit Apartments - Lubbock, Texas
- Stonebridge of Plainview – 80 Unit Apartments – Plainview, Texas



**Map of Properties**

# Low Income Housing Tax Credits

## LIHTC (Sec 42)

- Housing that rents to tenants who earn 60% or less of the AMI (Area Median Income)
- Administered by TDHCA (Texas Department of Housing and Community Affairs)
- Tax credits are awarded on a competitive basis
  - Based on application and scoring criteria
  - Allocated to urban and rural areas in the 13 regions of Texas



Pool Area - Stone Bridge of Abbeville

# Proposal for Killeen

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## Multifamily- 120 Unit Complex

- Land Use Restriction Agreement (LURA) will run for 40-years-must stay affordable housing
  - The only way for the LURA to be removed is through foreclosure (Kelly Garrett has never had a foreclosure)

## Clubhouse and Property Amenities

- Full Perimeter Fencing
- Pool
- Access Controlled Gates
- Fitness Center
- Community Room
- Business Center with Wi-Fi
- Garages and Storage Units
- Gazebos, Grills and Picnic Areas



Clubhouse-Exterior

# Proposal for Killeen

- Unit Amenities

- Crown molding
- Vinyl plank flooring
- Washer and Dryer in each unit
- Energy Star rated appliance package
- Self-cleaning ovens
- Refrigerators with ice makers
- Dishwashers
- Garbage disposals
- Walk-in closets
- Outdoor storage closets
- Large patios
- Designer pendant lighting
- Water conserving fixtures
- 14 SEER energy efficient HVAC system



Unit - Kitchen



1 Bed Floor Plan (800 SF)

# Proposal for Killeen

## Social Services

- On-site social services are available
- Food Pantry
- Financial Planning Assistance
- Annual Health Fair
- Health and Nutrition Courses
- Bi-Monthly Social Events
- Arts and Crafts

“I have been living here for one year now and simply love it. The apt is clean and very spacious for my needs. The staff is competent and very accommodating. I have great neighbors who are so very helpful and love to get together for social gatherings, some the residents have arranged and some by the staff... ...Our office manager, Nancy, is adorable and I feel like she is one of the family.

-Bonnie Green, Resident Havens of Abbeville

via [ApartmentRatings.com](http://ApartmentRatings.com)



Clubhouse-Interior

# Unit Mix-Rent Schedule



Unit Mix				
Unit \ Income Level	30%	50%	60%	Market Rate
<b>1 Bedroom</b>	5	9	38	8
<b>2 Bedroom</b>	3	8	21	10
<b>3 Bedroom</b>	2	3	7	6

Rent Schedule			
Unit \ Income Level	30%	50%	60%
<b>1 Bedroom</b>	\$334	\$556	\$668
<b>2 Bedroom</b>	\$400	\$667	\$801
<b>3 Bedroom</b>	\$462	\$771	\$925

# Site Plan/Location



## SITE DATA

TOTAL UNITS	120
TOTAL ACRES	6.42
UNITS/ACRE	18.69

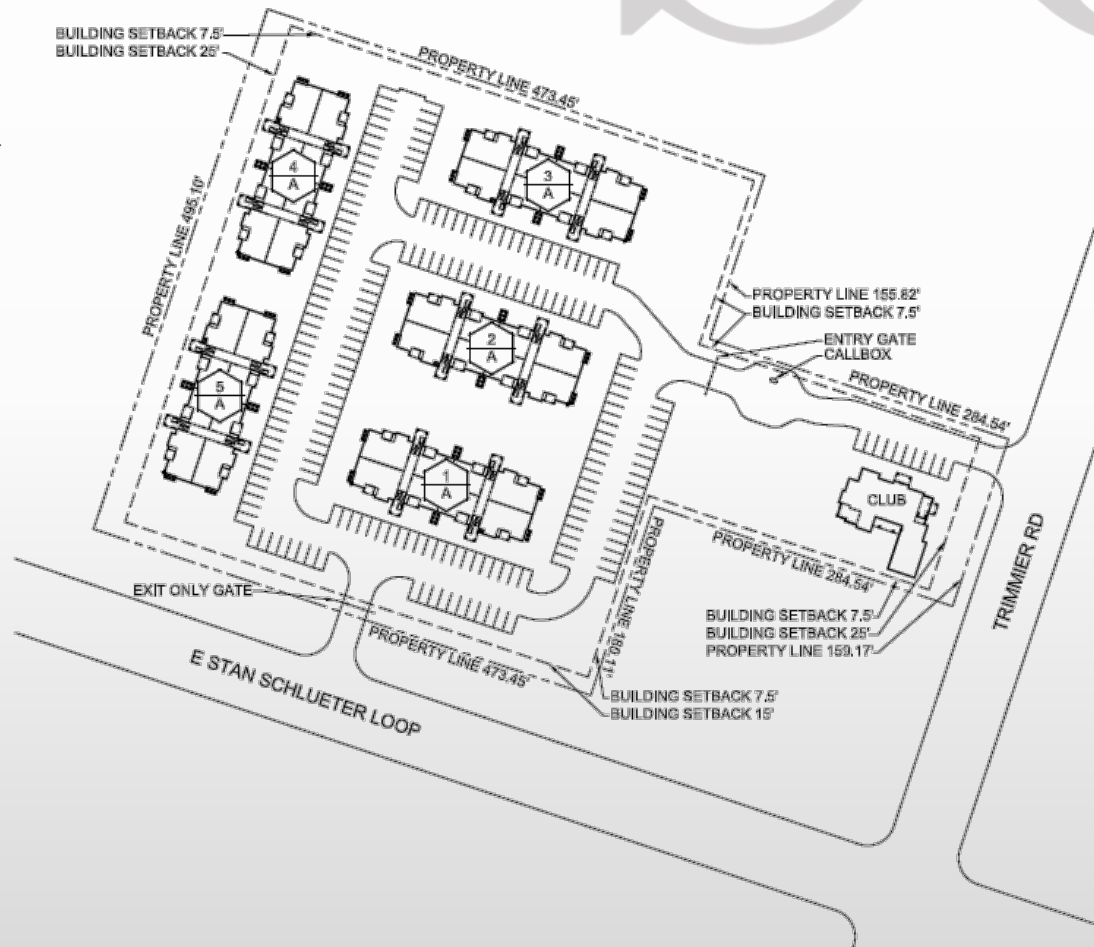
## UNIT TYPE

UNIT TYPE	#UNITS
A1 - ONE BEDROOM, ONE BATH	60
B1 - TWO BEDROOM, TWO BATH	42
C1 - THREE BEDROOM, TWO BATH	18
<b>TOTAL</b>	<b>120</b>

## PARKING TABULATION

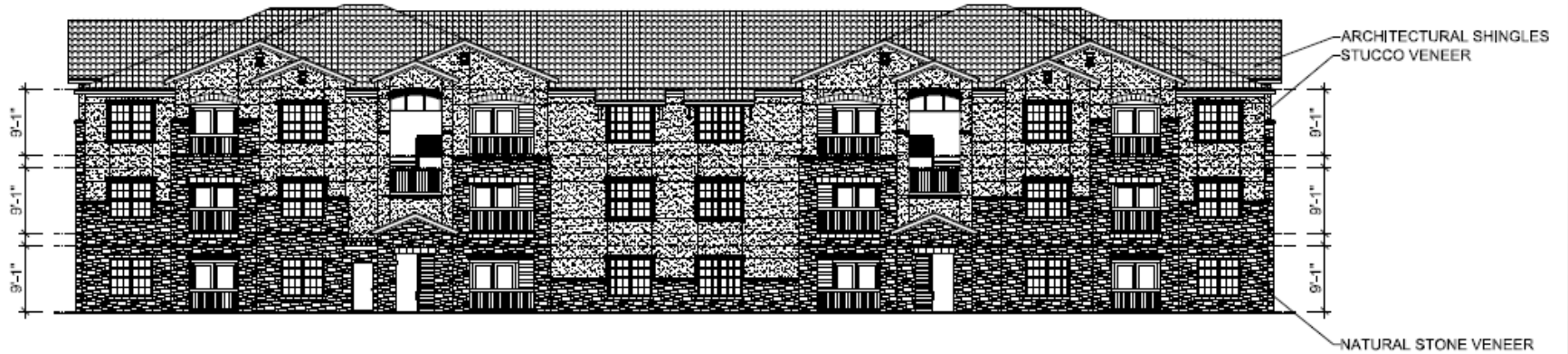
PARKING REQUIRED	
PARKING RATIO	1-2/3:1
SPACES REQUIRED	200
PARKING PROVIDED	
UNIT SPACES	200
CLUBHOUSE SPACES	10
<b>TOTAL PROVIDED</b>	<b>210</b>

## BUILDING KEY





# Typical Elevation



**TYPICAL BUILDING ELEVATION**

SCALE: 1/16"=1'-0"

# Unit Interiors

SCA



# Unit Exteriors



# Clubhouses

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**Zachary Krochtengel**

Development and Finance

Salem Clark Development

7801 Jack Finney Blvd

Greenville, Texas 75402

(215)806-2216