



News Release

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HACA Announces Groundbreaking for New Affordable Housing Being Built by Carleton Residential Properties

Pathways at Chalmers South will revitalize the community with new, modernized housing

AUSTIN, Texas, Aug. 14 – The Housing Authority of the City of Austin ([HACA](#)) and [Carleton Residential Properties](#) are pleased to announce a groundbreaking at 10 a.m. Friday (Aug. 17) for the new Pathways at Chalmers South located at 1640 E. 2nd St., Austin, Texas 78702. Austin Mayor Steve Adler and Councilman Sabino “Pio” Renteria are among the dignitaries invited to speak at the event. The new construction replaces HACA’s former Central Office building built in the 1980s and will be a state-of-the-art development with modern amenities including central air conditioning, a fitness center, and a laundry facility, to meet the needs of Austin families.

“Pathways at Chalmers South represents the first phase of a four-year process to redevelop Chalmers Courts – a housing community that was built more than 80 years ago,” said Michael Gerber, HACA president and CEO. “We are nearly doubling the total number of units at Pathways at Chalmers to house more Austin families. This construction is among the more than \$125 million being invested in the Austin community through HACA’s participation in HUD’s Rental Assistance Demonstration (RAD) program.”

Pathways at Chalmers South will feature brand-new electrical and plumbing systems, and include larger two-, three-, and four-bedroom units for families and people with special needs. The new Pathways at Chalmers housing community will be completed in three phases:

- Phase 1 begins the 2018 construction of 86 affordable units at 1640 E. 2nd St., called Pathways at Chalmers South
- Phase 2 will begin in 2019-2020 with the redevelopment of the east half of Chalmers, 1801 E 4th St., called Pathways at Chalmers East
- Phase 3 will begin in 2020-2021 with the redevelopment of the west half of Chalmers, called Pathways at Chalmers West

When complete, the Pathways at Chalmers housing community will add nearly 400 affordable units to the Austin rental market. Residents will also have access to onsite workforce development, educational, and health and wellness services provided by various community partners.

“Our phased approach to construction just across the street from residents’ current dwellings allows a smooth transition for families to move into their new homes,” adds Printice Gary, partner, principal and CEO of Carleton Residential Properties. “Since the new development is nearby, children can continue to attend their neighborhood schools facilitating the change, while strengthening the deep community ties.”

The Austin community and current Chalmers Courts residents are invited to the groundbreaking ceremony.

WHAT: The Housing Authority of the City of Austin (HACA) and Carleton Residential Properties celebrate the start of construction of the new Pathways at Chalmers South. The new development will revitalize the community with new, modernized affordable housing.

WHEN: 10 a.m. Friday (Aug. 17)

WHERE: Pathways at Chalmers South
1640 E. 2nd St., Austin, Texas 78702

WHO: Dignitaries invited to speak at the event include:
Austin Mayor Steve Adler
Austin City Councilmember Sabino "Pio" Renteria
HACA President & CEO Michael Gerber
Congressman Lloyd Doggett
Resident HACA Commissioner/Chalmers Resident Council President Mary Apostolou
Carleton Residential Properties Partner/Principal & CEO Printice Gary

About Housing Authority of the City of Austin

Established in 1937, the Housing Authority of the City of Austin (HACA) is a public unit of government separate from the City of Austin. HACA’s mission is to cultivate sustainable affordable housing communities and partnerships that inspire self-reliance, growth and optimism. As a High- Performing housing authority that assists over 20,000 Austinites, HACA owns and operates 1,839 units of subsidized housing in 18 developments throughout Austin. For more information, visit www.hacanet.org, or find us on Twitter [@hacanet](https://twitter.com/hacanet).

About Carleton Residential Properties

[Carleton Residential Properties](http://www.CarletonResidential.com) owns, develops, and builds high-quality multifamily assets across the South and Southwest United States. For almost 25 years, Dallas-based Carleton has developed more than 20,000 multifamily units. Leveraging a fully-integrated approach to all aspects of residential properties, Carleton Residential has successfully executed a conservative strategy across varying market cycles. Learn more at www.CarletonResidential.com.

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