

REB2 - Empire II_Burbank

Unit Mix and Rents			FY 2022 rents	
Unit Type	AMI Type	# Units	TCAC net rent (less UA)	
1-Bedroom	30 - 50%	6	\$	600
1-Bedroom	50 - 80%	3	\$	1,046
1-Bedroom	50 - 80%	124	\$	1,269
1-Bedroom	80 - 120%	33	\$	1,716
1-Bedroom	Mgr Units	1	\$	2,232
1-Studio	Mgr Units	1	\$	2,084
2-Bedroom	30 - 50%	-	\$	717
2-Bedroom	50 - 80%	5	\$	1,253
2-Bedroom	50 - 80%	61	\$	1,521
2-Bedroom	80 - 120%	17	\$	2,057
2-Bedroom	Mgr Units	1	\$	2,680
3-Bedroom	30 - 50%	-	\$	834
3-Bedroom	50 - 80%	5	\$	1,453
3-Bedroom	50 - 80%	62	\$	1,763
3-Bedroom	80 - 120%	17	\$	2,382
3-Bedroom	Mgr Units	1	\$	3,096
Total Units		337		
Restricted Units (NIC Mgr)		333		
% MIX		Units	AMI	
Extremely Low Income	0.00%	-	0 - 30%	
Very Low Income	1.78%	6	30 - 50%	
Low Income	77.15%	260	50 - 80%	
Moderate Income	19.88%	67	80 - 120%	
Unrestricted	1.19%	4	Mgr Units	

Project Description

Residency at Empire II 3000 Empire Ave Burbank, CA 91504

100% Affordable New Construction

Residency at Empire II is a proposed residential development project comprised of the New Construction of a 337-unit Affordable Housing Development.

The project will be located at 3000 Empire Ave Burbank, CA 91504 (APN 2464-001-019). The 1.973AC site is located near the **Hollywood Burbank Airport**. This residential development is within walking distance of the Metro-link Train station to the west and shopping at the Burbank Empire Center to the east.

The project comprises of 100% Affordable Residential Uses (337-Units, 301,500 GSF) : There are four (4) Managers units, and the remaining units (333) will be offered at 60% & 80 % AMI.

All units are designed to meet the current requirements for accessibility and mobility for New Construction projects pursuant to ADA federal regulations 11(b).

The gross new building area is approximately 301,500 gsf with 7-levels of residential on grade consisting of 5 stories Type 111A Apartment over 2 stories Type 1A Apartment and Garage. Given the project's direct connectivity to public transportation parking is not required. But 54 stalls have been incorporated into the design for ride-sharing, delivering, etc..

Residents access the building through a dedicated residential lobby located on the North-West Corner of the building on Empire Ave. The lobby will be secured with cameras, alarms, and the latest security technology. There are (2) two elevators serving the building and they are located at the north/east of the building. Both elevators serve all floors in the building.

The project will feature several sustainable and green building elements. In the common areas all lighting will be high efficiency LED lighting, non-VOC paints will be used throughout and sustainable bamboo floors. The residential units will also feature LED lighting throughout, new energy star appliances, ceramic tile or natural linoleum in all kitchens / baths, ceiling fans in all bedrooms / living rooms and new blinds. Additionally, low flow plumbing fixtures will be installed in all kitchens and baths. The landscaping will feature drought tolerant planting and high efficiency irrigation system.

The area surrounding Residency at Empire II is primarily urban in nature with a mix of residential and commercial uses surrounding the property. The site is amenity rich with direct access to public transportation, grocery store, pharmacy, retail stores, several food and community serving retail establishments within 1.5 mile of the property. Overall, the site is a model for urban affordable living with all the necessary site amenities in walking distance or a short ride on public transportation.

Conveniently located across the street and in front of the next door park are two bus stops that can be utilized as transportation for the tenants.

Additionally within 1.5 miles of the project site, there is a shopping central that includes various different options for the tenants : Walmart, Target, Lowe's, Marshall's, Best Buy, Starbucks, Wendy's, etc.. Families with children can also conveniently utilize the public park that is located on the east side of the building.

Overall, Residency at Empire II brings together family living, affordability and transit-oriented development in the heart of Burbank.