



Yardi Matrix

YARDI MATRIX AFFORDABLE HOUSING

Product Overview

With Yardi Matrix Affordable Housing, accessing essential data for fully affordable multifamily investments has never been easier. Say goodbye to time-consuming research and limited availability of records – our comprehensive platform provides the insights you need when you need them.

Our coverage encompasses 175 markets with over 26,000 affordable properties and 3.36 million units including the entire new supply pipeline, from prospective to planned to under construction.

[View market coverage maps](#)

Detailed Property Intelligence - Affordable


Easily view detailed property records and pierce the LLC for actual ownership contact information of the general partner.

Additionally, Matrix provides patented improvement and location ratings, unit mix, unit size, rent per unit, rent per square foot, occupancy and current property manager information for more than 26,000 properties and over 3.36 million units.

Windy Ridge

Property Details | Parcel Data beta | Matrix Expert | Related Reports | Competitive Environment | Download Brochure | Notes | Add to Property Group | Report a Problem

Property Unit Breakdown | Property Sales | Occupancy History | Rental Rate History | Property Characteristics | Area Information | Area Map



FULLY AFFORDABLE Private Sector | Agency Securitization

Number of Units: 120

Address: 10910 Ranch Road 620 North, Austin, TX 78726

Website: [View](#) ← Property-level website links

Additional Website: [View](#)

Market: Austin

Submarket: 6 - Anderson Mill

Phone: (512) 973-9900

Improvements Rating: B ← Patented proprietary rating system

Location Rating: A-

Location Class: Suburban

Affordable Program: **Primary Affordability Type** Tax Credits
Secondary Affordability Type Section 8 Vouchers ← Primary & secondary affordable programs

Completion Year: 2016

Occupancy: 97.50%

Average AMI Percent: 53%

Owner Groups: Realtext Development
Troy McClure
(512) 555-1234
TMcClure@realtextdevelopment.com
111 South Capital of Texas Hwy Bldg E #500 Austin, TX 78746

Manager Groups: Dominion
Selma Bouvier
(214) 555-1234
2703 Northwest Blvd #300 Plymouth, MN 55441 ← Actual owner 100% of the time, no LLCs

Property Unit Breakdown

Export Excel

Unit Type	Count	% of Total	Unit	Size (SqFt)	AMI Unit % Breakdown			AMI Unit Breakdown			Maximum Allowable Rent			Utility Allowance	Maximum Net Rent	Weighted Average	Maximum Allowable Rent Per SqFt			Maximum Net Rent Per SqFt			Actual Asked Rent Per SqFt			Fair Market Rent		
					30%	50%	60%	30%	50%	60%	30%	50%	60%				30%	50%	60%	30%	50%	60%	30%	50%	60%		30%	50%
One Bedroom	24	20.00%	725	17,400	8%	42%	60%	2	10	12	\$708	\$1,181	\$1,417	\$56	\$652	\$1,125	\$1,361	\$1,204	\$0.98	\$1.63	\$1.06	\$0.90	\$1.55	\$1.88	\$1,309	\$1.81	\$1,635	\$2.26
Two Bedroom/Two Bath	24	20.00%	1,013	24,312	8%	42%	50%	2	10	12	\$850	\$1,417	\$1,701	\$83	\$767	\$1,334	\$1,618	\$1,429	\$0.84	\$1.40	\$1.08	\$0.78	\$1.32	\$1.60	\$1,061	\$1.54	\$1,924	\$1.90
Two Bedroom/Two Bath	40	33.33%	1,053	42,120	10%	40%	50%	4	16	20	\$850	\$1,417	\$1,701	\$83	\$767	\$1,334	\$1,618	\$1,419	\$0.81	\$1.35	\$1.02	\$0.73	\$1.27	\$1.54	\$1,061	\$1.48	\$1,924	\$1.83
Three Bedroom/Two Bath	32	26.67%	1,288	41,216	9%	41%	50%	3	13	16	\$982	\$1,638	\$1,965	\$100	\$82	\$1,538	\$1,865	\$1,640	\$0.76	\$1.27	\$1.53	\$0.68	\$1.19	\$1.45	\$1,194	\$1.63	\$2,470	\$1.92
Total	120	100.00%	1,042	125,048	9%	41%	50%	11	49	60	\$860	\$1,427	\$1,715	\$82	\$777	\$1,345	\$1,632	\$1,437	\$0.83	\$1.40	\$1.07	\$0.75	\$1.32	\$1.60	\$1,053	\$1.59	\$2,012	\$1.93

Detailed AMI% splits with maximum allowable and maximum net rents compared to actual asked & fair market values

Family Size Adjustments

Assumption of how many persons live in a type of unit made per HUD guidelines:

- Studio = 1 person
- 1 bedroom = 1.5 persons
- 2 bedroom = 3 persons
- 3 bedroom = 4.5 persons
- 4 bedroom = 6 persons
- 5 bedroom = 7.5 persons
- 6 bedroom = 9 persons

Rent Year 2024

Actual asked rent source: Rent Cafe

Affordable Housing Methodology and Definitions

Affordable Characteristics

Year	REAC Score		
	2014	2018	2022
Score	99a	98b	97b

[About HUD REAC](#)

REAC score

Tax Credits Information

Section 42 Low Income Housing Tax Credits - LIHTC

Phase I

Date Placed In Service	02/2010
Compliance Expiration Date	02/2025
Extended Use Expiration Date	02/2067

75 units restricted under Section 42 out of 76 total units

Compliance & extended use expirations