



City of Austin
Neighborhood Housing and Community Development
Cost/Benefit Analysis

The Rail at MLK Jr Station Apartments
1800 Alexander Ave

AHFC Agenda Item # 4

Approve the negotiation and execution of a loan agreement with Lonestar Development Partners, LLC, or an affiliated entity, in an amount not to exceed \$2,500,000, for an affordable, multi-family rental development to be known as the Rail at MLK Jr. Station, located within the MLK Transit-Oriented Development District at East 17th Street and Alexander Avenue.

Property Name	The Rail at MLK Jr Station			
Property Address	1800 Alexander Ave, Austin TX 78702			
Council District (Member)	# 1 (Houston)			
Census Tract and Block Group	CT 8.03 BG 1			
Units	Affordable: 64	Total: 225	% Affordable: 28%	
Affordability Period/Period Ends	40 yrs		2058	
Estimated Total Project Cost	\$32,500,000			
Requested Funding Amount	\$2,500,000			
Funding Amount Per Unit	\$39,063			

Benefits/Qualitative Information

Project Characteristics

- Property is located in a Transit Oriented District (TOD), adjacent to the MLK Jr. MetroRail Station.
- Two Hundred Twenty-five (225) units in total, including Sixty Four (64) Affordable units at 50% MFI and below.
- The Rail at MLK Jr. Station will have 3 Permanent Supportive Housing (PSH) units.
- Fifteen units will be made accessible for persons with mobility disabilities, and at least 3 units will be made accessible for persons with hearing and sight disabilities.
- Lonestar Development Partners has obtained written agreements from Austin Habitat for Humanity to provide homebuyer education and financial literacy services and the Council on Recovery to recruit PSH residents and provide supportive services.
- Unit mix:

64 studio/one-bath units	Affordable Units
44 studio/one bath units	Market Rate Rents
101 one-bedroom/one bath units	Market Rate Rents
16 two-bedroom/two -bath units	Market Rate Rents

Population Served

- Three (3) units will be reserved for individuals with incomes at or below 30% of the Median Family Income (MFI), currently \$16,150 for a single-person household.
- Three (3) units will be reserved for individuals or families with incomes at or below 40% MFI, currently \$21,800 for a single-person household and \$30,700 for a 4-person household.
- Fifty-two (52) units will be reserved for individuals and families with income at or below 50% MFI, currently \$26,900 for a single-person household and \$38,400 for a 4-person household.
- One hundred sixty-one (161) units will have no income restrictions.

Walk Score¹

57 (somewhat walkable)

Bike Score¹

77 (very bikeable)

Transit Score¹

51 (good transit)

Opportunity Index²

Education: MODERATE	Housing & Environment: VERY LOW	Economic & Mobility: HIGH	Comprehensive Index: LOW
Elementary: Campbell (met standard)	Middle: Kealing (met standard)	High: McCallum (met standard)	

School Accountability Rating (2015)³

Information Below by Census Tract

Number of Jobs⁴

352

Median Family Income (MFI)⁵

\$52,037

Number of Moderate Income Households⁵

470

Number of Low Income Households⁵

270

Percentage of Moderate Income Households with Substandard Housing or Overcrowding⁵

2%

Percentage of Low Income Households with Substandard Housing or Overcrowding⁵

4%

Percentage of Severely Cost Burdened Moderate Income Households⁵

40%

Percentage of Severely Cost Burdened Low Income Households⁵

70%

Number of Owner Units³

17% affordable to 50% MFI

25% affordable to 80% MFI

32% affordable to 100% MFI

Number of Rental Units³

7% affordable to 30% MFI














13% affordable to 50% MFI

60% affordable to 80% MFI



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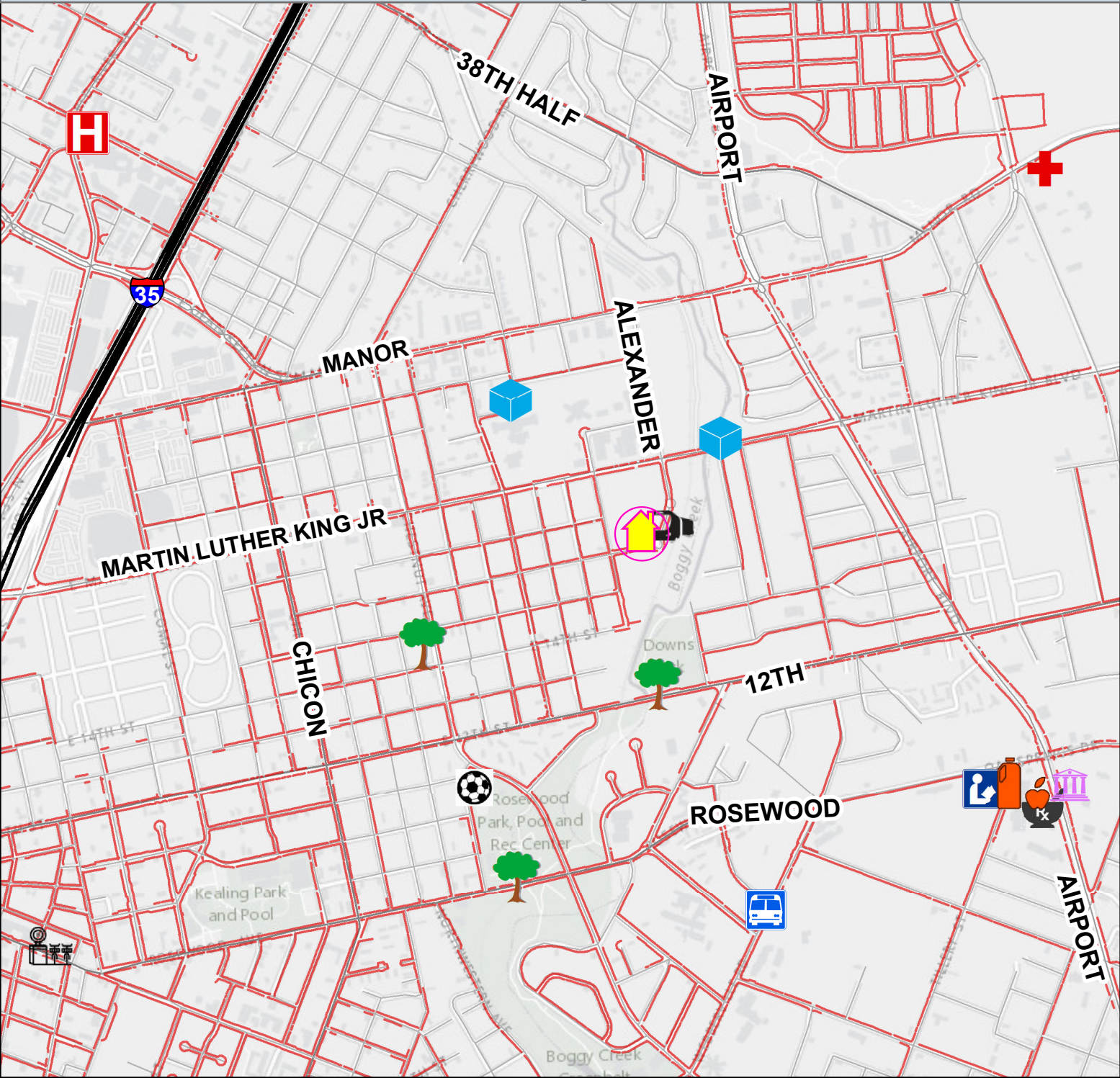
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Healthcare		Clinic/Urgent Care: Texan Urgent Care
		Hospital: St David's Medical Center
		Pharmacy: Walgreens
Education		Day Care: Open Door Preschool
		Day Care: Extend-A-Care for Kids
		Elementary School: Campbell
		Middle School: Kealing
		High School: McCallum
		Library: Willie Mae Kirk Branch
Transportation		Nearest Bus Stop
		Nearest High Frequency Transit Line Stop
		Nearest Bike Share
		Nearest Train Station: MLK Jr.
Other Amenities		Bank: Wells Fargo
		Grocery Store: Arlan's Market
		Park: Chestnut Pocket Park
		Park: Downs-Mabson Fields
		Park: Rosewood Neighborhood Park
		Community/Recreation Center: Chestnut Community Center

Approx. Distance	Address	Transit Routes			
		Route	Estimated Trip Length	Transfers	Total Walking Distance (approx)
1.2 mi	3607 Manor Rd	20	13 min	0	0.4 mi
1.9 mi	919 E 32nd St	20	22 min	0	0.4 mi
1.3 mi	1144 Airport Blvd	350	14 min	0	0.5 mi
0.5 mi	2918 E MLK Jr Blvd				
0.6 mi	2612 Rogers Ave	18	9 min	0	0.4 mi
0.6 mi	2613 Rogers Ave	18	9 min	0	0.4 mi
1.7 mi	1607 Pennsylvania Ave	6	19 min	0	0.8 mi
4.5 mi	5600 Sunshine Dr	550	28 min	0	1.1 mi
1.3 mi	3101 Oak Springs Dr	6	21 min	0	0.9 mi
< 0.1 mi	MLK Station	464, 465			
1.2 mi	3308 Webberville/Bedford	300			
2.1 mi	1106 E 11th	550	17 min	0	0.6 mi
< 0.1 mi	1719 Alexander Blvd				
1.2 mi	1145 Airport Blvd	350	14 min	0	0.5 mi
1.2 mi	1148 Airport Blvd	350	14 min	0	0.5 mi
0.6 mi	2207 E 16th St	18	9 min	0	0.4 mi
0.7 mi	2816 E 12th St				
1.0 mi	2300 Rosewood Ave				
1.1 mi	1183 Chestnut Ave	320	14 min	0	0.6 mi











Source: Google Maps

Amenities and Access Near Proposed Housing Development







 Proposed Rail at MLK Jr. Station Apartments


Amenities

	Bank		Grocery Store		Recreation Center
	Bike Share		Hospital		Urgent Care
	Day Care		Library		Pharmacy
			Park/Greenway		

Access

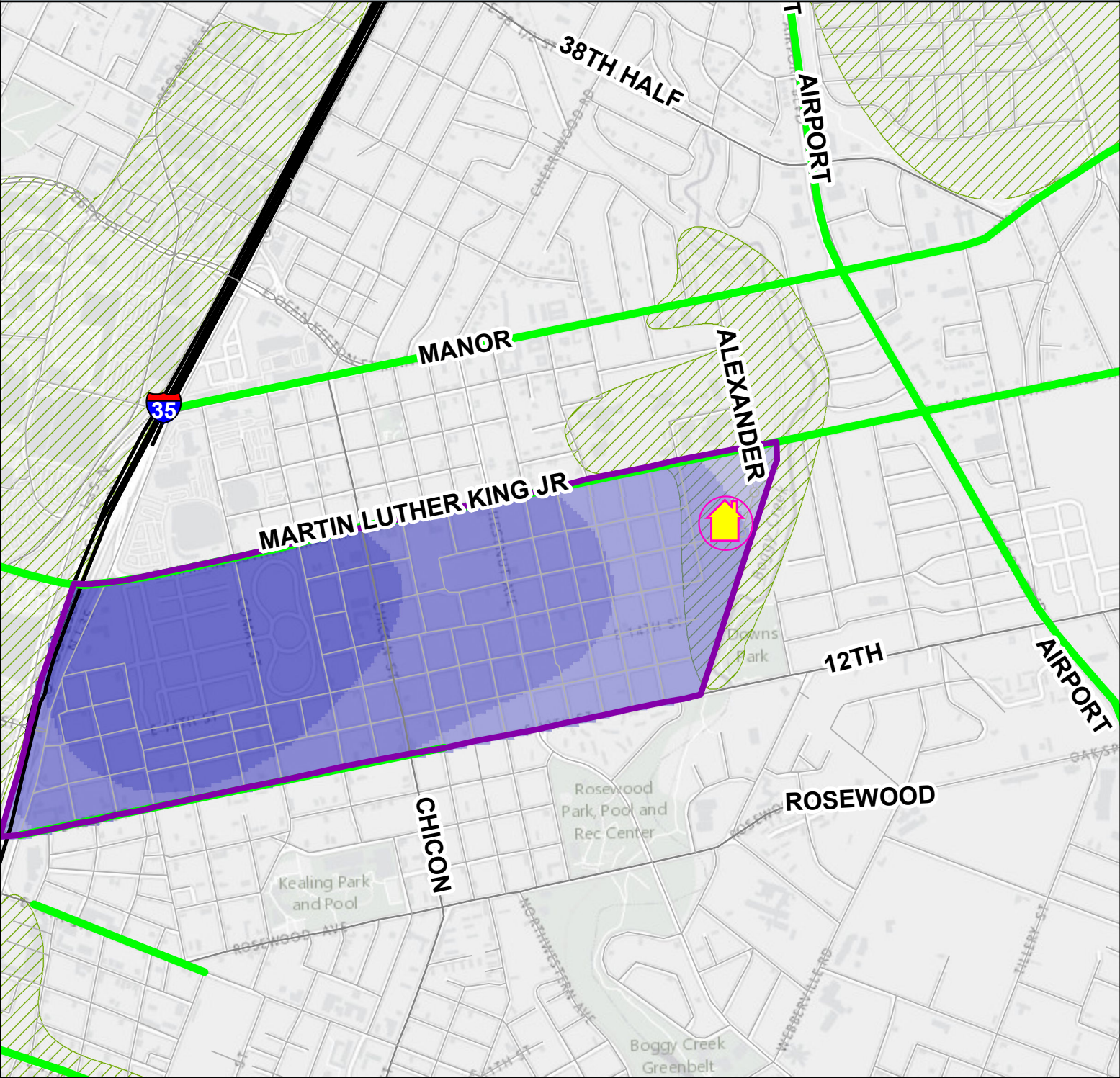
	Existing Sidewalks		Nearest Bus Stop
	Nearest High-Frequency Bus Stop		Train Station


0 0.2 0.4 Miles



Basemap Source: Esri, 2015
Sources: CMTA, 2012; Google Maps, 2015; Census 2013









Employment Near Proposed Housing Development




 Proposed Rail at MLK Jr. Station Apartments

Jobs

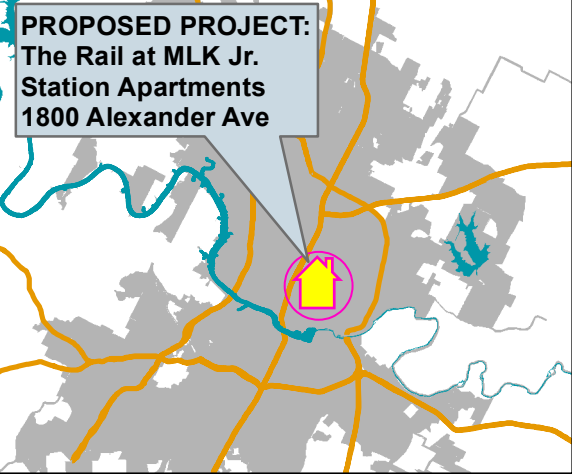
Census Tract Job Concentration

	5-21 jobs/sq mi		Imagine Austin Corridors
	22-71 jobs/sq mi		Imagine Austin Centers
	72-155 jobs/sq mi		Census tract analyzed for jobs
	156-272 jobs/sq mi		
	273-423 jobs/sq mi		

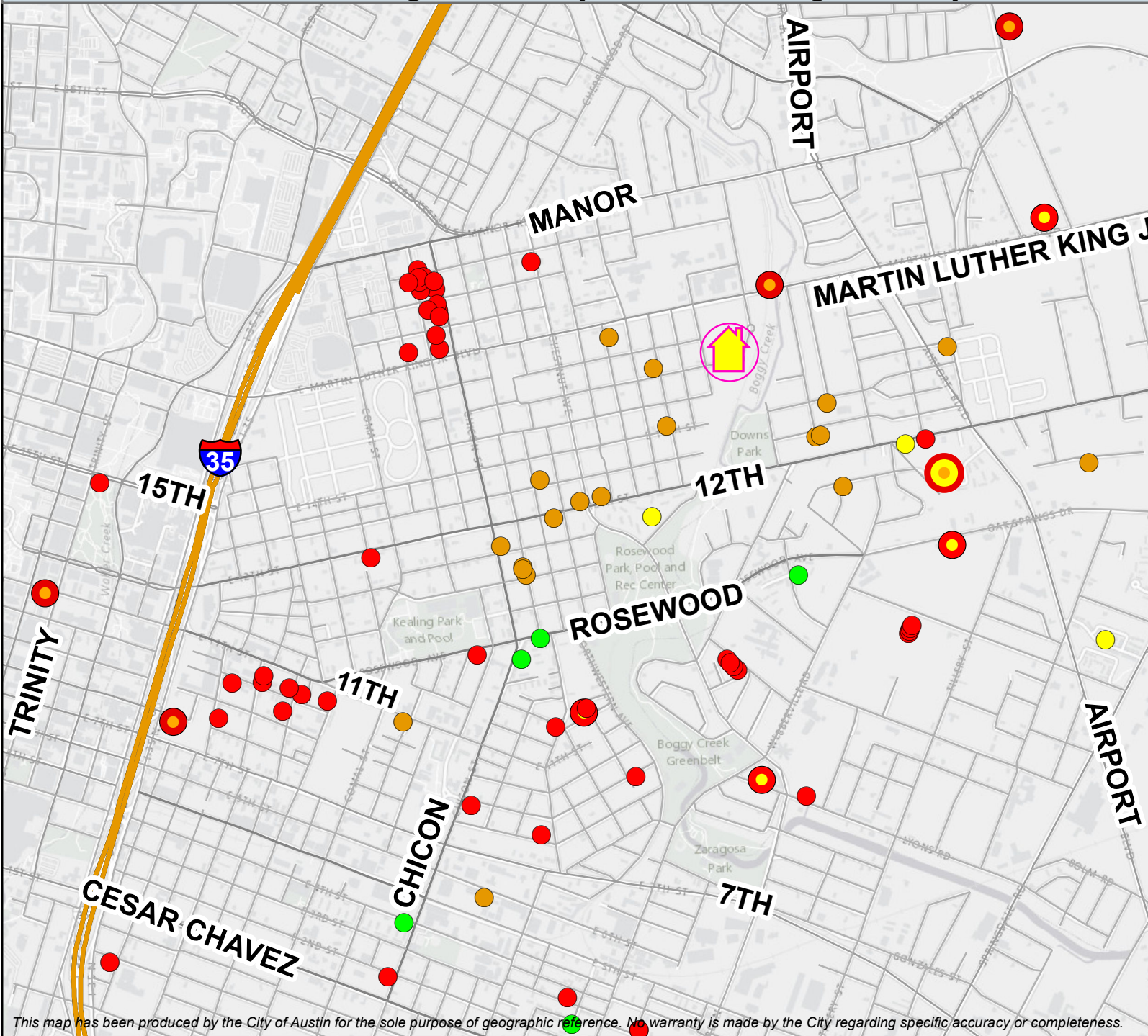
0 0.2 0.4 Miles



PROPOSED PROJECT:
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Subsidized Housing Near Proposed Housing Development



Proposed Rail at MLK Jr. Station Apartments

Subsidized Housing

- | | | | |
|--|--|--|-----------------|
| | Density Bonus Program | | AHFC/AAHC |
| | Austin Affordable Housing Corp (AAHC) | | AHFC/HUD |
| | Austin Housing Finance Corp (AHFC) | | AHFC/TDHCA |
| | Housing & Urban Development Dept (HUD) | | HATC/TDHCA |
| | City of Austin Housing Authority (HACA) | | TDHCA/HUD |
| | Travis County Housing Authority (HATC) | | AHFC/TDHCA/HATC |
| | TX Dept of Housing & Community Affairs (TDHCA) | | AHFC/HUD/TDHCA |

Sources: HUD, 2015; COA, 2015

Basemap Source: ESRI, 2015

0 0.2 0.4
Miles



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