



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

Oak Springs Housing First
 3000 Oak Springs Dr, Austin TX 78702

Agenda Item

Set a public hearing for an application to be submitted to the Texas Department of Housing and Community Affairs by Austin Travis County Integral Care, or an affiliated entity, for the development of affordable multi-family housing located at 3000 Oak Springs Drive. (Suggested date and time: June 9, 2016 beginning at 4:00 p.m. at Austin City Hall, 301 W. Second Street, Austin, TX.) (District 1)

Property Name

Oak Springs Housing First

Property Address

3000 Oak Springs Dr, Austin TX 78702

Council District (Member)

#1 (Houston)

Census Tract and Block Group

CT 8.02 BG 2

Units

Affordable:	50	Total:	50	% Affordable:	100%
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Affordability Period/Period Ends

30 yrs	2047
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Estimated Total Project Cost

\$19,949,310

Requested Funding Amount

N/A

Funding Amount Per Unit

N/A

Benefits/Qualitative Information

Proposed Project

Austin Travis County Integral Care (ATCIC) responded to a 2014 Request for Proposals issued by the Austin Housing Finance Corporation and was selected to develop 50-units of "Housing First" Permanent Supportive Housing located at 3000 Oak Springs Drive. The development would be 100% affordable to persons with incomes at or below 50% Median Family Income (MFI), currently \$26,900 for a 1-person household. The development, to be known as the Housing First Oak Springs Apartments, is proposed to be partially funded with 4% Low Income Housing Tax Credits, and Private Activity Bonds to be issued by Austin Housing Finance Corporation.

Benefits/Qualitative Information cont'd

Project Attributes

- The target population will be individuals with incomes at or below 30% of the Median Family Income (MFI) but will be restricted to persons with incomes no greater than 50% MFI.
- All units will be Permanent Supportive Housing (PSH) units, and will be operated under the Housing First model, which serves individuals who have experienced chronic homelessness and have one or more barriers to maintaining housing.
- ATCIC currently owns the property.
- The unit mix will include:
 - o 50 1-bed/1-bath efficiency units
- Tenants will have access to a range of support services including person-centered services based on individual needs, ongoing case management, and access to mainstream services.
- This development will help to achieve the city-wide four-year goal of 400 Permanent Supportive Housing (PSH) units, to include 200 Housing First PSH units, by the year 2019.

Walk Score ¹	69 (somewhat walkable)		
Bike Score ¹	75 (very bikeable)		
Transit Score ¹	47 (some transit)		
Opportunity Index ²	Education: VERY LOW	Housing & Environment: VERY LOW	Economic & Mobility: VERY LOW
School Rating (2015) ³	Elementary: Oak Springs (met standard)	Middle: Kealing (met standard)	High: Eastside Memorial (met standard)
	Comprehensive Index: VERY LOW		

Information Below by Census Block Group			
Number of Jobs ^{4**}	280		
Median Family Income (MFI) ⁵	\$23,547		
Number of Moderate Income Households ⁵	860		
Number of Low Income Households ⁵	745		
Percentage of Moderate Income Households with Substandard Housing or Overcrowding ⁵	10%		
Percentage of Low Income Households with Substandard Housing or Overcrowding ⁵	11%		
Percentage of Severely Cost Burdened Moderate Income Households ⁵	24%		
Percentage of Severely Cost Burdened Low Income Households ⁵	28%		
Number of Owner Units ⁵	10% affordable to 50% MFI	39% affordable to 80% MFI	50% affordable to 100% MFI
Number of Rental Units ⁵	47% affordable to 30% MFI	76% affordable to 50% MFI	86% affordable to 80% MFI

Sources: ¹ Walkscore.com, ² Kirwan Institute, Central TX Opportunity Maps, ³ AISD ISD, ⁴ US Census, On the Map (2014), ⁵ HUD CPD Maps (using 2007-2011 ACS data)

**Jobs by Census Tract



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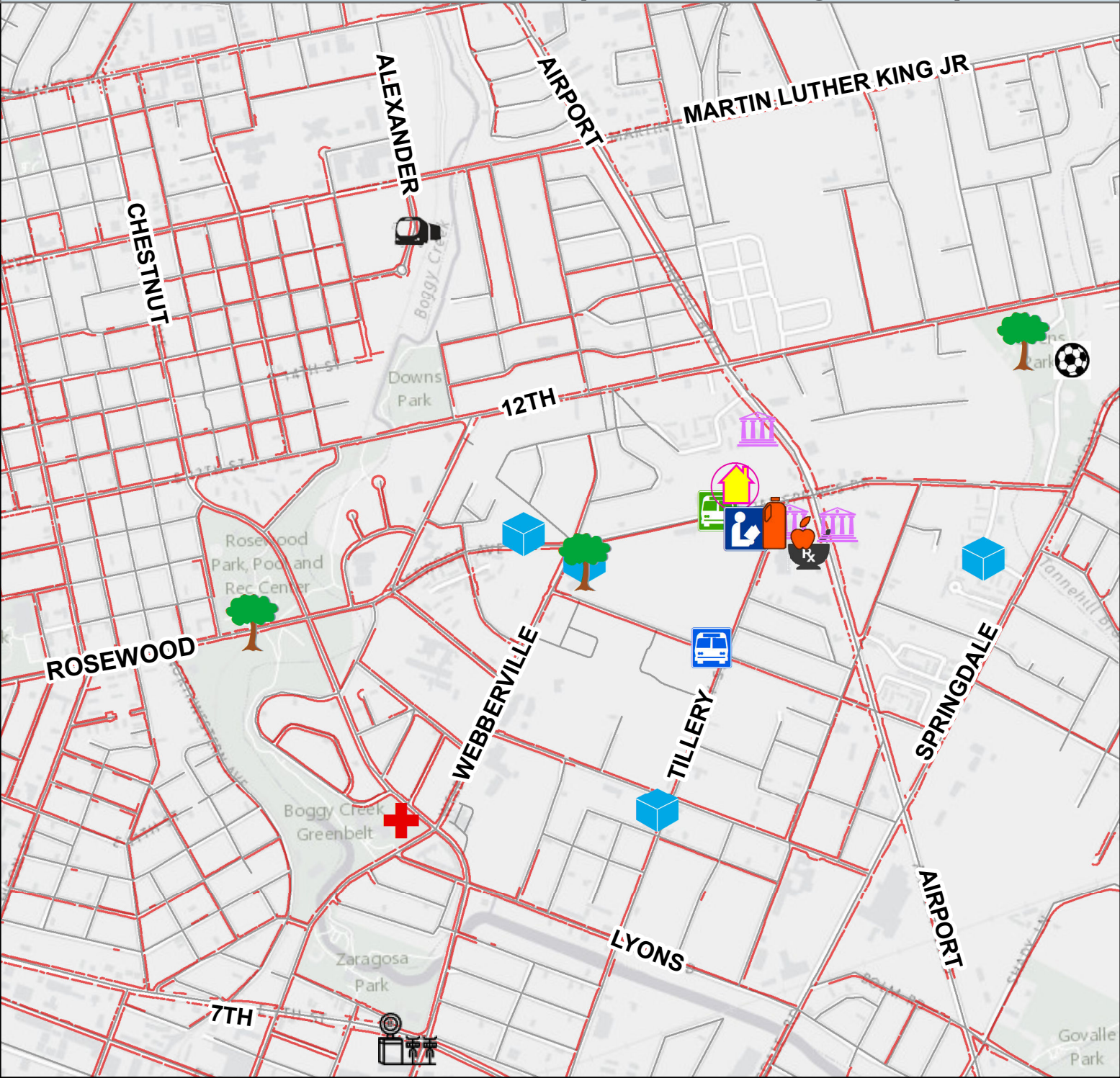
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Healthcare		Clinic/Urgent Care: CommUnity Care Rosewood Zaragosa Health Center
		Hospital: University Medical Center Brackenridge
		Pharmacy: Walgreens
Education		Day Care: Rosewood Oaks Primary
		Day Care: Extend-A-Care for Kids
		Day Care: Kiddie Korner Child Care
		Day Care: Amazing Discovery Childcare
		Elementary School: Oak Springs
		Middle School: Kealing
		High School: Eastside Memorial
		Library: Willie May Kirk Branch
Transportation		Nearest Bus Stop
		Nearest High Frequency Transit Line Stop
		Nearest Bike Share
		Nearest Train Station: MLK Jr.
Other Amenities		Bank: Bank of America
		Bank: Wells Fargo
		Bank: Greater Texas Federal Credit Union
		Grocery Store: Arlan's Market
		Park: Oak Springs School Park
		Park: Rosewood Zaragosa Neighborhood Park
		Park: Givens Park
		Community/Recreation Center: Givens Recreation Center

Approx. Distance	Address	Transit Routes			
		Route	Estimated Trip Length	Transfers	Total Walking Distance (approx)
0.9 mi	2800 Webberville Rd	300	14 min	0	0.5 mi
2.4 mi	601 E 15th St	2	17 min	0	0.3 mi
0.2 mi	1144 Airport Blvd				
0.4 mi	2600 Rosewood Ave	2	2 min	0	<0.1 mi
0.3 mi	3601 Webberville Rd	2	2 min	0	<0.1 mi
0.6 mi	1110 Tillery St				
0.7 mi	1054 Springdale Rd	2	5 min	0	0.1 mi
0.3 mi	3601 Webberville Rd	2	2 min	0	<0.1 mi
1.8 mi	1607 Pennsylvania Ave	2	11 min	0	0.3 mi
2.1 mi	1012 Arthur Stiles Rd	350	26 min	0	1.2 mi
<0.1 mi	3101 Oak Springs Dr				
<0.1 mi	3000 Oak Springs/Tillery	2, 485			
0.4 mi	3100 Goodwin/Tillery	300			
1.2 mi	2772 E 7th St	300	15 min	0	0.4 mi
1.4 mi	1719 Alexander Blvd	350	16 min	0	0.7 mi
0.3 mi	1148 Airport Blvd				
0.3 mi	1145 Airport Blvd				
0.3 mi	1180 Airport Blvd				
0.2 mi	1148 Airport Blvd				
0.3 mi	3601 Webberville Rd	2	2 min	0	<0.1 mi
0.9 mi	2300 Rosewood Ave	2	4 min	0	<0.1 mi
0.8 mi	3811 E 12th St	2	11 min	0	0.4 mi
0.8 mi	3811 E 12th St	2	11 min	0	0.4 mi

Source: Google Maps

Amenities and Access Near Proposed Housing Development



Proposed Oak Springs Housing First

Amenities

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

Access

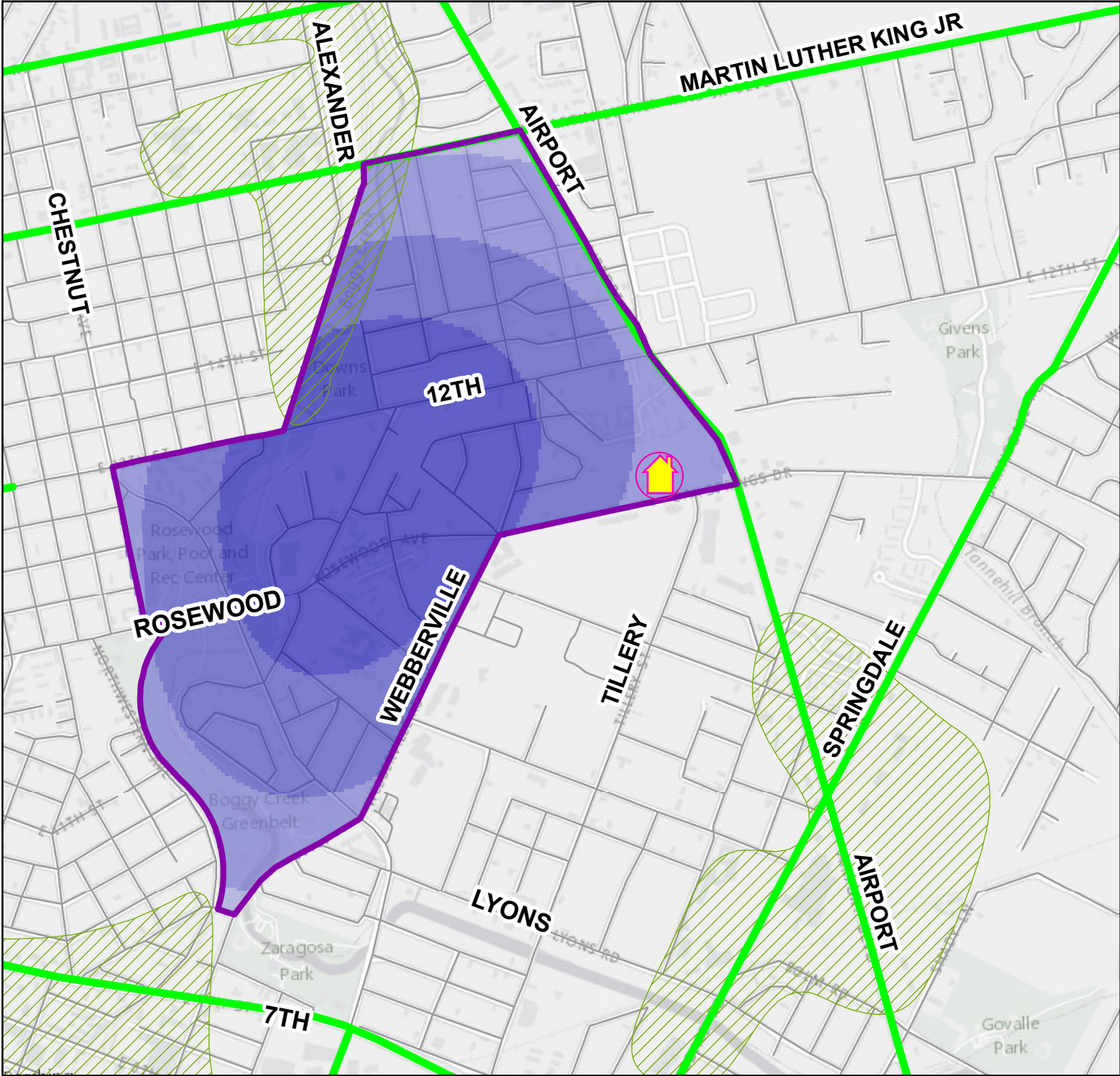
Existing Sidewalks
Nearest Bus Stop
Nearest High-Frequency Bus Stop

Basemap Source: Esri, 2015
Sources: CMTA, 2012; Google Maps, 2015; Census 2014

0 0.2 0.4 Miles

N

Employment Near Proposed Housing Development



Proposed Oak Springs Housing First

Jobs

Census Tract Job Concentration

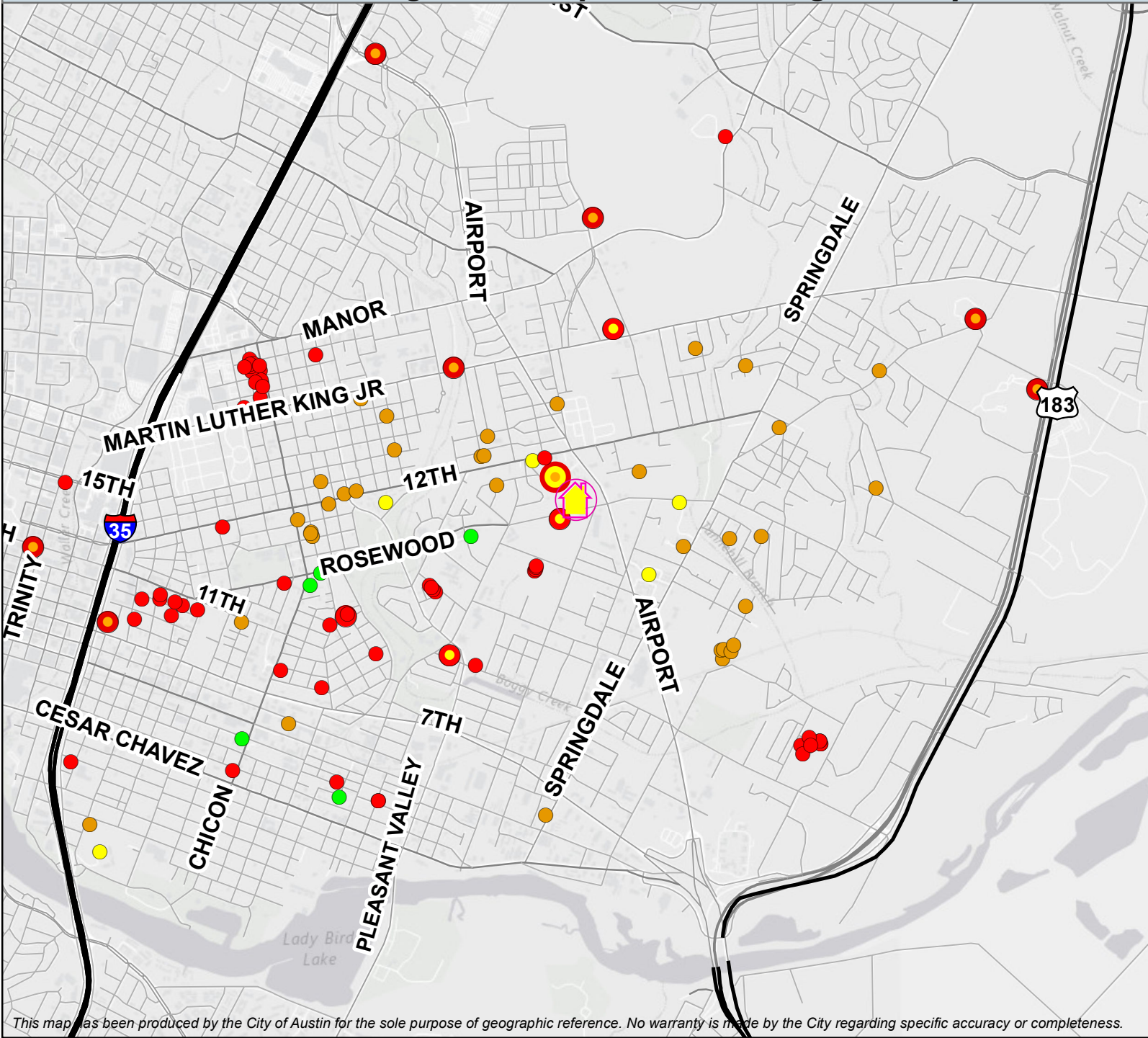
5-21 jobs/sq mi	Imagine Austin Corridors
22-71 jobs/sq mi	Imagine Austin Centers
72-155 jobs/sq mi	Census tract analyzed for jobs
156-272 jobs/sq mi	
273-423 jobs/sq mi	

PROPOSED PROJECT:
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0 0.2 0.4 Miles

N

Subsidized Housing Near Proposed Housing Development



This map has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City regarding specific accuracy or completeness.



Proposed Oak Springs Housing First

Subsidized Housing

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

Sources: HUD, 2015; COA, 2015

Basemap Source: ESRI, 2015

0 0.2 0.4
Miles



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