



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

Pathways at Manchaca Village
3628 Manchaca Rd, Austin TX 78704

Agenda Item

Set a public hearing for an application to be submitted to the Texas Department of Housing and Community Affairs by HACA Pathways I, LP, or an affiliated entity, for the rehabilitation of an affordable multi-family development to be called the Pathways at Manchaca Village Apartments, located at 3628 Manchaca Road. (District 5)

Property Name
Property Address
Council District (Member)
Census Tract and Block Group
Units
Affordability Period/Period Ends
Estimated Total Project Cost
Requested Funding Amount
Funding Amount Per Unit

Pathways at Manchaca Village			
3628 Manachaca Road, Austin TX 78704			
# 5 (Kitchen)			
CT 20.04 BG 1			
Affordable:	33	Total:	33
	30 yrs		2047
%			
		% Affordable:	100%
\$7,618,194			
N/A			
N/A			

Benefits/Qualitative Information

Proposed Rehabilitation Project
HACA Pathways I, LP is planning to rehabilitate a 33-unit development located at 3628 Manchaca Road, which would be 100% affordable to households with incomes at or below 60% Median Family Income (MFI), currently \$46,680 for a 4-person household. The development, to be known as the Pathways at North Loop Apartments, is proposed to be partially funded with 4% Low Income Housing Tax Credits, and Private Activity Bonds issued by Austin Affordable PFC, Inc. No funding is being requested from the Austin Housing Finance Corporation.

Benefits/Qualitative Information continued

Project Attributes

- The project will be 100% affordable to households with incomes at or below 60% MFI.
- The unit mix will include:
 - 12, 1-bed/1-bath units, approximately 612 square feet;
 - 12, 2-bed/1-bath units, approximately 791 square feet;
 - 6, 3-bed/1-bath units, approximately 883 square feet;
 - 2, 4-bed/2-bath units, approximately 1,199 square feet;
 - 1, 5-bed/2-bath unit, approximately 1,467 square feet.
- Tenant services include a Play to Learn Digital Education for Families program, a Tech Starters Computer Training I and II program, Family Self Sufficiency program, onsite summer camps, and elderly home visits.
- On-site amenities will include a furnished community room, playscape, and common area wi-fi

Walk Score ¹	48 (car-dependent)		
Bike Score ¹	67 (bikeable)		
Transit Score ¹	48 (some transit)		
Opportunity Index ²	Education: Moderate	Housing & Environment: Low	Economic & Mobility: High
School Rating (2014) ³	Elementary: Joslin (met standard)	Middle: Covington (met standard)	High: Crockett (met standard)
	Comprehensive Index: Moderate		

Information Below by Census Block Group

Number of Jobs ^{4**}	2,335		
Median Family Income (MFI) ⁵	\$29,722		
Number of Moderate Income Households ⁵	850		
Number of Low Income Households ⁵	595		
Percentage of Moderate Income Households with Substandard Housing or Overcrowding ⁵	1%		
Percentage of Low Income Households with Substandard Housing or Overcrowding ⁵	1%		
Percentage of Severely Cost Burdened Moderate Income Households ⁵	31%		
Percentage of Severely Cost Burdened Low Income Households ⁵	44%		
Number of Owner Units ⁵	0% affordable to 50% MFI	10% affordable to 80% MFI	31% affordable to 100% MFI
Number of Rental Units ⁵	2% affordable to 30% MFI	9% affordable to 50% MFI	69% affordable to 80% MFI

Sources: ¹ Walkscore.com, ² Kirwan Institute, Central TX Opportunity Maps, ³ Leander 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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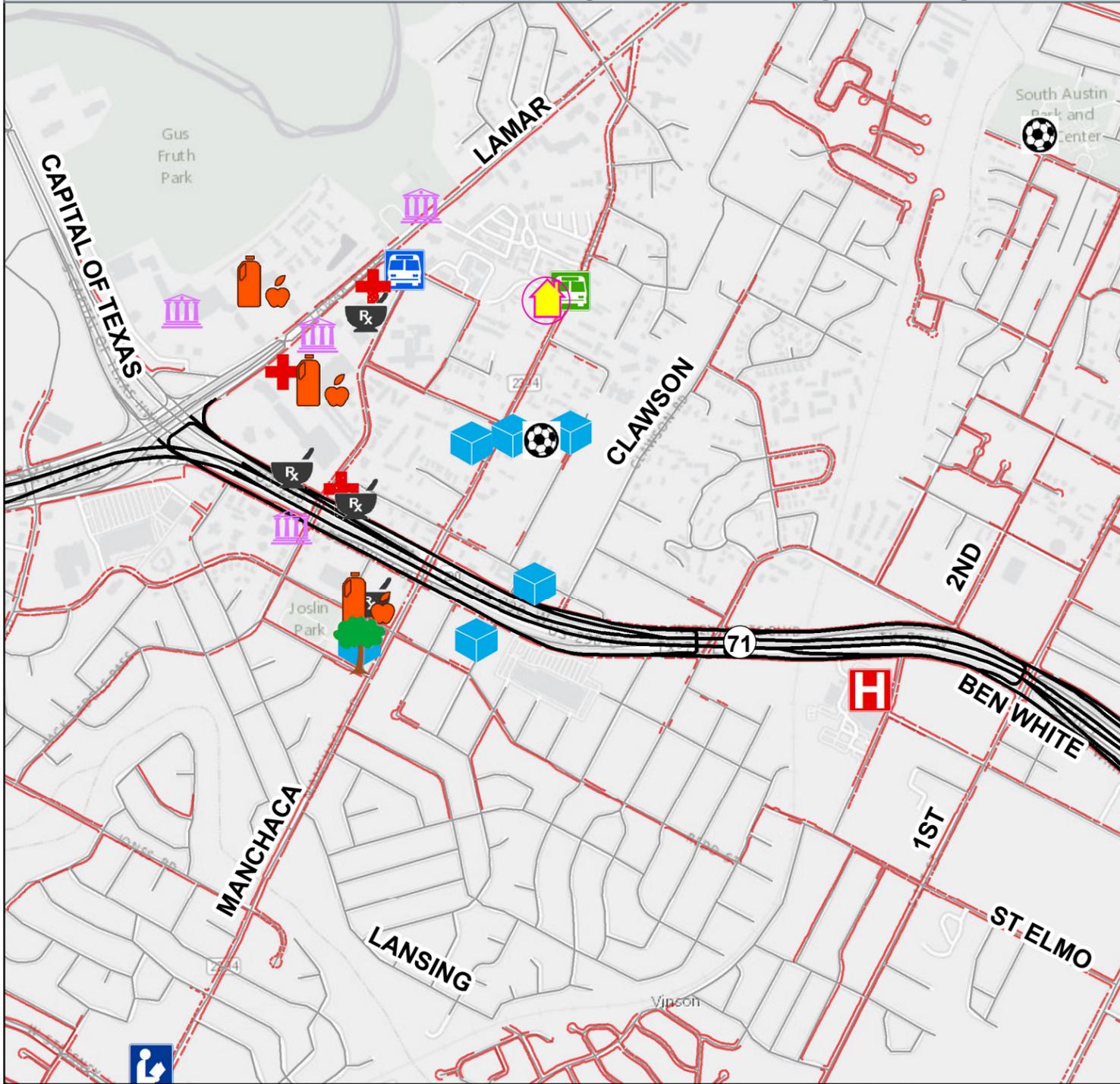
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Healthcare   	Clinic/Urgent Care: Pro Med Medical Care Center
	Clinic/Urgent Care: Austin Emergency Center
	Clinic/Urgent Care: Victory Medical Center
	Hospital: St. David's South Austin
	Pharmacy: Peoples Rx
	Pharmacy: Victory Medical Center Pharmacy
	Pharmacy: Randalls Pharmacy
	Pharmacy: Target Pharmacy
	Education   
Day Care: Habibi's Hutch Preschool	
Day Care: Starbright Preschool	
Day Care: Growing Imaginations	
Day Care: Extend-A-Care for Kids	
Day Care: Nana's Playhouse Learning Center	
Elementary School: Joslin	
Middle School: Covington	
High School: Crockett	
Library: Manchaca Road Branch	
Transportation   	Nearest Bus Stop
Nearest High Frequency Transit Line Stop	
Nearest Bike Share	
Nearest Train Station: Downtown	
Other Amenities    	Bank: BB&T
Bank: Wells Fargo	
Bank: Velocity Credit Union	
Bank: ABC Bank	
Grocery Store: Wheatville Food Co-op	
Grocery Store: Randalls	
Grocery Store: Sprouts	
Park: Joslin Neighborhood Park	
Community Center: South Austin Senior Activity Center	
Recreation Center: South Austin Recreation Center	

Approx. Distance*	Address	Transit Routes			
		Route	Estimated Trip Length	Transfers	Total Walking Distance (approx)
0.4 mi	3801 S Lamar Blvd	3 & 338	11 min	1	<0.1 mi
0.7 mi	4015 S Lamar Blvd	3	11 min	0	0.6 mi
0.7 mi	4303 Victory Dr	3	8 min	0	0.3 mi
1.4 mi	901 W Ben White Blvd	3	21 min	0	0.9 mi
0.4 mi	3801 S Lamar Blvd	3 & 338	11 min	1	0.1 mi
0.7 mi	4303 Victory Dr	3	8 min	0	0.3 mi
0.6 mi	2025 W Ben White Blvd	3	5 min	0	0.1 mi
0.8 mi	2300 W Ben White Blvd	3	9 min	0	0.3 mi
0.2 mi	4001 Manchaca Rd	3	1 min	0	<0.1 mi
0.3 mi	2004 Bert Ave	3	4 min	0	0.1 mi
0.4 mi	3900 Valley View Rd	3	6 min	0	0.2 mi
0.6 mi	1711 Fortview Rd	3	7 min	0	0.2 mi
0.7 mi	4500 Manchaca Rd	3	4 min	0	<0.1 mi
0.8 mi	4406 Russell Dr	3	8 min	0	0.2 mi
0.7 mi	4500 Manchaca Rd	3	4 min	0	<0.1 mi
4.9 mi	3700 Convict Hill Rd	238 & 333	54 min	1	0.8 mi
1.8 mi	5601 Manchaca Rd	3	11 min	0	0.2 mi
1.6 mi	5500 Manchaca Rd	3	8 min	0	<0.1 mi
<0.1 mi	3624 Manchaca/Larchmont	3, 484			
0.4 mi	2317 Panther/Victory	331			
2.7 mi	101 W Elizabeth St	3 & 801	37 min	1	0.1 mi
4.0 mi	401 E 4th St	3	26 min	0	0.4 mi
0.5 mi	3508 S Lamar Blvd				
0.7 mi	3949 S Lamar Blvd				
0.9 mi	4220 S Lamar Blvd				
0.8 mi	2201 W Ben White Blvd				
0.6 mi	4001 S Lamar Blvd	3	8 min	0	0.3 mi
0.6 mi	2025 W Ben White Blvd	3	5 min	0	0.1 mi
0.7 mi	4006 S Lamar Blvd	338	11 min	0	0.4 mi
0.7 mi	4500 Manchaca Rd	3	4 min	0	<0.1 mi
0.2 mi	3911 Manchaca Rd				
2.3 mi	1100 Cumberland Rd	3	26 min	0	1.0 mi

*Based on walking distance
 Source: Google Maps

Amenities and Access Near Proposed Housing Development



Proposed Pathways at Manchaca Village

Amenities

- | | | | | | |
|--|---------------|--|---------------|--|---------------------------------|
| | Bank | | Hospital | | Recreation/
Community Center |
| | Day Care | | Library | | Pharmacy |
| | Grocery Store | | Park/Greenway | | |

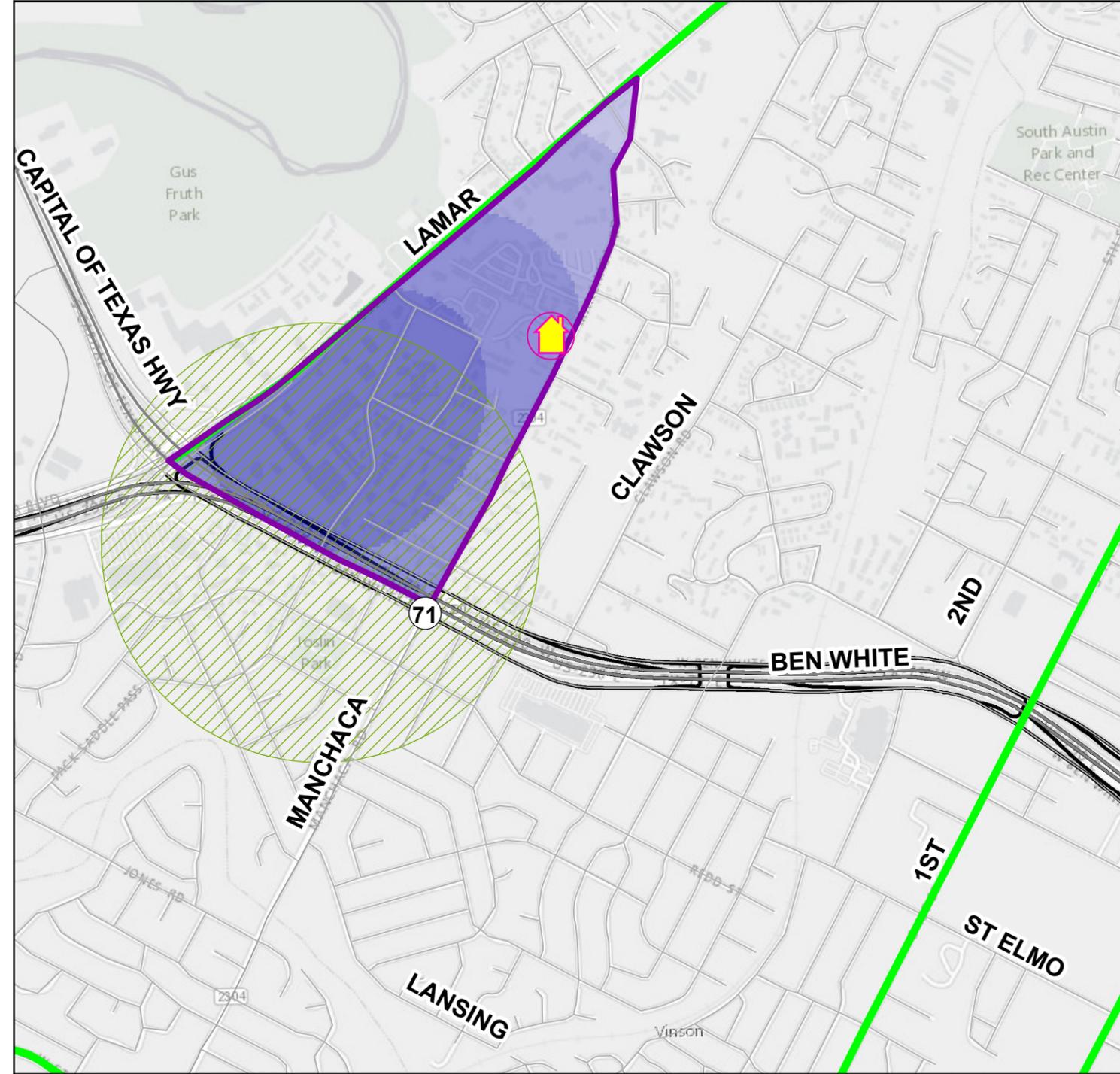
Access

- | | |
|--|---------------------------------|
| | Existing Sidewalks |
| | Nearest Bus Stop |
| | Nearest High-Frequency Bus Stop |



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

Employment Near Proposed Housing Development



Proposed Pathways at Manchaca Village

Jobs

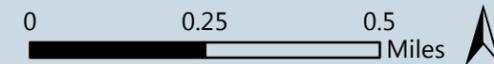
Census Tract Job Concentration

- | | |
|--|--------------------|
| | 5-21 jobs/sq mi |
| | 22-71 jobs/sq mi |
| | 72-155 jobs/sq mi |
| | 156-272 jobs/sq mi |
| | 273-423 jobs/sq mi |

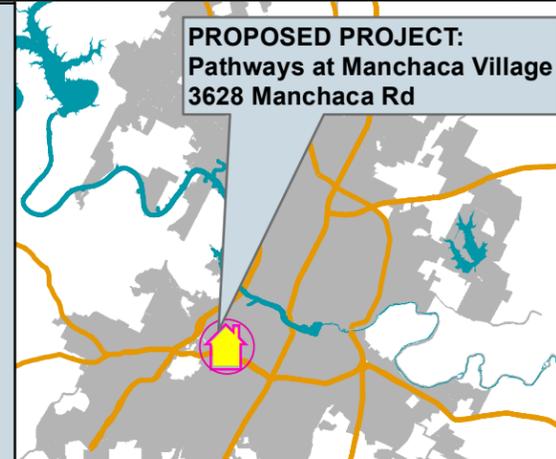
Imagine Austin Corridors

Imagine Austin Centers

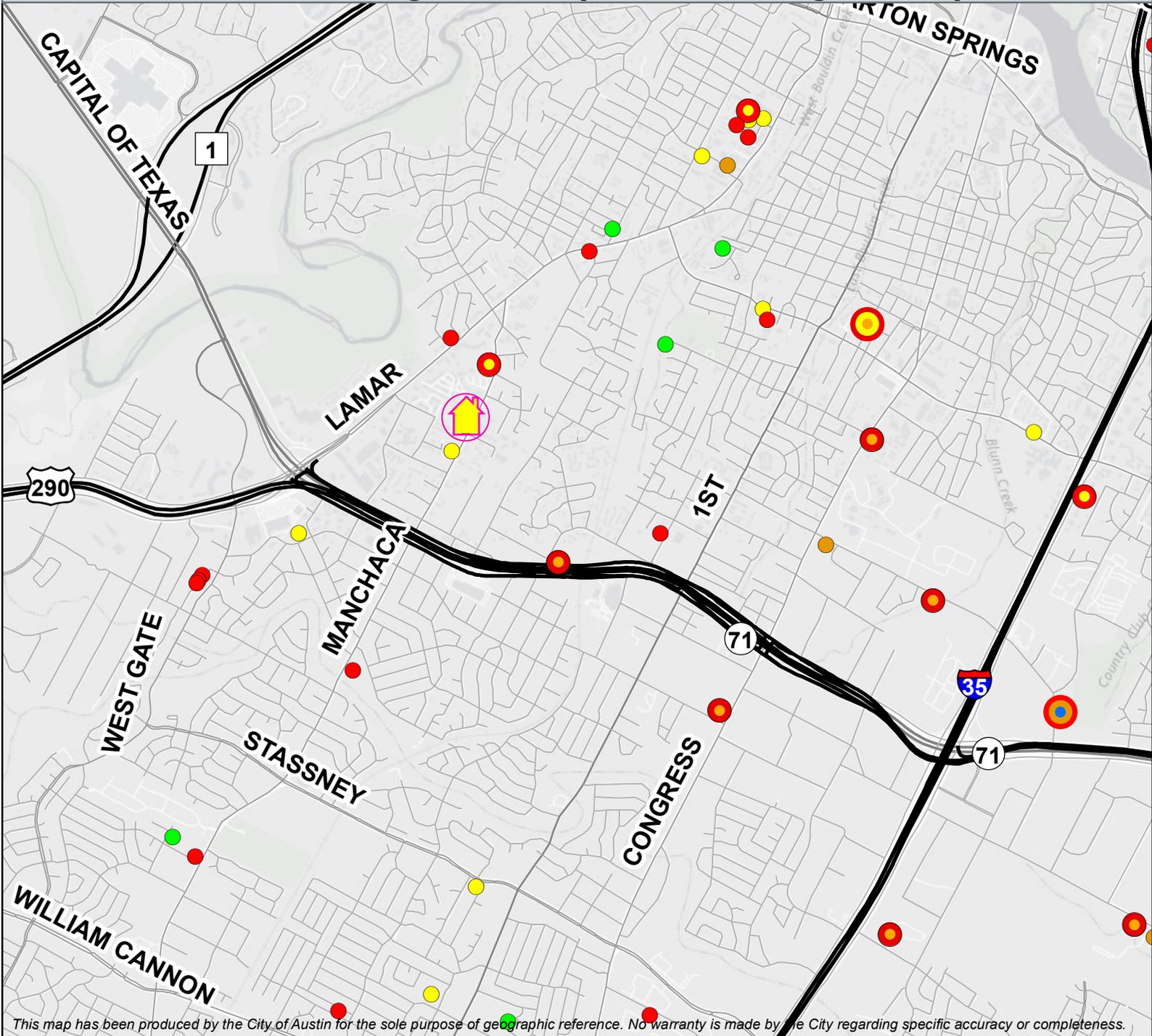
Census tract analyzed for jobs



PROPOSED PROJECT:
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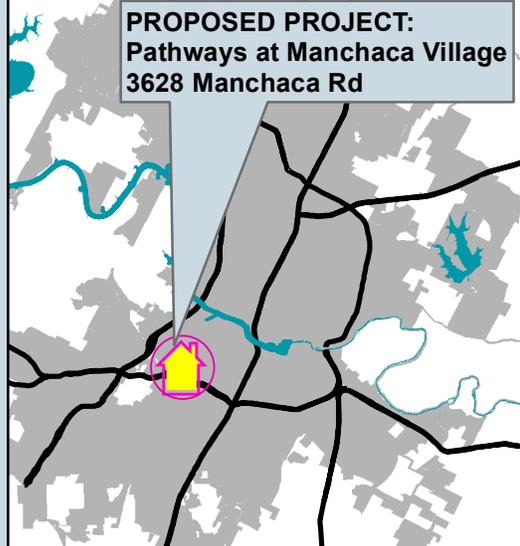


Subsidized Housing Near Proposed Housing Development



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 Pathways at Manchaca Village
- 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

