



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

**Villages of Goodnight Apartments**  
Slaughter Lane and Nuckols Crossing  
Austin, TX 78744

**Agenda Item # 24**

Set a public hearing to consider a resolution supporting an application to be submitted to the Texas Department of Housing and Community Affairs by LDG Development, or an affiliated entity, for a proposed affordable multi-family development to be called the Villages of Goodnight Apartments, located at Slaughter Lane and Nuckols Crossing. (Suggested date and time: January 28, 2016 4:00 pm, at Austin City Hall, 301 W. Second Street, Austin, TX.) (District 2)

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

<b>Villages of Goodnight Apartments</b>			
<b>Slaughter Lane and Nuckols Crossing, Austin TX 78744</b>			
<b># 2 (Garza)</b>			
CT 24.26 BG 1			
Affordable:	312	Total:	312
	30 years		% Affordable: 100%
			2047
Estimated Total Project Cost	\$49,642,802		
Requested Funding Amount	Not Applicable		
Funding Amount Per Unit	Not Applicable		

**Benefits/Qualitative Information**

The LDG Development is planning a 312-unit new construction development located at Slaughter Lane and Nuckols Crossing, which would be 100% affordable to households with incomes at or below 60% Median Family Income (MFI), currently \$46,080 for a 4-person household. The development, to be known as the Villages of Goodnight Apartments, is proposed to be partially funded with 4% Low Income Housing Tax Credits.

**Project Attributes**

- No AHFC Funding is being requested.
- The project will be 100% affordable to households with incomes at or below 60% MFI.
- The unit mix will include:
  - o 48 1-bed/1-bath units, approximately 850 square feet;
  - o 154 2-bed/2-bath units, approximately 1,072 square feet;
  - o 110 3-bed/2-bath units, approximately 1,185 square feet.
- Amenities will include a pool, clubhouse, gazebo, computer lab, and playground.

Walk Score <sup>1</sup>	6 (car-dependent)		
Bike Score <sup>1</sup>	26 (somewhat bikeable)		
Transit Score <sup>1</sup>	0 (minimal transit)		
Opportunity Index <sup>2</sup>	Education: <b>VERY LOW</b>	Housing & Environment: <b>LOW</b>	Economic & Mobility: <b>VERY LOW</b> Comprehensive Index: <b>VERY LOW</b>
School Accountability Rating (2015) <sup>3</sup>	Elementary: Blazier (met standard)	Middle: Paredes (met standard)	High: Akins (met standard)

*Information Below by Census Tract*

Number of Jobs <sup>4</sup>	81		
Median Family Income (MFI) <sup>5</sup>	\$47,726		
Number of Moderate Income Households <sup>5</sup>	950		
Number of Low Income Households <sup>5</sup>	580		
Percentage of Moderate Income Households with Substandard Housing or Overcrowding <sup>5</sup>	3%		
Percentage of Low Income Households with Substandard Housing or Overcrowding <sup>5</sup>	3%		
Percentage of Severely Cost Burdened Moderate Income Households <sup>5</sup>	57%		
Percentage of Severely Cost Burdened Low Income Households <sup>5</sup>	85%		
Number of Owner Units <sup>5</sup>	6% affordable to 50% MFI	28% affordable to 80% MFI	43% affordable to 100% MFI
Number of Rental Units <sup>5</sup>	0% affordable to 30% MFI	23% affordable to 50% MFI	65% affordable to 80% MFI

Sources: <sup>1</sup> Walkscore.com, <sup>2</sup> Kirwan Institute, Central TX Opportunity Maps, <sup>3</sup> Texas Education Agency, <sup>4</sup> US Census, On the Map (2013), <sup>5</sup> HUD CPD Maps (using 2007-2011 ACS data)



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

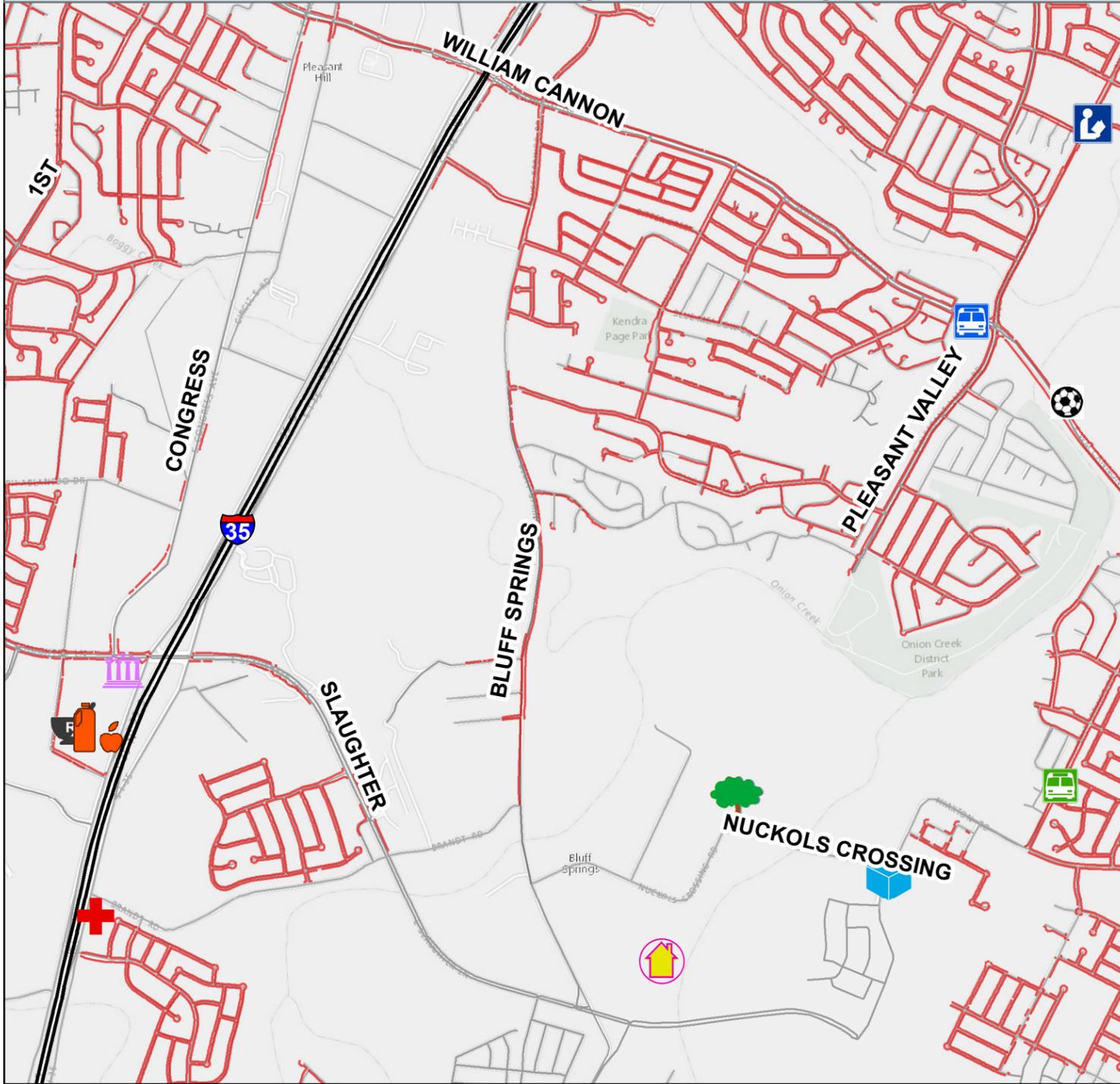
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Healthcare		Clinic/Urgent Care: Concentra Urgent Care
		Hospital: St David's South Austin
		Pharmacy: Walmart Pharmacy
Education		Day Care: Extend-A-Care for Kids
		Elementary School: Blazier
		Middle School: Paredes
		High School: Akins
		Library: Southeast Branch
Transportation		Nearest Bus Stop
		Nearest High Frequency Transit Line Stop
		Nearest Bike Share
		Nearest Train Station: Downtown
Other Amenities		Bank: Velocity Credit Union
		Grocery Store: Walmart Supercenter
		Park: Onion Creek Metro Park
		Community/Recreation Center: Onion Creek Soccer Complex
		Community/Recreation Center: Dittmar Recreation Center

Approx. Distance	Address	Transit Routes			
		Route	Estimated Trip Length	Transfers	Total Walking Distance (approx)
2.0 mi	10001 S IH 35				
7.2 mi	901 W Ben White Blvd	333 & 10	1 h 13 min	1	1.9 mi
2.8 mi	9300 S IH 35				
0.9 mi	8601 Vertex Blvd				
0.9 mi	8601 Vertex Blvd				
4.4 mi	10100 S Mary Moore Searight Dr	333 & 3	1 h 46 min	1	1.1 mi
5.3 mi	10701 S 1st St	333 & 201	1 h 29 min	1	1.7 mi
3.7 mi	5803 Nuckols Crossing Rd	333	49 min	0	2.4 mi
1.5 mi	Salt Springs/Roseborough	333			
3.3 mi	5201 William Cannon/Pleasant Valley	7			
9.8 mi	101 W Elizabeth St	333 & 7	1 h 15 min	1	1.5 mi
10.2 mi	401 E 4th St	333 & 801	1 h 34 min	1	1.9 mi
2.7 mi	9300 S IH 35				
2.8 mi	9300 S IH 35				
0.4 mi	8652 Nuckols Crossing Rd				
2.6 mi	5600 E William Cannon Dr	333	43 min	0	1.9 mi
4.9 mi	1009 W Dittmar Rd	333	1 h 17 min	0	2.8 mi

Source: Google Maps

# Amenities and Access Near Proposed Housing Development



Proposed Villages of Goodnight

**Amenities**

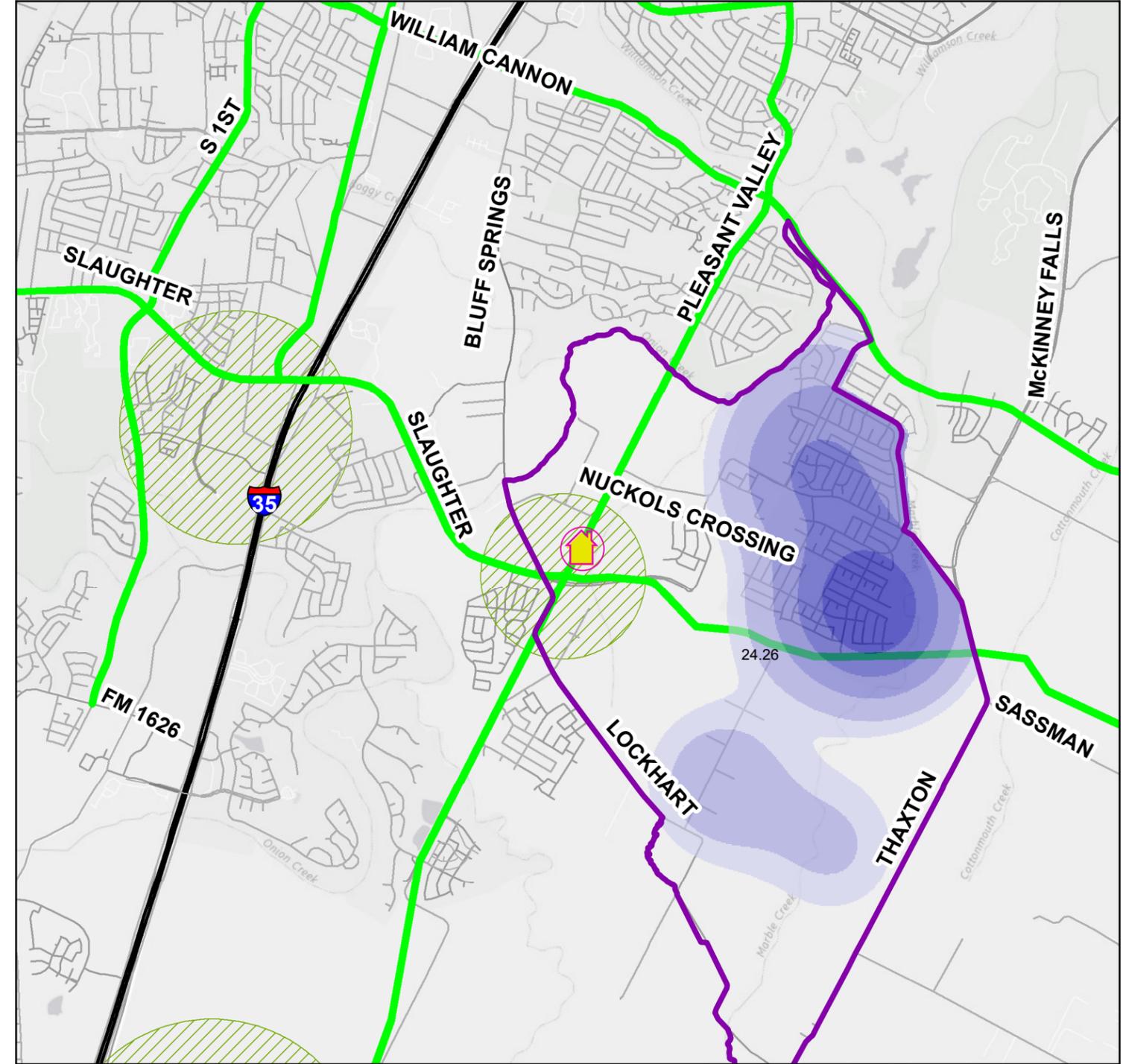
- Bank
- Hospital
- Pharmacy
- Day Care
- Library
- Recreation Center
- Grocery Store
- Park/Greenway
- Urgent Care

**Access**

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

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

# Employment Near Proposed Housing Development



Proposed Villages of Goodnight

**Jobs**

*Census Tract Job Concentration*

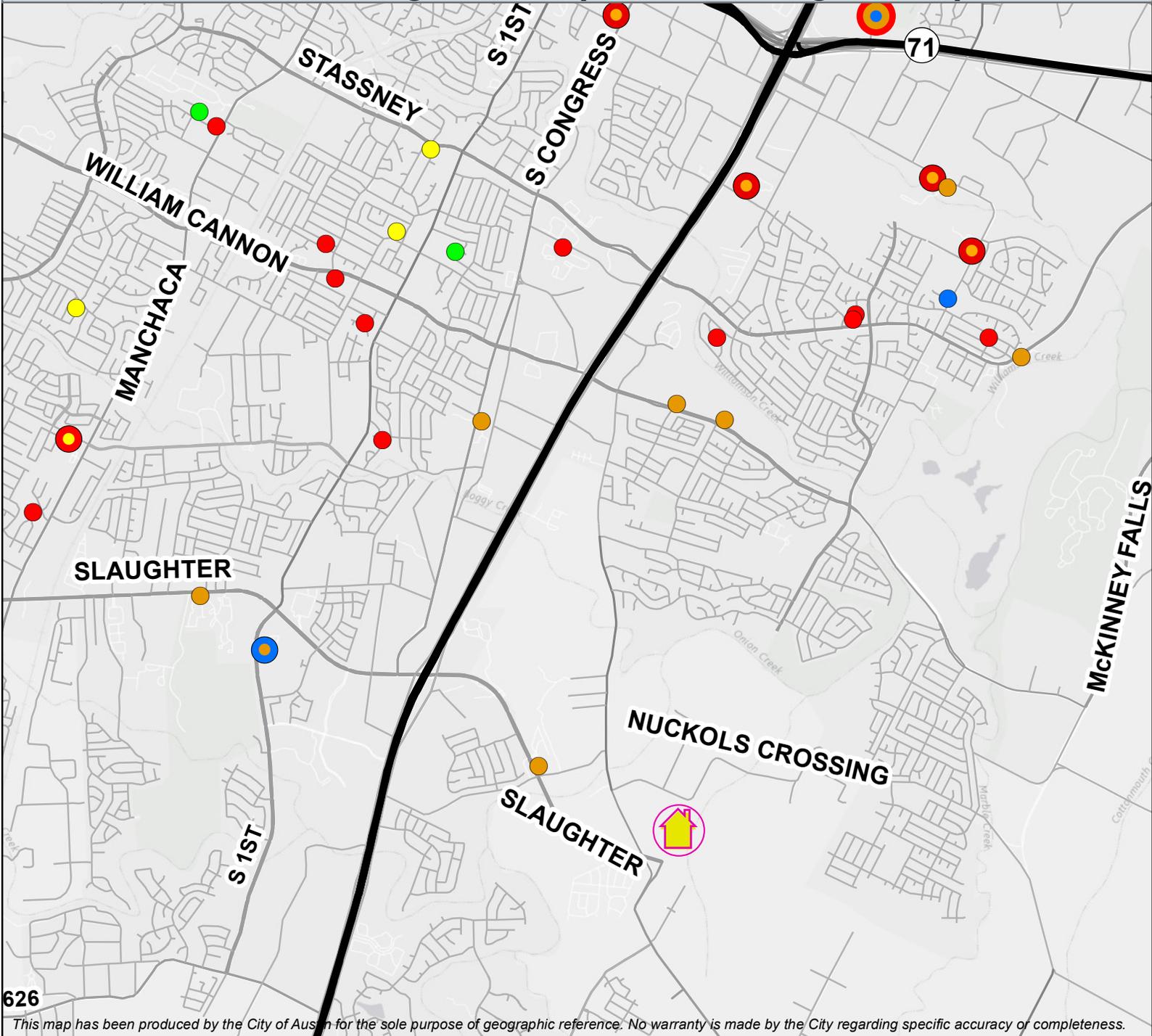
- 5-21 jobs/sq mi
- 22-71 jobs/sq mi
- 72-155 jobs/sq mi
- 156-272 jobs/sq mi
- 273-423 jobs/sq mi

- Imagine Austin Corridors
- Imagine Austin Centers
- Census tract analyzed for jobs

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



# Subsidized Housing Near Proposed Housing Development



626  
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 Villages of Goodnight

**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 0.25 0.5  
Miles

