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

Pathways at Chalmers Courts South

Agenda Item

Conduct a public hearing and consider a resolution for an application to be submitted to the Texas Department of Housing and Community Affairs by Pathways at Chalmers Courts South, LP, or an affiliated entity, for the new construction of an affordable multi-family development to be known as the Pathways at Chalmers Courts South, located at the Southwest Corner of East 3rd Street and Chalmers Avenue. (District 3).

Basic Information

Property Address	Southwest Corner of East 3rd Street and Chalmers Avenue
Council District	3
Council Member	Renteria
Census Tract	9.02
Block Group	4

Units

Affordable at or below 60% MFI	87 Units
Total	87 Units
Percentage Affordable	100%
Affordable Period	30 Years
Affordability Ends	2049
Estimated Total Project Cost	$15,226,919
Funding Amount Per Unit	n/a

Benefits/Qualitative Information

<u>Funding</u>

▪ No funding from the Austin Housing Finance Corporation is being requested.
▪ The project will utilize Low Income Housing Tax Credits and Tax Exempt Bonds as major sources of financing.

<u>Population Served</u>

▪ 100% of units will be reserved for individuals or families with incomes at or below 60% MFI, currently $34,200 for a single-person household and $48,840 for a 4-person household.

<u>Project Characteristics</u>

▪ 45 one-bedroom units (approximately 671 square feet).
▪ 32 two-bedroom units (approximately 947 square feet).
▪ 6 three-bedroom units (approximately 1,272 square feet).
▪ 4 four-bedroom units (approximately 1,394 square feet).

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Council District

Total Subsidized Rental Units in Council District	3,967 Units

Transportation, Access, and Jobs

Walk Score[i]	89 out of 100
Bike Score[i]	92 out of 100
Transit Score[i]	45 out of 100
Average Amount of Household Income Spent on Housing & Transportation Costs[ii]	40%
Jobs Proximity Score[iii] (Measures accessibility to job centers)	95 out of 99

School Performance

School Evaluation: Elementary	School Report Card Score[iv]: Met standard	Distinguished?[v] No	Children at Risk Rating:[vi] C+
Middle School	School Report Card Score: Improvement required	Distinguished? No	Children at Risk Rating: F
High School	School Report Card Score: Met standard	Distinguished? Math	Children at Risk Rating: C+

Socioeconomics and Housing Need

Median Family Income (MFI) of block group	$36,627	
Percentage of Low and Moderate Income Persons in block group[vii]	85%	
Percentage of Severely Cost Burdened Households in Zip Code[viii]	Renter: 19%	Owner: 2%
RCAP or ECAP[ix]	No	
Kirwan Opportunity Index[x]	Very Low	

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Changes in Rent

Change in Rent[xi] (1-mi around site)	67%	2011: $809	2016: $1,353	Citywide: 31%

Renters and Owners

Number of Owner Units Affordable to Low and Moderate Income Households by Census Tract[xii]	23% Affordable to 50% MFI	42% Affordable to 80% MFI
Number of Rental Units Affordable to Low and Moderate Income Households by Census Tract[xiii]	41% Affordable to 50% MFI	75% Affordable to 80% MFI

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Amenities

Amenity	Name	Approximate Distance (mi.)	Address
Hospital	Dell Seton Medical Center	1.6	1500 Red River Street
Library	Terrazas Branch	0.6	1105 East Cesar Chavez
Park	Comal Pocket Park	0.1	300 Comal Street
Recreation Center	Pan AM	0.3	2100 East 3rd Street
Grocery Store	Royal Blue	0.4	1629 East 6th Street
Transit Route	320	0.1	2nd/Chalmers
Elementary School	Zavala	0.5	310 Robert T Martinez Jr Street
Middle School	Martin	0.6	1601 Haskell Street
High School	Eastside Memorial at Johnson	3.5	1012 Arthur Stiles Road

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Austin Strategic Housing Blueprint

Overall

Goal	20,000 Units Affordable to 30% MFI & below	25,000 Units Affordable to 31-60% MFI	15,000 Units Affordable to 61-80% MFI	25,000 Units Affordable to 81-120% MFI	50,000 Units Affordable to 121% MFI & above	Preserve 1,000 affordable units per year
Performance Measure	0 Units	87 Units	0 Units	0 Units	0 Units	0 Units

Geography

Goal	75% of new units within 1/2 mi of Imagine Austin Centers & Corridors	At least 10% rental units affordable to 30% MFI or below per Council District	At least 25% ownership units affordable to 120% MFI or below per Council District	At least 25% of new income-restricted affordable units in high-opportunity areas
Performance Measure	100%	41%	21%	0%

Family Friendly Housing

Goal	25% of affordable units with 2+ bedrooms and a system to provide opportunities for families
Performance Measure	37%

Housing and Transportation

Goal	25% of affordable units within 1/4-mi of high frequency transit	75% of affordable units within 3/4-mi of transit
Performance Measure	100%	100%

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Housing for All

Goal	Serve at least 20 people with vouchers & under 20% MFI per year in non-PSH	100% ground floor units in NHCD-funded projects adaptable	25% of all NHCD-funded affordable units to be accessible	Support production of 50 PSH units/year	Support production of 25 Housing First units/year
Performance Measure	0 Units	100%	10%	0 Units	0 Units

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Endnotes

[i] Walk Score calculates the walkability of any address, Transit Score measures access to public transit, and Bike Score measures whether a location is good for biking. Scores range from 0-100. https://www.walkscore.com/

[ii] Housing + Transportation (H+T) Index, Center for Neighborhood Technology. The index measures housing and transportation costs utilizing a variety of sources, including the 2013 5-year American Community Survey. https://htaindex.cnt.org/about/HTMethods_2016.pdf.

[iii] Job Proximity Index, US Dept. of Housing and Urban Development. This index measures the accessibility of a given residential neighborhood as a function of its distance to all job locations within a metro area: The closer the area is to jobs, especially job centers, the higher the score. https://data.world/hud/jobs-proximity-index

[iv] Texas Education Agency develops School Report Cards by combining accountability ratings, data from the Texas Academic Performance Reports, and financial information on campus performance. Campuses are rated as "Met Standard", "Improvement Required", or "Not Rated". http://tea.texas.gov/perfreport/src/index.html

[v] Texas Education Agency Distinguished Designations refers to campuses that receive a rating of "Met Standard" for as many as seven distinction designations: Academic Achievement in English Language Arts/Reading, Academic Achievement in Mathematics, Academic Achievement in Science, Academic Achievement In Social Studies, Top 25%: Student Progress, Top 25%: Closing Performance Gaps, and Postsecondary Readiness. https://tea.texas.gov/perfreport/src/index.html

[vi] Children at Risk is a non-partisan, non-profit research organization. Their ratings are from 2016 and are produced by composite indices related to student achievement, campus performance, year-to-year improvements, and college readiness (high schools only). Letter grades range from A-F. http://childrenatrisk.org/2017-school-rankings/

[vii] Estimates of the number of persons that can be considered Low, Low to Moderate, and Low, Moderate, and Medium income persons according to annually revised income limits from FY 2016. The statistical information used in the calculation of estimates identified in the data sets linked to the right comes from the 2006-2010 American Community Survey. https://factfinder.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t

[viii] Severely Cost Burdened refers to those paying more than 50% of their income on housing costs. This information is pulled from Fact Finder using table name B25070 for rental and B25091 for owner. https://factfinder.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t#none

[ix] Neighborhood with significant concentrations of extreme poverty and minority populations. Using Census data, these areas must be a census tract with a non-white population of 50 percent or more and a poverty rate of 40 percent or more which HUD deems as "extreme poverty". https://egis.hud.gov/affht/
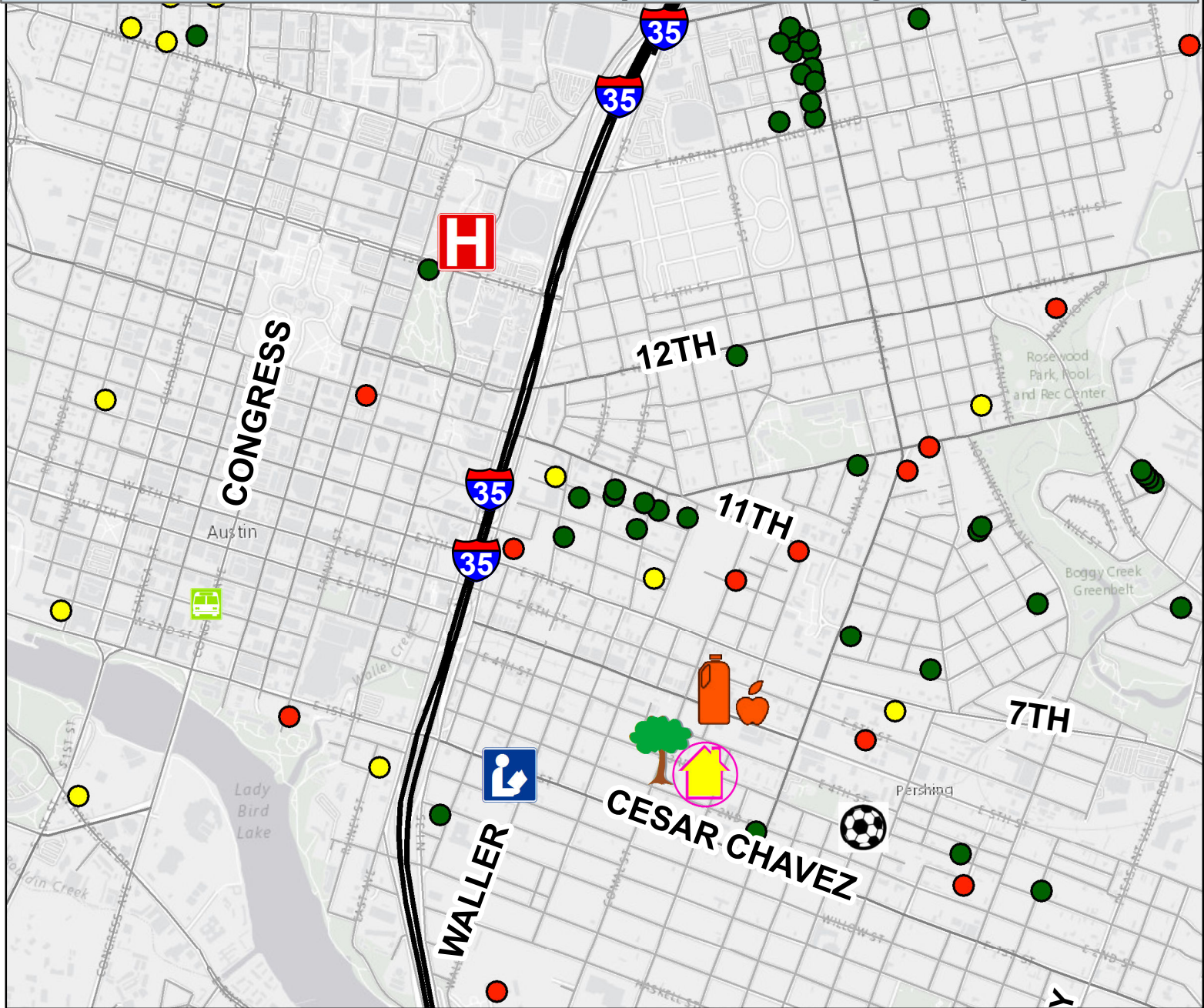
[x] Kirwan Opportunity Index refers to the distribution of opportunity based on economic, mobility, education, public health and neighborhood indicators. http://kirwaninstitute.osu.edu/researchandstrategicinitiatives/opportunity-communities/mapping/

[xi] CoStar is a commercial real estate information and marketing provider. A license is required to access data on individual properties. The provided data is an average based on zip code. www.costar.com

[xii] Data on owner-occupied housing pulled from HUD CPD Map. https://egis.hud.gov/cpdmaps/

[xiii] Data on rental-occupied housing pulled from HUD CPD Map. https://egis.hud.gov/cpdmaps/

Amenities and Access Near Proposed Housing Development

35 (I-35)

H

CONGRESS

Austin

12TH

11TH

7TH

Rosewood Park, Pool and Rec Center

Boggy Creek Greenbelt

Lady Bird Lake

WALLER

CESAR CHAVEZ

Pershing

Proposed Pathways at Chalmers Courts South

Amenities

H Hospital

Library

Park/Greenway

Recreation Center

Grocery Store

Access

—— Existing Sidewalks

Nearest Bus Stop

Subsidized Housing
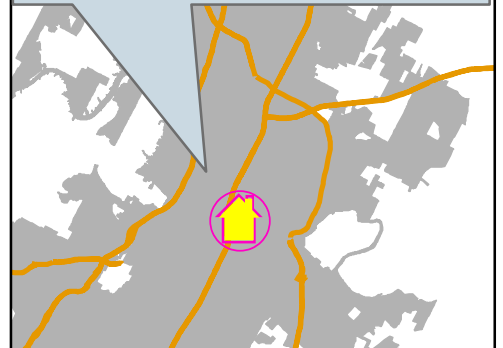
○ Developer Incentive

● City Funding

● Non-City Funding

PROPOSED PROJECT:
Pathways at Chalmers Courts South
Southwest Corner of East 3rd Street
and Chalmers Avenue

0   0.1   0.2   0.3
Miles

N