



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

Pathways at Shadowbend Ridge
6328 Shadow Bend, Austin TX 78745

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 Shadowbend Ridge Apartments, located at 6328 Shadow Bend. (District 2)

Property Name	Pathways at Shadowbend Ridge
Property Address	6328 Shadow Bend, Austin TX 78745
Council District (Member)	# 2 (Garza)
Census Tract and Block Group	CT 24.02 BG 2
Units	Affordable: 50 Total: 50 % Affordable: 100%
Affordability Period/Period Ends	30 yrs 2047
Estimated Total Project Cost	\$10,886,064
Requested Funding Amount	N/A
Funding Amount Per Unit	N/A

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Benefits/Qualitative Information

Proposed Rehabilitation Project
HACA Pathways I, LP is planning to rehabilitate a 50-unit development located at 6328 Shadow Bend, 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:
 - 18, 1-bed/1-bath units, approximately 646 square feet;
 - 20, 2-bed/1-bath units, approximately 872 square feet;
 - 9, 3-bed/2-bath units, approximately 1,273 square feet;
 - 2, 4-bed/2-bath units, approximately 1,377 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 Score¹

63 (somewhat walkable)

Bike Score¹

61 (bikeable)

Transit Score¹

47 (some transit)

Opportunity Index²

Education: **Very Low**

Housing & Environment: **Low**

Economic & Mobility: **Very High**

Comprehensive Index: **Low**

School Rating (2014)³

Elementary: Pleasant Hill (met standard)

Middle: Bedichek (met standard)

High: Crockett (met standard)

Information Below by Census Block Group

Number of Jobs^{4**}

2,180

Median Family Income (MFI)⁵

\$44,440

Number of Moderate Income Households⁵

1,665

Number of Low Income Households⁵

860

Percentage of Moderate Income Households with Substandard Housing or Overcrowding⁵

5%

Percentage of Low Income Households with Substandard Housing or Overcrowding⁵

10%

Percentage of Severely Cost Burdened Moderate Income Households⁵

29%

Percentage of Severely Cost Burdened Low Income Households⁵

57%

Number of Owner Units⁵

8% affordable to 50% MFI

51% affordable to 80% MFI

62% affordable to 100% MFI

Number of Rental Units⁵

2% affordable to 30% MFI

9% affordable to 50% MFI

55% 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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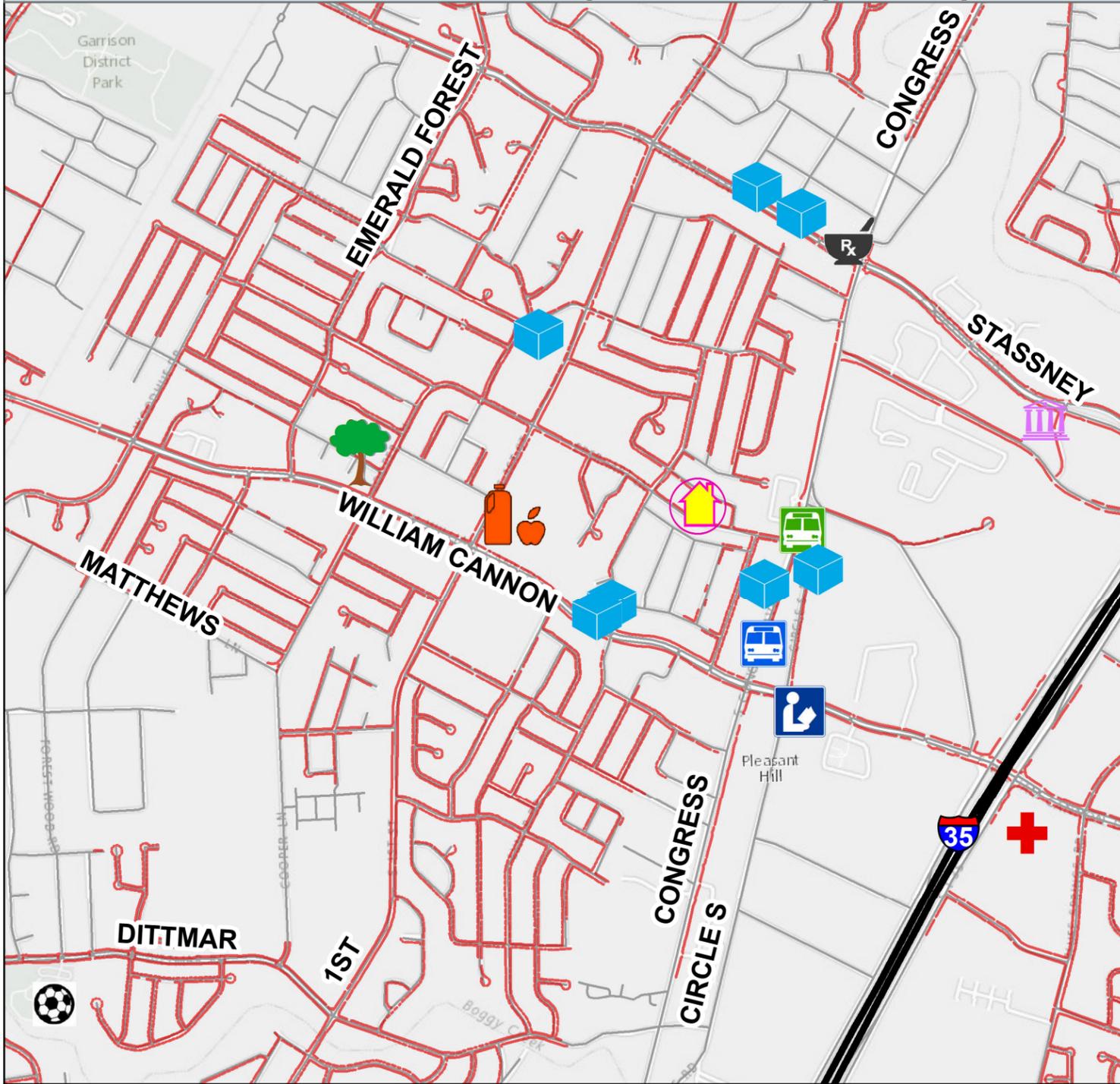
Pathways at Shadowbend Ridge
 6328 Shadow Bend, Austin TX 78745

Healthcare		Clinic/Urgent Care: CommUnity Care William Cannon
		Hospital: St David's South Austin
		Pharmacy: CVS
Education		Day Care: South Congress KinderCare
		Day Care: Extend-A-Care for Kids
		Day Care: Mias Day Care
		Day Care: House of Little Angels
		Day Care: Susys Day Care Center
		Day Care: Tender Memories Learning Center
		Day Care: Austin South Christian Academy
		Elementary School: Pleasant Hill
		Middle School: Bedichek
		High School: Crockett
	Library: Pleasant Hill Branch	
Transportation		Nearest Bus Stop
		Nearest High Frequency Transit Line Stop
		Nearest Bike Share
		Nearest Train Station: Downtown
Other Amenities		Bank: Chase
		Grocery Store: HEB
		Park: Armadillo Neighborhood Park
		Community/Recreation Center: Dittmar Recreation Center

Approx. Distance	Address	Transit Routes			
		Route	Estimated Trip Length	Transfers	Total Walking Distance (approx)
1.0 mi	6801 S IH 35	1	18 min	0	0.5 mi
3.5 mi	901 W Ben White Blvd	10	24 min	0	0.8 mi
0.8 mi	5526 S Congress Ave	1	11 min	0	0.4 mi
0.3 mi	6434 S Congress Ave				
0.3 mi	6405 Circle S Rd				
0.4 mi	6606 Sunstrip Dr				
0.7 mi	735 Turtle Creek Blvd				
0.5 mi	308 W William Cannon Dr				
1.0 mi	308 W Stassney Ln	1	15 min	0	0.7 mi
0.9 mi	200 W Stassney Ln	1	12 min	0	0.6 mi
0.3 mi	6405 Circle S Rd				
0.8 mi	6800 Bill Hughes Rd				
2.1 mi	5601 Manchaca Rd	311	24 min	0	0.8 mi
0.6 mi	211 E William Cannon Dr	1	10 min	0	0.4 mi
0.3 mi	6319 Congress/Circle S	1, 801			
0.4 mi	Pleasant Hill Station (NB)	801			
4.2 mi	101 W Elizabeth St	1	30 min	0	0.3 mi
5.9 mi	401 E 4th St	10	40 min	0	0.8 mi
1.4 mi	701 E Stassney Ln	1	22 min	0	1.1 mi
0.9 mi	600 W William Cannon Dr	10	10 min	0	0.4 mi
0.9 mi*	910 Armadillo Rd	333	16 min	0	0.7 mi
2.5 mi	1009 W Dittmar Rd	10	25 min	0	1.0 mi

*Based on walking distance
 Source: Google Maps

Amenities and Access Near Proposed Housing Development



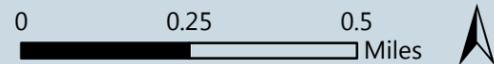
Proposed Pathways at Shadowbend Ridge

Amenities

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

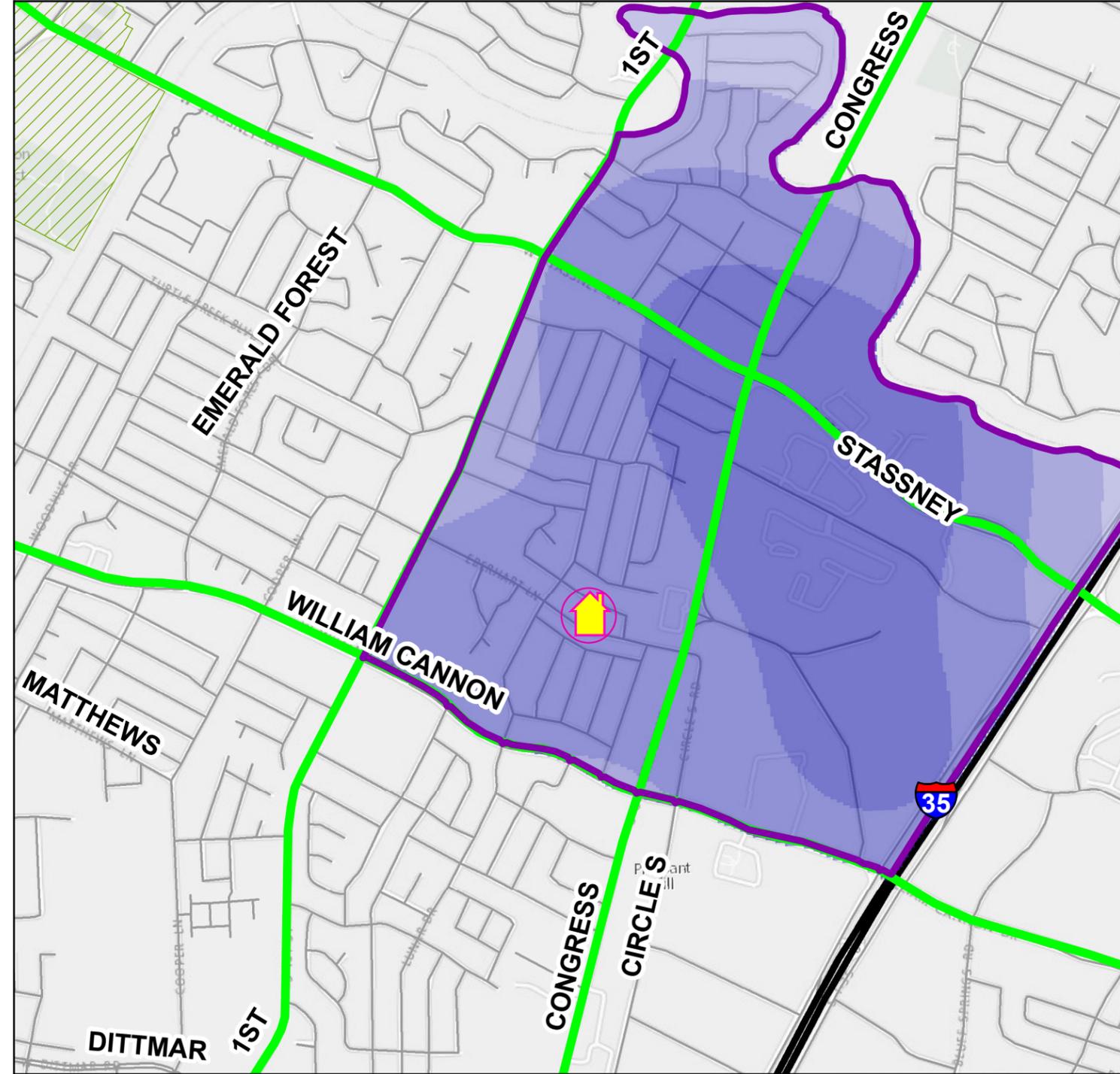
Access

- | | |
|--|---------------------------------|
| | 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 Shadowbend Ridge

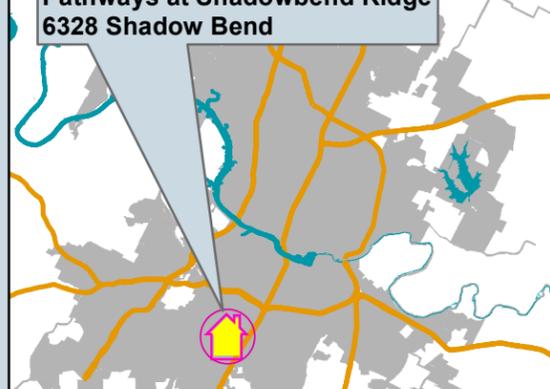
Jobs

Census Tract Job Concentration

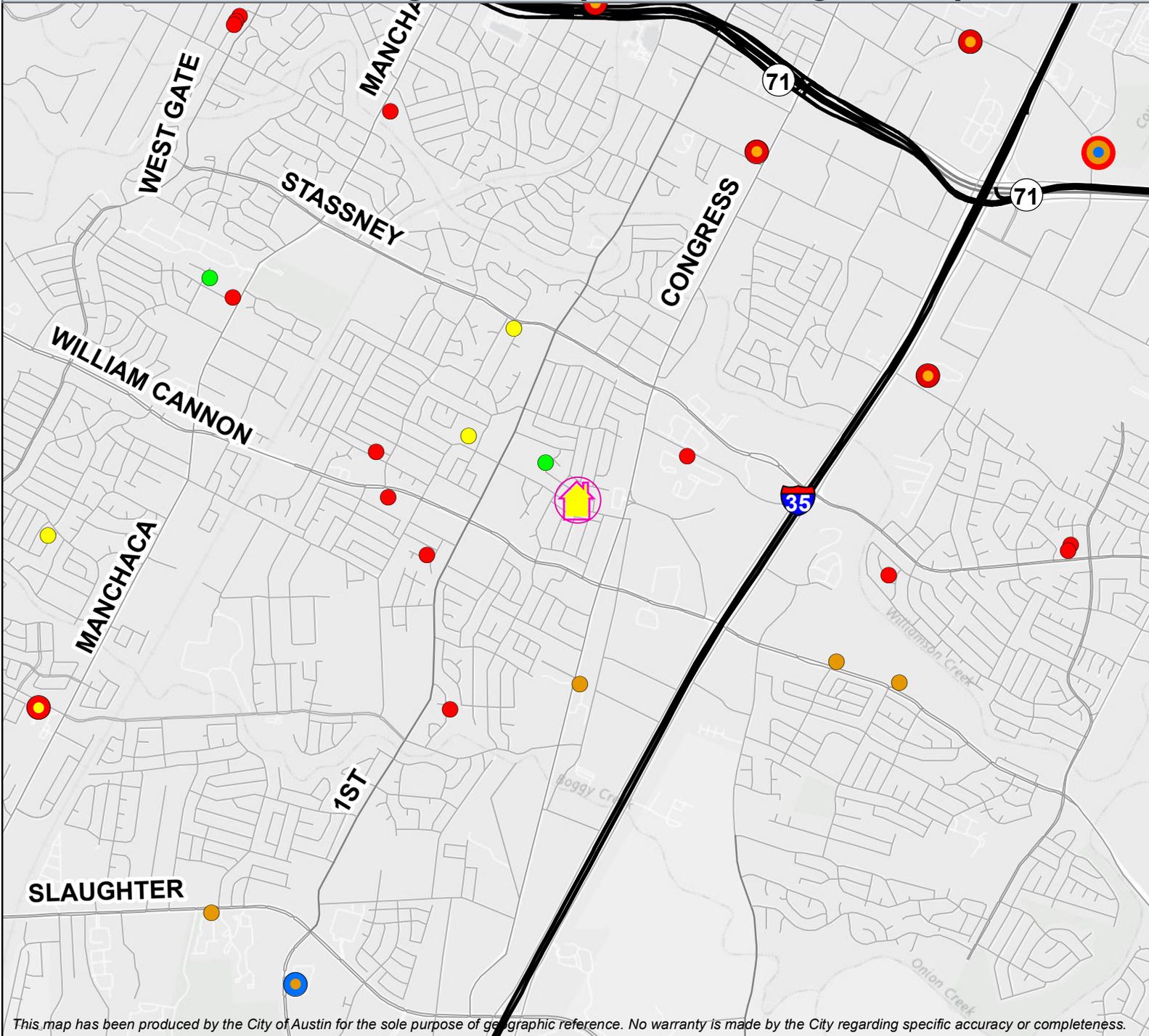
- | | | | |
|--|--------------------|--|--------------------------------|
| | 5-21 jobs/sq mi | | Imagine Austin Corridors |
| | 22-71 jobs/sq mi | | Imagine Austin Centers |
| | 72-155 jobs/sq mi | | Census tract analyzed for jobs |
| | 156-272 jobs/sq mi | | |
| | 273-423 jobs/sq mi | | |



PROPOSED PROJECT:
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6328 Shadow Bend

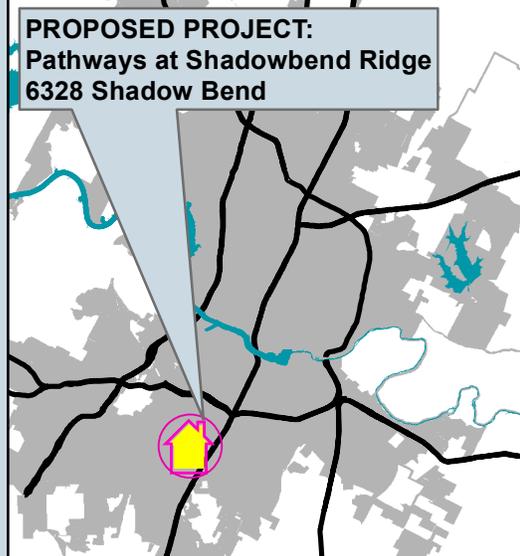


Subsidized Housing Near Proposed Housing Development



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 Shadowbend Ridge
- 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

