



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

**Saltillo Senior Apartments**  
South of E 5th St at Onion St, Austin, TX 78702

**Agenda Item #**

Approve a resolution under Section 11.9(d)(1), State of Texas 2016 Qualified Allocation Plan, supporting an application to be submitted by DMA Development Company, LLC., or an affiliated entity, competing for an award of Low Income Housing Tax Credits from the Texas Department of Housing and Community Affairs to help finance a proposed multi-family housing development to be known as the Saltillo Senior Apartments, located at 5th and Onion Street (District 3).

**Property Name**

**Saltillo Senior Apartments**

**Property Address**

**South of E 5th St at Onion St, Austin, TX 78702**

**Council District (Member)**

**# 3 (Renteria)**

**Census Tract and Block Group**

CT 9.02 BG 4

**Units**

Affordable:	84	Total:	100	% Affordable:	84%
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**Affordability Period/Period Ends**

30 yrs	2047
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**Estimated Total Project Cost**

\$16,039,497

**Requested Funding Amount**

N/A

**Funding Amount Per Unit**

N/A

## Benefits/Qualitative Information

### Proposed Project & Characteristics

- DMA Development is planning a 100-unit new construction development at East 5th Street and Onion Street, which will have 84 affordable and 16 units with no income restrictions.
- The development is proposed to be partially funded with 9% Low Income Housing Tax Credits.
- Eighty-four (84) of the One-hundred (100) units will be affordable to households with incomes at or below 60% Median Family Income (MFI). Sixteen (16) units will have no income restrictions.
- Residential services include: referral to social service agencies, scheduling of health related services to be provided on site, assistance obtaining Medicare/Medicaid benefit counseling, transportation arrangement, scheduling of reading/writing and translation assistance, and assistance planning social activities.
- On-Site Amenities include; a community activity room, movie theater, fitness center, art studio, library, laundry facilities, and a business center.

### Unit mix

- 28 efficiency units; Approximately 550 square feet; Approximate rent \$403-\$807
- 62 one-bedroom/one-bath units; Approximately 650 square feet; Approximate rent \$432-\$848
- 10 two-bedroom/two-bath units; Approximately 850 square feet; Approximate rent \$965-\$1,038

### Population Served

- Nine (9) units will be reserved for individuals with incomes at or below 30% of the Median Family Income (MFI), currently \$16,150 for a single-person household.
- Thirty-four (34) units will be reserved for individuals or families with incomes at or below 50% MFI, currently \$26,900 for a single-person household.
- Forty-one (41) units will be reserved for individuals and families with income at or below 60% MFI, currently \$32,250 for a single-person household.
- Ten (16) units will have no income restrictions.

Walk Score<sup>1</sup>

90 (walker's paradise)

Bike Score<sup>1</sup>

91 (biker's paradise)

Transit Score<sup>1</sup>

51 (good transit)

Opportunity Index<sup>2</sup>

Education: **LOW**      Housing & Environment: **VERY LOW**      Economic & Mobility: **LOW**      Comprehensive Index: **VERY LOW**

School Rating (2014)<sup>3</sup>

Elementary: Sanchez (met standard)      Middle: Martin (improvement required)      High: Austin (met standard)

### *Information Below by Census Tract*

Number of Jobs<sup>4</sup>

6,248

Median Family Income (MFI)<sup>5</sup>

\$32,908

Number of Moderate Income Households<sup>5</sup>

1,235

Number of Low Income Households<sup>5</sup>

865

Percentage of Moderate Income Households with Substandard Housing or Overcrowding<sup>5</sup>

16%

Percentage of Low Income Households with Substandard Housing or Overcrowding<sup>5</sup>

12%

Percentage of Severely Cost Burdened Moderate Income Households<sup>5</sup>

27%

Percentage of Severely Cost Burdened Low Income Households<sup>5</sup>

30%

Number of Owner Units<sup>5</sup>

23% affordable to 50% MFI

43% affordable to 80% MFI

52% affordable to 100% MFI

Number of Rental Units<sup>5</sup>

34% affordable to 30% MFI

41% affordable to 50% MFI













75% affordable to 80% MFI

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



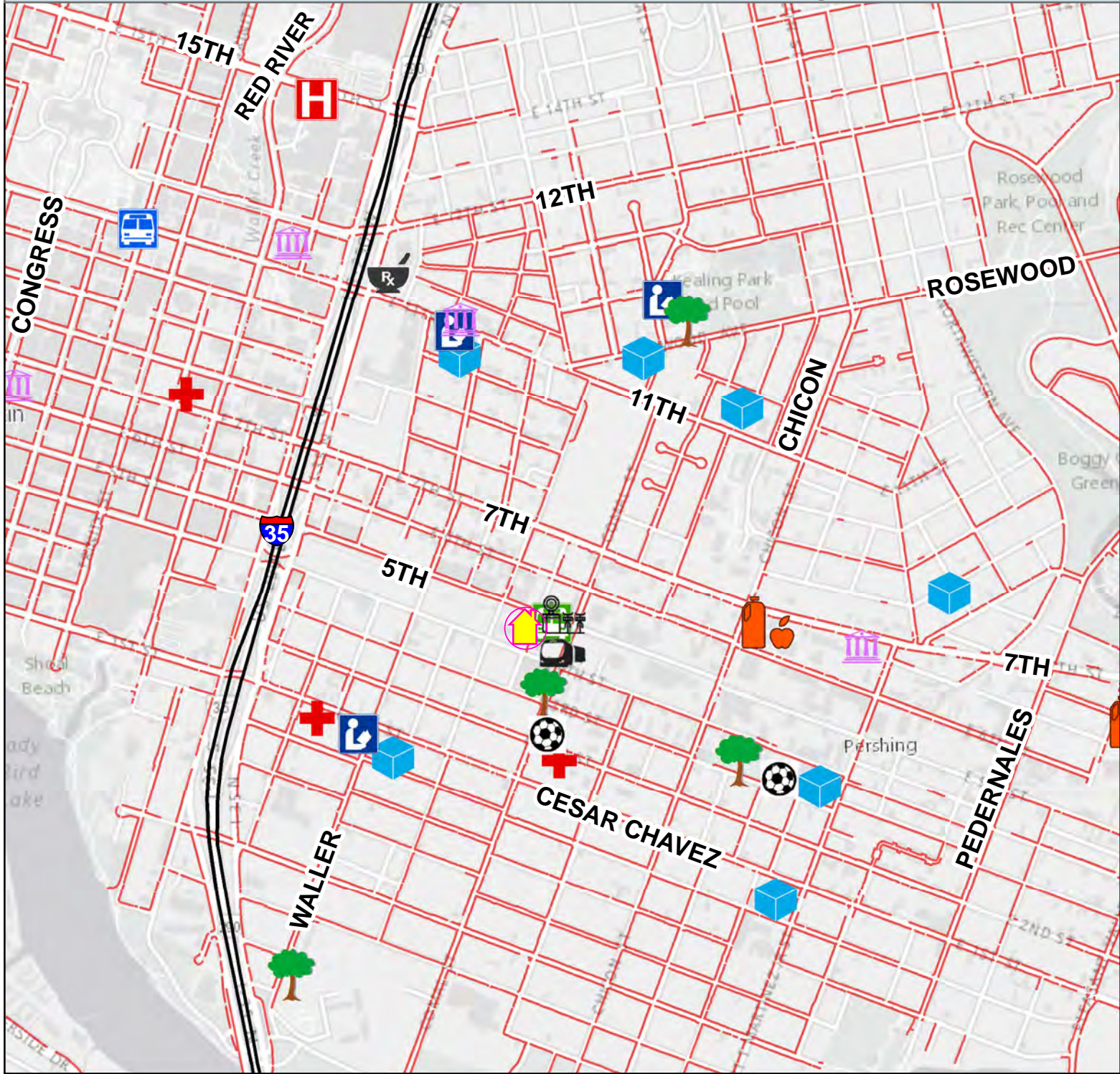
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		Approx. Distance	Address	Transit Routes			Total Walking Distance (approx)		
				Route	Estimated Trip Length	Transfers			
Healthcare		Clinic/Urgent Care: Central Health (connects low-income people with healthcare services)	0.5 mi	1111 E Cesar Chavez St	17	7 min	0	0.3 mi	
		Clinic/Urgent Care: Austin Travis County Integral Care	0.3 mi	1631 E 2nd St	320	3 min	0	0.1 mi	
		Clinic/Urgent Care: CommUnity Care	0.3 mi	211 Comal St					
		Clinic/Urgent Care: CommUnity Care	0.8 mi	500 E 7th St	550	7 min	0	0.2 mi	
		Hospital: University Medical Center Brackenridge	1.3 mi	601 E 15th St					
			Pharmacy: CVS	0.9 mi	1105 N IH 35	2	14 min	0	0.5 mi
Education	Day Care: Ebenezer Child Development Center		0.6 mi	1014 E 10th St					
	Day Care: Alpha-Omega Day Care	0.7 mi	1317 Rosewood Ave						
		Day Care: El Buen Pastor Early Childhood Development Center	0.5 mi	1208 Willow St					
		Day Care: Blackshear Elementary School Pre-K	0.6 mi	1712 E 11th St	320	9 min	0	0.3 mi	
		Day Care: Zavala Elementary School Pre-K & Clubhouse Cadets Programs	0.6 mi	310 Robert Martinez Jr St					
	Day Care: Metz Elementary School Pre-K	0.9 mi	84 Robert Martinez Jr St	320	10 min	0	0.3 mi		
	Day Care: Doris Loving Family Life Center	1.0 mi	2215 E 8th St	4	11 min	0	0.4 mi		
		Elementary School: Sanchez	0.8 mi	73 San Marcos St	17	12 min	0	0.5 mi	
		Middle School: Martin	0.7 mi	1601 Haskell St	320	14 min	0	0.6 mi	
		High School: Austin	3.2 mi	1715 W Cesar Chavez St	21	42 min	0	1.6 mi	
		Library: Carver Branch	0.6 mi	1161 Angelina St	2	13 min	0	0.5 mi	
		Library: Regional Foundation Library	0.7 mi	1009 E 11th St	2	13 min	0	0.5 mi	
		Library: Terrazas Branch	0.5 mi	1105 E Cesar Chavez St	17	9 min	0	0.3 mi	
	Transportation		Nearest Bus Stop	< 0.1 mi	Comal/5th	320, 1517			
			Nearest High Frequency Transit Line Stop	1.2 mi	500 Pleasant Valley/5th	300			
			Nearest High Frequency Transit Line Stop	1.2 mi	11th/San Jacinto SW corner	7			
		Nearest Bike Share	< 0.1 mi	1501 E 5th St					
		Nearest Train Station: Plaza Saltillo	< 0.1 mi	412 Comal St					
Other Amenities		Bank: Chase	0.7 mi	2119 E 7th St	4	8 min	0	0.2 mi	
		Bank: Wells Fargo	0.6 mi	1000 E 11th St					
		Bank: Velocity Credit Union	0.9 mi	610 E 11th St	2	13 min	0	0.5 mi	
		Bank: Amplify Federal Credit Union	1.0 mi	607 Congress Ave	4	14 min	0	0.4 mi	
		Bank: Horizon Bank	1.0 mi	600 Congress Ave	4	14 min	0	0.4 mi	
		Grocery Store: La Michoacana	0.5 mi	1917 E 7th St	4	7 min	0	0.2 mi	
		Grocery Store: HEB	1.1 mi	2701 E 7th St	4	9 min	0	0.2 mi	
		Park: Comal Pocket Park	0.2 mi	300 Comal St					
		Park: Pan Am Park	0.7 mi	2100 E 3rd St	320	8 min	0	0.2 mi	
		Park: Kealing Park	0.8 mi	1500 Rosewood Ave	2	14 min	0	0.5 mi	
		Park: Festival Beach Community Garden	0.9 mi	35 Waller St	22	12 min	0	0.5 mi	
		Community/Recreation Center: East Austin Neighborhood Center	0.3 mi	211 Comal St					
		Community/Recreation Center: Pan Am Recreation Center	0.7 mi	2100 E 3rd St	320	8 min	0	0.2 mi	



Amenities and Access Near Proposed Housing Development



 Proposed Saltillo Senior Apartments

**Amenities**

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

**Access**

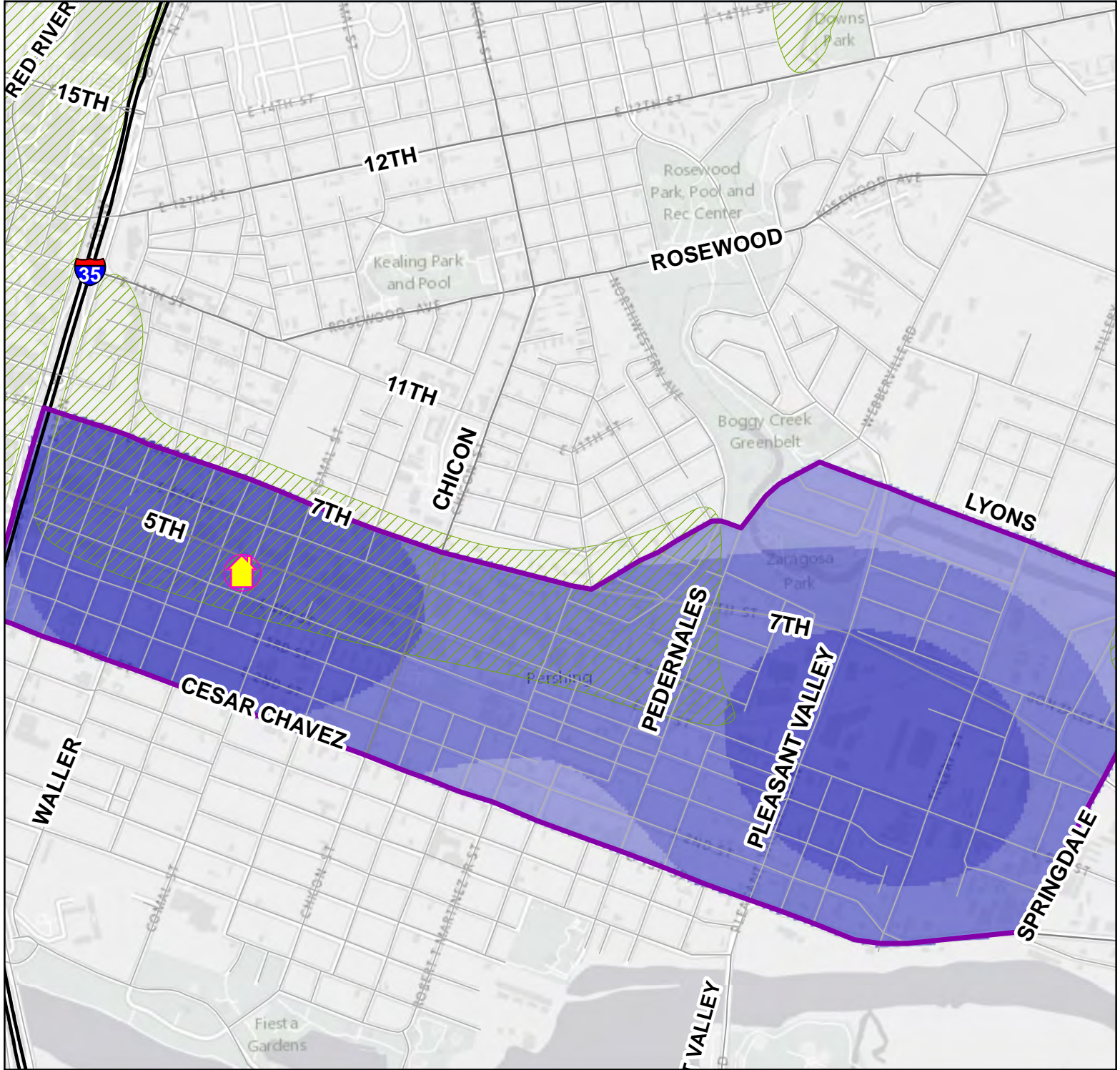
 Existing Sidewalks
 Nearest Bus Stop
 Nearest High-Frequency Bus Stop


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

0 0.1 0.2 0.3 Miles

N






Employment Near Proposed Housing Development





 Proposed Saltillo Senior Apartments

**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 Centers

 Census tract analyzed for jobs

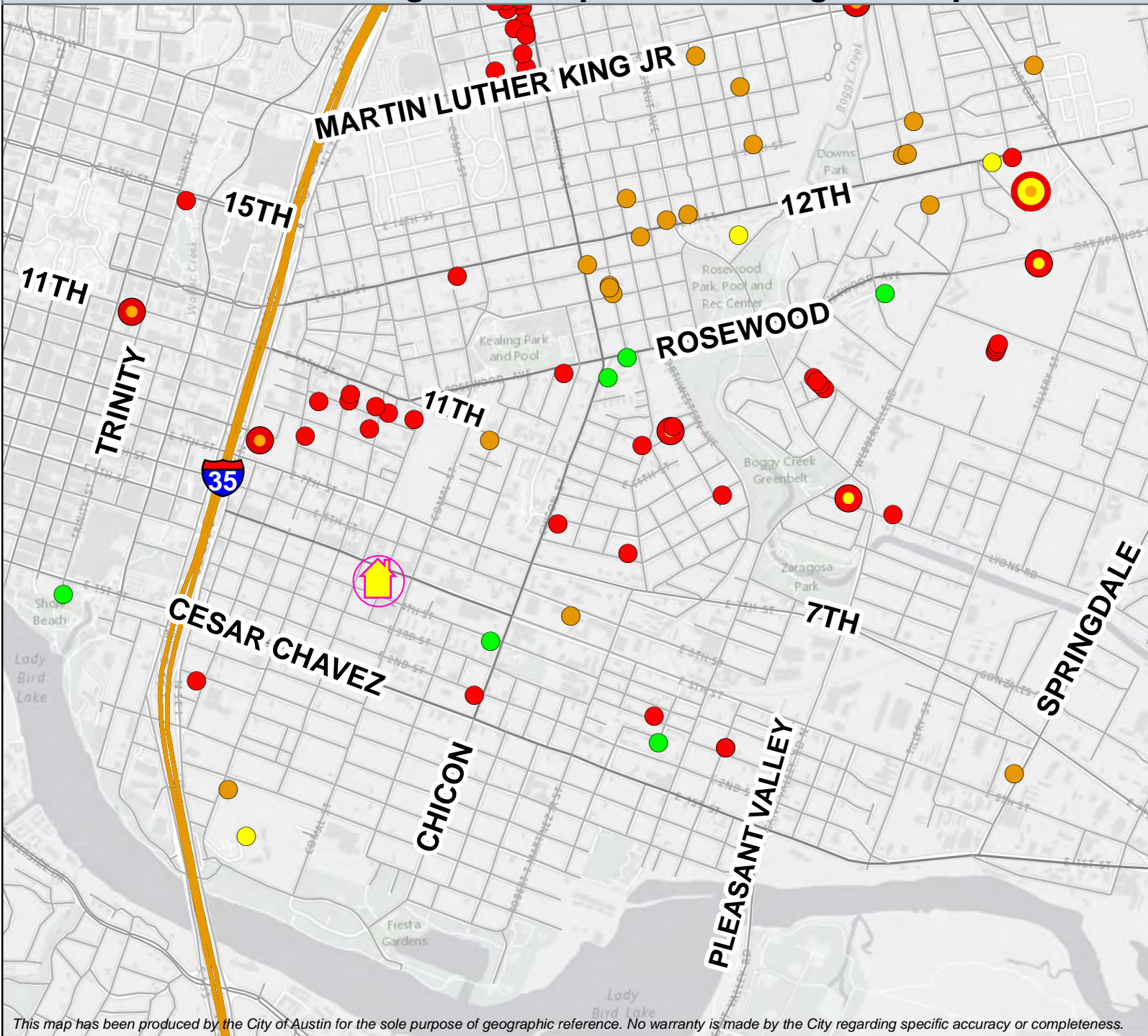
0 0.1 0.2 0.3 Miles

N

**PROPOSED PROJECT:**  
Saltillo Senior Apartments  
South of 5th St at Onion St



# Subsidized Housing Near Proposed Housing Development



Proposed Saltillo Senior Apartments

## 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

