



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

**Manchaca Commons**  
12040 Manchaca Road

**AHFC Agenda Item #**

Conduct a public hearing for an application to be submitted to the Texas Department of Housing and Community Affairs by LDG Manchaca Commons, LP, or an affiliated entity, for the new construction of an affordable multi-family development to be located at 12040 Manchaca Road, in the Extraterritorial Jurisdiction (ETJ) of the City of Austin.

**Property Name**

**Manchaca Commons**

**Property Address**

**12040 Manchaca Road**

**Council District (Member)**

**N/A**

**Census Tract**

**17.72**

**Units**

Affordable Units:	240	Total Units:	240	% Affordable:	100%
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**Affordability Period/Period Ends**

30 Years	2049
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**Estimated Total Project Cost**

**\$42,956,060**

**Requested Funding Amount**

**N/A**

**AHFC Funding Amount Per Unit**

**N/A**

**Benefits/Qualitative Information**

**Proposed Project**

LDG Manchaca Commons, LP, is planning to construct a 240-unit (approximate) multi-family development located at 12040 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 Manchaca Commons Apartments, is proposed to be partially funded with 4% Low Income Housing Tax Credits, and Private Activity Bonds issued by Strategic Housing Finance Corporation, an affiliate of the Housing Authority of Travis County. No funding from the Austin Housing Finance Corporation is being requested.

**Project Characteristics**

- 24 one-bedroom/one-bath units (approximately 850 square feet, approximate rent \$730 to \$876).
- 108 two-bedroom/one-bath units (approximately 1,051 square feet, approximate rent \$1,051).
- 108 three-bedroom/two-bath units (approximately 1,185 square feet, approximate rent \$1,011 to \$1,214).

**Population Served**

- 98% 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 \$46,680 for a 4-person household.
- 2% of units will be reserved for individuals or families with incomes at or below 50% MFI, currently \$28,500 for a single-person household and \$38,900 for a 4-person household.

Walk Score <sup>1</sup>	38 (Car-Dependent)		
Bike Score <sup>1</sup>	Unavailable		
Transit Score <sup>1</sup>	0 (Minimal Transit)		
Opportunity Index <sup>2</sup>	Education: Moderate	Housing & Environment: High	Economic & Mobility: Moderate
School Rating (2014) <sup>3</sup>	<b>Elementary:</b> Menchaca Elementary School (Met Standard)	<b>Middle:</b> Paredes Middle School (Met Standard)	<b>High:</b> Akins High School (Met Standard)















Information Below by Census Tract			
Number of Jobs <sup>4</sup>	2,481		
Median Family Income (MFI) <sup>5</sup>	\$26,634		
Number of Moderate Income Households <sup>5</sup>	40		
Number of Low Income Households <sup>5</sup>	25		
Percentage of Moderate Income Households with Substandard Housing or Overcrowding <sup>5</sup>	0%		
Percentage of Low Income Households with Substandard Housing or Overcrowding <sup>5</sup>	0%		
Percentage of Severely Cost Burdened Moderate Income Households <sup>5</sup>	0%		
Percentage of Severely Cost Burdened Low Income Households <sup>5</sup>	0%		
Number of Owner Units <sup>5</sup>	0% affordable to 50% MFI	44% affordable to 80% MFI	44% affordable to 100% MFI
Number of Rental Units <sup>5</sup>	No Data affordable to 30% MFI	No Data affordable to 50% MFI	No Data affordable to 80% MFI

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



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Healthcare		Clinic/Urgent Care: Concentra
		Clinic/Urgent Care: Minute Clinic
	 	Hospital: Austin Oaks
		Pharmacy: Sams Club
Education	 	Day Care: Extend-A-Care For Kids
		Elementary School: Manchaca
		Middle School:Paredes
		High School: Akins
		Library: Pleasant Hill Branch
Transportation	 	Nearest Bus Stop
		Nearest High-Capacity/High-Frequency Transit Line
	 	Nearest Bike Share
		Nearest Train Station
Other Amenities	   	Bank: Regions Bank
		Grocery Store: HEB
		Park: Mary Moore Searight Metropolitan Park
		Community/Recreation Center: Dittmar

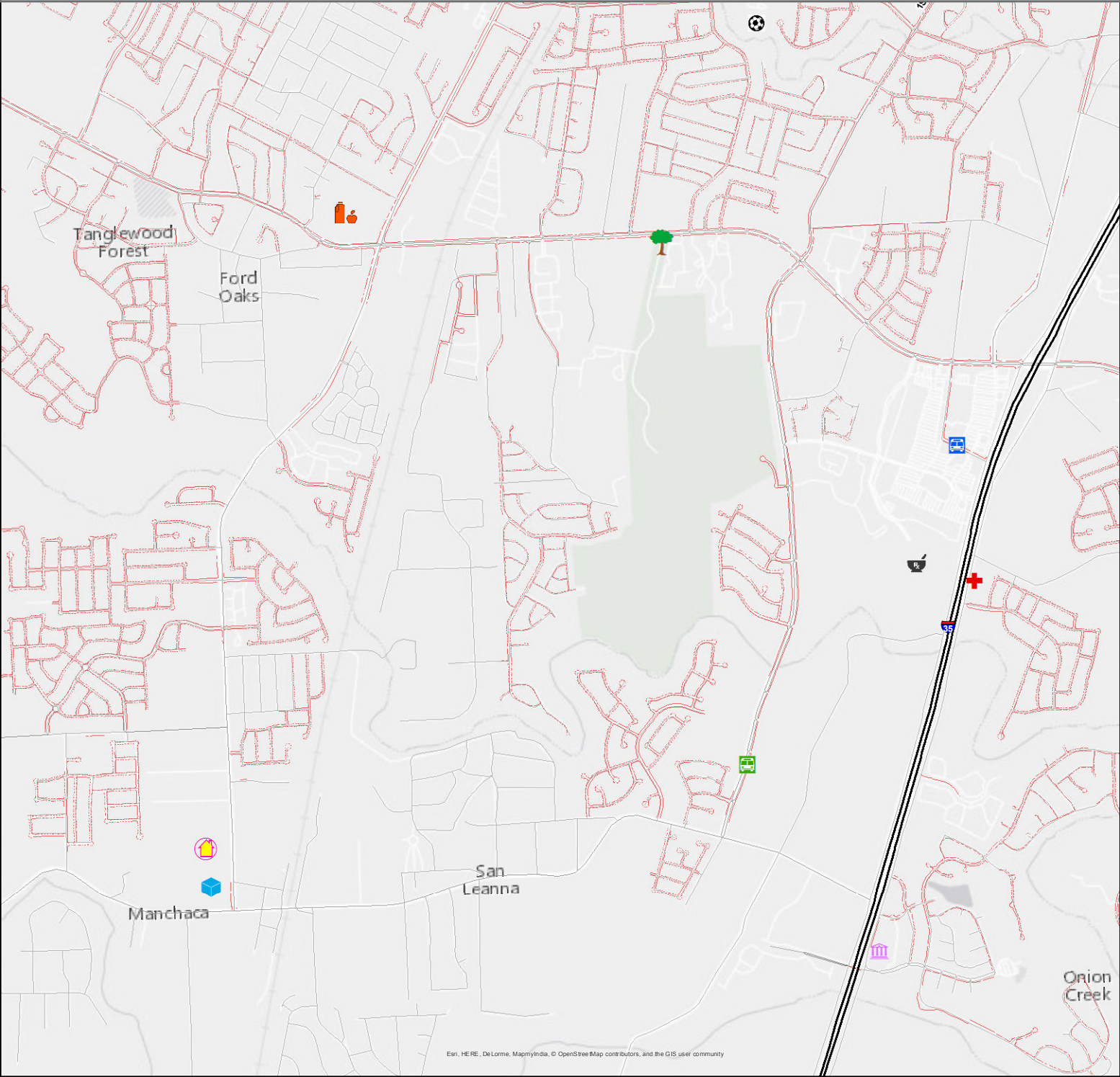
Approx. Distance	Address	Transit Routes			
		Route	Estimated Trip Length	Transfers	Total Walking Distance (approx)
4.3 Miles	10001 S IH 35 Frontage Rd #300				
3.6 Miles	3500 W Slaughter Ln				
6.0 Miles	1407 W Stassney Ln				
3.6 Miles	9900 S IH 35 Frontage Rd				
.1 Mile	12120 Manchaca Rd				
.1 Mile	12120 Manchaca Rd				
2.7 Miles	10100 S Mary Moore Searight Dr				
2.4 Miles	10701 South 1st St				
6.2 Miles	211 E William Cannon Dr				
2.2 Miles	1st/FM 1626 Akins				
6.8 Miles	2222 Western Trails/Pack Saddle				
10.4 Miles	South Congress & Elizabeth Street				
14.4 Miles	Austin Station, 250 North Lamar Blvd				
3.0 Miles	11215 S IH 35 Frontage Rd				
2.5 Miles	2110 W Slaughter Ln				
4.1 Miles	907 W Slaughter Ln				
4.1 Miles	1009 W Dittmar Rd				

\*No transit in the area

Source: Google Maps



Amenities and Access Near Proposed Housing Development



Proposed Manchaca Commons

**Amenities**

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

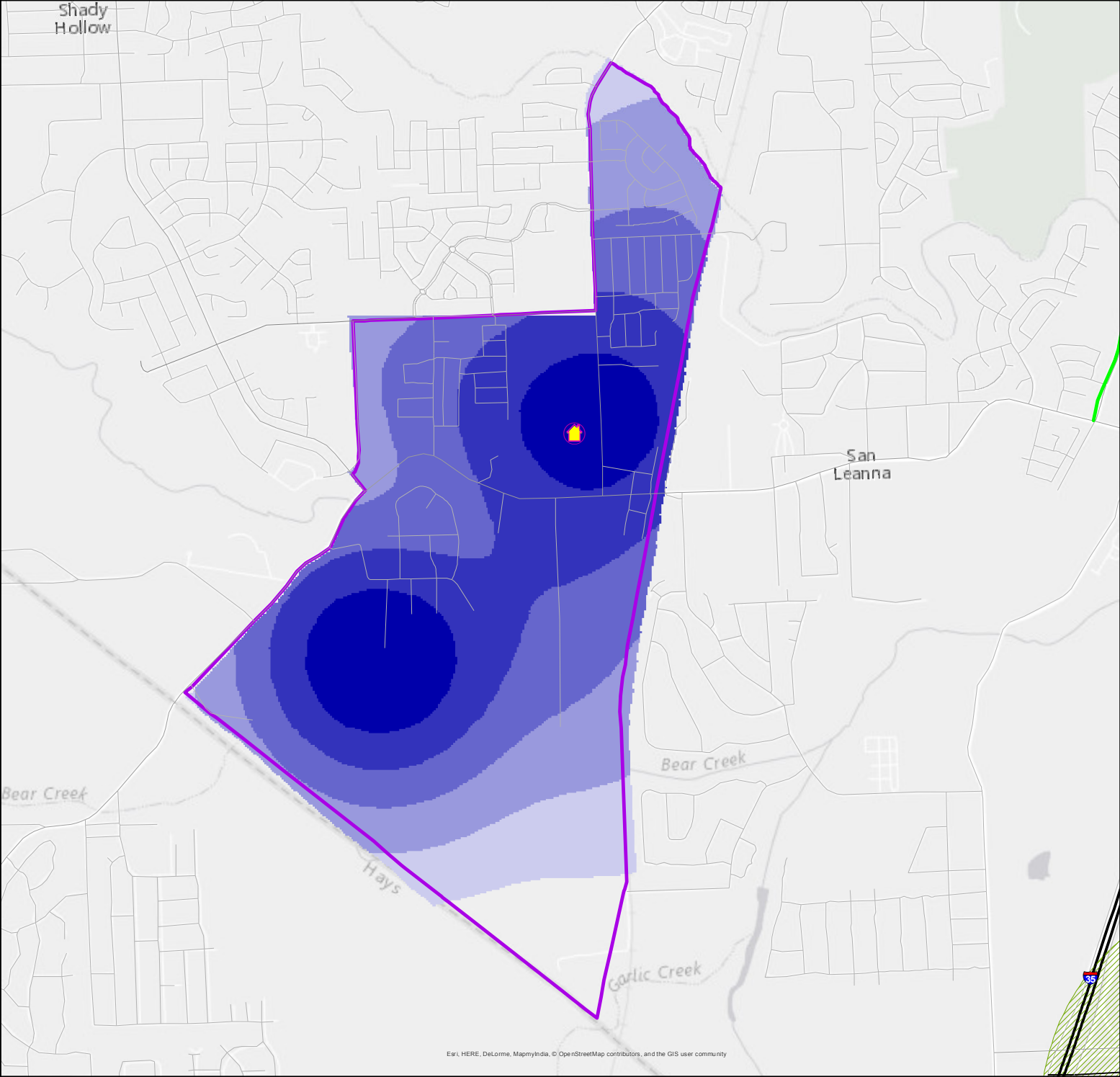
**Access**

Existing Sidewalks
Nearest Bus Stop
Nearest High-Frequency Bus Stop

0 0.2 0.4 Miles

Basemap Source: Esri, 2015  
Sources: CMTA, 2012; Google Maps, 2017; Census 2014

Employment Near Proposed Housing Development



Proposed Manchaca Commons

**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

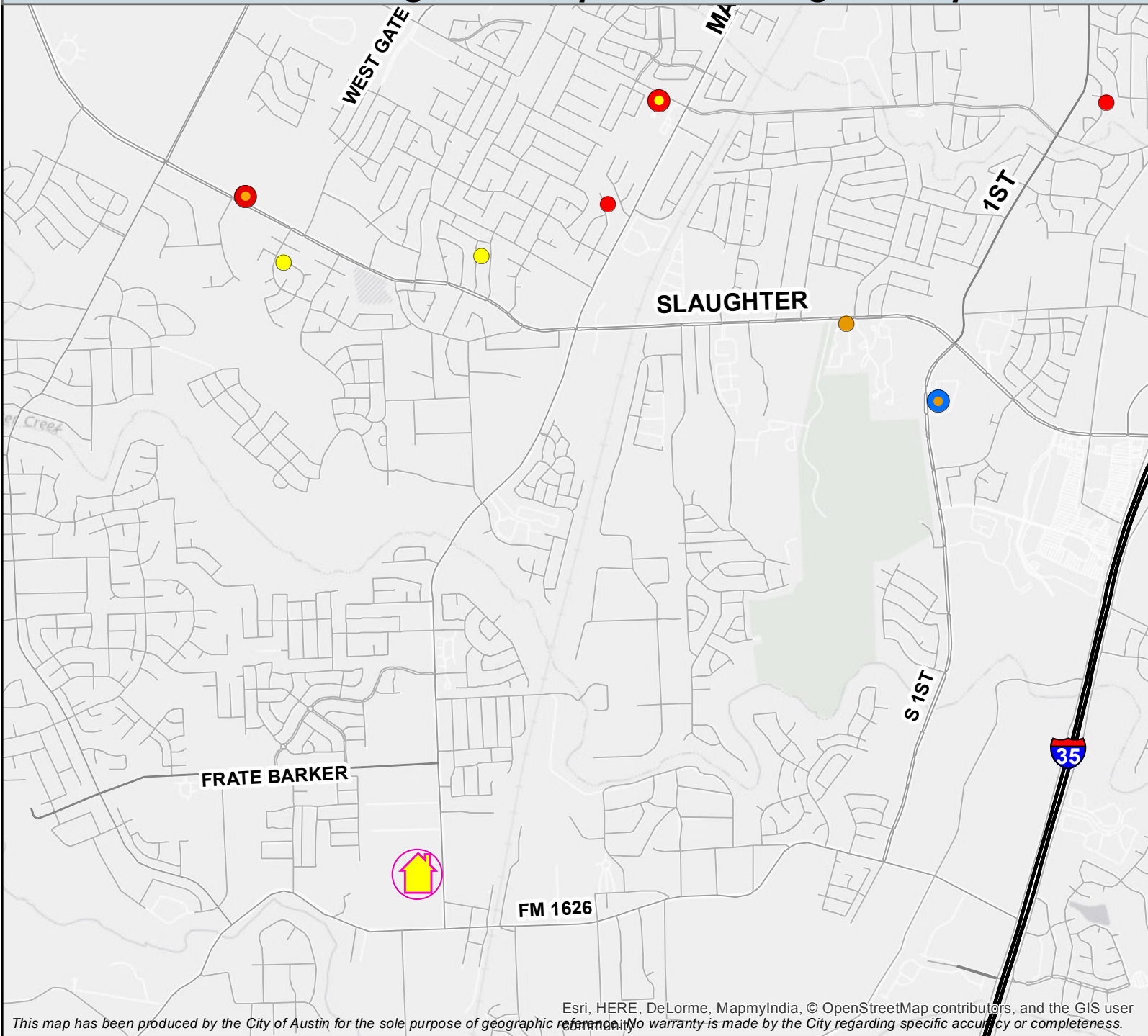
Austin City Limits

0 0.1 0.2 Miles

**PROPOSED PROJECT: Manchaca Commons**



# Subsidized Housing Near Proposed Housing Development



Proposed Manchaca Commons

## 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

