



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

Oak Springs Housing First
3000 Oak Springs Dr, Austin TX 78702

Agenda Item

Set a public hearing for an application to be submitted to the Texas Department of Housing and Community Affairs by Austin Travis County Integral Care, or an affiliated entity, for the development of affordable multi-family housing located at 3000 Oak Springs Drive. (Suggested date and time: June 9, 2016 beginning at 4:00 p.m. at Austin City Hall, 301 W. Second Street, Austin, TX.) (District 1)

Property Name

Oak Springs Housing First

Property Address

3000 Oak Springs Dr, Austin TX 78702

Council District (Member)

#1 (Houston)

Census Tract and Block Group

CT 8.02 BG 2

Units

| | | | | | |
|-------------|----|--------|----|---------------|------|
| Affordable: | 50 | Total: | 50 | % Affordable: | 100% |
|-------------|----|--------|----|---------------|------|

Affordability Period/Period Ends

| | |
|--------|------|
| 30 yrs | 2047 |
|--------|------|

Estimated Total Project Cost

\$19,949,310

Requested Funding Amount

N/A

Funding Amount Per Unit

N/A

Benefits/Qualitative Information

Proposed Project

Austin Travis County Integral Care (ATCIC) responded to a 2014 Request for Proposals issued by the Austin Housing Finance Corporation and was selected to develop 50-units of "Housing First" Permanent Supportive Housing located at 3000 Oak Springs Drive. The development would be 100% affordable to persons with incomes at or below 50% Median Family Income (MFI), currently \$26,900 for a 1-person household. The development, to be known as the Housing First Oak Springs Apartments, is proposed to be partially funded with 4% Low Income Housing Tax Credits, and Private Activity Bonds to be issued by Austin Housing Finance Corporation.

Benefits/Qualitative Information cont'd

Project Attributes

- The target population will be individuals with incomes at or below 30% of the Median Family Income (MFI) but will be restricted to persons with incomes no greater than 50% MFI.
- All units will be Permanent Supportive Housing (PSH) units, and will be operated under the Housing First model, which serves individuals who have experienced chronic homelessness and have one or more barriers to maintaining housing.
- ATCIC currently owns the property.
- The unit mix will include:
 - o 50 1-bed/1-bath efficiency units
- Tenants will have access to a range of support services including person-centered services based on individual needs, ongoing case management, and access to mainstream services.
- This development will help to achieve the city-wide four-year goal of 400 Permanent Supportive Housing (PSH) units, to include 200 Housing First PSH units, by the year 2019.

| | | | |
|-----------------------------------|--|--|--|
| Walk Score ¹ | 69 (somewhat walkable) | | |
| Bike Score ¹ | 75 (very bikeable) | | |
| Transit Score ¹ | 47 (some transit) | | |
| Opportunity Index ² | Education: VERY LOW | Housing & Environment: VERY LOW | Economic & Mobility: VERY LOW |
| School Rating (2015) ³ | Elementary: Oak Springs (met standard) | Middle: Kealing (met standard) | High: Eastside Memorial (met standard) |
| | Comprehensive Index: VERY LOW | | |

| | | | |
|--|---------------------------|---------------------------|----------------------------|
| <i>Information Below by Census Block Group</i> | | | |
| Number of Jobs ⁴ | 280 | | |
| Median Family Income (MFI) ⁵ | \$23,547 | | |
| Number of Moderate Income Households ⁵ | 860 | | |
| Number of Low Income Households ⁵ | 745 | | |
| Percentage of Moderate Income Households with Substandard Housing or Overcrowding ⁵ | 10% | | |
| Percentage of Low Income Households with Substandard Housing or Overcrowding ⁵ | 11% | | |
| Percentage of Severely Cost Burdened Moderate Income Households ⁵ | 24% | | |
| Percentage of Severely Cost Burdened Low Income Households ⁵ | 28% | | |
| Number of Owner Units ⁵ | 10% affordable to 50% MFI | 39% affordable to 80% MFI | 50% affordable to 100% MFI |
| Number of Rental Units ⁵ | 47% affordable to 30% MFI | 76% affordable to 50% MFI | 86% affordable to 80% MFI |














Sources: ¹ Walkscore.com, ² Kirwan Institute, Central TX Opportunity Maps, ³ AISD 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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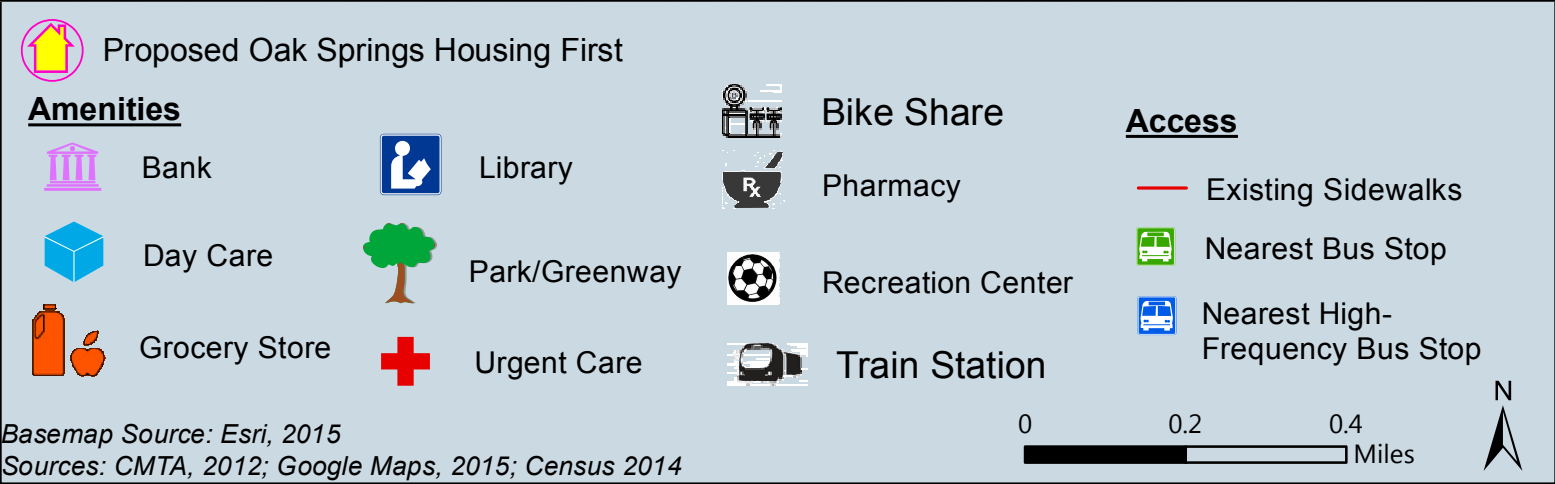
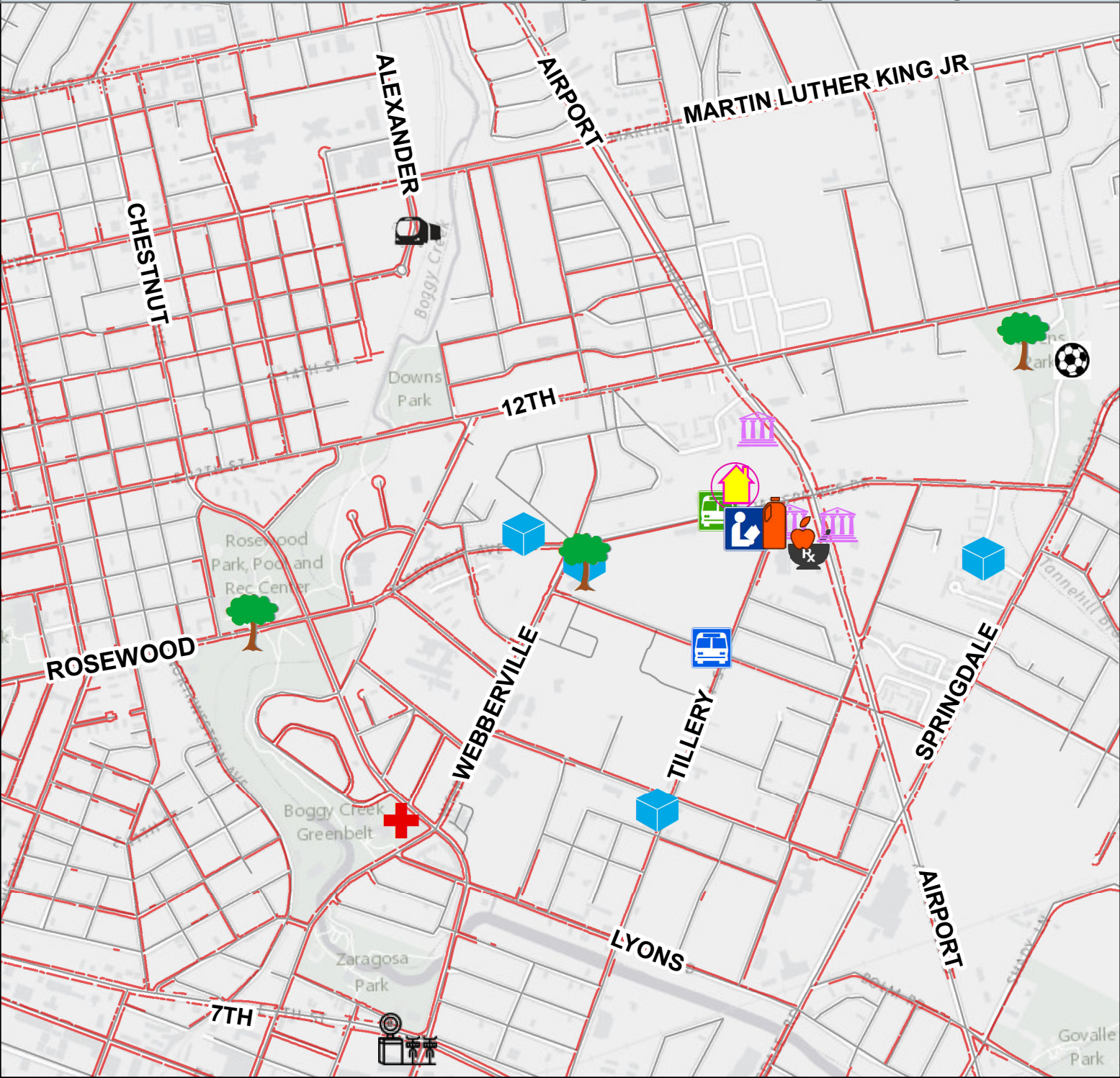
Oak Springs Housing First
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| | | |
|-----------------|---|---|
| Healthcare |  | Clinic/Urgent Care: CommUnity Care |
| |  | Rosewood Zaragosa Health Center |
| |  | Hospital: University Medical Center Brackenridge |
| Education | | Pharmacy: Walgreens |
| | | Day Care: Rosewood Oaks Primary |
| |  | Day Care: Extend-A-Care for Kids |
| | | Day Care: Kiddie Korner Child Care |
| | | Day Care: Amazing Discovery Childcare |
| |  | Elementary School: Oak Springs |
| | | Middle School: Kealing |
| Transportation | | High School: Eastside Memorial |
| |  | Library: Willie May Kirk Branch |
| | | Nearest Bus Stop |
| |  | Nearest High Frequency Transit Line Stop |
| Other Amenities |  | Nearest Bike Share |
| |  | Nearest Train Station: MLK Jr. |
| | | Bank: Bank of America |
| Other Amenities |  | Bank: Wells Fargo |
| | | Bank: Greater Texas Federal Credit Union |
| |  | Grocery Store: Arlan's Market |
| | | Park: Oak Springs School Park |
| |  | Park: Rosewood Zaragosa Neighborhood Park |
| | | Park: Givens Park |
| |  | Community/Recreation Center: Givens Recreation Center |
| | | |
| | | |
| | | |

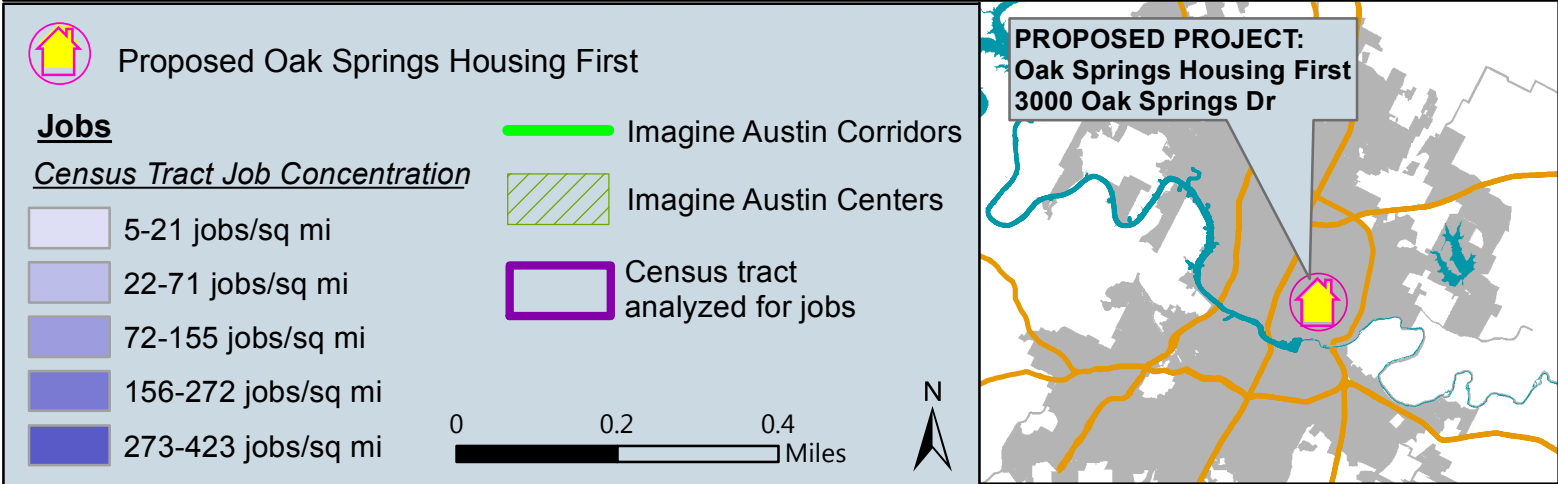
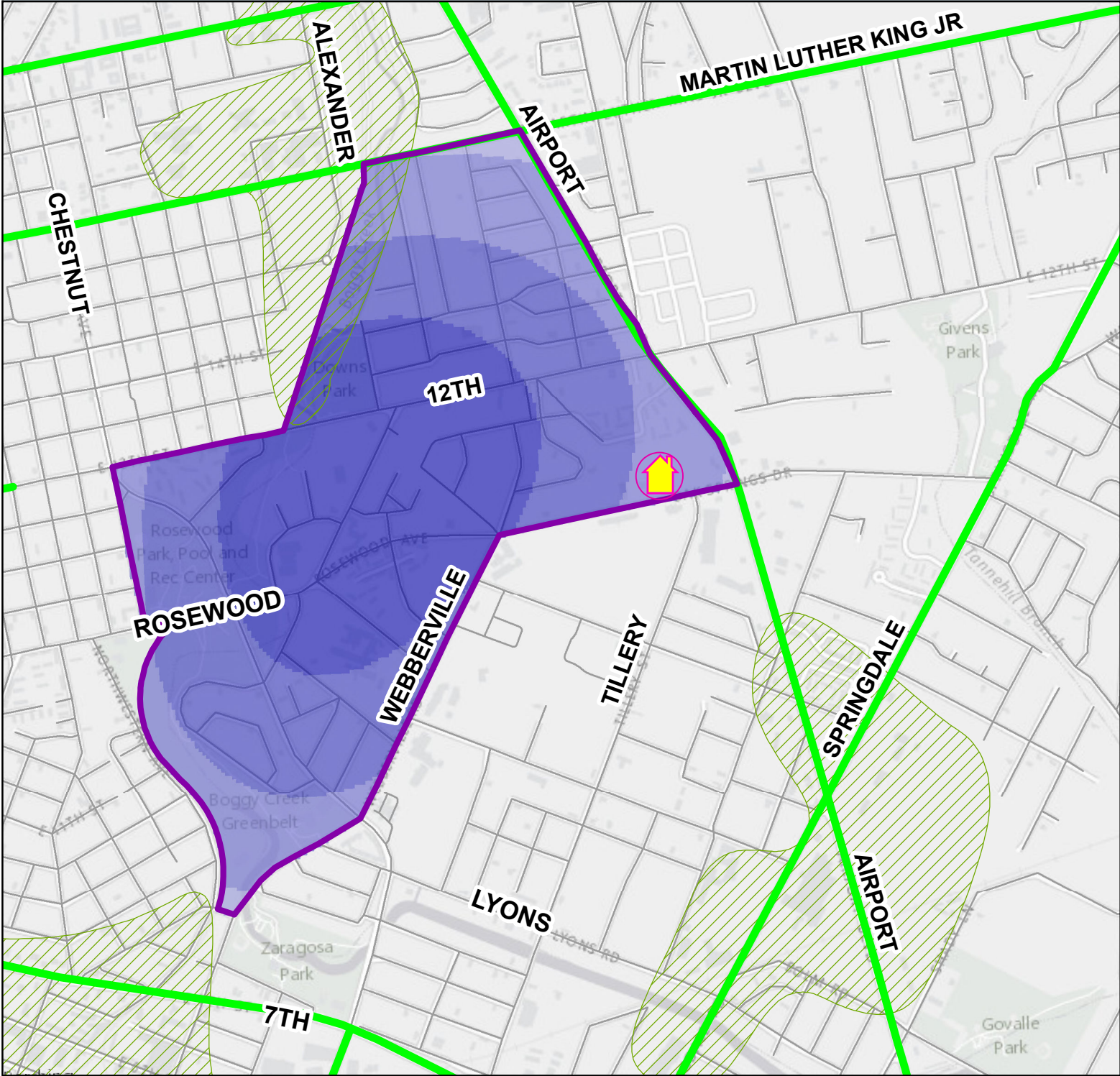
| Approx. Distance | Address | Transit Routes | | | |
|------------------|--------------------------|----------------|-----------------------|-----------|---------------------------------|
| | | Route | Estimated Trip Length | Transfers | Total Walking Distance (approx) |
| 0.9 mi | 2800 Webberville Rd | 300 | 14 min | 0 | 0.5 mi |
| 2.4 mi | 601 E 15th St | 2 | 17 min | 0 | 0.3 mi |
| 0.2 mi | 1144 Airport Blvd | | | | |
| 0.4 mi | 2600 Rosewood Ave | 2 | 2 min | 0 | <0.1 mi |
| 0.3 mi | 3601 Webberville Rd | 2 | 2 min | 0 | <0.1 mi |
| 0.6 mi | 1110 Tillery St | | | | |
| 0.7 mi | 1054 Springdale Rd | 2 | 5 min | 0 | 0.1 mi |
| 0.3 mi | 3601 Webberville Rd | 2 | 2 min | 0 | <0.1 mi |
| 1.8 mi | 1607 Pennsylvania Ave | 2 | 11 min | 0 | 0.3 mi |
| 2.1 mi | 1012 Arthur Stiles Rd | 350 | 26 min | 0 | 1.2 mi |
| <0.1 mi | 3101 Oak Springs Dr | | | | |
| <0.1 mi | 3000 Oak Springs/Tillery | 2, 485 | | | |
| 0.4 mi | 3100 Goodwin/Tillery | 300 | | | |
| 1.2 mi | 2772 E 7th St | 300 | 15 min | 0 | 0.4 mi |
| 1.4 mi | 1719 Alexander Blvd | 350 | 16 min | 0 | 0.7 mi |
| 0.3 mi | 1148 Airport Blvd | | | | |
| 0.3 mi | 1145 Airport Blvd | | | | |
| 0.3 mi | 1180 Airport Blvd | | | | |
| 0.2 mi | 1148 Airport Blvd | | | | |
| 0.3 mi | 3601 Webberville Rd | 2 | 2 min | 0 | <0.1 mi |
| 0.9 mi | 2300 Rosewood Ave | 2 | 4 min | 0 | <0.1 mi |
| 0.8 mi | 3811 E 12th St | 2 | 11 min | 0 | 0.4 mi |
| 0.8 mi | 3811 E 12th St | 2 | 11 min | 0 | 0.4 mi |

Source: Google Maps

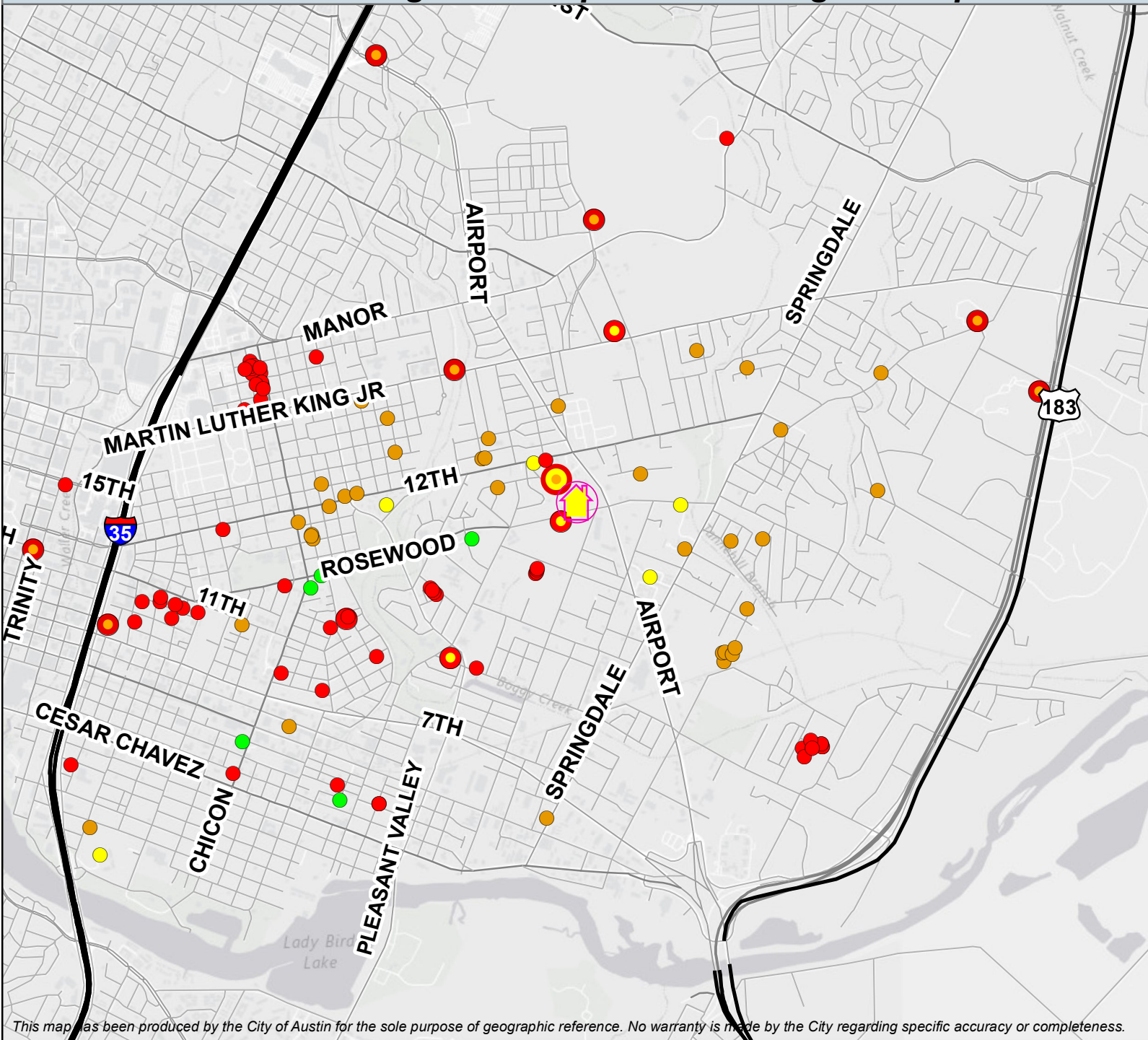
Amenities and Access Near Proposed Housing Development



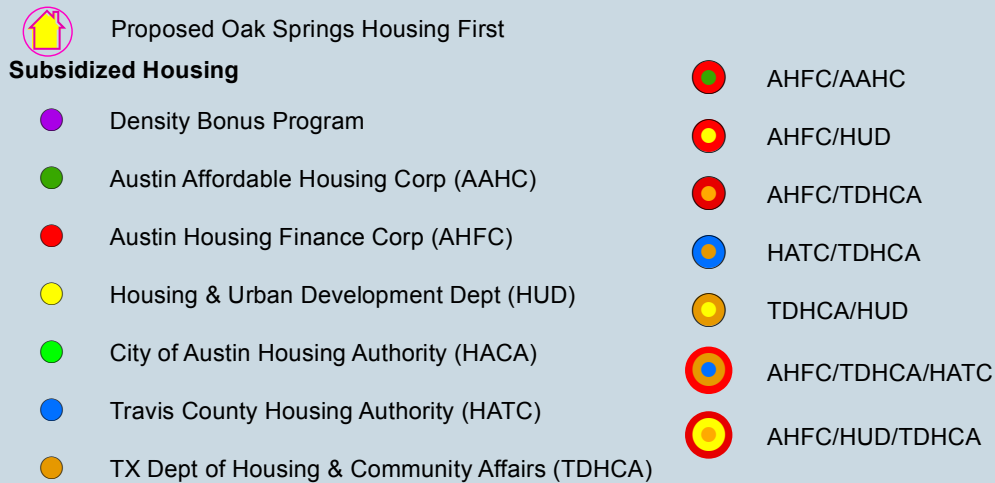
Employment Near Proposed Housing Development



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.



Sources: HUD, 2015; COA, 2015
 Basemap Source: ESRI, 2015

0 0.2 0.4
 Miles



PROPOSED PROJECT:
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