



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

Pathways at Georgian Manor
110 Bolles Circle, Austin, TX 78753

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 Georgian Manor Apartments, located at 110 Bolles Circle. (District 4)

Property Name

Pathways at Georgian Manor

Property Address

110 Bolles Circle, Austin, TX 78753

Council District (Member)

4 (Casar)

Census Tract and Block Group

CT: 18.06 BG: 4

Units

Affordable:	94	Total:	94	% Affordable:	100%
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Affordability Period/Period Ends

30 yrs	2047
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Estimated Total Project Cost

\$14,823,391

Requested Funding Amount

N/A

Funding Amount Per Unit

N/A

Benefits/Qualitative Information

Proposed Rehabilitation Project

HACA Pathways I, LP is planning to rehabilitate a 94-unit development located at 110 Bolles Circle, 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.

Project Attributes

- The project will be 100% affordable to households with incomes at or below 60% MFI.
- The unit mix will include:
 - 38, 1-bed/1-bath units, approximately 557 square feet;
 - 38, 2-bed/1 or 1.5-bath units, approximately 886 square feet;
 - 14, 3-bed/1-bath units, approximately 926 square feet;
 - 4, 4-bed/1.5-bath units, approximately 1,194 square feet.
- Tenant services include Any Baby Can Parenting Program, onsite summer camps, a family self-sufficiency program, ACC adult education, nutrition classes, elderly home visits, faith-based, and other services.
- On-site amenities will include barbeque grills and picnic tables, furnished community room, playscape, sport court, and common area wi-fi.

Walk Score ¹	45 (car-dependent)			
Bike Score ¹	52 (bikeable)			
Transit Score ¹	53 (good transit)			
Opportunity Index ²	Education: Very Low	Housing & Environment: Low	Economic & Mobility: Low	Comprehensive Index: Very Low
School Rating (2014) ³	Barrington: Barrington (met standard)	Middle: Webb (met standard)	High: Lanier (met standard)	

<i>Information Below by Census Block Group</i>				
Number of Jobs ⁴	1,302			
Median Family Income (MFI) ⁵	\$27,625			
Number of Moderate Income Households ⁵	1,660			
Number of Low Income Households ⁵	1185			
Percentage of Moderate Income Households with Substandard Housing or Overcrowding ⁵	19%			
Percentage of Low Income Households with Substandard Housing or Overcrowding ⁵	16%			
Percentage of Severely Cost Burdened Moderate Income Households ⁵	37%			
Percentage of Severely Cost Burdened Low Income Households ⁵	51%			
Number of Owner Units ³	15% affordable to 50% MFI	49% affordable to 80% MFI	60% affordable to 100% MFI	
Number of Rental Units ³	6% affordable to 30% MFI	42% affordable to 50% MFI	85% 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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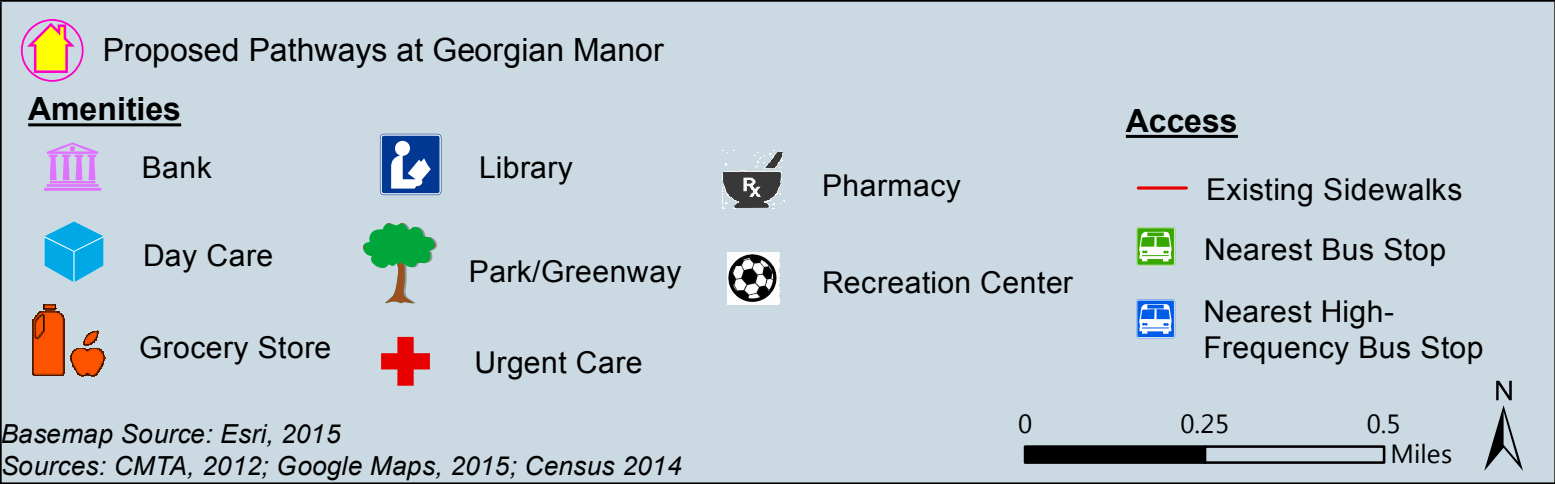
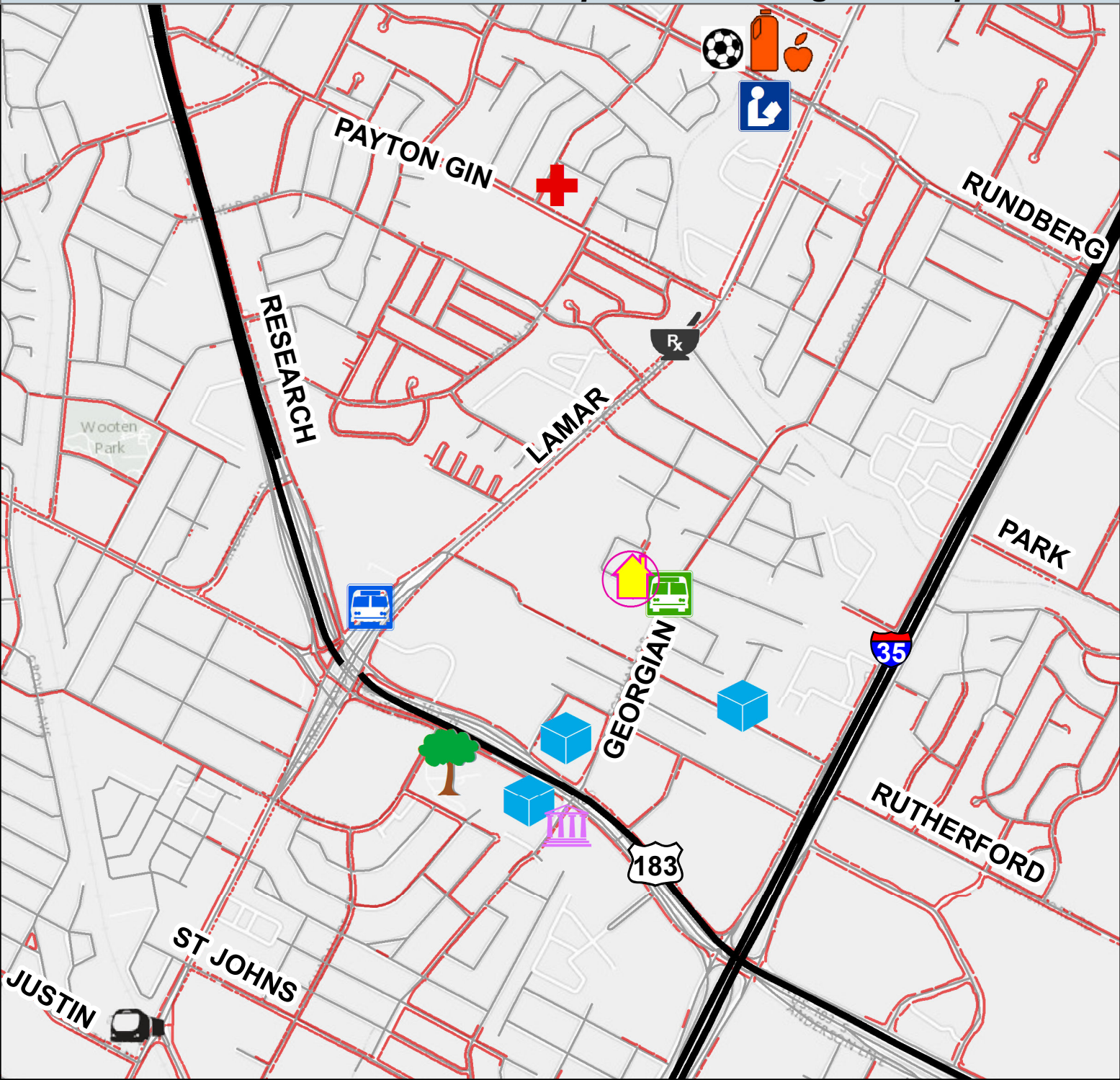
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Healthcare		Clinic/Urgent Care: Seton Topfer Community Health Center
		Hospital: St David's Medical Center
		Pharmacy: Lee Pharmacy
Education		Day Care: Little Lambs Child Care
		Day Care: Generation Inc
		Day Care: Gethsemane Lutheran Children's
		Elementary School: Barrington
		Middle School: Webb
		High School: Lanier
		Library: Little Walnut Creek
Transportation		Nearest Bus Stop
		Nearest High Frequency Transit Line Stop
		Nearest Bike Share
		Nearest Train Station: Crestview
Other Amenities		Bank: Frost Bank
		Grocery Store: New Madina Market
		Grocery Store: HEB
		Park: Brown Elementary School Park
		Community/Recreation Center: North Austin Recreation Center

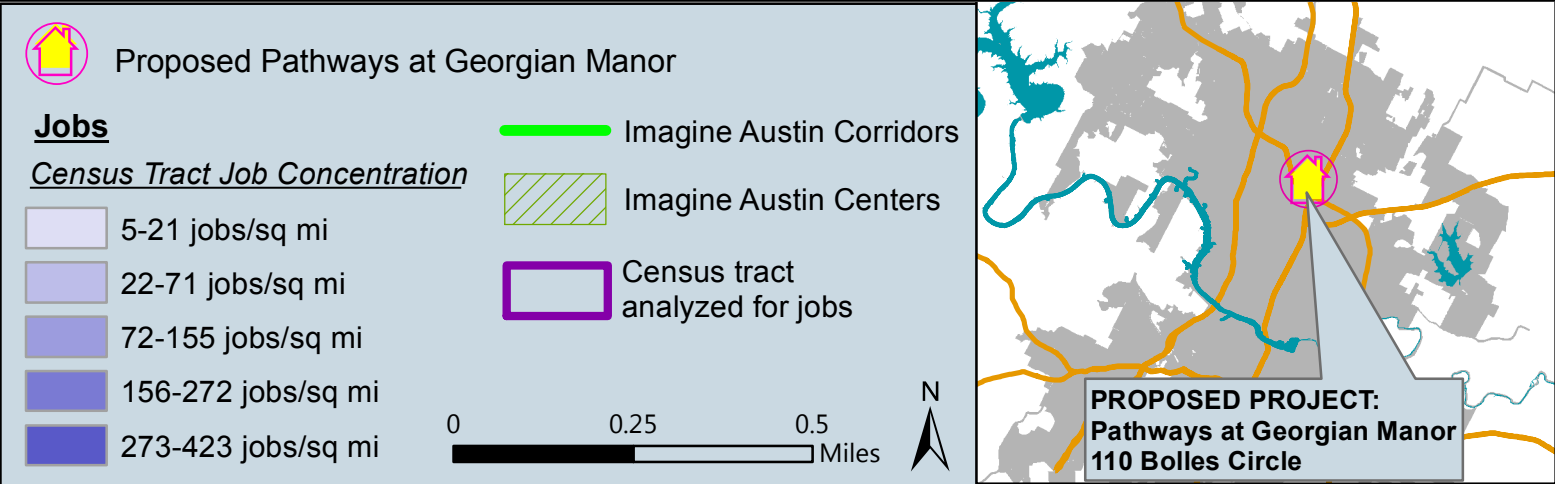
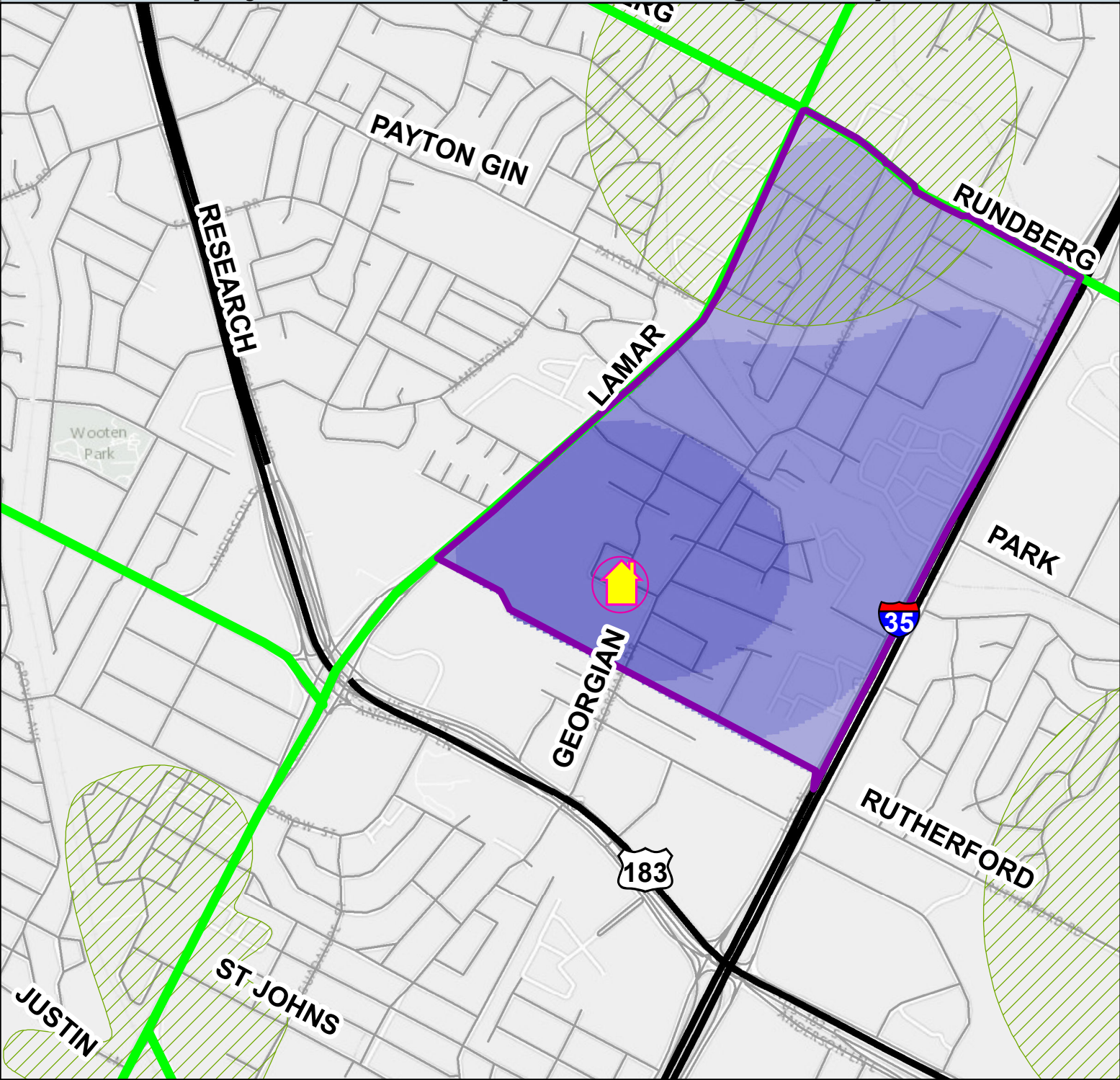
Approx. Distance	Address	Transit Routes			
		Route	Estimated Trip Length	Transfers	Total Walking Distance (approx)
1.2 mi	8913 Collinfield Dr	10	20 min	0	0.9 mi
4.9 mi	919 E 32nd St	10	34 min	0	0.3 mi
0.8 mi	8738 N Lamar Blvd	10	9 min	0	0.4 mi
0.5 mi	8203 Sam Rayburn Dr	10	7 min	0	0.3 mi
0.6 mi	111 W Anderson Ln	10	5 min	0	0.1 mi
0.6 mi	200 W Anderson Ln	10	7 min	0	0.2 mi
1.1 mi	400 Cooper Dr	10	9 min	0	0.3 mi
1.6 mi	601 E Saint Johns Ave	10	18 min	0	0.7 mi
1.3 mi	1201 Payton Gin Rd	10	21 min	0	1.0 mi
1.3 mi	835 W Rundberg Ln	10	14 min	0	0.5 mi
<0.1 mi	Georgian/Red Oak	10			
0.9 mi	North Lamar Transit Center	801			
6.1 mi	2242 Guadalupe St	801	38 min	0	0.9 mi
2.1 mi	6920 N Lamar Blvd	10	15 min	0	0.5 mi
0.6 mi	111 E Anderson Ln	10	4 min	0	0.1 mi
1.1 mi	9902 N Lamar Blvd	10	11 min	0	0.4 mi
1.4 mi	9414 N Lamar Blvd	10	15 min	0	0.5 mi
0.8 mi	505 W Anderson Ln	10	11 min	0	0.4 mi
1.4 mi	1000 W Rundberg Ln	10	17 min	0	0.6 mi

Source: Google Maps

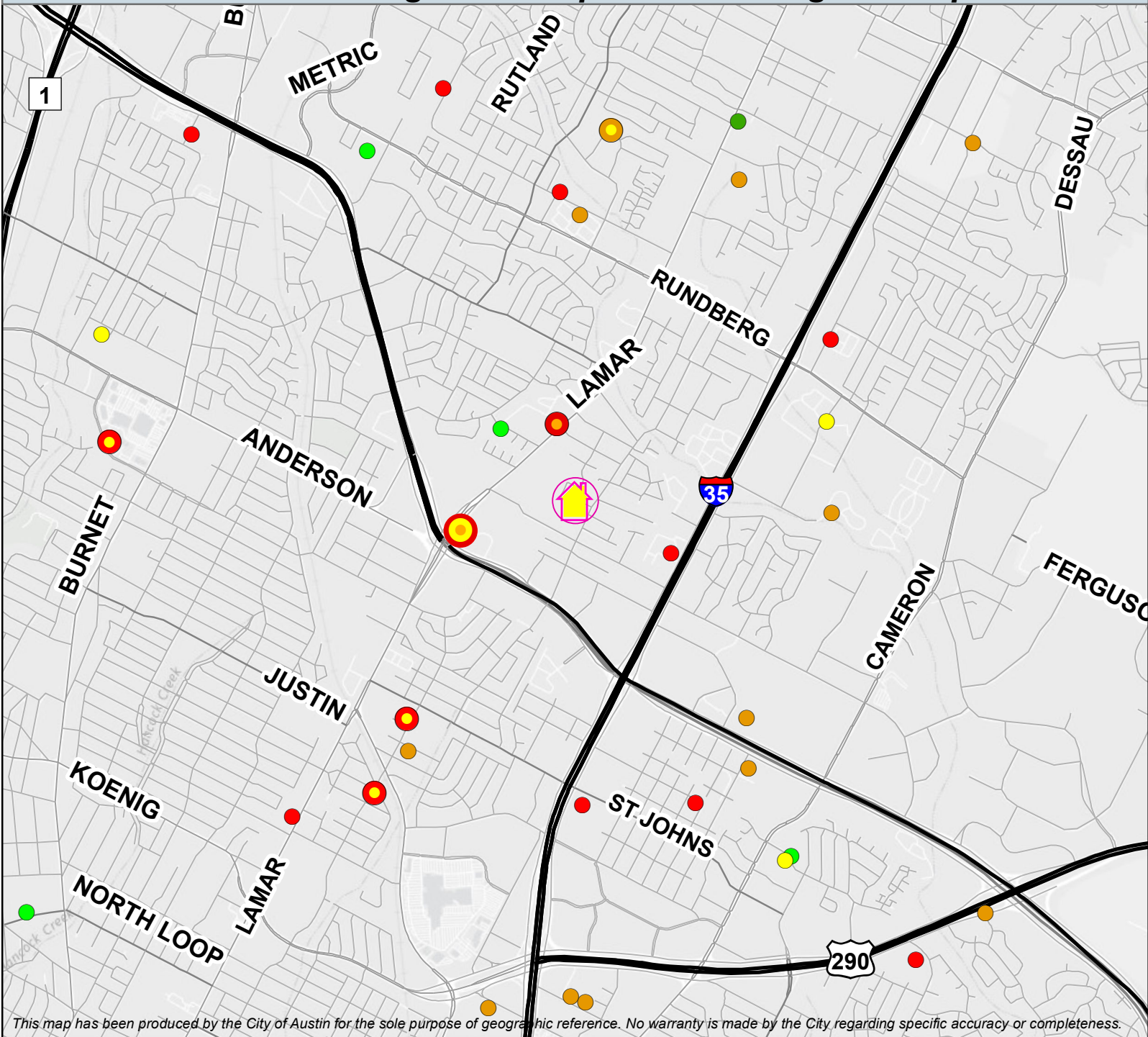
Amenities and Access Near Proposed Housing Development


















Employment Near Proposed Housing Development



Subsidized Housing Near Proposed Housing Development



-  Proposed Pathways at Georgian Manor
- 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

