



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

**Pathways at North Loop**  
2300 W. North Loop, Austin TX 78756

**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 North Loop Apartments, located at 2300 West North Loop Boulevard. (District 7)

Property Name

**Pathways at North Loop**

Property Address

**2300 W. North Loop, Austin, TX 78756**

Council District (Member)

**# 7 (Pool)**

Census Tract and Block Group

CT 2.06 BG 3

Units

Affordable:	130	Total:	130	% Affordable:	100%
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Affordability Period/Period Ends

30 yrs	2047
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Estimated Total Project Cost

\$20,817,171

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 130-unit development located at 2300 West North Loop Boulevard, 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:
  - 125, 1-bed/1-bath units, approximately 562 square feet;
  - 5, 2-bed/1-bath units, approximately 684 square feet;
- Tenant services include a lab apprentice program, wellness specialists, family eldercare, and fitness/nutrition classes provided by We Viva.
- Amenities will include a community laundry room, covered pavilion with barbeque grills and picnic tables, furnished community room, library, and common area wi-fi.

Walk Score <sup>1</sup>	75 (very walkable)			
Bike Score <sup>1</sup>	92 (biker's paradise)			
Transit Score <sup>1</sup>	44 (some transit)			
Opportunity Index <sup>2</sup>	Education: <b>VERY HIGH</b>	Housing & Environment: <b>MODERATE</b>	Economic & Mobility: <b>HIGH</b>	Comprehensive Index: <b>HIGH</b>
School Rating (2015) <sup>3</sup>	Elementary: Highland Park (met standard)	Middle: Lamar (met standard)	High: McCallum (met standard)	

<i>Information Below by Census Block Group</i>			
Number of Jobs <sup>4</sup>	1,531		
Median Family Income (MFI) <sup>5</sup>	\$61,354		
Number of Moderate Income Households <sup>5</sup>	570		
Number of Low Income Households <sup>5</sup>	365		
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>	21%		
Percentage of Severely Cost Burdened Low Income Households <sup>5</sup>	32%		
Number of Owner Units <sup>5</sup>	3% affordable to 50% MFI	3% affordable to 80% MFI	3% affordable to 100% MFI
Number of Rental Units <sup>5</sup>	16% affordable to 30% MFI	20% affordable to 50% MFI	42% affordable to 80% MFI














Sources: <sup>1</sup> Walkscore.com, <sup>2</sup> Kirwan Institute, Central TX Opportunity Maps, <sup>3</sup> AISD ISD, <sup>4</sup> US Census, On the Map (2014), <sup>5</sup> HUD CPD Maps (using 2007-2011 ACS data)

\*\*Jobs by Census Tract



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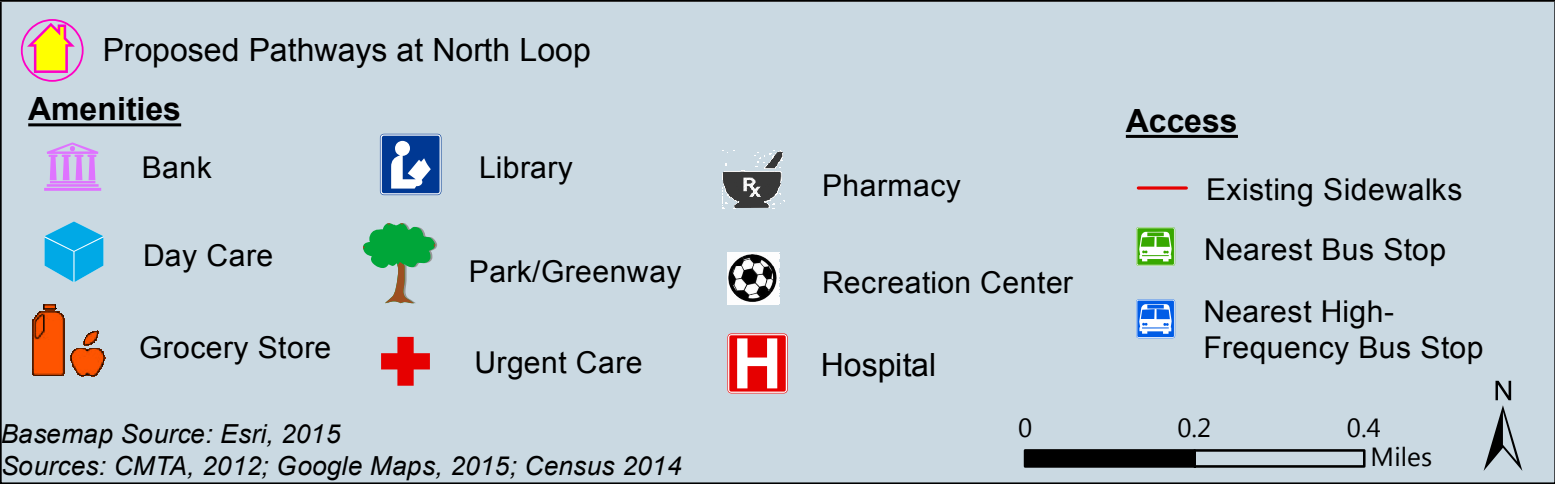
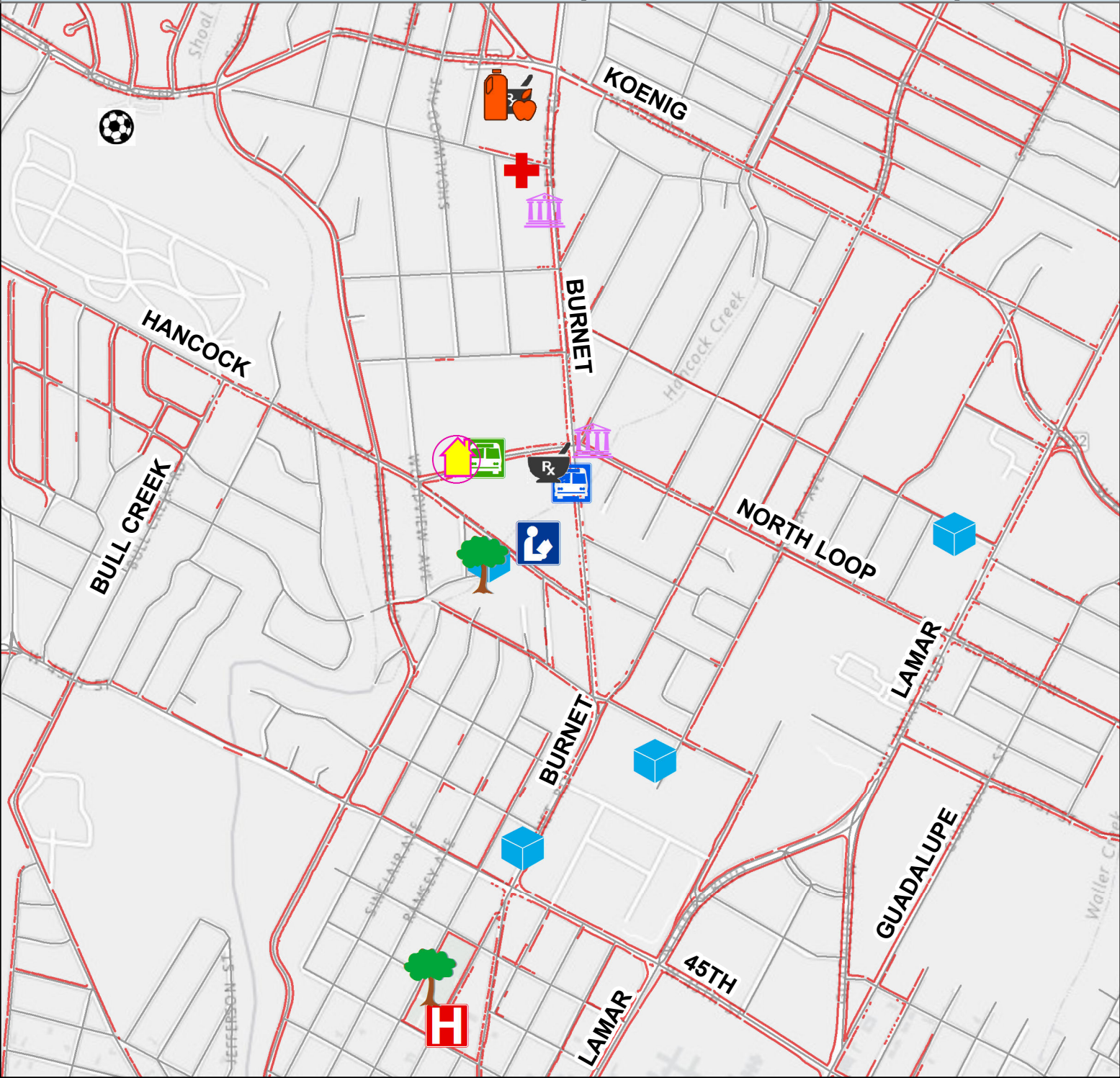
Healthcare		Clinic/Urgent Care:Munoz Family Clinic
		Hospital: Cornerstone Hospital
		Pharmacy:CVS
		Pharmacy: HEB Pharmacy
Education		Day Care: Saida's Little People
		Day Care: Wonder Years Infant Center & Preschool
		Day Care: Petite Ecole Internationale
		Day Care: Elsass Academy Preschool
		Elementary School: Highland Park
		Middle School: Lamar Middle School
		High School: McCallum High School
		Library: Yarborough Branch Library
Transportation		Nearest Bus Stop
		Nearest High Frequency Transit Line Stop
		Nearest Bike Share
		Nearest Train Station: Crestview
Other Amenities		Bank:Prosperity Bank
		Bank: BBVA Compass
		Grocery Store: HEB
		Park: Crestmont
		Park: Ramsey
		Community/Recreation Center: Northwest Recreation Center

Approx. Distance	Address	Transit Routes			
		Route	Estimated Trip Length	Transfers	Total Walking Distance (approx)
0.7 mi	2115 Northland Dr	3	8 min	0	0.4 mi
1.2 mi	4207 Burnet Rd	3	12 min	0	0.3 mi
0.2 mi	5256 Burnet Rd				
0.7 mi	5808 Burnet Rd	3	7 min	0	0.2 mi
0.3 mi	5006 Crestmont Dr				
0.8 mi	4804 Grover Ave	3	10 min	0	0.4 mi
0.8 mi	4520 Burnet Rd	3	9 min	0	0.2 mi
0.9 mi	831 Houston St				
1.2 mi	4900 Fairview Dr	19	17	0	0.7 mi
1.2 mi	6201 Wynona Ave	3	12 min	0	0.7 mi
1.1 mi	5600 Sunshine Dr	803 and 320	21 min	1	0.8 mi
0.3 mi	2200 Hancock Dr				
<0.1 mi	North Loop/Burnet	491			
0.2 mi	North Loop Station (SB)	803			
3.4 mi	2242 Guadalupe St	803	20 min	0	0.2 mi
2.5mi	6920 N Lamar Blvd	1	27 min	0	0.9 mi
0.2 mi	1610 W North Loop Blvd				
0.6 mi	5600 Burnet Rd	3	7 min	0	0.2 mi
0.7 mi	5808 Burnet Rd	3	7 min	0	0.2 mi
0.3 mi	5004 Crestmont Dr (approximate address)				
1.1 mi	4301 Rosedale Ave	3	12 min	0	0.5 mi
1.0 mi	2913 Northland Dr	320	16	0	0.3 mi

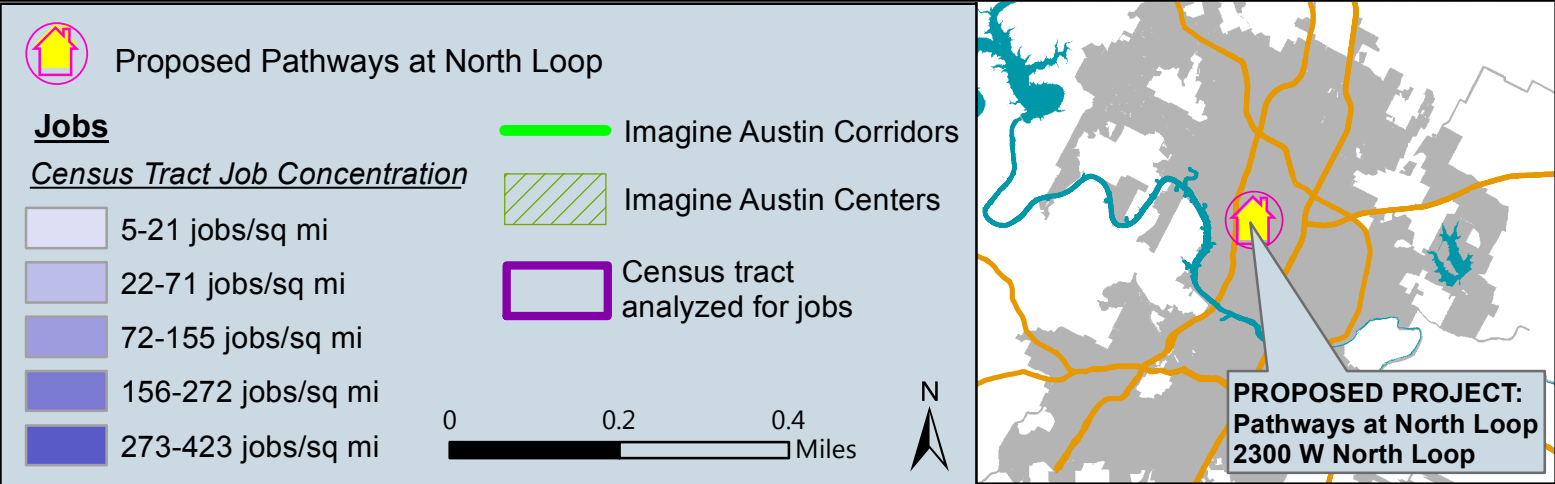
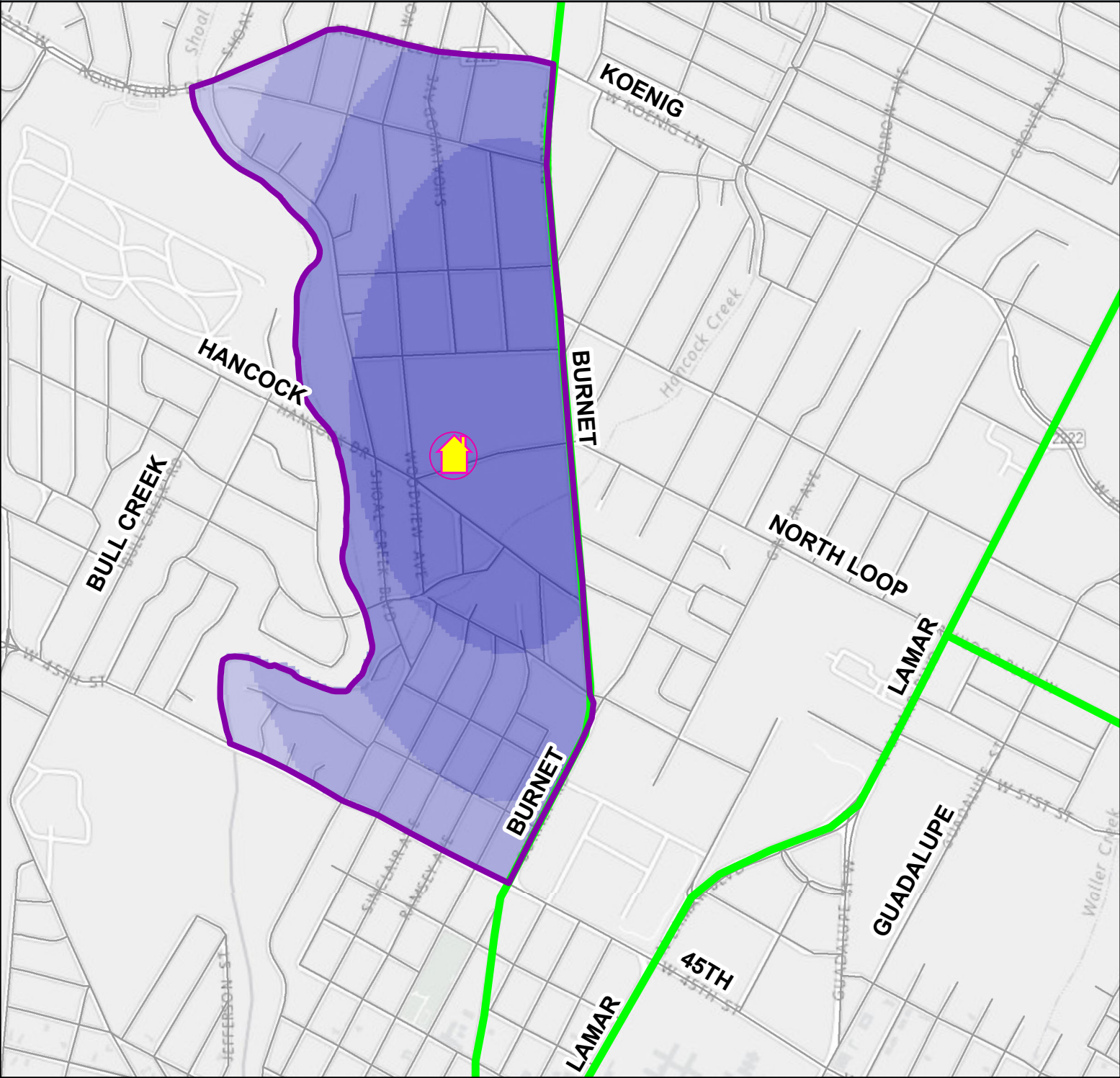
Source: Google Maps



Amenities and Access Near Proposed Housing Development

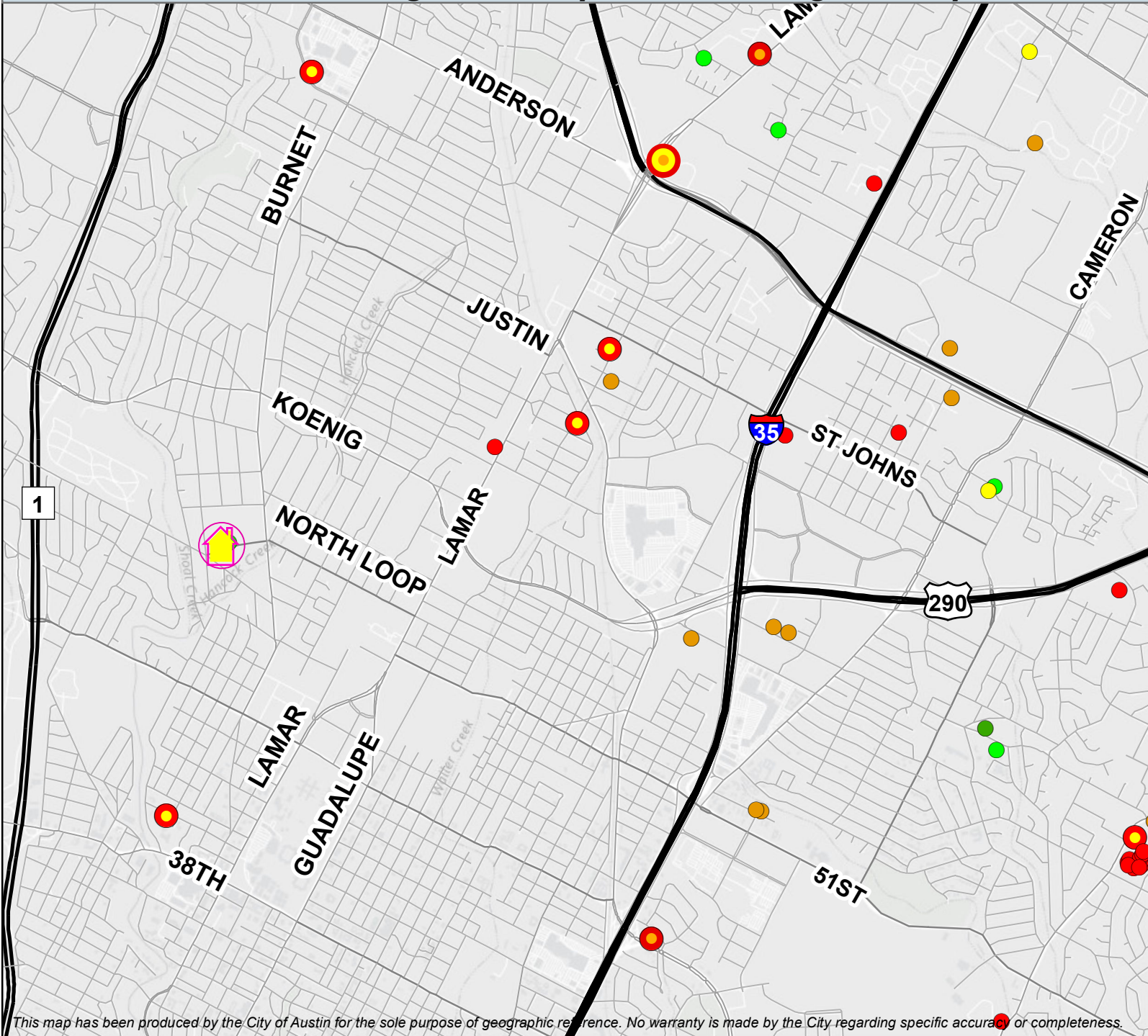


Employment Near Proposed Housing Development





# Subsidized Housing Near Proposed Housing Development



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Proposed Pathways at North Loop

## 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



**PROPOSED PROJECT:**  
Pathways at North Loop  
2300 W North Loop

