



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

Pathways at Northgate
9120 Northgate Blvd, Austin TX 78758

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 Northgate Apartments, located at 9120 Northgate Boulevard. (District 4)

Property Name

Pathways at Northgate

Property Address

9120 Northgate Blvd, Austin TX 78758

Council District (Member)

4 (Casar)

Census Tract and Block Group

CT 18.20 BG 2

Units

Affordable:	50	Total:	50	% Affordable:	100%
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Affordability Period/Period Ends

30 yrs	2047
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Estimated Total Project Cost

\$9,082,696

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 50-unit development located at 9120 Northgate 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.

Benefits/Qualitative Information continued

Project Attributes

- The project will be 100% affordable to households with incomes at or below 60% MFI.
- The unit mix will include:
 - 20, 1-bed/1-bath units, approximately 603 square feet;
 - 18, 2-bed/1-bath units, approximately 790 to 886 square feet;
 - 8, 3-bed/1-bath units, approximately 886 square feet;
 - 3, 4-bed/2-bath units, approximately 1,199 square feet;
 - 1, 5-bed/2-bath unit, approximately 1,294 square feet.
- Tenant services include a Play to Learn Digital Education for Families program, Family Self Sufficiency program, onsite summer camps, and elderly home visits.
- On-site amenities will include a furnished community room, playscape, and common area wi-fi.

Walk Score¹

54 (somewhat walkable)

Bike Score¹

58 (bikeable)

Transit Score¹

47 (some transit)

Opportunity Index²

Education: **Very Low**

Housing & Environment: **Very Low**

Economic & Mobility: **Low**

Comprehensive Index: **Very Low**

School Rating (2014)³

Elementary: Padron (met standard)

Middle: Burnet (met standard)

High: Lanier (met standard)

Information Below by Census Block Group

Number of Jobs^{4**}

2,499

Median Family Income (MFI)⁵

\$31,408

Number of Moderate Income Households⁵

1,865

Number of Low Income Households⁵

1210

Percentage of Moderate Income Households with Substandard Housing or Overcrowding⁵

23%

Percentage of Low Income Households with Substandard Housing or Overcrowding⁵

22%

Percentage of Severely Cost Burdened Moderate Income Households⁵

40%

Percentage of Severely Cost Burdened Low Income Households⁵

59%

Number of Owner Units⁵

23% affordable to 50% MFI

43% affordable to 80% MFI

64% affordable to 100% MFI

Number of Rental Units⁵

2% affordable to 30% MFI

40% affordable to 50% MFI

80% 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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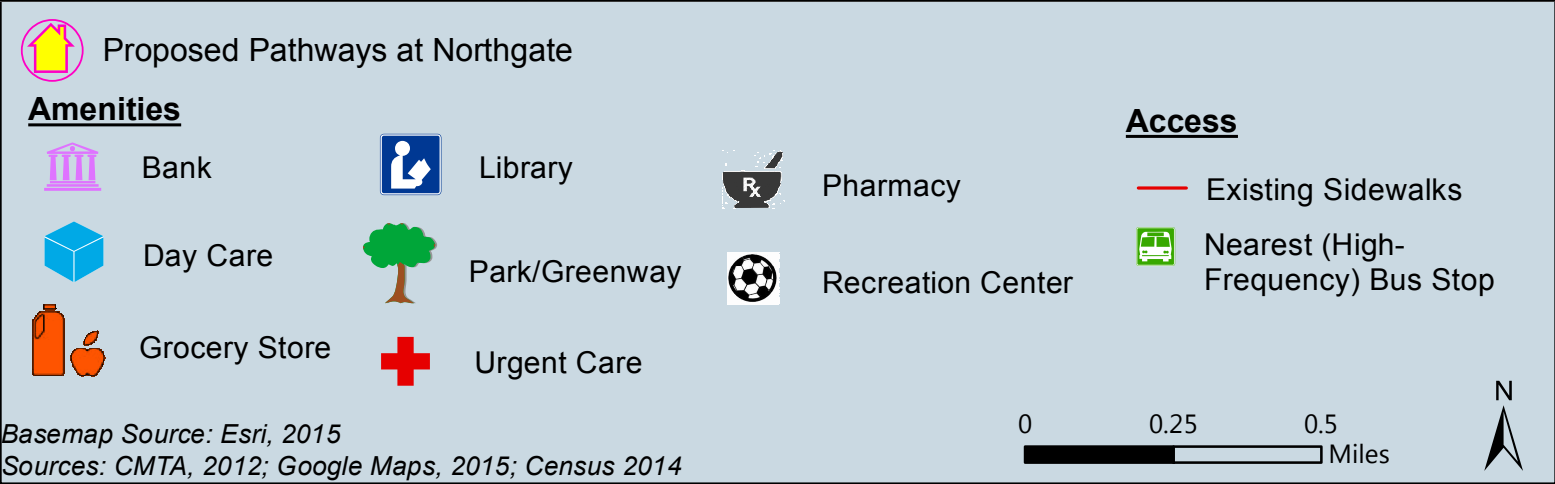
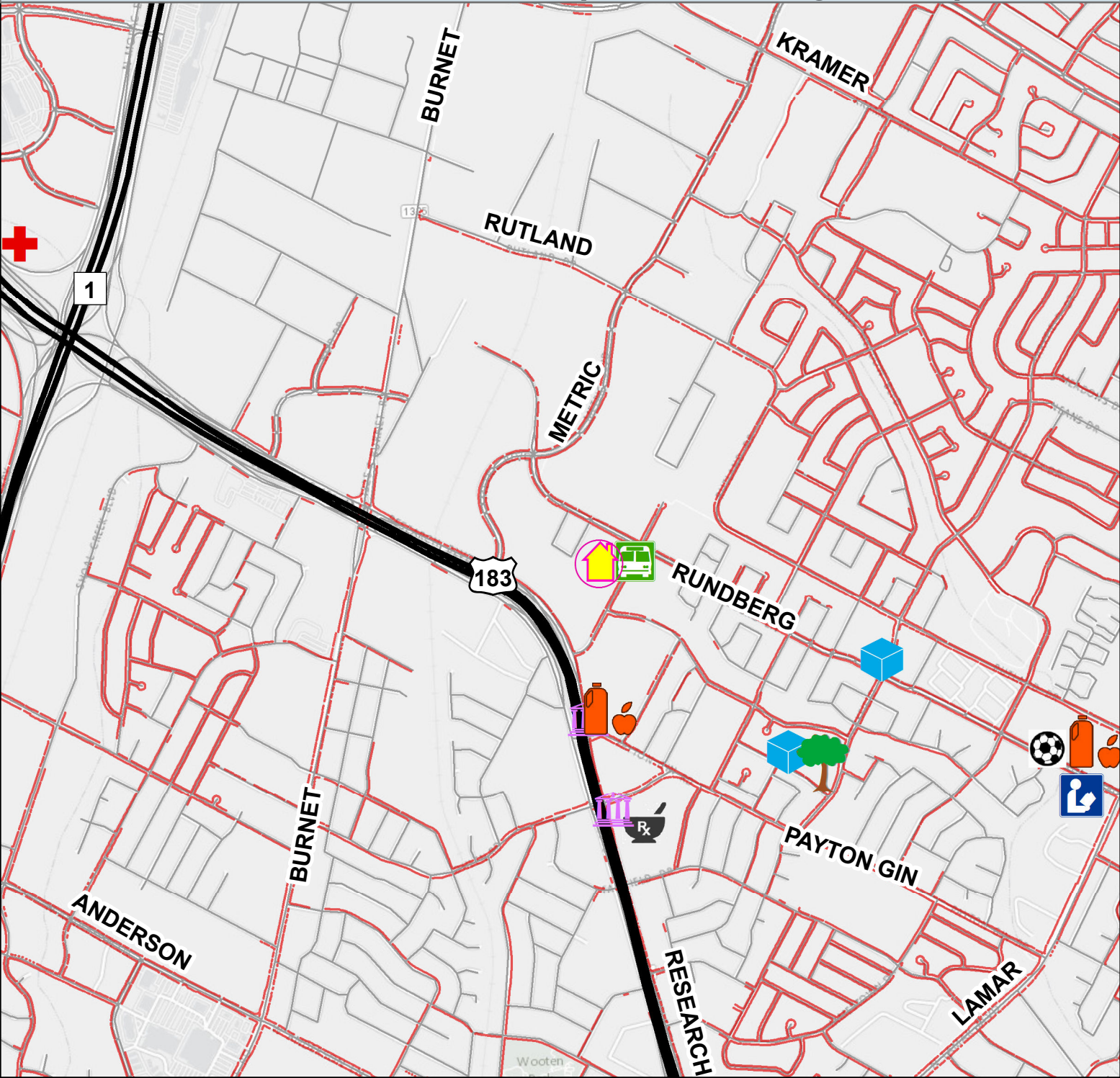
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Healthcare		Clinic/Urgent Care: Concentra Urgent Care
		Hospital: Seton Northwest
		Pharmacy: Target Pharmacy
Education		Day Care: Extend-A-Care for Kids
		Day Care: Bright Beginnings Childcare
		Elementary School: Padron
		Middle School: Burnet
		High School: Lanier
		Library: Little Walnut Creek Branch
Transportation		Nearest Bus Stop
		Nearest High Frequency Transit Line Stop
		Nearest Bike Share
		Nearest Train Station: Kramer
Other Amenities		Bank: Pioneer Mutual Federal Credit Union
		Bank: Bank of America
		Grocery Store: La Hacienda Market
		Grocery Store: HEB
		Park: Wooldridge School Park
		Community/Recreation Center: North Austin Recreation Center

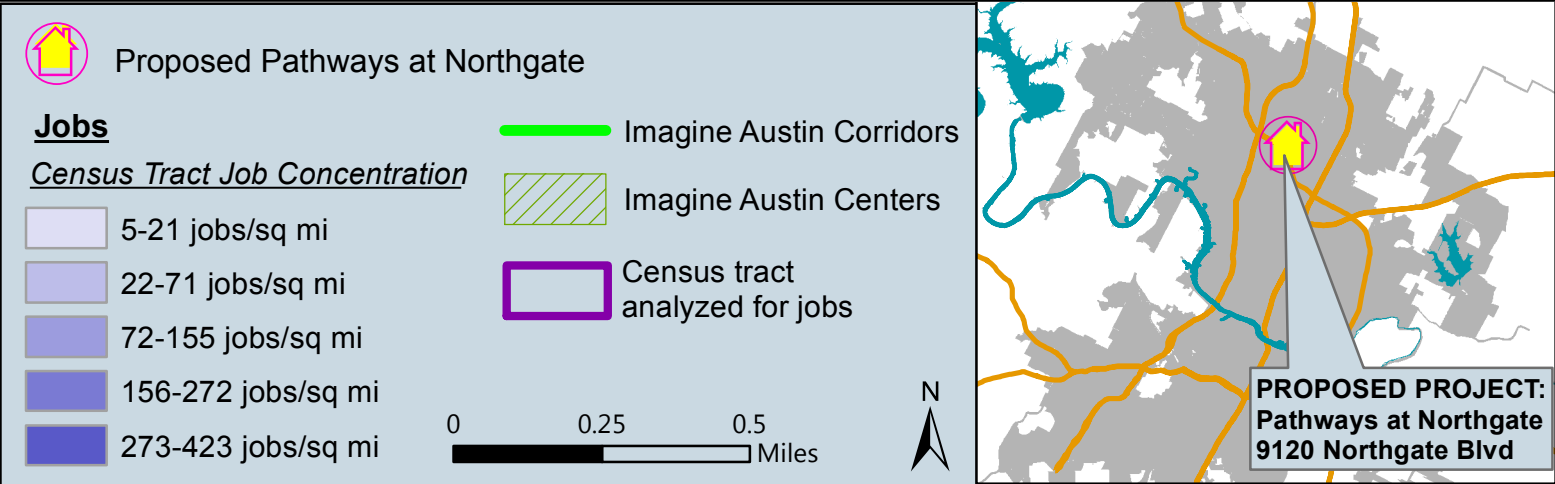
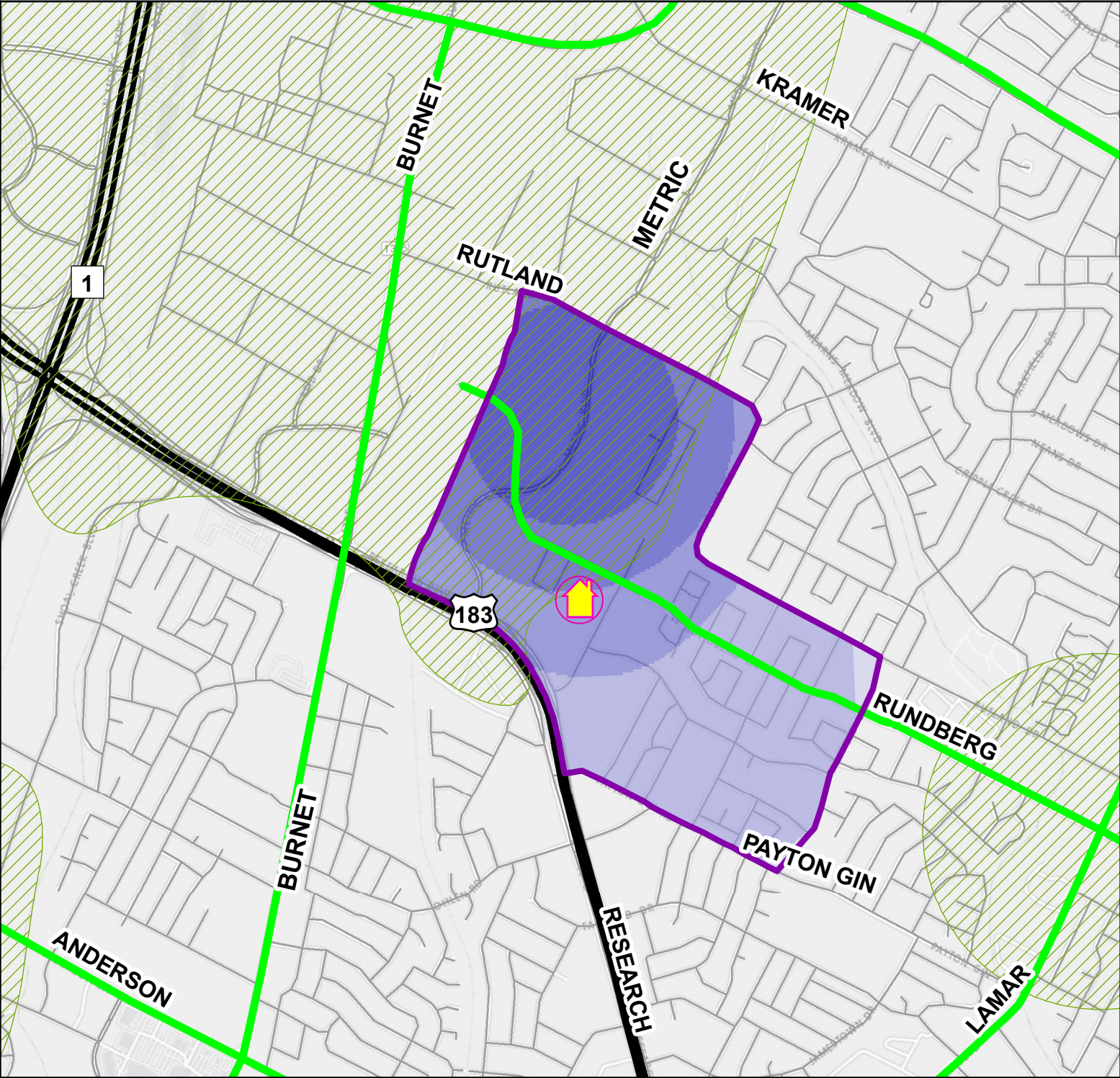
Approx. Distance	Address	Transit Routes			
		Route	Estimated Trip Length	Transfers	Total Walking Distance (approx)
3.2 mi	9333 Research Blvd	383	33 min	0	1.0 mi
3.6 mi	11113 Research Blvd	383	27 min	0	0.3 mi
0.7 mi*	8601 Research Blvd	325	8 min	0	0.1 mi
0.8 mi	1412 Norseman Terrace	1	12 min	0	0.5 mi
0.8 mi	9414 Parkfield Dr	1	7 min	0	0.2 mi
0.4 mi	2011 W Rundberg Ln				
1.5 mi	8401 Hathaway Dr	325	14 min	0	0.3 mi
1.1 mi	1201 Payton Gin Rd	1	17 min	0	0.6 mi
1.3 mi	835 W Rundberg Ln	1	7 min	0	0.1 mi
<0.1 mi	Northgate/Rundberg	325, 481			
<0.1 mi	Northgate/Rundberg	325			
7.3 mi	2242 Guadalupe St	1	39 min	0	0.1 mi
2.1 mi	2427 1/2 Kramer Ln	1	21 min	0	0.7 mi
0.3 mi	8801 Research Blvd				
0.8 mi	8627 Research Blvd	325	7 min	0	0.1 mi
0.6 mi	1812 Payton Gin Rd	325	5 min	0	0.1 mi
1.4 mi	9414 N Lamar Blvd	1	9 min	0	0.2 mi
0.8 mi	1410 Norseman Terrace	1	12 min	0	0.5 mi
1.4 mi	1000 W Rundberg Ln	1	8 min	0	0.2 mi

*Based on walking distance
Source: Google Maps

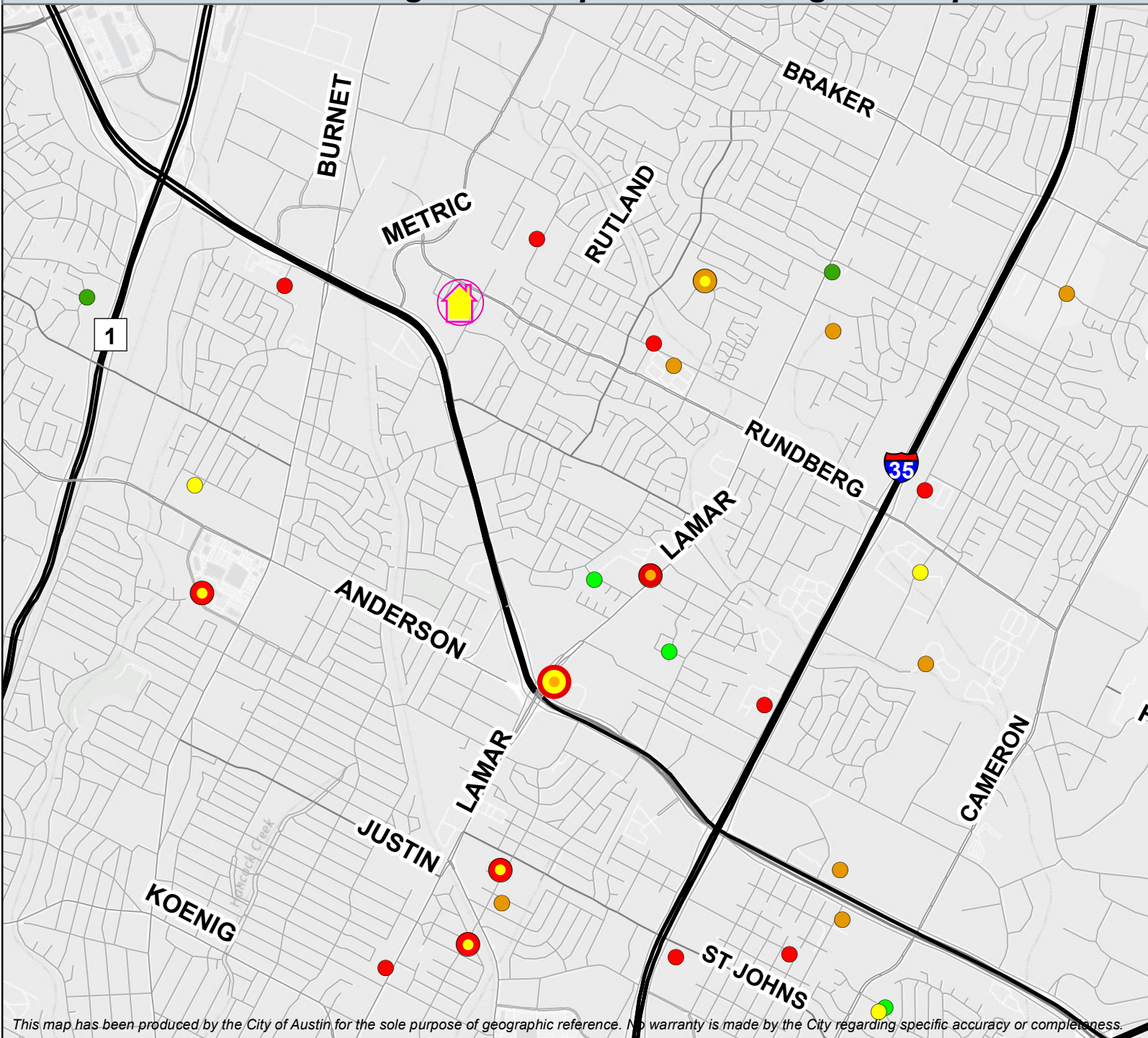
Amenities and Access Near Proposed Housing Development















Employment Near Proposed Housing Development



Subsidized Housing Near Proposed Housing Development



-  Proposed Pathways at Northgate
- 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

