The Nightingale
SWQ of Nuckols Crossing Rd and Vertex Blvd

AHFC Agenda Item #	Conduct a public hearing and consider a resolution for an application to be submitted to the Texas Department of Housing and Community Affairs by Austin DMA Housing III, LLC, or an affiliated entity, for a proposed affordable multi-family development for seniors to be known as The Nightingale and located at 5900 Charles Merle Drive in the Goodnight Ranch Planned Unit Development. (District 2)

Property Name	**The Nightingale**				
Property Address	**Southwest Quadrant of Nuckols Crossing Rd and Vertex Blvd**				
Council District (Member)	**#2 (Garza)**				
Census Tract	24.26				
Units	Affordable Units:	140	Total Units:	174	% Affordable: 80%
Affordability Period/Period Ends	40 years			2059	
Estimated Total Project Cost	$26,198,271				
Requested Funding Amount	N/A				
Requested AHFC Funding Amount Per Unit	N/A				

Benefits/Qualitative Information	**Population Served** ▪ The Nightingale will be built as a senior development. ▪ Sixteen (16) units will be reserved for households with incomes at or below 30% Median Family Income (MFI), currently $17,100 per year for a single-person household. ▪ Thirty-six (36) units will be reserved for households with incomes at or below 50% MFI, currently $28,500 for a single-person household. ▪ Eighty-nine (89) units will be reserved for households with incomes at or below 60% MFI, currently $34,200 for a single-person household. ▪ Thirty-three (33) units will have no income restrictions. **Project Characteristics** ▪ 174 units to be built on property in the Goodnight Ranch PUD. ▪ 134 one-bedroom units (approximately 730 to 863 square feet, approximate rent $405 to $863). ▪ 40 two-bedroom units (approximately 952 to 1,223 square feet, approximate rent $476 to $1,026).

Walk Score[1]	12 (Car-Dependent)			
Bike Score[1]	29 (Somewhat Bikeable)			
Transit Score[1]	23 (Minimal Transit)			
Opportunity Index[2]	Education: Very Low	Housing & Environment: Very Low	Economic & Mobility: Very Low	Comprehensive Index: Very Low

School Rating (2014)[3]	**Elementary**: Blazier Elementary (Met Standard)	**Middle**: Paredes Middle (Met Standard)	**High**: Akins High (Met Standard)

Information Below by Census Tract			
Number of Jobs[4]	10		
Median Family Income (MFI)[5]	$55,631		
Number of Moderate Income Households[5]	950		
Number of Low Income Households[5]	580		
Percentage of Moderate Income Households with Substandard Housing or Overcrowding[5]	3%		
Percentage of Low Income Households with Substandard Housing or Overcrowding[5]	3%		
Percentage of Severely Cost Burdened Moderate Income Households[5]	57%		
Percentage of Severely Cost Burdened Low Income Households[5]	85%		
Number of Owner Units[5]	16% affordable to 50% MFI	55% affordable to 80% MFI	73% affordable to 100% MFI
Number of Rental Units[5]	0% affordable to 30% MFI	23% affordable to 50% MFI	65% affordable to 80% MFI

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

| | **The Nightingale**
SWQ Nuckols Crossing Rd & Vertex Blvd |

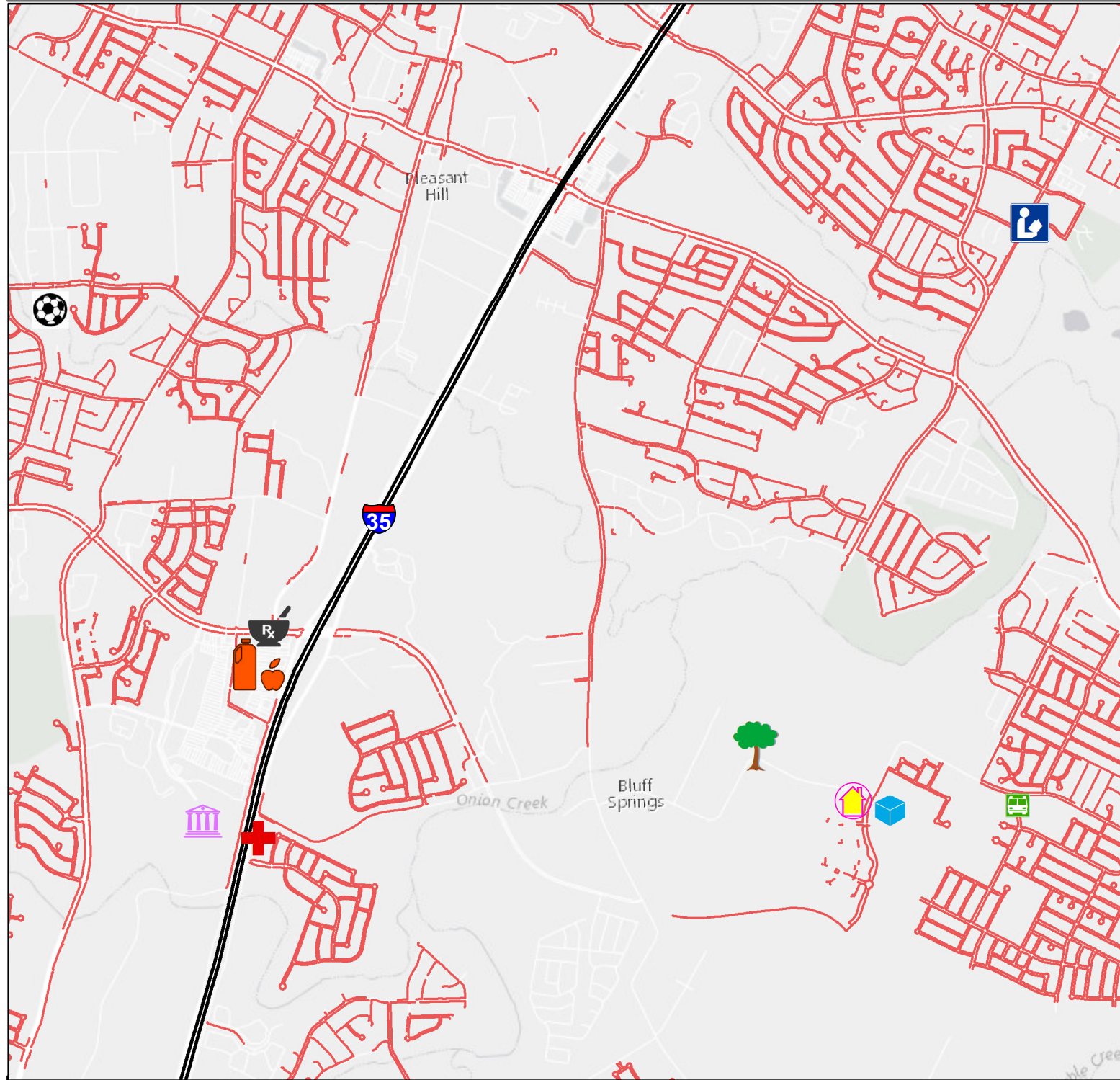|		**Approx. Distance**	**Address**	**Transit Routes**			
				Route	**Estimated Trip Length**	**Transfers**	**Total Walking Distance (approx)**
Healthcare	Clinic/Urgent Care: Concentra	2.7 miles	10001 IH 35 Frontage Rd #300	333, 801	1 hr 13 min	1	2.2 miles
	Hospital: St David's South Austin Medical Center	7.9 miles	4206-4246 James Cassey St	333, 1	1 hr 17 min	1	1.4 miles
	Pharmacy: Walgreens	3.4 miles	120 W Slaughter Ln	333, 10	1 hr 3 min	1	1.0 miles
Education	Day Care: Extend-A-Care For Kids	0.1 miles	8601 Vertex Blvd		2 min		0.1 miles
	Elementary School: Blazier	0.1 miles	8601 Vertex Blvd		2 min		0.1 miles
	Middle School: Paredes	5.2 miles	10100 S Mary Moore Searight Dr	333, 3	1 hr 12 min	1	1.2 miles
	High School: Akins	6.2 miles	10701 S 1st St	333, 201	1 hr 11 min	1	0.8 miles
	Library: South East Branch	3.0 miles	5803 Nuckols Crossing Rd	333	41 min		1.4 miles
Transportation	Nearest Bus Stop	0.9 miles	8213 Panadero/Alum Rock		16 min		0.9 miles
	Nearest High-Capacity/High-Frequency Transit Line	2.6 miles	5100 William Cannon/Pleasant Valley	333	23 min		0.8 miles
	Nearest Bike Share	8.7 miles	South Congress & W Elizabeth St	333, 801	1 hr 1 min	1	0.8 miles
	Nearest Train Station	9.8 miles	401 E 4th St	333, 10	1 hr 17 min	1	1.2 miles
Other Amenities	Bank: IBC	4.2 miles	9900 S IH 35 Frontage Rd	333, 801	57 min		1.4 miles
	Grocery Store: Walmart	3.7 miles	9300 S Interstate 35 Ste B	333, 201	1 hr 5 min	1	0.8 miles
	Park: Onion Creek Park	0.4 miles	8652 Nuckols Crossing Rd		16 min		0.8 miles
	Community/Recreation Center: Dittmar	5.6 miles	1009 W Dittmar	333	1 hr 3 min		2.0 miles

Source: Google Maps

Austin Strategic Housing Blueprint Goals

Project Name: The Nightingale
Project Type: Multifamily Rental

Community Value	Goal	Performance Measure
Overall	20,000 Units Affordable to 30% MFI & below	14 units
	25,000 Units Affordable to 31-60% MFI	126 units
	15,000 Units Affordable to 61-80% MFI	0 units
	25,000 Units Affordable to 81-120% MFI	0 units
	50,000 Units Affordable to 121% MFI & above	0 units
	Preserve 1,000 affordable units per yr	0 units

Community Value	Goal	Performance Measure
Geographic	75% of new units within 1/2 mi of Imagine Austin Centers & Corridors	100%
	At least 10% rental units affordable to 30% MFI or below per Council District*	7%
	At least 25% ownership units affordable to 120% MFI or below per Council District	93%
	At least 25% of new income-restricted affordable units in high-opportunity areas	0%
Family Friendly Housing	25% of affordable units with 2+ bedrooms and a system to provide opportunities for families	5%
Housing & Transport-ation	25% of affordable units within 1/4-mi of high frequency transit	0%
	75% of affordable units within 3/4-mi of transit	100%

* Housing Market Study 2014 Zipcode Data

Community Value	Goal	Performance Measure
Housing For All	Serve at least 20 people w/ voucher & under 20% MFI per yr in non-PSH	0 people
	100% ground floor units in NHCD-funded projects adaptable	100%
	25% of all NHCD-funded affordable units to be accessible	7%
	Support production of 50 PSH units/yr	0 units
	Support production of 25 Housing First units/yr	0 units

Amenities and Access Near Proposed Housing Development

Pleasant Hill

I-35

Bluff Springs

Onion Creek

Proposed The Nightingale

Amenities

🏛 Bank

Bike Share

🔷 Day Care

🧴🍎 Grocery Store

Ⓗ Hospital

📘 Library

🌳 Park/Greenway

⚽ Recreation Center

✚ Urgent Care

℞ Pharmacy

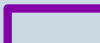**Access**

— Existing Sidewalks

🚌 Nearest Bus Stop

Basemap Source: Esri, 2015
Sources: CMTA, 2012; Google Maps, 2015; Census 2013

0 0.2 0.4 Miles
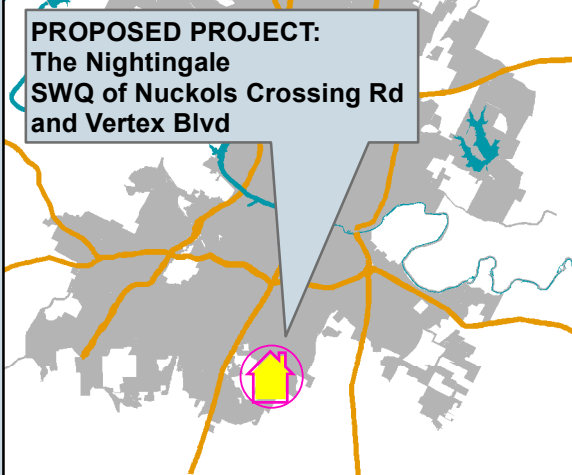
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Employment Near Proposed Housing Development

I-35

Bluff Springs

Onion Creek

Rinard Creek

Cottonmouth Creek

North Fork

Proposed The Nightingale

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
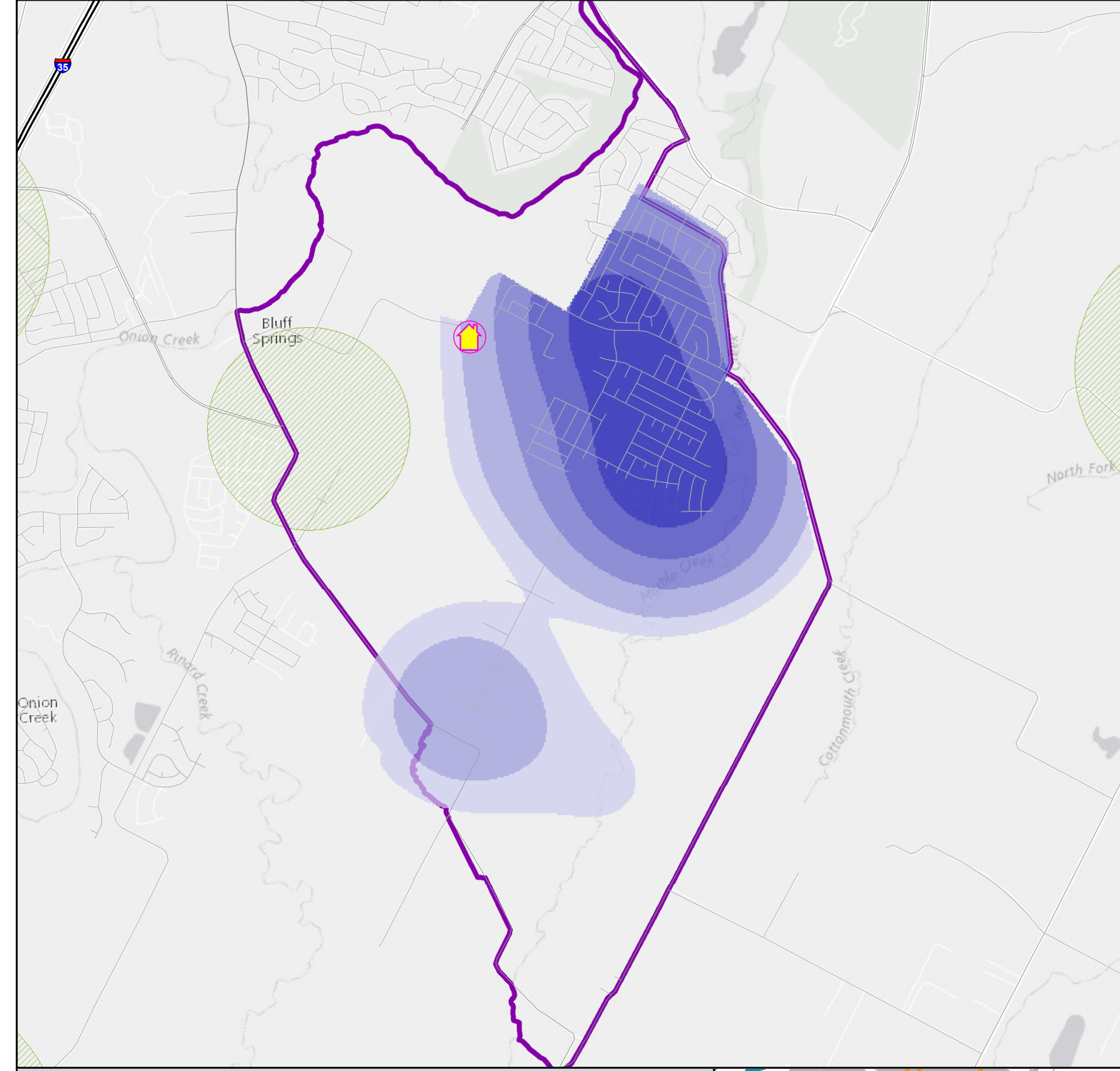
273-423 jobs/sq mi

Imagine Austin Centers

Census tract analyzed for jobs

0 0.2 0.4 Miles

N

PROPOSED PROJECT:
The Nightingale
SWQ of Nuckols Crossing Rd and Vertex Blvd

Subsidized Housing Near Proposed Housing Development

CONGRESS

35

SLAUGHTER

BLUFF SPRINGS

PLEASANT VALLEY

WILLIAM CANNON

NUCKOLS CROSSING

Onion Creek

Marble Creek
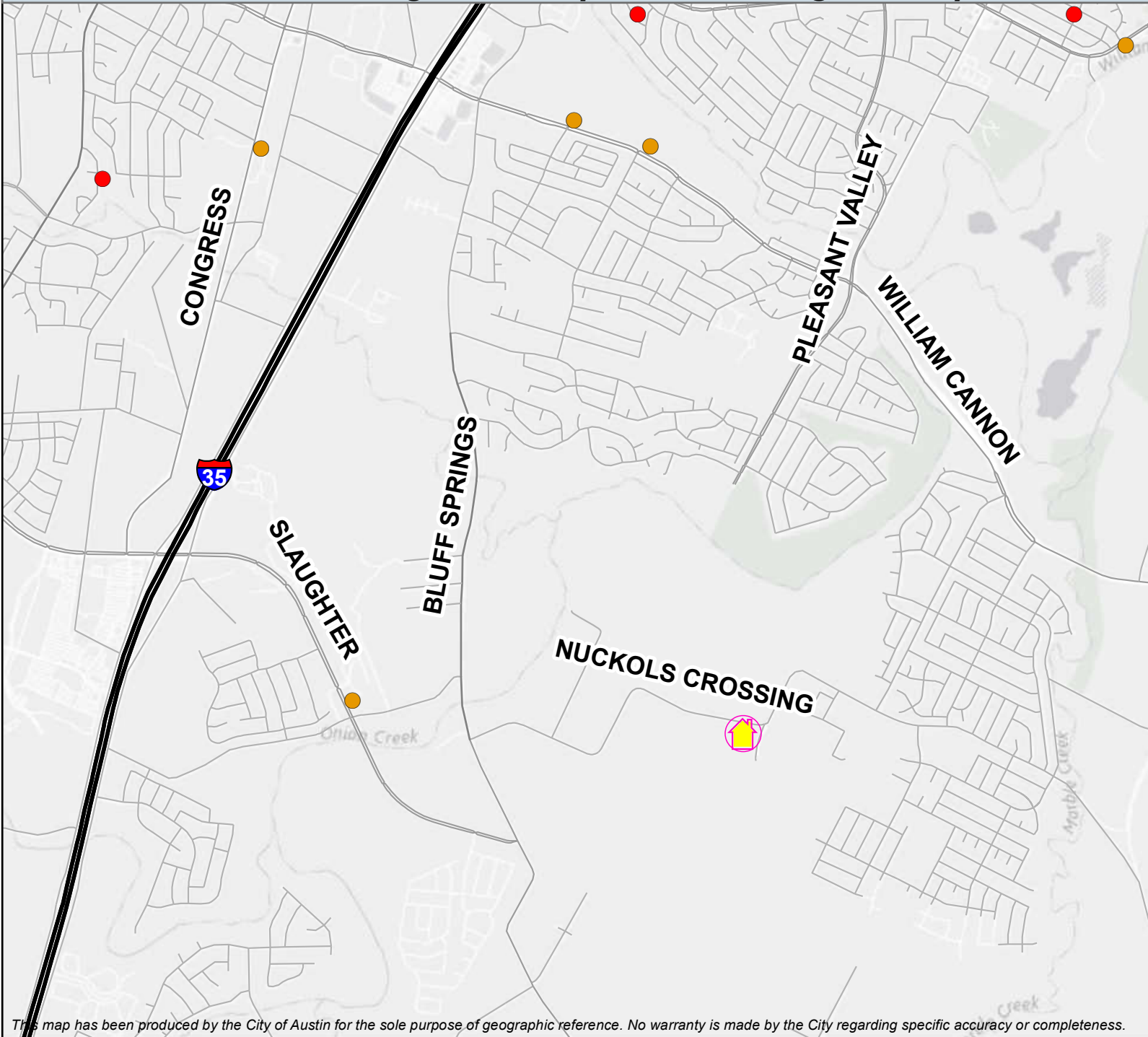
This map has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City regarding specific accuracy or completeness.

Proposed The Nightingale

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

N

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