



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

Paddock at Fiskville Apartments
10017 Middle Fiskville Rd

Agenda Item # 23

Set a public hearing to consider a resolution supporting an application to be submitted to the Texas Department of Housing and Community Affairs by LDG Development, or an affiliated entity, for a proposed affordable multi-family development to be called the Paddock at Fiskville Apartments, located at 10017 Middle Fiskville Road. (Suggested date and time: January 28, 2016 at 4:00 p.m., Austin City Hall, 301 W. Second Street, Austin, TX.) (District 4)

Property Name
Property Address
Council District (Member)
Census Tract and Block Group
Units
Affordability Period/Period Ends
Estimated Total Project Cost
Requested Funding Amount
Funding Amount Per Unit

Paddock at Fiskville Apartments			
10017 Middle Fiskville Rd, Austin TX 78753			
# 4 (Casar)			
CT 18.33 BG 3			
Affordable:	216	Total:	216
	30 years	% Affordable:	100%
			2047
Estimated Total Project Cost	\$32,446,378		
Requested Funding Amount	Not Applicable		
Funding Amount Per Unit	Not Applicable		

Benefits/Qualitative Information

LDG Development is planning a 216-unit new construction development located at 10017 Middle Fiskville Road, which would be 100% affordable to households with incomes at or below 60% Median Family Income (MFI), currently \$46,080 for a 4-person household. The development, to be known as Paddock at Fiskville Apartments, is proposed to be partially funded with 4% Low Income Housing Tax Credits.

Project Attributes

- No AHFC funding is being requested.
- The project will be 100% affordable to households with incomes at or below 60% MFI.
- Units reserved for seniors 55 and older.
- The unit mix will include:
 - o 74 1-bed/1-bath units, ranging in size from approximately 685 to 805 square feet;
 - o 134 2-bed/1-bath units, ranging in size from approximately 969 to 975 square feet;
 - o 8 2-bed/2-bath units, approximately 1,038 square feet.
- Amenities will include a pool, clubhouse, gazebo, computer lab, and garden area.

Walk Score ¹	32 (car-dependent)		
Bike Score ¹	36 (somewhat bikeable)		
Transit Score ¹	37 (some transit)		
Opportunity Index ²	Education: VERY LOW	Housing & Environment: MODERATE	Economic & Mobility: VERY HIGH Comprehensive Index: LOW
School Accountability Rating (2015) ³	Elementary: Graham (met standard)	Middle: Dobie (improvement required)	High: Reagan (met standard)

Information Below by Census Tract

Number of Jobs ⁴	1,796		
Median Family Income (MFI) ⁵	\$49,293		
Number of Moderate Income Households ⁵	1,275		
Number of Low Income Households ⁵	805		
Percentage of Moderate Income Households with Substandard Housing or Overcrowding ⁵	15%		
Percentage of Low Income Households with Substandard Housing or Overcrowding ⁵	21%		
Percentage of Severely Cost Burdened Moderate Income Households ⁵	46%		
Percentage of Severely Cost Burdened Low Income Households ⁵	73%		
Number of Owner Units ⁵	14% affordable to 50% MFI	32% affordable to 80% MFI	44% affordable to 100% MFI
Number of Rental Units ⁵	0% affordable to 30% MFI	12% affordable to 50% MFI	76% affordable to 80% MFI

Sources: ¹ Walkscore.com, ² Kirwan Institute, Central TX Opportunity Maps, ³ Texas Education Agency, ⁴ US Census, On the Map (2013), ⁵ HUD CPD Maps (using 2007-2011 ACS data)



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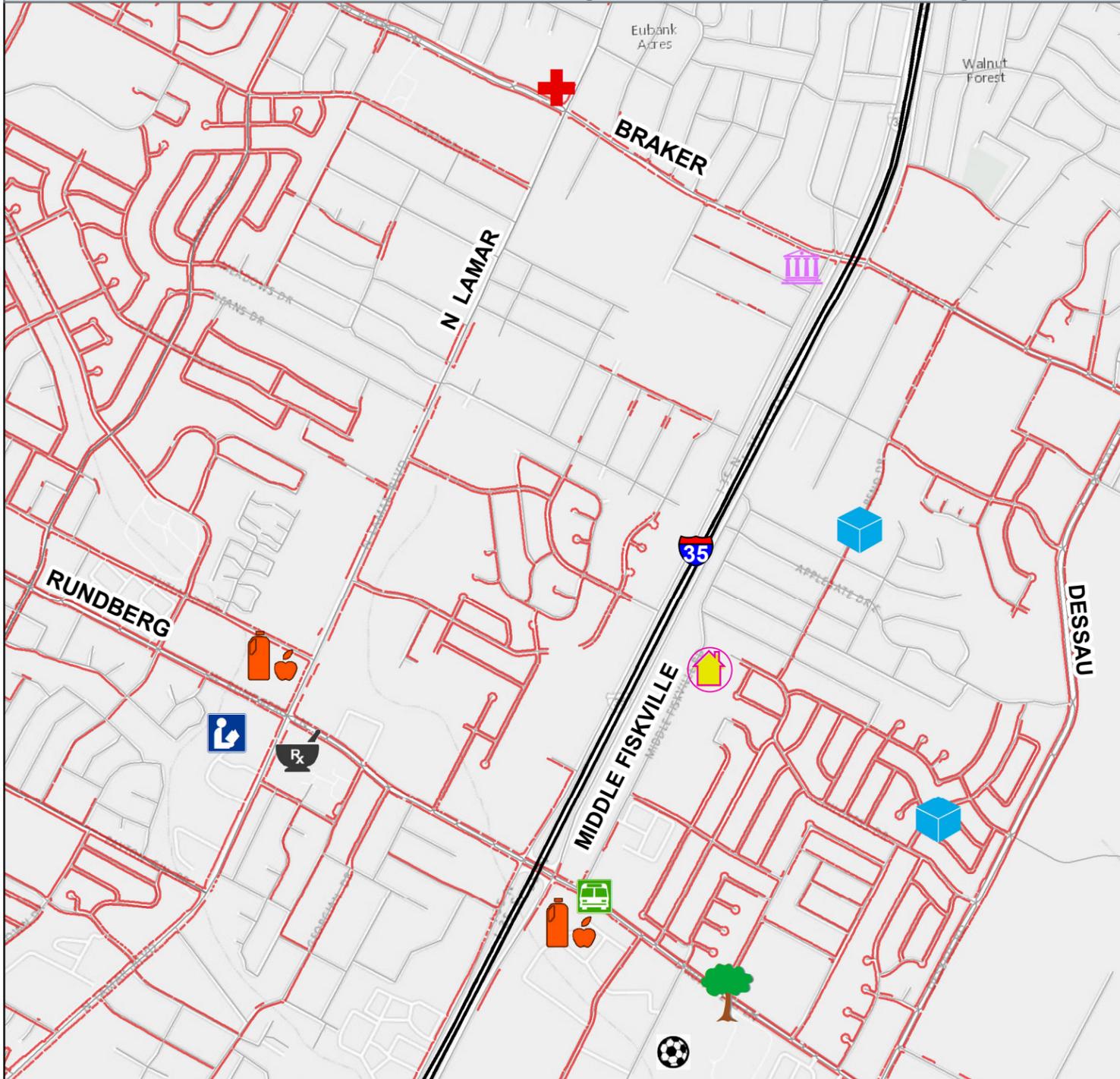
Paddock at Fiskville Apartments
 10017 Middle Fiskville Rd
 Austin, TX 78753

Healthcare		Clinic/Urgent Care: MinuteClinic
		Hospital: St David's North Austin
		Pharmacy: Walgreens
Education		Day Care: Holy Word Lutheran School
		Day Care: Janie's Day Care
		Elementary School: Graham
		Middle School: Dobie
		High School: Reagan
		Library: Little Walnut Creek Branch
Transportation		Nearest Bus Stop
		Nearest High Frequency Transit Line Stop
		Nearest Bike Share
		Nearest Train Station: Crestview
Other Amenities		Bank: Wells Fargo
		Grocery Store: HEB
		Grocery Store: Tienda Mexicana
		Grocery Store: Africarib Market
		Park: Gusatvo "Gus" Garcia District Park
		Community/Recreation Center: Gus Garcia Recreation Center

Approx. Distance	Address	Transit Routes			
		Route	Estimated Trip Length	Transfers	Total Walking Distance (approx)
1.7 mi	11300 N Lamar Blvd	392	23 min	0	0.9 mi
5.2 mi	12221 N MoPac Expy	392 & 240	51 min	1	0.9 mi
1.4 mi	9307 N Lamar Blvd	325	20 min	0	0.8 mi
0.6 mi	10601 Bluff Bend Dr				
0.9 mi	10001 Faylin Dr				
1.4 mi	11211 Tom Adams Dr	392	20 min	0	0.9 mi
1.0 mi	1200 E Rundberg Ln	325	15 min	0	0.6 mi
3.6 mi	7104 Berkman Dr	325 & 7	37 min	1	0.9 mi
1.5 mi	835 W Rundberg Ln	325	19 min	0	0.6 mi
0.6 mi	838 Rundberg/Middle Fiskville	10, 325			
0.6 mi	838 Rundberg/Middle Fiskville	325			
7.3 mi	1881 Congress Ave	10	58 min	0	0.8 mi
3.5 mi	6920 N Lamar Blvd	801	35 min	0	1.3 mi
1.1 mi	11212 N IH 35	392	20 min	0	0.9 mi
1.4 mi	9414 N Lamar Blvd	325	20 min	0	0.7 mi
0.6 mi	825 E Rundberg Ln				
0.6 mi	825 E Rundberg Ln				
1.0 mi	1201 E Rundberg Ln	325	14 min	0	0.6 mi
1.0 mi	1201 E Rundberg Ln	325	14 min	0	0.6 mi

Source: Google Maps

Amenities and Access Near Proposed Housing Development



 Proposed Paddock at Fiskville

Amenities

 Bank	 Hospital	 Pharmacy
 Day Care	 Library	 Recreation Center
 Grocery Store	 Park/Greenway	 Urgent Care

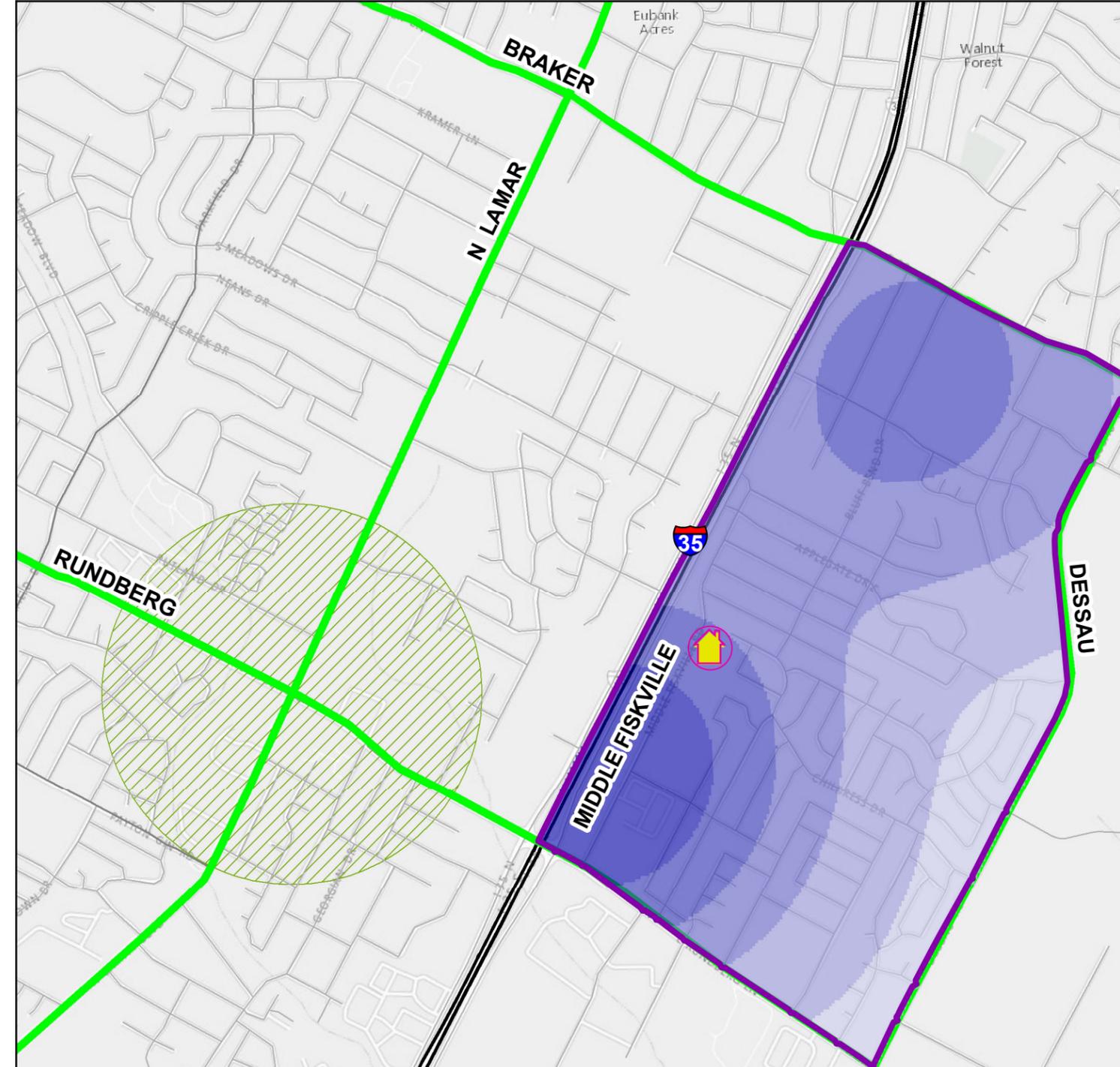
Access

 Existing Sidewalks
 Nearest (High Frequency) Bus Stop

0 0.25 0.5 Miles 

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

Employment Near Proposed Housing Development



 Proposed Paddock at Fiskville

Jobs

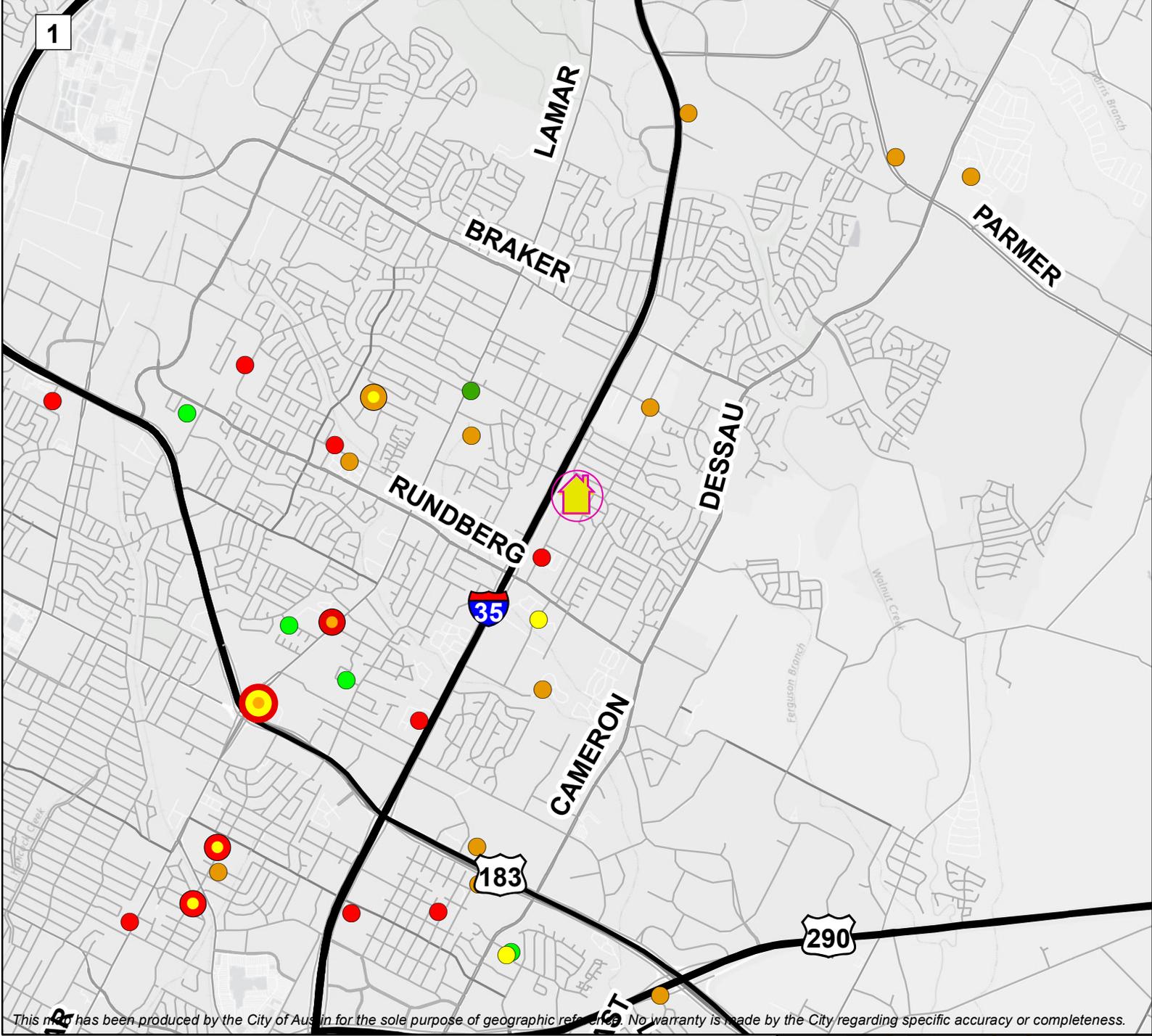
Census Tract Job Concentration

 5-21 jobs/sq mi	 Imagine Austin Centers
 22-71 jobs/sq mi	 Census tract analyzed for jobs
 72-155 jobs/sq mi	
 156-272 jobs/sq mi	
 273-423 jobs/sq mi	

0 0.25 0.5 Miles 

PROPOSED PROJECT:
Paddock at Fiskville
10017 Middle Fiskville Rd

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.

 Proposed Paddock at Fiskville

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 0.25 0.5
 Miles

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