

PATHWAYS AT GOODRICH PLACE

Built in 1973, Goodrich Place is a 40-unit public housing property owned and operated by the Housing Authority of the City of Austin (HACA). All 40 units are deeply subsidized, serving low income residents of Austin who pay 30% of their adjusted income in rent. The remainder of the funds used to operate Goodrich Place comes in the form of operating and capital fund subsidies from the U.S. Department of Housing and Urban Development (HUD).

Using the tools provided by the Rental Assistance Demonstration program from HUD, along with the Low Income Housing Tax Credit (LIHTC), HACA is partnering with Atlantic Pacific and Madhouse Development Services to transform Goodrich Place. The 40-unit complex will be redeveloped into a 120-unit apartment community with modern amenities and an array of resident services. Amenities will include:

- Central Air Conditioning
- Energy Star Appliances
- On-site Management Office
- On-site Laundry
- Updated Kitchens and Baths
- Broadband Internet Access
- Outdoor Recreation Areas
- Ceiling Fans
- LED Lighting
- Community Meeting Space

GOODRICH PLACE PROPOSED UNIT MIX			
Unit Size	# of Units	Rent Limit	Net Rents
1 BR	16	RAD (existing)	\$535
1 BR	28	50%-80% of AMI	\$638-\$876
2 BR	15	RAD (existing)	\$673
2 BR	39	50%-80% of AMI	\$763-1,051
3 BR	4	RAD (existing)	\$912
3 BR	13	50%-80% of AMI	\$870-1,214
4 BR	5	RAD (existing)	\$1,105
Total	120		

HACA is committed to protecting the current residents of Goodrich Place. All residents will have the right to return to the redeveloped Pathways at Goodrich Place and are protected during the construction period under the Uniform Relocation Act.

HACA and the Atlantic Pacific/Madhouse development team are pleased to be able to provide the residents, Zilker Neighborhood and City of Austin, with the new Pathways at Goodrich Place. With a successful application for 9% tax credits, construction will begin in early 2018.

