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

Harris Ridge Apartments
Howard Lane & Dessau Road
Austin, TX 78753

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 Harris Ridge Apartments, Ltd., or an affiliated entity, for the new construction of an affordable multi-family development to be located at the Southwest corner of Howard Lane and Dessau Road. (District 7)

Property Name	**Harris Ridge Apartments**				
Property Address	**Southwest corner of Howard Ln and Dessau Rd, Austin, TX 78753**				
Council District (Member)	**# 7 (Pool)**				
Census Tract and Block Group	CT 18.39 BG 1				
Units	Affordable:	324	Total:	324	% Affordable: 100%
Affordability Period/Period Ends	30 years		2048		
Estimated Total Project Cost	$50,849,996				
Requested Funding Amount	N/A				
Funding Amount Per Unit	N/A				

Benefits/Qualitative Information

Project Characteristics

- 324 total units to be built on property.

Unit mix:

- 14 one bedroom/one-bath units (approximately 662 square feet, approximate rent $630 to $776).
- 136 two-bedroom/two-bath units (approximately 919 square feet, approximate rent $756 to $931).
- 162 three-bedroom/two-bath units (approximately 1,067 square feet, approximate rent $867 to $1,069).
- 12 four-bedroom/two-bath units (approximately 1,485 square feet, approximate rent $951 to $1,177).

Population Served

- Four (4) units will be reserved for individuals or families with incomes at or below 50% MFI, currently $27,250 for a single-person household and $38,900 for a 4-person household.
- Three Hundred Twenty (320) units will be reserved for individuals and families with income at or below 60% MFI, currently $32,700 for a single-person household and $46,680 for a 4-person household.

Walk Score[1]	15 (car-dependent)			
Bike Score[1]	31 (somewhat bikeable)			
Transit Score[1]	0 (minimal transit)			
Opportunity Index[2]	Education: **LOW**	Housing & Environment: **MODERATE**	Economic & Mobility: **HIGH**	Comprehensive Index: **LOW**
School Accountability Rating (2015)[3]	Elementary: Dessau (met standard); Delco Primary (met standard)	Middle: Dessau Middle (met standard)	High: Connally (met standard)	

Information Below by Census Tract			
Number of Jobs[4]	4,092		
Median Family Income (MFI)[5]	$70,735		
Number of Moderate Income Households[5]	1,110		
Number of Low Income Households[5]	545		
Percentage of Moderate Income Households with Substandard Housing or Overcrowding[5]	6%		
Percentage of Low Income Households with Substandard Housing or Overcrowding[5]	6%		
Percentage of Severely Cost Burdened Moderate Income Households[5]	20%		
Percentage of Severely Cost Burdened Low Income Households[5]	38%		
Number of Owner Units[5]	3% affordable to 50% MFI	28% affordable to 80% MFI	36% affordable to 100% MFI
Number of Rental Units[5]	0% affordable to 30% MFI	10% affordable to 50% MFI	54% 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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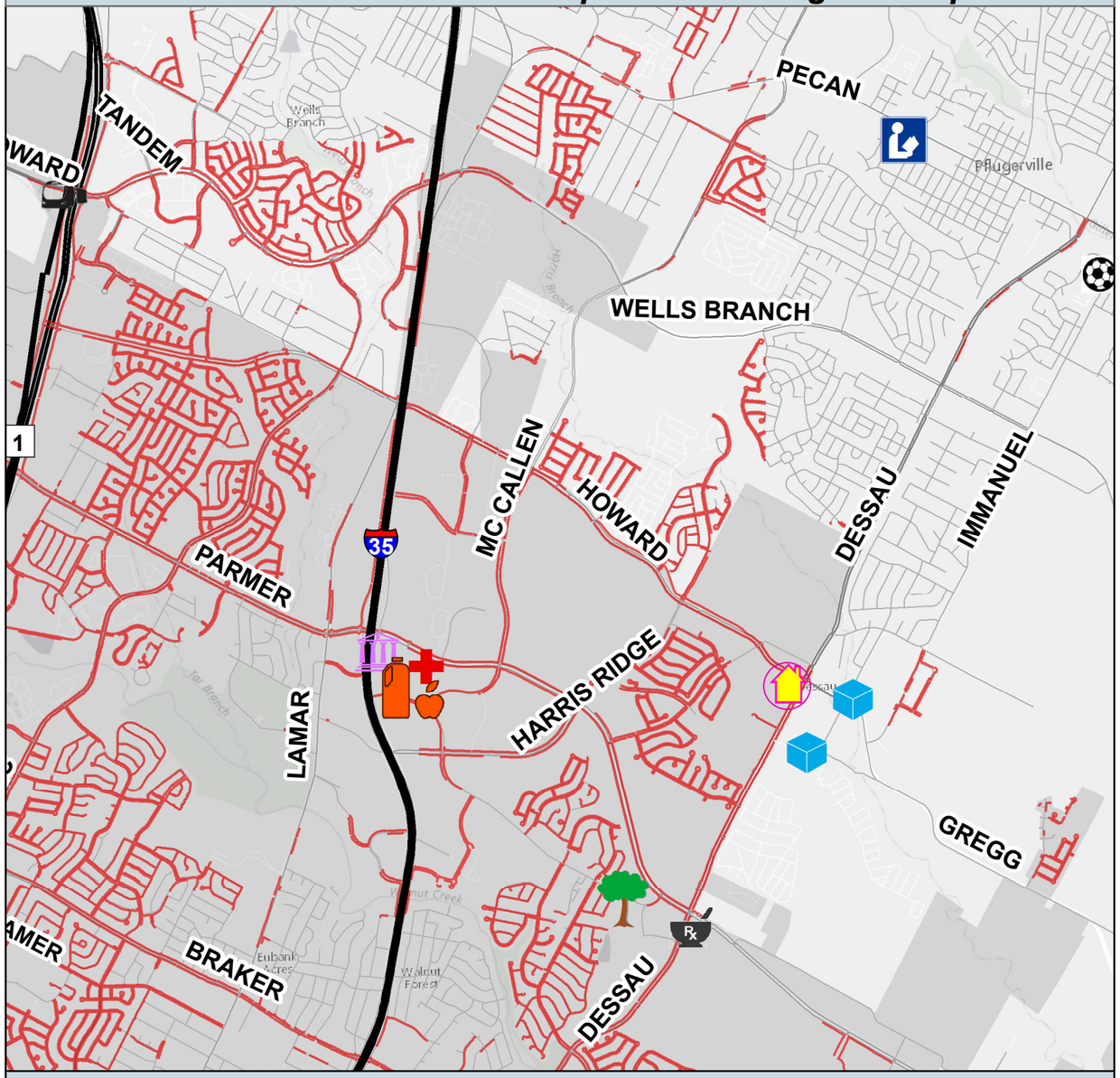
Harris Ridge Apartments
Howard Lane & Dessau Road

Healthcare		Clinic/Urgent Care: RediClinic
		Hospital: St David's North Austin
		Pharmacy: CVS
Education		Day Care: Capital City Kids
		Day Care: Capital City Kids 2
		Elementary School: Dessau
		Elementary School: Delco Primary
		Middle School: Dessau
		High School: Connally
		Library: Pflugerville Public Library
Transportation		Nearest Bus Stop
		Nearest High Frequency Transit Line Stop
		Nearest Bike Share
		Nearest Train Station: Howard
Other Amenities		Bank: Bank of America
		Grocery Store: HEB
		Park: Copperfield Park
		Community/Recreation Center: Pflugerville Recreation Center

Approx. Distance	Address	Transit Routes			
		Route	Estimated Trip Length	Transfers	Total Walking Distance (approx)
2.5 mi	500 Canyon Ridge Dr	392	46 min	0	2.1 mi
5.3 mi	12221 N MoPac Expy	392 & 1	1 h 18 min	1	2.4 mi
1.4 mi	1701 E Parmer Ln	-	27 min	-	1.4 mi
0.4 mi	13107 Dessau Rd	-	6 min	-	0.3 mi
0.4 mi	1900 E Howard Ln	-	6 min	-	0.3 mi
0.4 mi	1501 Dessau Ridge Ln	-	8 min	-	0.4 mi
0.7 mi	12900 Dessau Ridge Ln	-	15 min	-	0.8 mi
0.5 mi	12900 Dessau Ridge Ln	-	9 min	-	0.5 mi
3.0 mi	13212 N Lamar Blvd	392 & 275	1 h 1 min	1	1.7 mi
3.3 mi	1008 W Pfluger St, Pflugerville TX	-	1 h 2 min	-	3.2 mi
1.6 mi	12601 Tech Ridge/Parmer	392	33 min	-	1.7 mi
1.6 mi	12601 Tech Ridge/Parmer	392	33 min	-	1.7 mi
11.4 mi	1881 Congress Ave	392 & 801	1 h 38 min	1	2.0 mi
4.9 mi	3705 Howard Ln	392 & 243	1 h 50 min	1	1.6 mi
3.2 mi	12521 IH 35	392	52 min	0	2.4 mi
2.5 mi	500 Canyon Ridge Dr	392	46 min	0	2.1 mi
1.6 mi	E Yager Ln (approx trailhead)	-	27 min	-	1.4 mi
3.2 mi	400 Immanuel Rd, Pflugerville TX	-	57 min	-	2.9 mi

Source: Google Maps

Amenities and Access Near Proposed Housing Development



Proposed Harris Ridge Apartments

Amenities

- Bank
- Day Care
- Grocery Store
- Library
- Park/Greenway
- Urgent Care
- Pharmacy
- Recreation Center
- Austin City Limits

Access

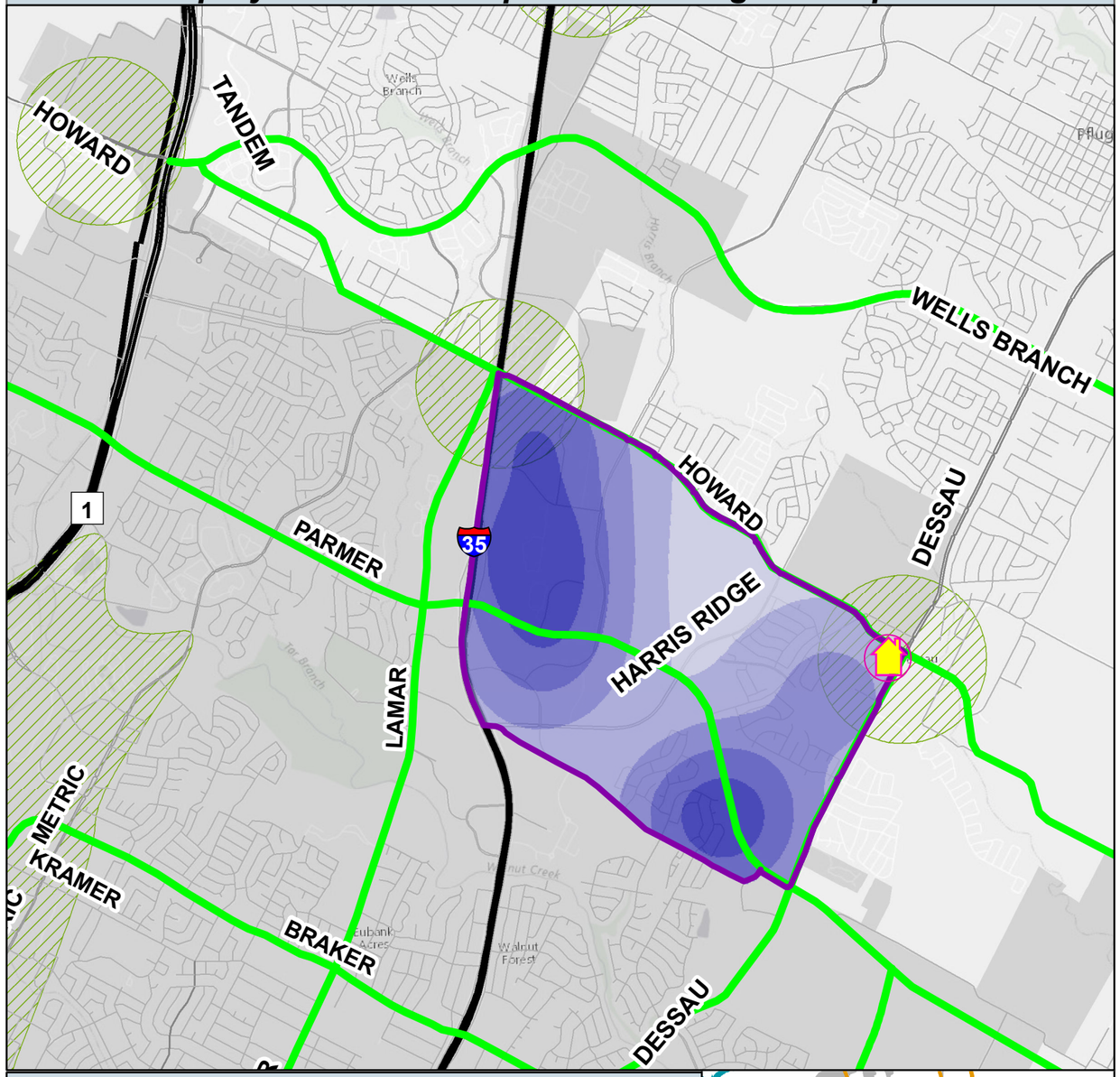
- Existing Sidewalks
- Nearest Bus Stop
- Nearest High-Frequency Bus Stop

0 0.25 0.5 Miles

N

Basemap Source: Esri, 2015
Sources: CMTA, 2012; Google Maps, 2015; Census 2014

Employment Near Proposed Housing Development



Proposed Harris Ridge Apartments

Jobs

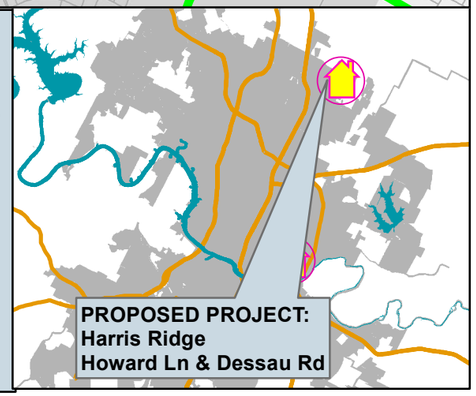
Census Tract Job Concentration

- 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

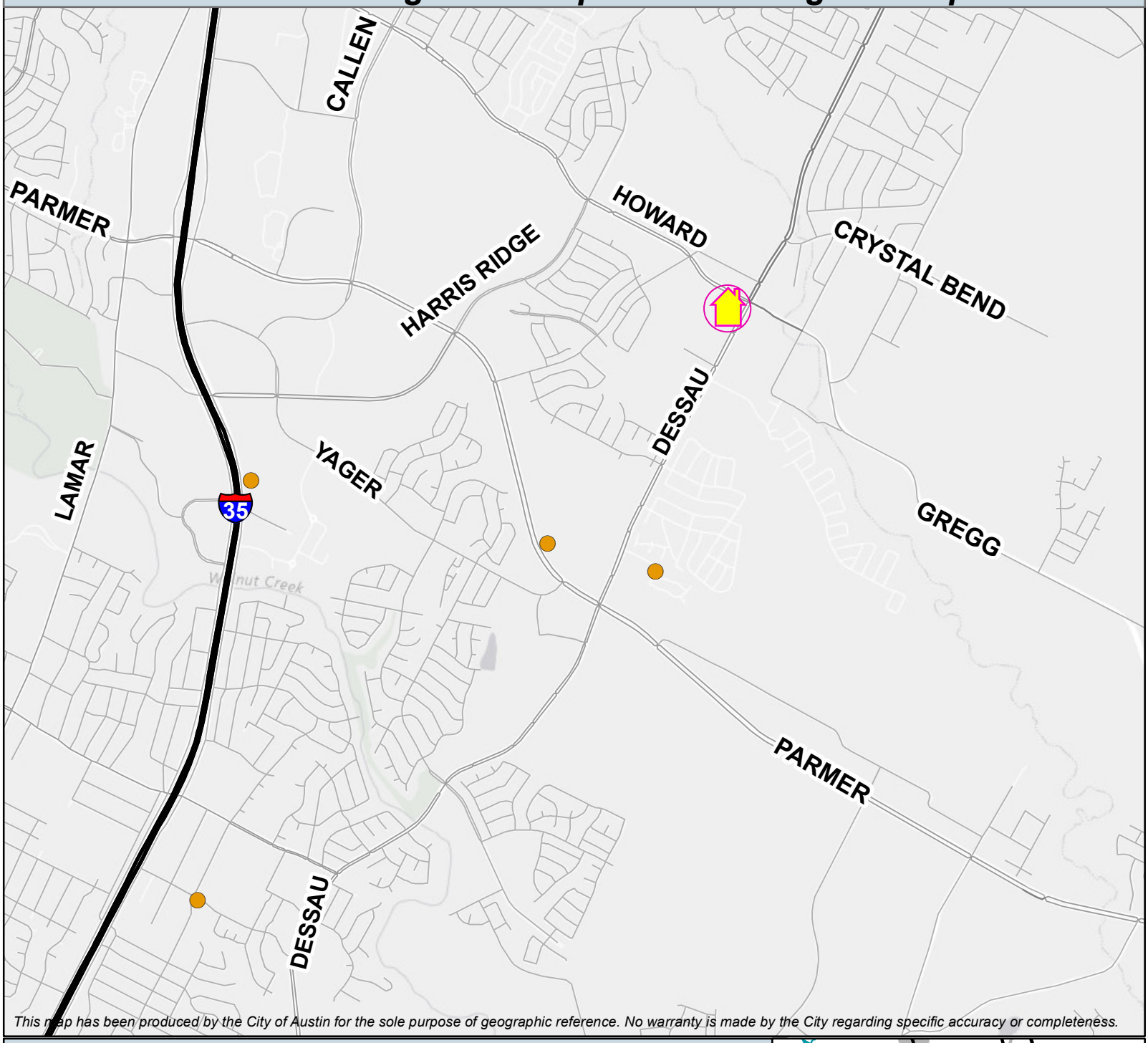
- Imagine Austin Corridors
- Imagine Austin Centers
- Census tract analyzed for jobs
- Austin City Limits

0 0.25 0.5 Miles

N



Subsidized Housing Near Proposed Housing Development



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Proposed Harris Ridge Apartments

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

