



**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%
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Affordability Period/Period Ends

30 years	2048
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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)














<i>Information Below by Census Tract</i>				
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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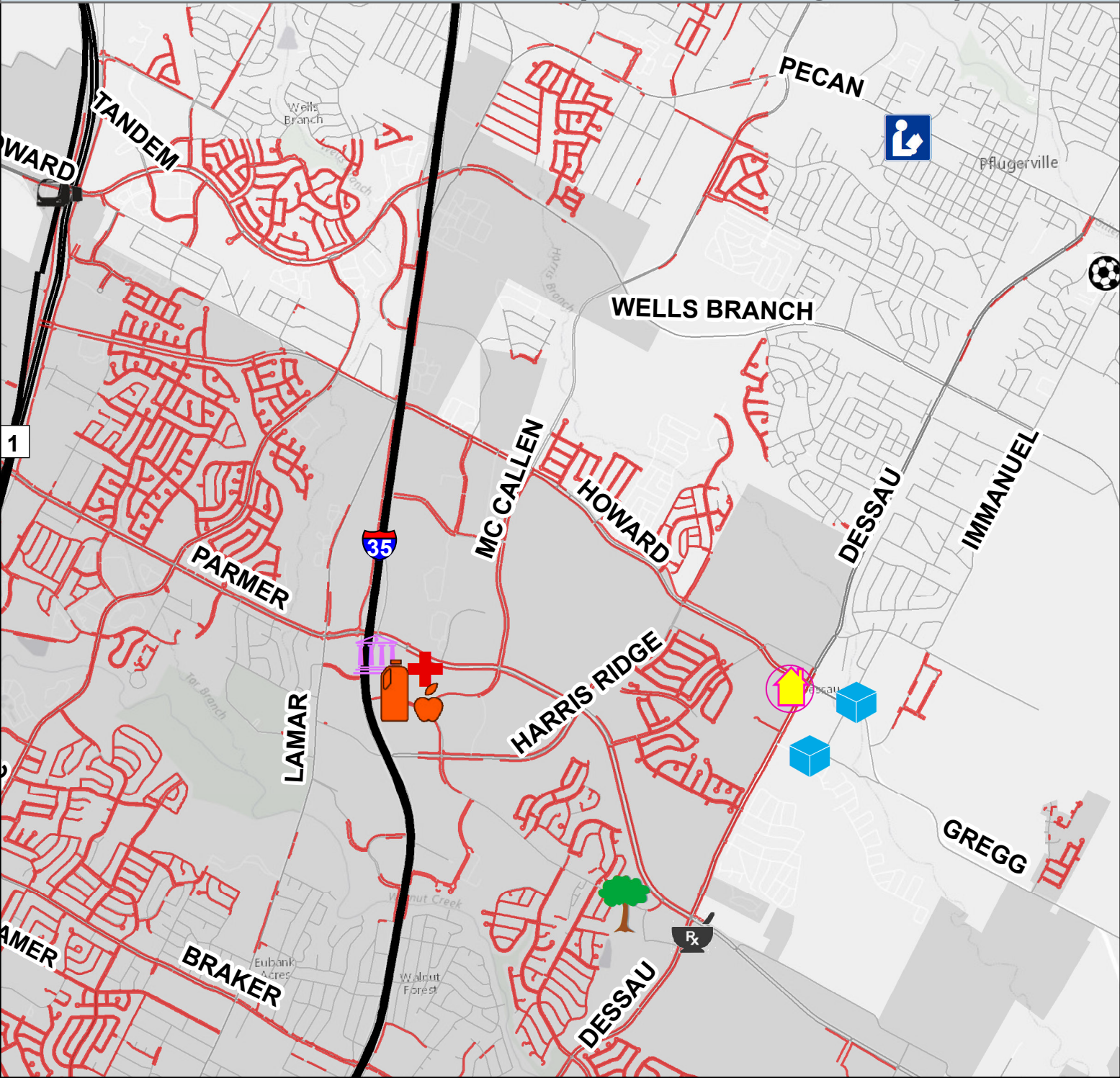
Harris Ridge Apartments
Howard Lane & Dessau Road

Healthcare		Clinic/Urgent Care: ReditClinic
		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	Library	Pharmacy
Day Care	Park/Greenway	Recreation Center
Grocery Store	Urgent Care	Austin City Limits

Access

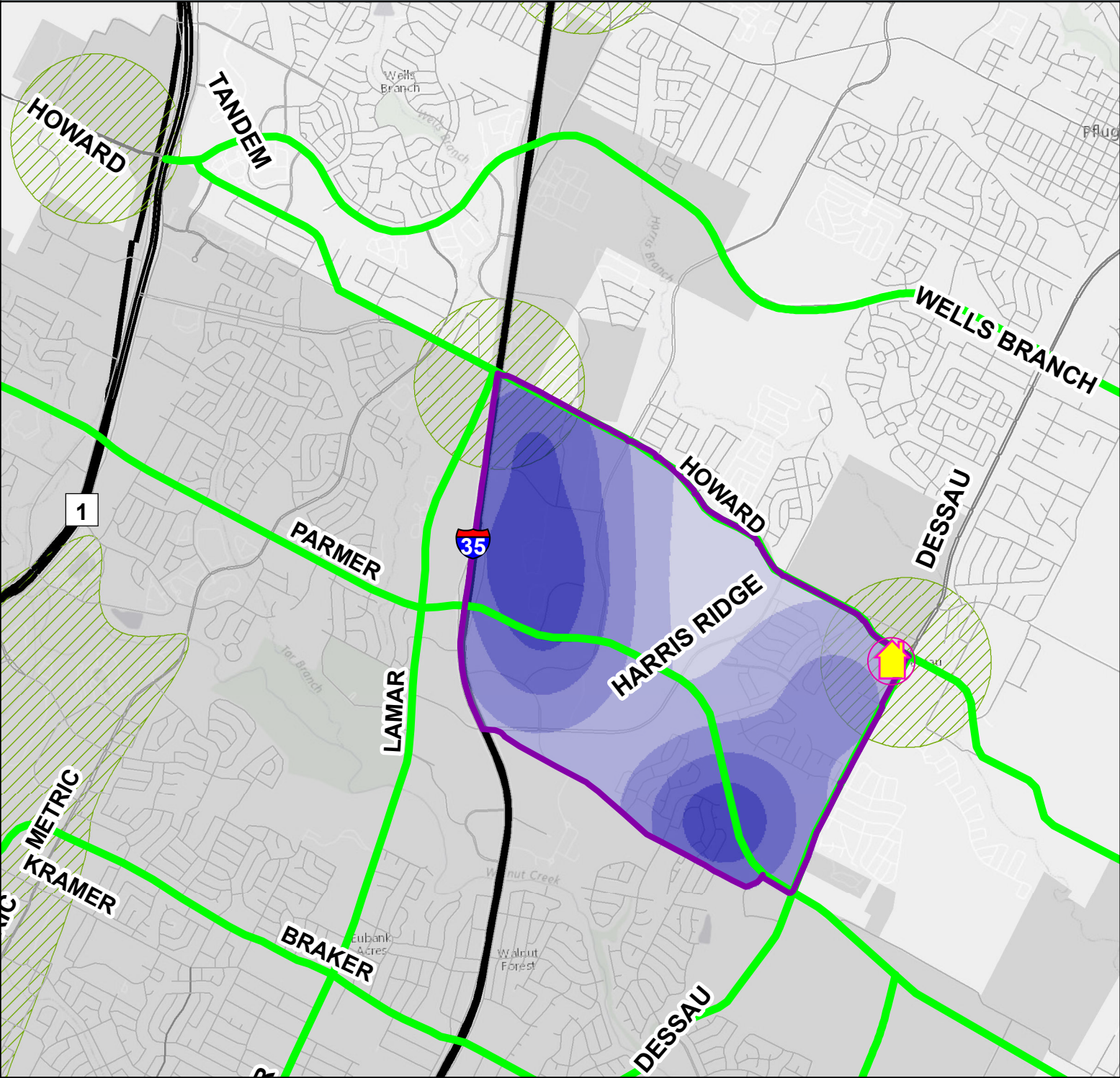
Existing Sidewalks
Nearest Bus Stop
Nearest High-Frequency Bus Stop

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

0 0.25 0.5 Miles

N

Employment Near Proposed Housing Development



Proposed Harris Ridge Apartments

Jobs

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

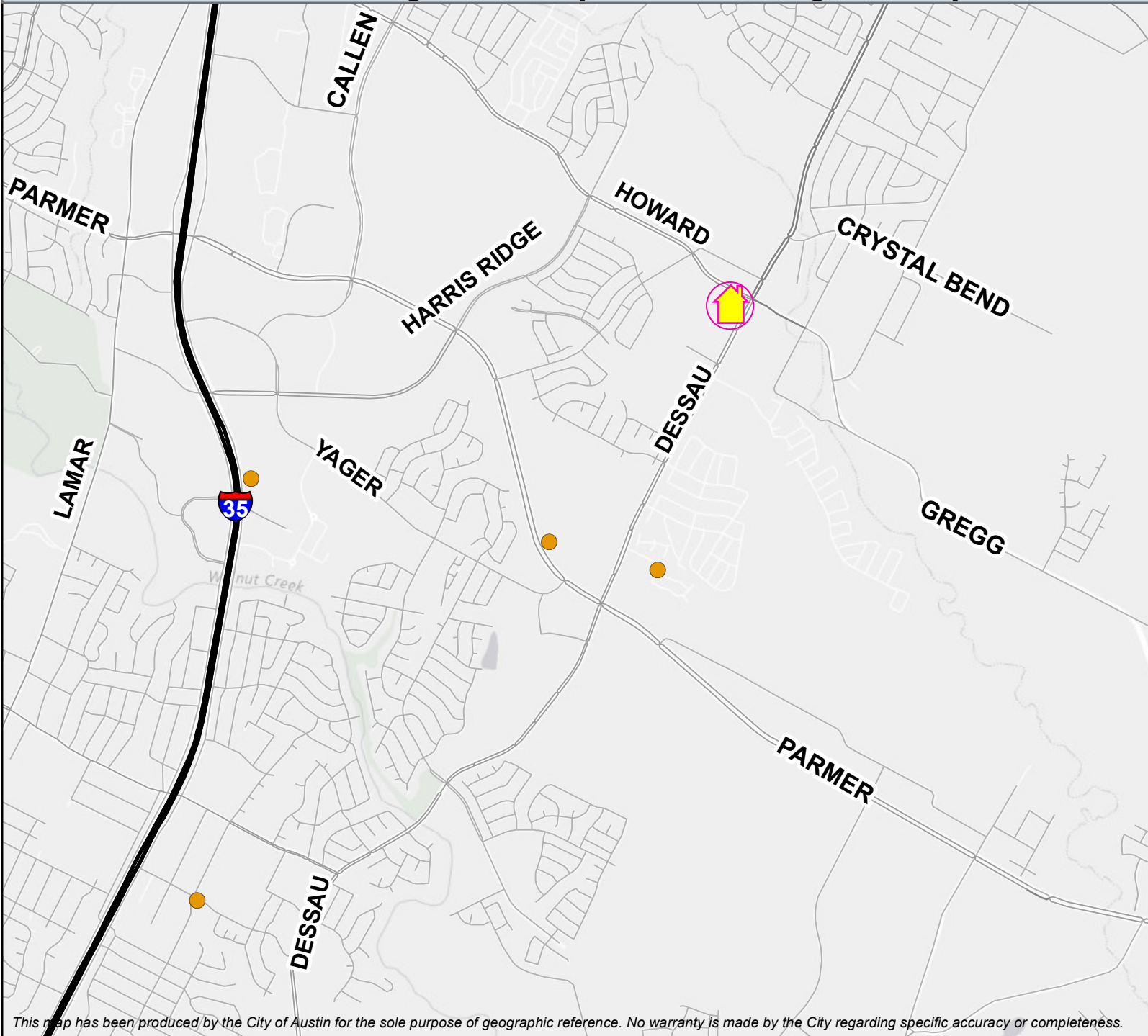
Census Tract Job Concentration

0 0.25 0.5 Miles

N

PROPOSED PROJECT:
Harris Ridge
Howard Ln & Dessoau Rd

Subsidized Housing Near Proposed Housing Development



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Proposed Harris Ridge Apartments

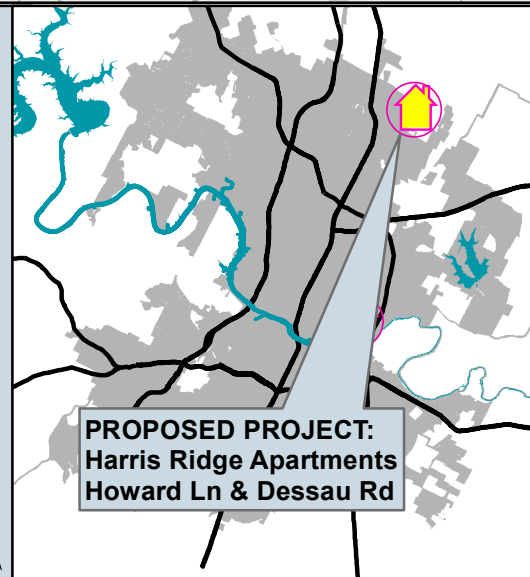
Subsidized Housing

- 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



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