



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

**Del Valle Apartments**  
14011 FM 969  
Del Valle, TX 78724

**Agenda Item**

Set a public hearing for an application to be submitted to the Texas Department of Housing and Community Affairs by Del Valle 969 Apartments, Ltd., or an affiliated entity, for the new construction of an affordable multi-family development to be located at 14011 FM 969, in the Extraterritorial Jurisdiction of the City of Austin.

**Property Name**

**Del Valle Apartments**

**Property Address**

**14011 FM 969, Del Valle, Travis County, TX 78724**

**Council District (Member)**

**N/A (property in ETJ)**

**Census Tract and Block Group**

**CT 22.07 BG 2**

**Units**

|             |     |        |     |               |      |
|-------------|-----|--------|-----|---------------|------|
| Affordable: | 302 | Total: | 302 | % Affordable: | 100% |
|-------------|-----|--------|-----|---------------|------|

**Affordability Period/Period Ends**

|          |      |
|----------|------|
| 30 years | 2048 |
|----------|------|

**Estimated Total Project Cost**

**\$45,663,748**

**Requested Funding Amount**

**N/A - just resolution of no objection**

**Requested AHFC Funding Amount Per Unit**

**N/A**

**Benefits/Qualitative Information**

**Project Characteristics**

- 302 total units to be built on property.

**Unit mix:**

- 12 one-bedroom/one-bath units (approximately 656 square feet, approximate rent \$~\$822).
- 162 two-bedroom/two-bath units (approximately 923 square feet, approximate rent \$985).
- 108 three-bedroom/two-bath units (approximately 1,050 square feet, approximate rent \$1,139).
- 20 four-bedroom/two-bath units (approximately 1,417 square feet, approximate rent \$1,272).

**Population Served**

- 100% of the 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<sup>1</sup>**

**32 (car-dependent)**

**Bike Score<sup>1</sup>**

**0 (not bikeable)**

**Transit Score<sup>1</sup>**

**0 (minimal transit)**

**Opportunity Index<sup>2</sup>**

|                            |                                   |                                      |                                      |
|----------------------------|-----------------------------------|--------------------------------------|--------------------------------------|
| Education: <b>VERY LOW</b> | Housing & Environment: <b>LOW</b> | Economic & Mobility: <b>VERY LOW</b> | Comprehensive Index: <b>VERY LOW</b> |
|----------------------------|-----------------------------------|--------------------------------------|--------------------------------------|

**School Accountability Rating (2015)<sup>3</sup>**

|   |                               |                                |
|---|-------------------------------|--------------------------------|
| Elementary: Hornsby-Dunlap (Met Standard) | Middle: Dailey (Met Standard) | High: Del Valle (Met Standard) |
|---|-------------------------------|--------------------------------|

***Information Below by Census Tract***

**Number of Jobs<sup>4</sup>**

**232**

**Median Family Income (MFI)<sup>5</sup>**

**\$49,476**

**Number of Moderate Income Households<sup>5</sup>**

**1,055**

**Number of Low Income Households<sup>5</sup>**

**415**

**Percentage of Moderate Income Households with**

**Substandard Housing or Overcrowding<sup>5</sup>**

**24%**

**Percentage of Low Income Households with Substandard**

**Housing or Overcrowding<sup>5</sup>**

**8%**

**Percentage of Severely Cost Burdened Moderate Income**

**Households<sup>5</sup>**

**31%**

**Percentage of Severely Cost Burdened Low Income**

**Households<sup>5</sup>**

**76%**

**Number of Owner Units<sup>5</sup>**

|                           |                           |                            |
|---------------------------|---------------------------|----------------------------|
| 15% affordable to 50% MFI | 47% affordable to 80% MFI | 54% affordable to 100% MFI |
|---------------------------|---------------------------|----------------------------|














**Number of Rental Units<sup>5</sup>**

|                          |                          |                           |
|--------------------------|--------------------------|---------------------------|
| 0% affordable to 30% MFI | 8% affordable to 50% MFI | 38% affordable to 80% MFI |
|--------------------------|--------------------------|---------------------------|



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|                 |   |  | Approx.<br>Distance | Address                             | Transit Routes** |                          |           | Total Walking<br>Distance<br>(approx) |
|-----------------|---|--|---------------------|-------------------------------------|------------------|--------------------------|-----------|---------------------------------------|
|                 |   |  |                     |                                     | Route            | Estimated<br>Trip Length | Transfers |                                       |
| Healthcare      |    | Clinic/Urgent Care: FastMed Urgent Care                                  | 8.6 mi              | 3607 Manor Road                     | -                | -                        | -         | -                                     |
|                 |    | Hospital: St David's North Austin  | 10.5 mi             | 919 East 32nd Street                | -                | -                        | -         | -                                     |
|                 |    | Pharmacy: Walgreens  | 9.3mi               | 1144 Airport Blvd                   | -                | -                        | -         | -                                     |
| Education       |    | Day Care: Little Angels Daycare*   | 2.0 mi              | 16407 Decker Creek Drive            | -                | -                        | -         | -                                     |
|                 |    | Elementary School: Hornsby-Dunlap*                                       | 0.7 mi              | 13901 Farm to Market 969            | -                | -                        | -         | -                                     |
|                 |   | Middle School: Dailey*   | 0.4 mi              | 14000 Westall Street                | -                | -                        | -         | -                                     |
|                 |    | High School: Del Valle   | 8 mi                | 5201 Ross Road                      | -                | -                        | -         | -                                     |
|                 |   | Library: Ruiz Branch   | 12.1 mi             | 1600 Grove Boulevard                | -                | -                        | -         | -                                     |
|                 |   |  |                     |                                     |                  |                          |           |                                       |
| Transportation  |   | Nearest Bus Stop   | 3.2 mi              | 9301 Hog Eye Road (Community First) | 237              | -                        | -         | -                                     |
|                 |  | Nearest High Frequency Transit Line Stop                                 | 12.5 mi             | 1020 Grove Blvd                     | 331              | -                        | -         | -                                     |
|                 |  | Nearest Bike Share   | 13.6 mi             | 2498 East 6th Street                | -                | -                        | -         | -                                     |
|                 |  | Nearest Train Station: MLK   | 9.2 mi              | 1719 Alexander Avenue               | -                | -                        | -         | -                                     |
| Other Amenities |  | Bank: Wells Fargo  | 10.5 mi             | 912 U.S. 183                        | -                | -                        | -         | -                                     |
|                 |  | Grocery Store: Arian's Market  | 9.2 mi              | 1148 Airport Boulevard              | -                | -                        | -         | -                                     |
|                 |  | Park: Colony Neighborhood Park*  | 1.3 mi              | 14501 Lippincott Street             | -                | -                        | -         | -                                     |
|                 |  | Community/Recreation Center: Travis County Community Center at Del Valle | 9.9mi               | 3518 Farm to Market Road 973        | -                | -                        | -         | -                                     |

\*Walking distance to these locations is under 40 minutes

\*\*No Capital Metro transit routes are located within 2 miles of the site; the CARTS service area boundary is nearby.

Source: Google Maps

# Austin Strategic Housing Blueprint Goals

**Project Name:** Del Valle Apartments  
**Project Type:** Mutli-Family Rental

| Community Value | Goal  | Performance Measure |
|-----------------|---|---------------------|
| Overall         | 20,000 Units Affordable to 30% MFI & below  | 0 units             |
|                 | 25,000 Units Affordable to 31-60% MFI       | 302 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             |

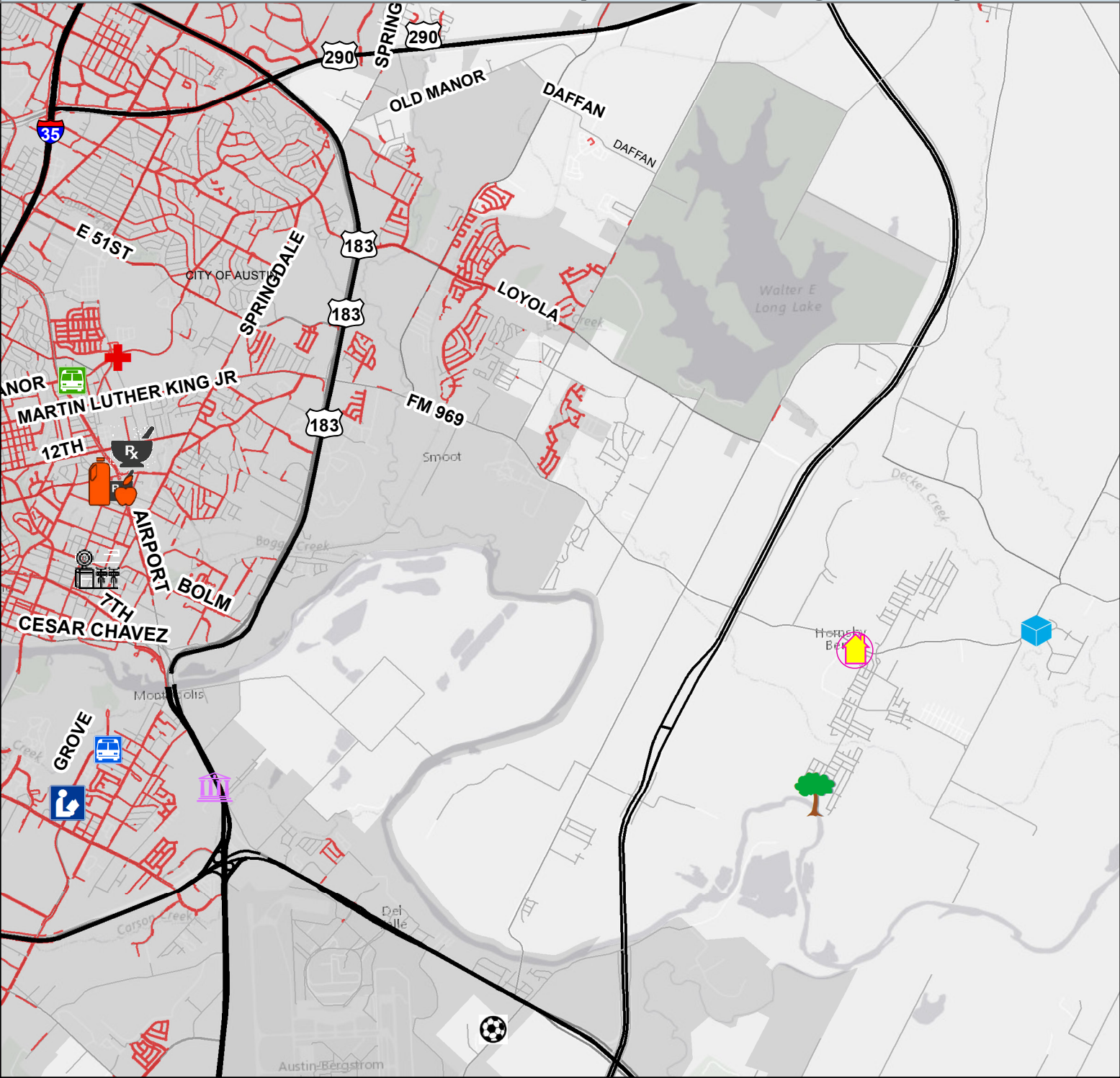
| Community Value          | Goal  | Performance Measure |
|--------------------------|---|---------------------|
| Geographic               | 75% of new units within 1/2 mi of Imagine Austin Centers & Corridors                        | 0%                  |
|                          | At least 10% rental units affordable to 30% MFI or below per Council District*              | 16%                 |
|                          | At least 25% ownership units affordable to 120% MFI or below per Council District*          | 85%                 |
|                          | 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 | 96%                 |
| Housing & Transportation | 25% of affordable units within 1/4-mi of high frequency transit                             | 0%                  |
|                          | 75% of affordable units within 3/4-mi of transit  | 0%                  |

\* 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             | 0%                  |
|                 | 25% of all NHCD funded affordable units to be accessible              | 10%                 |
|                 | 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



Proposed Del Valle Apartments

**Amenities**

- Bank
- Day Care
- Grocery Store
- Library
- Park/Greenway
- Urgent Care
- Pharmacy
- Recreation Center
- Bike Share

**Access**

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

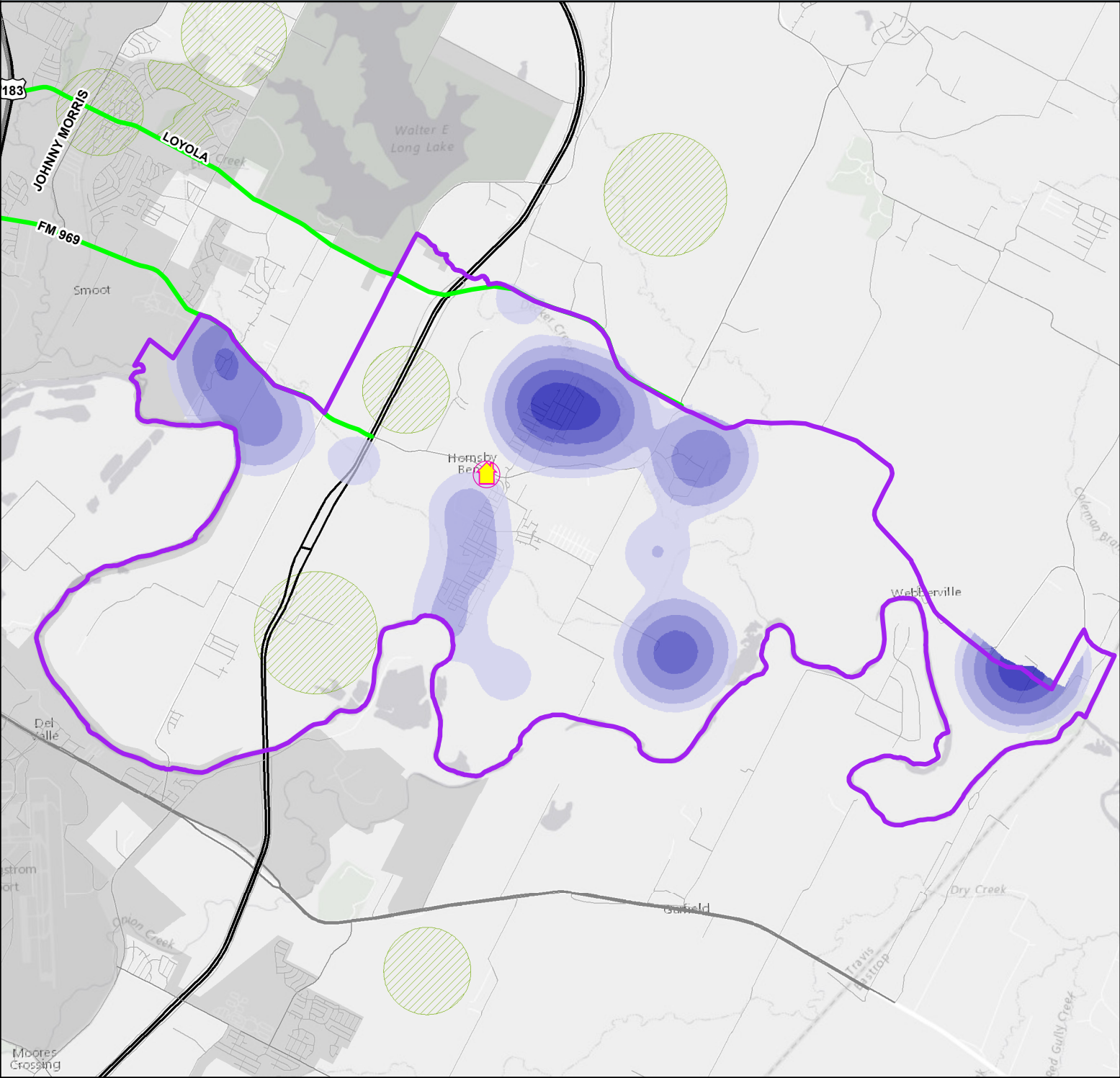
Austin City Limits

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 Del Valle 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

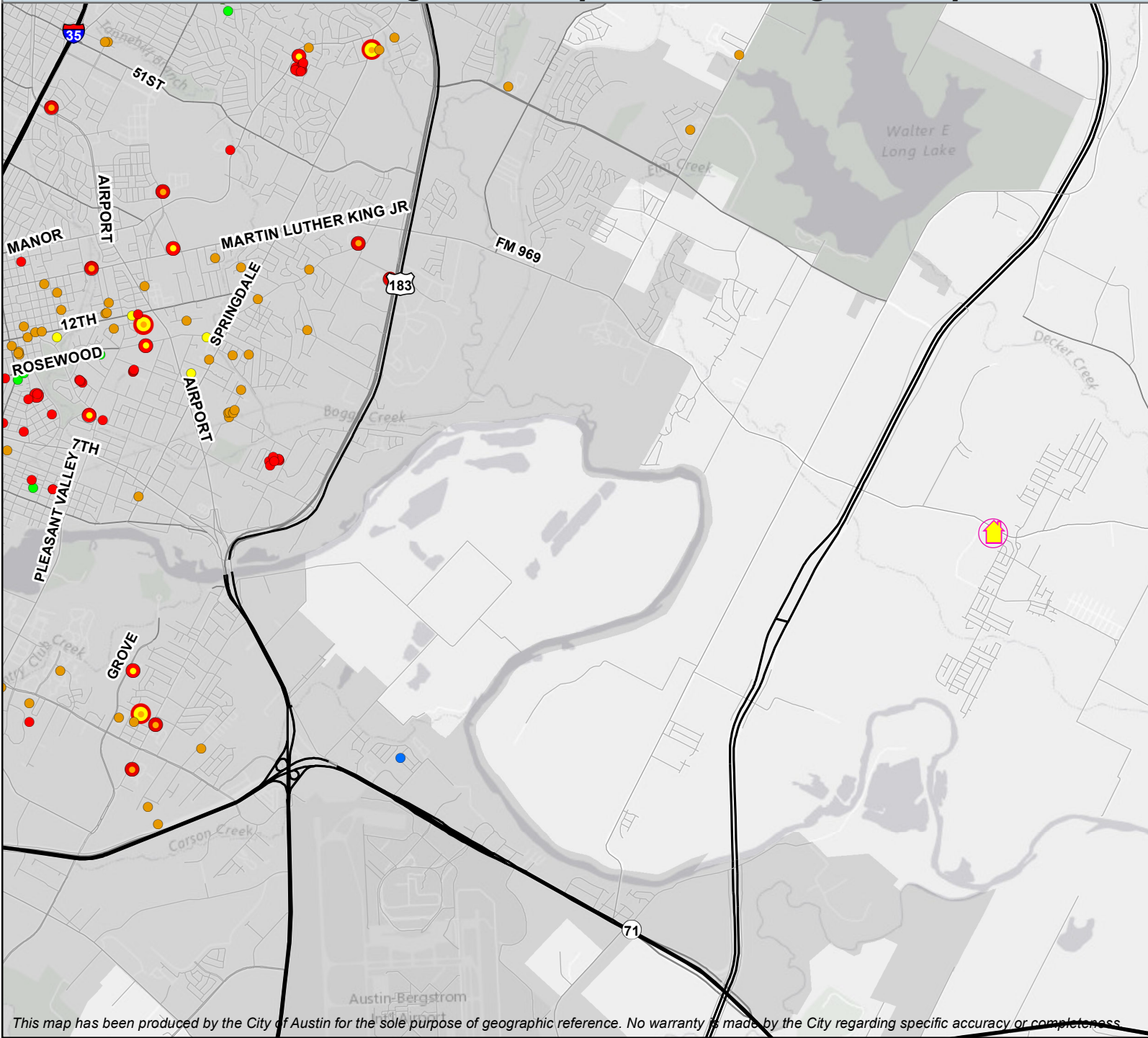
0 0.25 0.5 Miles


N

**PROPOSED PROJECT:**  
Del Valle Apartments  
14011 Fm 969










# Subsidized Housing Near Proposed Housing Development





 Proposed Del Valle 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

 Austin City Limits

Sources: HUD, 2015; COA, 2015 0 0.20.4  
Basemap Source: ESRI, 2015  Miles



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