

# DACC Permanent Location Study

## Building Infrastructure

Renovations Costs

ADA Compliance

Safety / Security

Congress Ave  
(National Register Historic District)

## Proximity to Services

The Sobering Center

Violet KeepSafe Program

Breckenridge Hospital

ARCH Austin's Resource  
Center for the Homeless

## Economic Impact

Brown Building Homeowners

Austin Business Owner

## Study Outcome

### Old Municipal Building

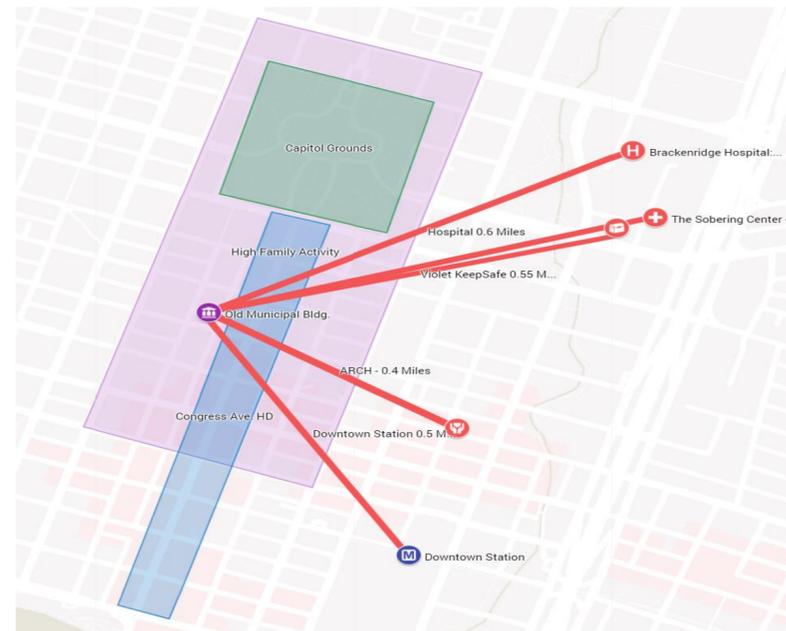
124 W. 8<sup>th</sup> st.

**\$27M**

**Not Suitable**  
**Site Resides on Steep Hill**

**None**  
**Business Hours Only – Following DACC Relocation**

**20 feet**



**0.6 Miles**

**0.55 Miles**

**0.6 Miles**

**0.4 Miles**

**\$10M Losses – \$125K Loss Per Owner**

**TBD**

**Considerably Disadvantaged**

### Waller Creek Center

625 E 10th St

**Move-In Ready (~\$100K)**

**Suitable**  
**Flat Surrounding Area – Highly Accessible**

**24/7 Security**  
**Already Operating in the Building**

**1 Mile**



**1200ft**

**1150ft**

**0.3m**

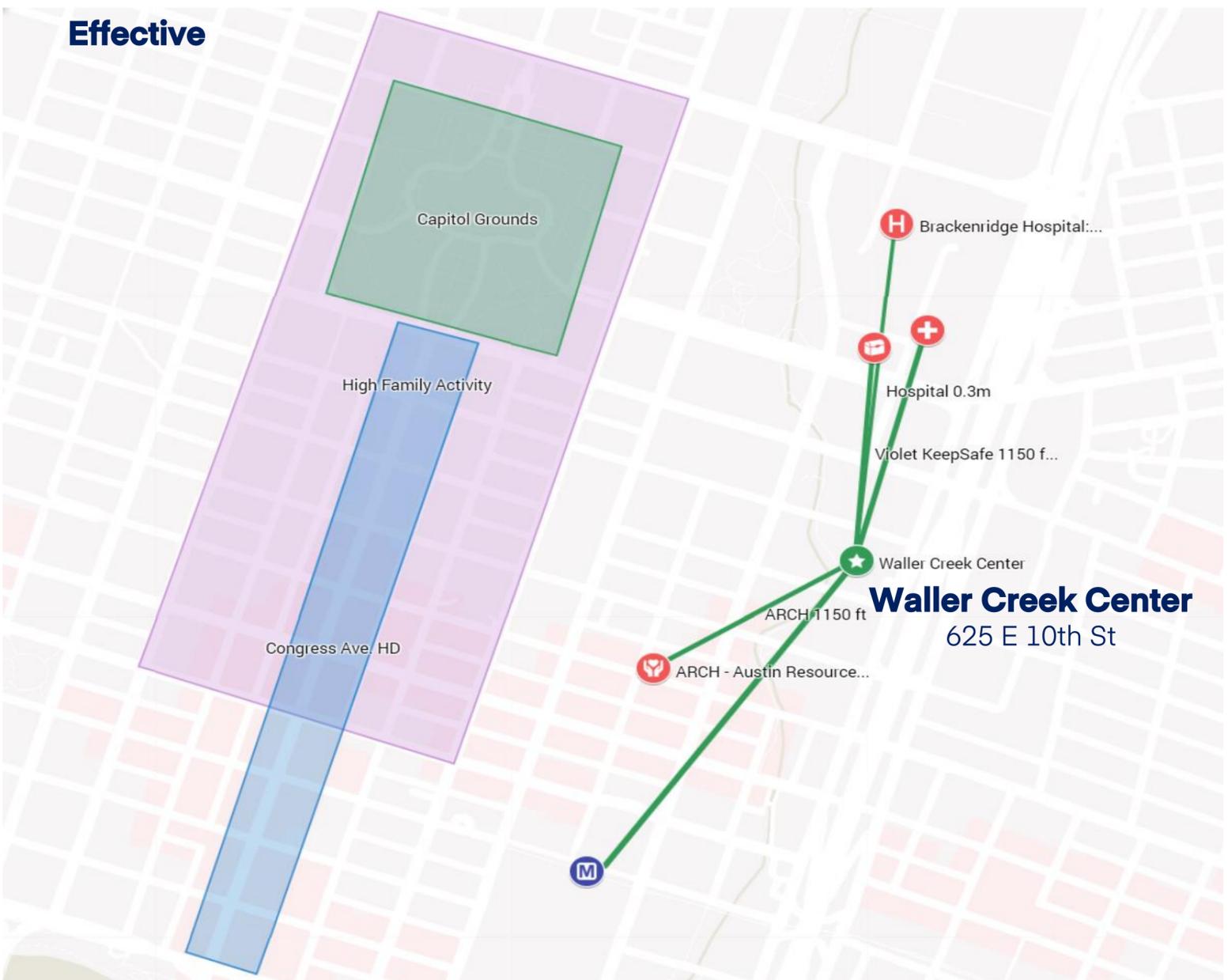
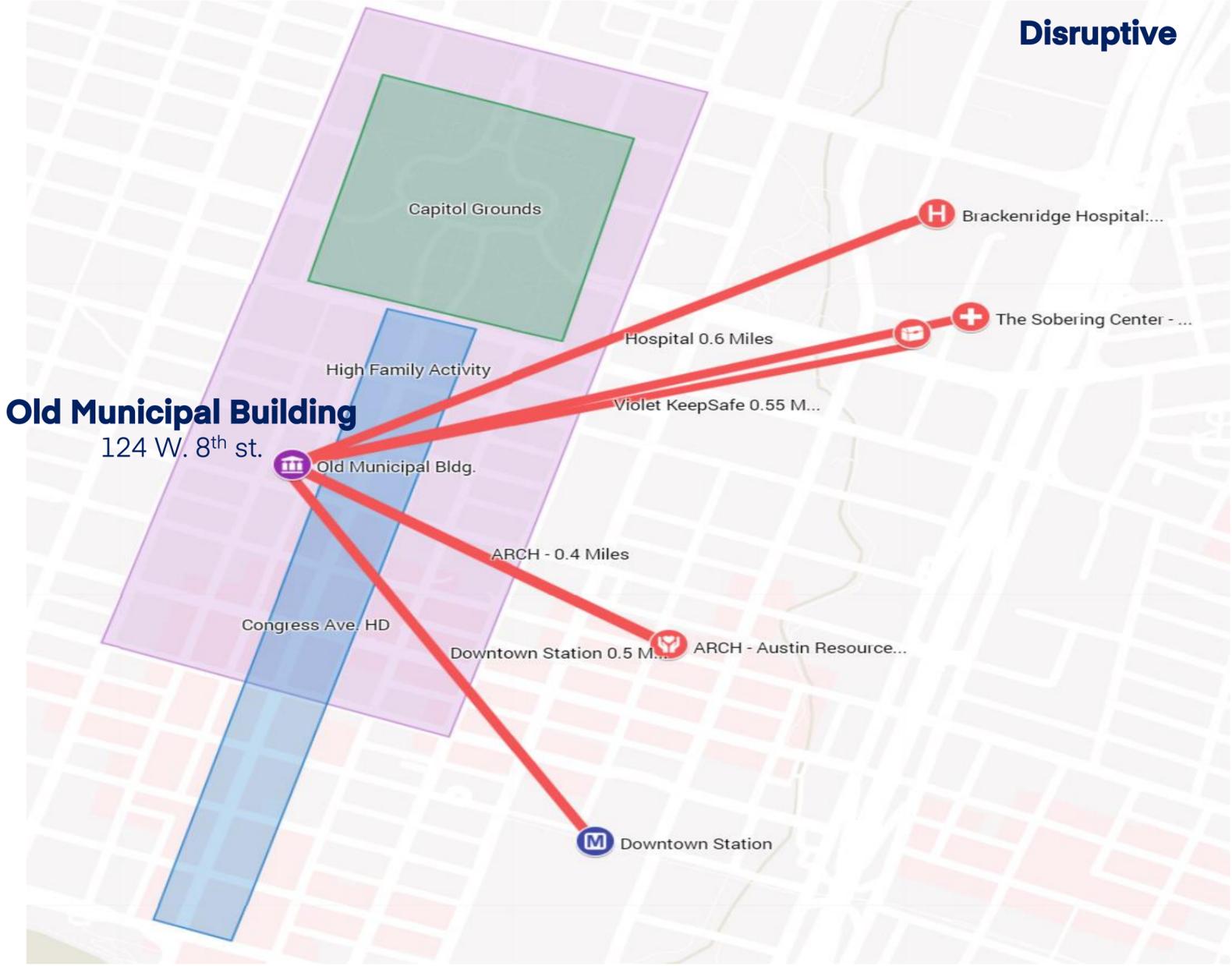
**1150ft**

**\$0**

**TBD**

**DACC Permanent Location  
Better Suitable**

# DACC Permanent Location Study – Proximity



<b>Sobering Center</b>	<b>0.6 Miles</b>	<b>Avg. Distance to Facilities</b>	<b>0.54 Miles (2851 ft)</b>
<b>KeepSafe</b>	<b>0.55 Miles</b>	<b>Public Transit Density</b>	<b>4 (Good),</b> 12 Stations / 3 Blocs Radius
<b>Hospital</b>	<b>0.6 Miles</b>	<b>Downtown Station</b>	<b>0.5 Miles</b>
<b>ARCH</b>	<b>0.4 Miles</b>	<b>All Facilities Within</b>	<b>68 Acres,</b> <b>0.6 Miles / 10 Blocs Radius</b>
<b>Integral Care</b>	<b>1.2 Miles</b>	<b>Max Travel Distance</b>	<b>2.65 Miles</b>

<b>Sobering Center</b>	<b>1200ft</b>	<b>Avg. Distance to Facilities</b>	<b>1271 ft</b>
<b>KeepSafe</b>	<b>1150ft</b>	<b>Public Transit Density</b>	<b>5 (Excellent),</b> 15 Stations / 3 Blocs Radius
<b>Hospital</b>	<b>0.3m</b>	<b>Downtown Station</b>	<b>1500 ft</b>
<b>ARCH</b>	<b>1150ft</b>	<b>All Facilities Within</b>	<b>17 Acres,</b> <b>0.3m / 5 Blocs Radius</b>
<b>Integral Care</b>	<b>0.8m</b>	<b>Max Travel Distance</b>	<b>1.23 m</b>



# DACC Permanent Location Study Source Data

## Renovation Costs at Waller Creek Center

- **\$~100K** is an estimated cost to renovation Waller Creek Center to support a Court function.
- **24/7 Security is already setup at the Waller Creek Center** building - No additional costs / budget allocation required.

## Safety & Security

- **24/7 Security Proved Necessary** and is already present at **One Texas Center**.
- Even with this, there's considerable damage to the center. There have been a busted windows, decorative vases have been destroyed.
- Drugs have been found and homeless try to stay overnight in the One Texas Center garage even with this 24/7 security.
- Extended Stay America (50 ft away from DACC) updated all security measures around the building due to DACC homeless presence.  
DACC users show up looking for food, shelter, and scaring guests.
- Currently the City of Austin assumes no additional Security is needed after DACC business hours.  
**Factual data here doesn't support that assumption.**

# Economic Negative Impact (Loss)

## Austin Residence

**Brown Building** Homeowners/Taxpayers: **\$10M+** Loss of Equity in Building (**~\$125K per Homeowner** )

- **Proven Property value loss of 17% when Homeless Services moved into neighborhood**

2019 Study done by the Independent Budget Office of NYC, NY showed

- **\$10M+ loss is only for Brown Building** (710 Colorado Street, ~ 75ft away from Old Municipal Building).

Further Analysis is needed to identify the full impact on all property owners within the 1,000 ft radius noted in the study

**Which would be considerably larger**

- **Reference (Independent Budget Office of NYC, 2019):**

<https://ibo.nyc.ny.us/iboreports/close-to-home-does-proximity-to-a-homeless-shelter-affect-residential-property-values-in-manhattan-2019.html>

## Austin Businesses

Currently working with Austin Businesses to assess the economic impact.

- **High Concentration of Small Businesses, Food & Entertainment, and Tourism Business – Most Impacted by COVID in last 2+ Years.**

- **Precedence:** Pre-Camp Ban shows substantial material loss due to:

- **Lost Business**
- **Damage & Repairs**
- **Additional Security Measures**
- **Reduced Hours of Operation**