



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

**Cross Creek Apartments**  
1124 Rutland Dr, Austin TX 78758

**Council Agenda Item # 32**

Set a public hearing to consider a resolution supporting an application to be submitted to the Texas Department of Housing and Community Affairs by The Mulholland Group, LLC, or an affiliated entity, for the Cross Creek Apartments, located at 1124 Rutland Drive. (District 4) (Suggested date and time: November 19, 2015 beginning at 4:00 p.m. at Austin City Hall, 301 W. Second Street, Austin, TX)

Property Name
Property Address
Council District (Member)
Census Tract and Block Group
Units
Affordability Period/Period Ends
Estimated Total Project Cost
Requested Funding Amount
AHFC Funding Amount Per Unit

<b>Cross Creek Apartments</b>			
<b>1124 Rutland Dr, Austin TX 78758</b>			
<b>#4 (Casar)</b>			
CT 18.22 BG 4			
Affordable Units:	200	Total Units:	200
		% Affordable:	100%
Not Applicable			
\$24,606,184			
Not Applicable			
Not Applicable			

Benefits/Qualitative Information

**Project Characteristics**

- The property consists of 18 separate buildings on 10 acres near Lamar and Rundberg, with easy access to transit, services, and retail businesses. Nearby recreational facilities include Quail Creek Neighborhood Park and the North Austin Recreation Center which is co-located with the North Austin YMCA on Rundberg Lane.
- The unit sizes range from 575 to 1,008 square feet. There are 140 one-bedroom/one-bath units and 30 two-bedroom/one-bath units and 30 two-bedroom/two-bath units.
- Depending on unit size, the rents will be in the approximate range of \$746 to \$914 per month.
- Twenty (20) units will be designed accessible for persons with mobility disabilities, and 6 units will be designed accessible for persons with sight or hearing disabilities. All 80 ground-floor units will be made adaptable.
- Ten (10) units will be operated as Permanent Supportive Housing in partnership with Front Steps.

**Population Served**

- Twenty (20) units will be reserved for households with incomes at or below 30 percent MFI, currently \$16,150 for a one-person household and \$23,050 for a four-person household. Ten (10) of those units will be reserved for Permanent Supportive Housing.
- Sixty (60) units will be reserved for households with incomes at or below 50 percent MFI, currently \$26,900 for a one-person household and \$38,400 for a four-person household.
- Seventy (120) units will be reserved for households with incomes at or below 60 percent MFI, currently \$32,280 for a one-person household and \$46,080 for a four-person household.

Walk Score <sup>1</sup>	58 (somewhat walkable)		
Bike Score <sup>1</sup>	55 (bikeable)		
Transit Score <sup>1</sup>	47 (some transit)		
Opportunity Index <sup>2</sup>	Education: <b>Very Low</b>	Housing & Environment: <b>Moderate</b>	Economic & Mobility: <b>Low</b> Comprehensive Index: <b>Very Low</b>
School Rating (2015) <sup>3</sup>	<b>Elementary:</b> McBee (met standard)	<b>Middle:</b> Burnet (met standard)	<b>High:</b> Lanier (met standard)

*Information Below by Census Tract*








Number of Jobs <sup>4</sup>	1,711		
Median Family Income (MFI) <sup>5</sup>	\$30,051		
Number of Moderate Income Households <sup>5</sup>	1,535		
Number of Low Income Households <sup>5</sup>	1,165		
Percentage of Moderate Income Households with Substandard Housing or Overcrowding <sup>5</sup>	11%		
Percentage of Low Income Households with Substandard Housing or Overcrowding <sup>5</sup>	11%		
Percentage of Severely Cost Burdened Moderate Income Households <sup>5</sup>	36%		
Percentage of Severely Cost Burdened Low Income Households <sup>5</sup>	45%		
Number of Owner Units <sup>5</sup>	1% affordable to 50% MFI	37% affordable to 80% MFI	48% affordable to 100% MFI
Number of Rental Units <sup>5</sup>	1% affordable to 30% MFI	21% affordable to 50% MFI	80% affordable to 80% MFI

Sources: <sup>1</sup> Walkscore.com; <sup>2</sup> Kirwan Institute, Central TX Opportunity Maps; <sup>3</sup> TEA; <sup>4</sup> US Census, On the Map (2013); <sup>5</sup> HUD CPD Maps (using 2007-2011 ACS data)



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Healthcare		Clinic/Urgent Care: Austin Access Care
		Hospital: St. David's North Austin
		Pharmacy: HEB Pharmacy
Education		Day Care: Loving Learning Preschool
		Day Care: Bright Beginnings Childcare
		Elementary School: McBee
		Middle School: Burnet
		High School: Lanier
		Library: Little Walnut Creek Branch
Transportation		Nearest Bus Stop
		Nearest Bus Stop
		Nearest High-Capacity/High-Frequency Transit Line Stop

Approx. Distance	Address	Transit Routes			
		Route	Estimated Trip Length	Transfers	Total Walking Distance (approx)
2.2 mi	8620 Burnet Rd	325	28 min	0	0.7 mi
4.2 mi	12221 N Mopac Expy	240	26 min	0	0.1 mi
0.6 mi	9414 N Lamar Blvd	325	12 min	0	0.4 mi
0.3 mi	1345 Mearns Meadow Blvd				
0.2 mi	9414 Parkfield Dr				
1.6 mi	1101 W Braker Ln	275	24 min	0	1.0 mi
2.1 mi	8401 Hathaway Dr	325	25 min	0	0.6 mi
0.9 mi	1201 Payton Gin Rd				
0.6 mi	835 W Rundberg Ln	1/325	9 min	0	0.3 mi
0.2 mi	1113 Rutland & Mearns Meadow	240			
0.2 mi	1303 Rutland/Parkfield	240			
0.3 mi	1130 Rundberg/Quail Wood	325			



Nearest Bike Share

Nearest Train Station: Kramer

Other Amenities



Bank: Wells Fargo

Bank: Chase Bank

Bank: Capital One Bank



Grocery Store: HEB

Grocery Store: Taj Grocers

Grocery Store: New Medina Market

Grocery Store: Hong Kong Supermarket

Grocery Store: World Food and Halal Market

Grocery Store: La Michoacana Meat Market



Park: Quail Creek Park

Park: Barrington School Park

Park: Cook School Park

Community/Recreation Center: North Austin Recreation Center

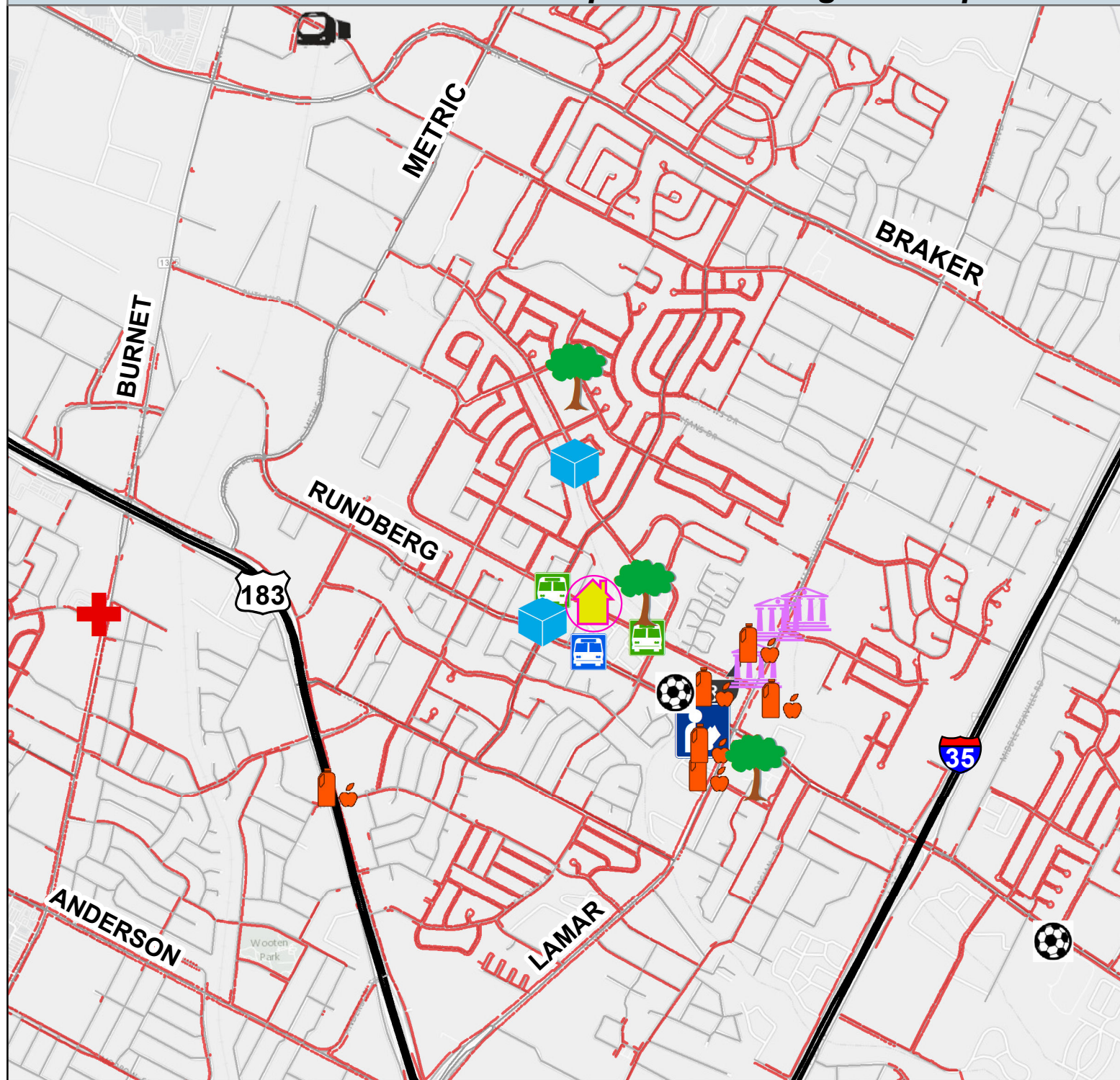


Community/Recreation Center: Gus Garcia Recreation Center

Approx. Distance	Address	Transit Routes			
		Route	Estimated Trip Length	Transfers	Total Walking Distance (approx)
6.9 mi	2242 Guadalupe St	801	40 min	0	0.5 mi
2.5 mi	2427 1/2 Kramer Ln	240	17 min	0	0.4 mi
0.8 mi	9810 N Lamar Blvd	240	13 min	0	0.6 mi
0.8 mi	9901 N Lamar Blvd	240	13 min	0	0.6 mi
0.6 mi	9602 N Lamar Blvd	240	9 min	0	0.4 mi
0.6 mi	9414 N Lamar Blvd	240	7 min	0	0.2 mi
0.6 mi	9515 N Lamar Blvd	240	8 min	0	0.2 mi
0.9 mi	9200 N Lamar Blvd	240	8 min	0	0.2 mi
1.3 mi	8557 Research Blvd	325	19 min	0	0.5 mi
0.7 mi	9616 N Lamar Blvd	240	10 min	0	0.4 mi
0.8 mi	9308 N Lamar Blvd	240	7 min	0	0.2 mi
<0.1 mi	Mearns Meadow Blvd				
1.0 mi	9306 Glenn Ln	240	10 min	0	0.4 mi
0.6 mi	1511 Cripple Creek Dr	240	11 min	0	0.5 mi
1.9 mi	1201 E Rundberg Ln	325	17 min	0	0.3 mi
0.5 mi	1000 W Rundberg Ln	1/325	9 min	0	0.4 mi



## Amenities and Access Near Proposed Housing Development



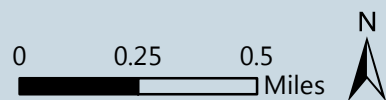
Cross Creek Apartments

### Amenities

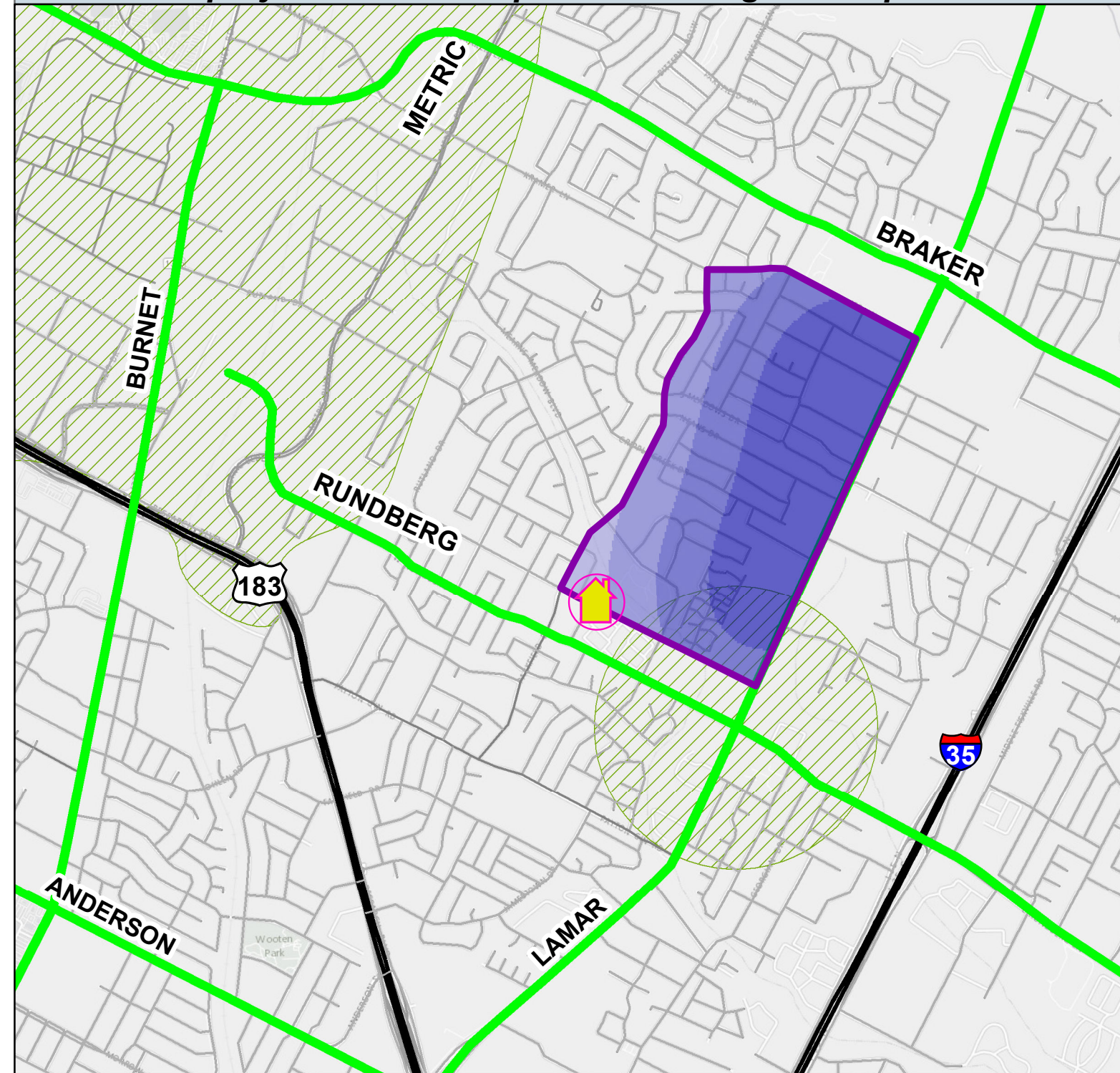
- |               |               |                   |
|---------------|---------------|-------------------|
| Bank          | Library       | Recreation Center |
| Day Care      | Park/Greenway | Urgent Care       |
| Grocery Store | Pharmacy      | Hospital          |
|               | Train Station |                   |

### Access

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



## Employment Near Proposed Housing Development



Cross Creek Apartments

### Jobs

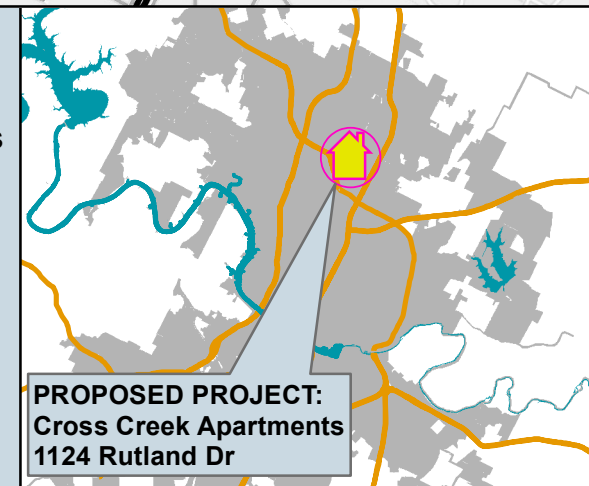
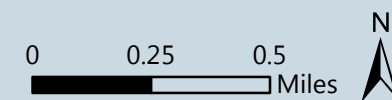
#### Census Tract Job Concentration

- 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

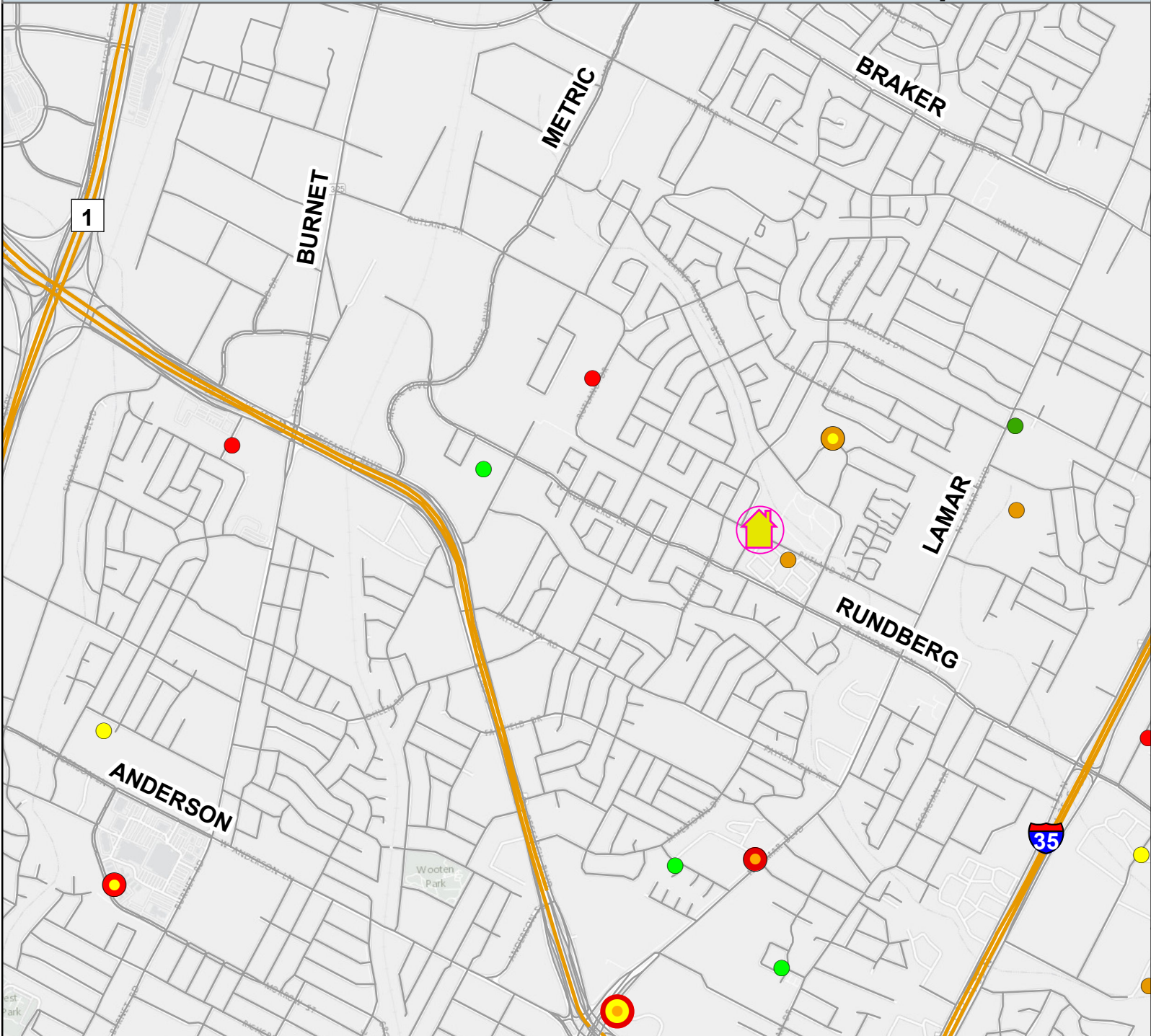
Census tract analyzed for jobs



**PROPOSED PROJECT:**  
Cross Creek Apartments  
1124 Rutland Dr



# Income-Restricted Housing Near Proposed Development

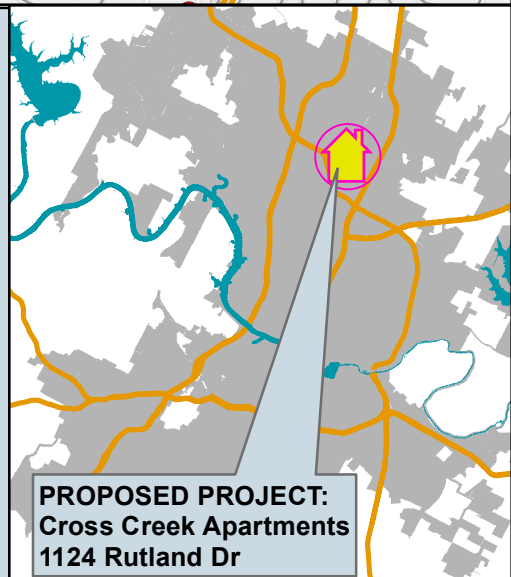
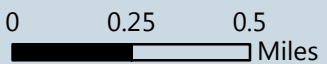


Cross Creek Apartments

### 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/TDHCA/HUD

Sources: HUD, 2015; COA, 2015; TDHCA, 2015  
 Basemap Source: ESRI, 2015



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