

5/6/2016

AFFORDABLE HOUSING ASSESSMENT

BASTROP COUNTY, TEXAS



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PREFACE

In 2015, Texas Target Communities was contracted by Bastrop Community Cares, a non-profit social services organization, to develop a housing assessment for Bastrop County, Texas. The focus of the assessment is affordable housing within the County, as well as tools to encourage more affordable housing options. Similar comprehensive housing studies have been conducted in the County, but were limited to the City of Bastrop and focused on the housing market as a whole. The two studies completed were a comprehensive housing study, conducted by Bastrop Economic Development Corporation, and a multi-family feasibility report, prepared by Capitol Market Research.

The objective for the housing assessment is to conduct an affordable housing supply and demand analysis based on expected population trends. This assessment recommends areas for where affordable housing should be encouraged based on a Geographic Information System (GIS) suitability analysis. Parcel-level data was used to highlight potential sites for affordable housing in the three major cities of the County: City of Bastrop, City of Smithville, and the City of Elgin. In addition, this assessment describes housing programs well suited for the area that focuses on non-governmental programs, which provides funds for nonprofit organizations.

The primary data and information source that we used to conduct this study include the following:

- Population trends and demographic characteristics from the U.S. Bureau of the Census 2010 decennial survey, 2014 American Community Survey (ACS), Esri's Business Analyst Online, Bastrop Economic Development Corporation, Texas Water Development Board, and Texas State Data Center
- Social and economic characteristics from 2014 American Community Survey (ACS), and Esri's Business Analyst Online
- Housing market characteristics, including rental and ownership data, from U.S. Bureau of the Census 2010 decennial survey and 2014 American Community Survey (ACS)
- Geographic Information System data from the U.S. Census Bureau, Texas Natural Resource Information System, Texas Parks and Wildlife Department, and Federal Emergency Management Agency (FEMA)

TEXAS TARGET COMMUNITIES

For a quarter-century, the Texas Target Communities (TTC) program from the College of Architecture at Texas A&M University has provided technical assistance on land use planning and design to small, lower-resourced communities across the state.

Today, communities face complex challenges that require access to more specialized information from a variety of disciplines. Unfortunately, few small communities are able to employ a cadre of experts able to conduct the kind of tailored analyses a community needs in order to make sound choices regarding the future.

Therefore, since June 2013, TTC has been expanded to diversify the scope of technical support offered. The program has transitioned from short-term, independent projects focused on land use planning and design to more long-term, integrated efforts addressing the full spectrum of challenges (i.e. civic, environmental, economic, etc.) encountered by communities today.

PROJECT TEAM

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CHAPTER 1 – BASTROP COUNTY OVERVIEW

INTRODUCTION

Bastrop County is a unique region in Texas characterized by historic sites, charming downtowns, abundant river frontage, variety of recreational amenities, and appealing topography. The historic cities of Bastrop, Elgin, and Smithville are the three largest cities within the County¹.

Bastrop County has large land availability that attracts retirees and young families. The elderly population (55 and older) in the County accounts for a quarter of the total households (Census, 2010). Bastrop County remains primarily residential, with a job ratio of 0.56 jobs to each household.² This compares to a ratio of 1.2 for the total Austin Metropolitan Statistical area (MSA). The County shares 1.33 percent of the regional growth of the MSA. Education and Health Services is the largest industry in Bastrop County, accounting for 18 percent of the total employment in the County, followed by Construction which constitute 13 percent of the total employment (Census, 2014). The Bastrop market area's largest employer is Bastrop ISD, which employs approximately 1,383, followed by Hyatt Regency Lost Pines Resort with 749, Bastrop County with 446, the University of Texas Science Parks with 420, and Wal-Mart with 356.³

The housing market in Bastrop County is considered as emerging, having abundant available land with relatively good access to key employment centers and various amenities, and a lower price range (median value for owner occupied housing units \$121,500) with respect to the MSA.²

The Housing Supply and Demand Analysis report, prepared by Robert Charles Lesser & Co. Real Estate Advisors for the Bastrop Economic Development Corporation, divides the county into five sections. Each section has unique characteristics and housing recommendations. The sections are as follows:

- XS Ranch Site: characterized by appealing topography
- FM 20: premium land with appealing topography
- Tahitian Village: high market price for residential
- FM 969, Bastrop Village West: provides an opportunity for smaller, accessible, and value-oriented communities, which can be used for affordable housing.

¹ Bastrop County Website. Retrieved from <http://explorebastropcounty.com/bastrop-county>

² Comprehensive Housing Supply and Demand Analysis for the City of Bastrop. Prepared by Robert Charles Lesser & Co. Real Estate Advisors for the Bastrop Economic Development Corporation. September 3rd, 2015

³ City of Bastrop Multi-family Feasibility Report. Capitol Market Research, Inc. Austin, Texas. 2015

- Texas 71: value-oriented small and medium communities, which can be used for affordable housing.

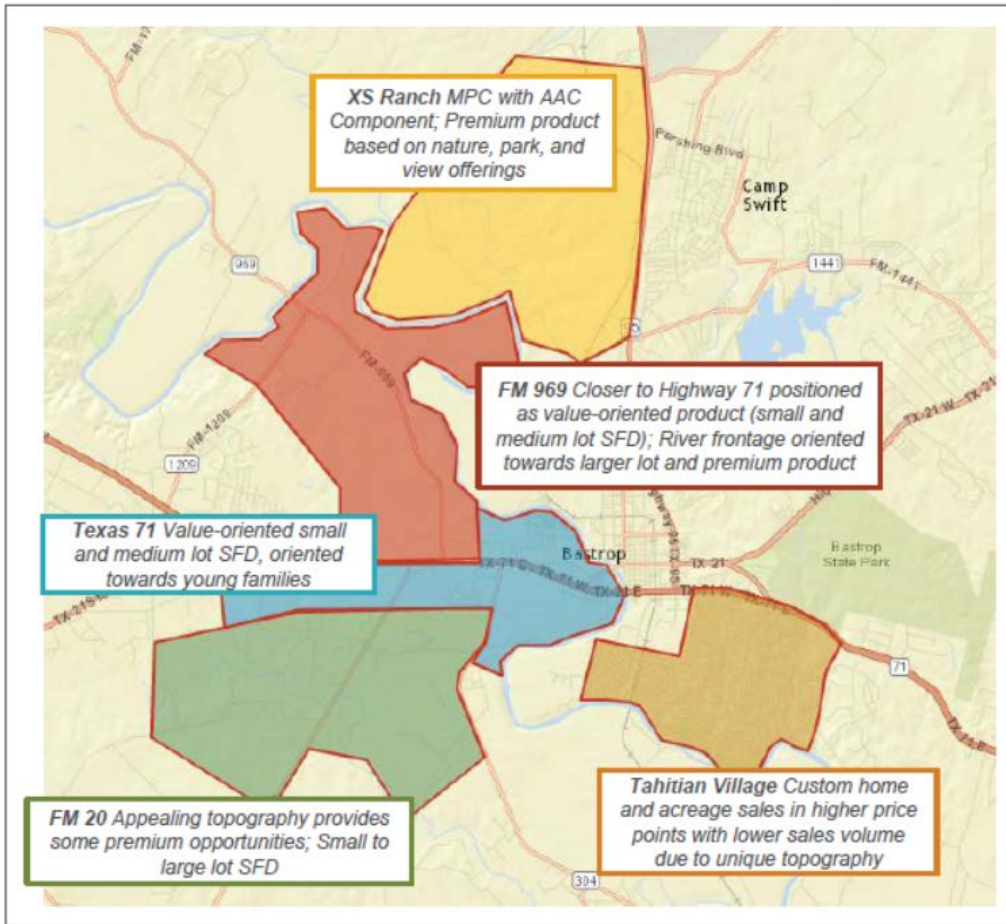


Figure 1.1 Bastrop County Division into Five Sections, BEDC Report

TERMINOLOGY

AFFORDABLE HOUSING:

The US Department of Housing and Urban Development (HUD) defines a household as being housing cost burdened when 30 percent or more of the monthly total household income is spent on housing costs. The household’s total income is analyzed, along with the market value of the rental unit, to determine appropriate housing subsidies. It is important that affordable housing units blend into the surrounding communities such as someone driving by would not notice the difference between the housing units.

LOW INCOME HOUSEHOLDS:

The U.S. Department of Housing and Urban Development defines low-income households as those who earn 60 percent or less of the area median income. Other qualifications include very low-income households, and extremely low-income households. Very low-income households earn 50 percent or less of the median income and extremely low-income households earn 30 percent or under the median income (refer to Table 1.1).⁴

Table 2.1 Example showing the Difference between Income Categories

Median Income of Bastrop County	Low-Income Household Earning	Very low-income Household Earning	Extremely Low-Income Household Earning
\$53,382 per year	80 percent or less \$32,000 or less per year	50 percent or less \$26,600 or less per year	30 percent or less \$16,000 or less per year

DEMOGRAPHICS

Population analysis is the foundation for many planning decisions. It allows decision makers, developers, planners, and others to understand the composition of the community. Analysis of characteristics of the population can also help a community look to the future and determine future housing needs. Bastrop County has experienced rapid population change in recent years. Since 2010, the county has increased by 3,900 people due to natural increase of 1,164 people and net migration of 2,596 people. Natural increase occurs when the number of births exceeds deaths in a given year. The demographics section comprises the current population characteristics and population density in Bastrop County, as well as the projected population based on various sources. Both the County and the Cities' levels are considered to analyze the growth rates.

⁴ Retrieved from: <http://www.commonbond.org/affordablehousingterms.aspx>

POPULATION CHARACTERISTICS

Bastrop County population is spread out to include 29 percent children under the age of 19, and 25 percent elderly above the age of 55 (refer to Figure 1.2). The age dependency ratio (total number of people under 19 and over 65 divided by total number of people between 18 and 65, then multiplied by 100) is used to determine how much pressure is put on the working portion of the population. Within Bastrop County, the ratio is 67.3, which is higher than the State’s ratio of 60.5. This can also be split into old-age dependency (total number of people over 65 divided by total number of people between 19 and 65, then multiplied by 100) and child dependency ratios (total number of people under 19 divided by total number of people between 18 and 65, then multiplied by 100). The old age dependency ratio is 19.2 and the child dependency rate is 48.1. This signifies a large number of children within the County, which is higher that of the State (43.3).

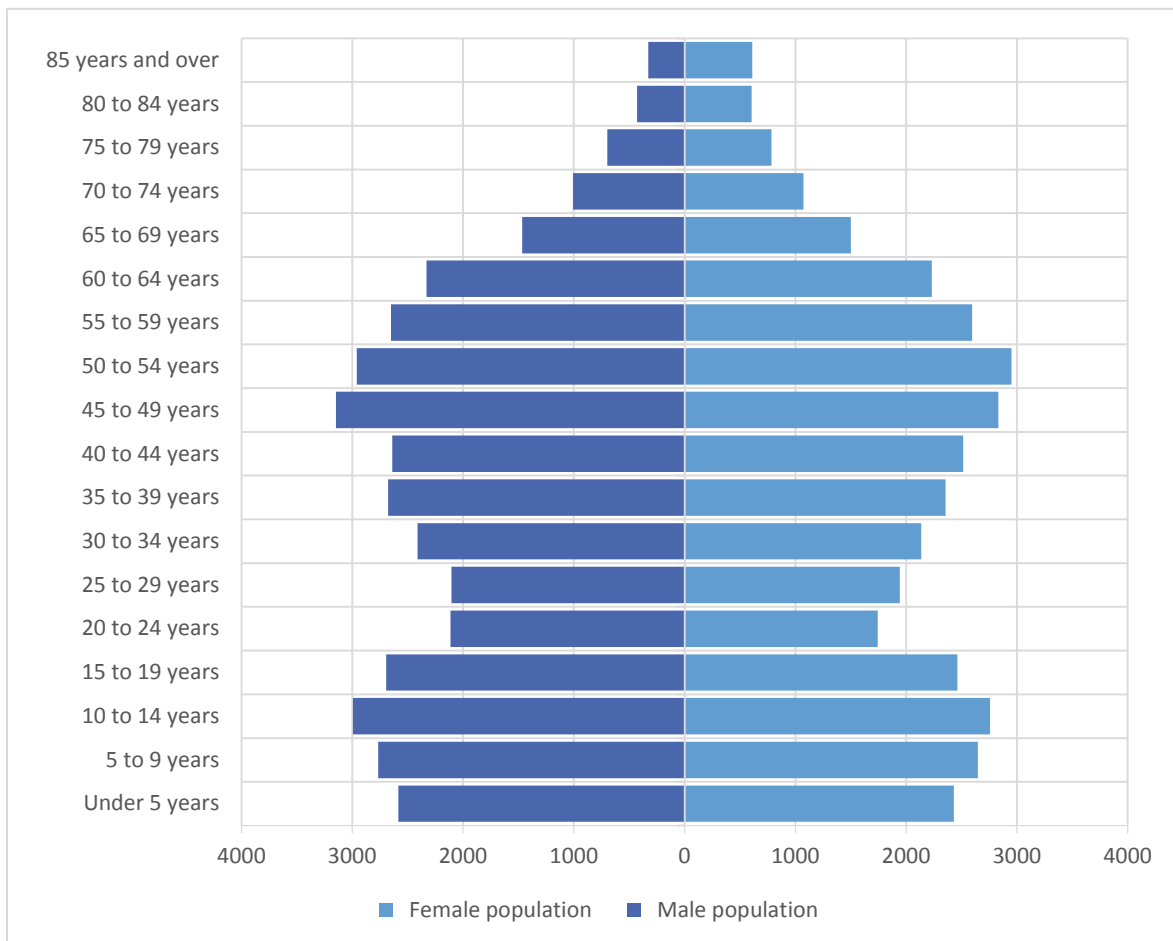


Figure 1.2 Population Pyramid (United States Decennial Census, 2010)

POPULATION DENSITY

According to the United States Census American Community Survey (ACS) 2014, the total population in Bastrop County, Texas is 75,708. The population density in the County is 85.24 people per square mile, versus 99.88 people per square mile in Texas⁵. The average family size is 3.26 people in Bastrop County, versus 3.31 people in Texas⁶.

According to ACS 2014, the population of Bastrop County is clustered around three major cities.¹

- Bastrop city: 7,856
- Elgin city: 7,661
- Smithville city: 4,004

The population density in persons per square mile (ppsm), is as follows:

- Bastrop city: 862 ppsm, which is close to the City of Bandera, TX with 942 ppsm
- Smithville city: 1,084 ppsm, which is close to the City of Schertz with 1,228 ppsm
- Elgin city: 1,323 ppsm, which is close to the City of Seguin with 1,367 ppsm

POPULATION PROJECTION

Bastrop County is projected to grow by an additional twenty thousand people by year 2020. The demographic changes will affect the housing market and probably housing prices based on supply and demand phenomenon. This section analyses the population projection in Bastrop County, as well as the three major cities within the County. Population projection analysis allows decision makers to understand the composition of the current and future community. There are several ways to project populations in the future; for this report, population projections are estimated using four different sources—Esri's Business Analyst Online, Bastrop Economic Development Corporation, Texas State Data Center, and Texas Water Development Board.

⁵ 2014 American Community Survey. Demographics and Housing Estimates

⁶ Census, 2010

"Family households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples

Retrieved from <http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF>

PROJECTION BASED ON ESRI BUSINESS ANALYST

The population projection based on the Census forecasts less than a ten percent increase in the population by year 2020 for Bastrop County (refer to Figure 1.3).

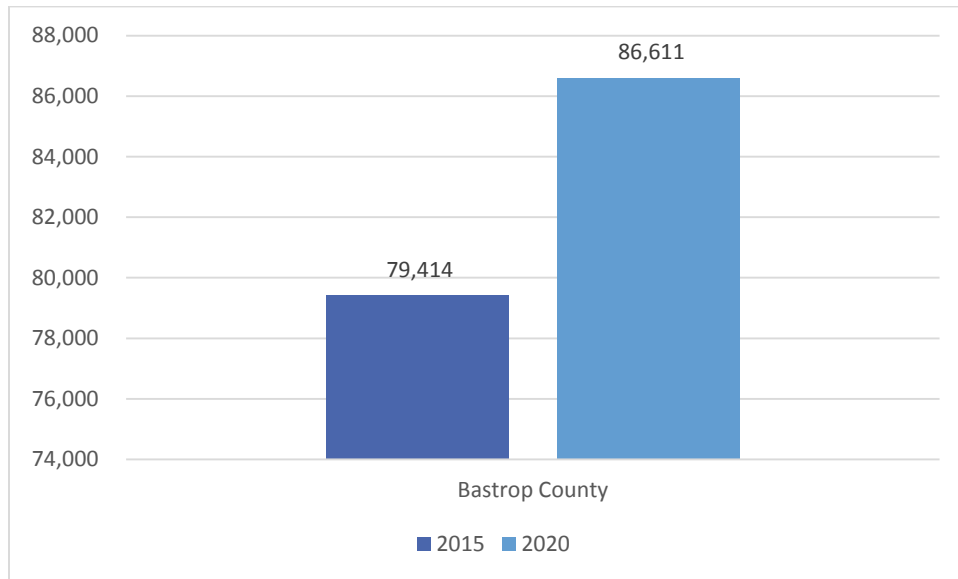


Figure 1.3 Population Projection for Bastrop County, Based on Esri’s Business Analyst Online (BAO)

PROJECTION BASED ON BASTROP ECONOMIC DEVELOPMENT CORPORATION

Based on the Bastrop Economic Development Corporation, it is forecasted that the population growth rate will have an increase of seven percent in Bastrop County by year 2018 (refer to Table 1.2).

Table 1.3 Population Projection Based on Bastrop Economic Development Corporation

BASTROP COUNTY	NUMBER	PERCENTAGE INCREASE
U.S. BUREAU OF THE CENSUS’ 2010 DECENNIAL SURVEY	74,171	N/A
2014 AMERICAN COMMUNITY SURVEY (ACS)	75,708	2.07%
2018 PROJECTION ⁷	80,775	6.69%

⁷ Retrieved from <http://www.bastropedc.org/BastropCountyDemographics>

PROJECTION BASED ON TEXAS STATE DATA CENTER

The Texas State Data Center forecasts population growth based on three migration scenarios:

1. Low—zero percent change from 2010 migration levels,
2. Medium—50 percent increase from 2010 migration levels, and
3. High—100 percent increase from 2010 migration levels.

According to the current population projection of Bastrop County (seven percent increase from 2010 to 2015), the closest scenario to the current growth trend is the low growth scenario. The three-migration scenarios' projections are shown in Figure 1.3 below.

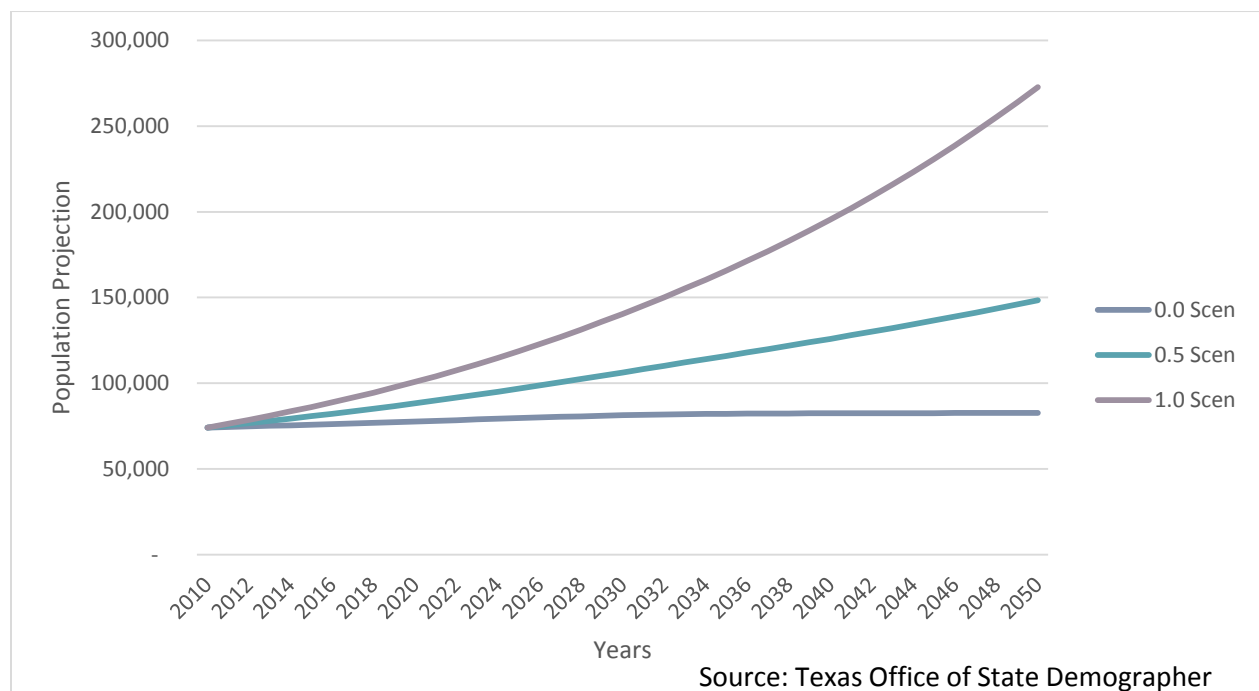


Figure 1.4 Population Projection for Bastrop County, TX (including three scenarios, based on Texas Office of State Demographer)

PROJECTION BASED ON TEXAS WATER DEVELOPMENT BOARD

The Texas Water Development Board (TWDB) data was used to determine population projections for the year 2050. Information from the TWDB was analyzed for Bastrop County and the Cities of Smithville, Elgin, and Bastrop for the year 2020. Year 2020 was used in order to allow for data to best be compared across the four sources (Figure 1.3). The Cities of Smithville and Bastrop's population are projected to increase by 23 percent by year 2020, whereas the City

of Elgin’s population is projected to increase by 44 percent.⁸ The projection for Bastrop County by year 2020 is projected to reach 95,487 which is the highest percentage among other sources (refer to Table 1.3).⁹

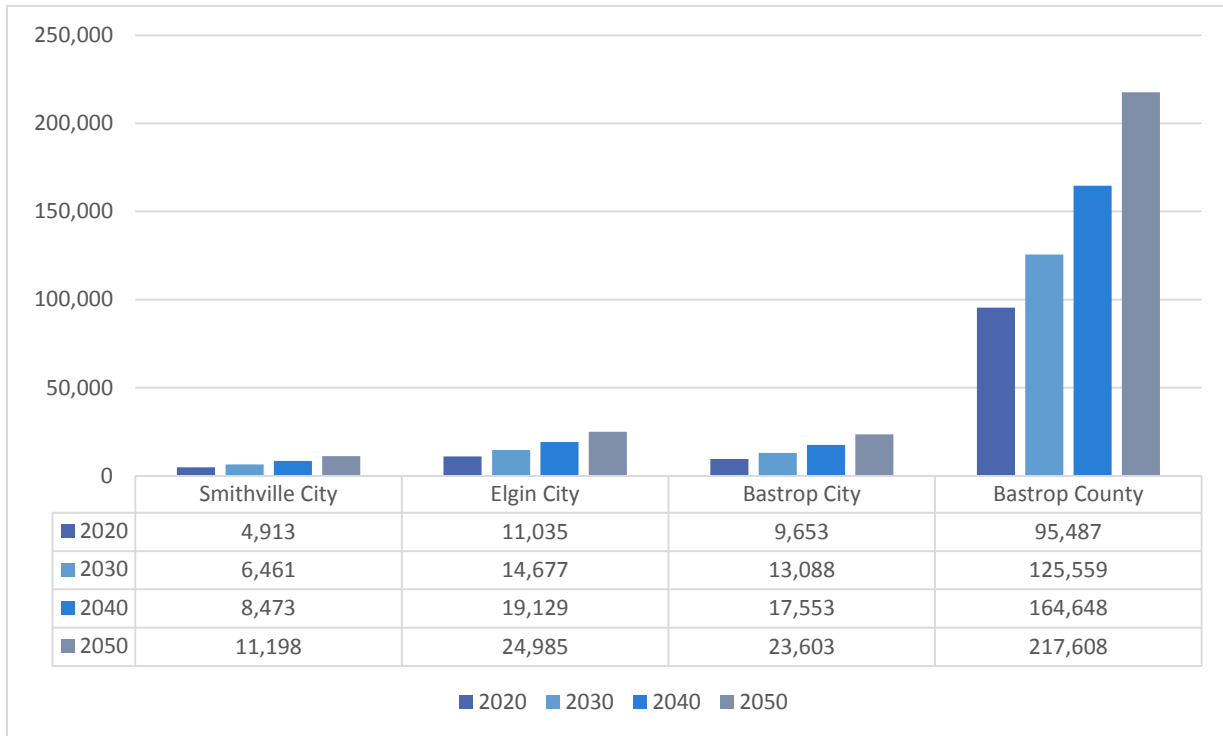


Figure 1.5 Population Projection for Bastrop County, City of Smithville, City of Elgin, and City of Bastrop, Based on Texas Water Development Board

Table 1.4 Bastrop County Population Growth Summary Based on Three Sources

	2014 Census	2020	Growth Rate
Office of State Demographer			
Zero Migration Scenario	75,708	77,713	3%
50 percent Migration Scenario	75,708	88,279	17%
100 percent Migration Scenario	75,708	100,746	33%
ESRI	75,708	86,611	14%
Texas Water Development Board	75,708	95,487	26%

⁸ The population growth is the comparison of the estimated population by year 2020 as provided by Texas Water Development Board and the 2014 population provided by Census.

⁹ Texas Water Development Board. County Data Retrieved From http://www2.twdb.texas.gov/ReportServerExt/Pages/ReportViewer.aspx?%2fProjections%2fpop_county&rs:Command=Render City Data Retrieved From http://www2.twdb.texas.gov/ReportServerExt/Pages/ReportViewer.aspx?%2fProjections%2fpop_City&rs:Command=Render

HOUSING

The housing section describes the current housing market within Bastrop County, and the three major cities in the County: the City of Bastrop, the City of Elgin, and the City of Smithville. Comparisons are made where appropriate to the State of Texas. Overall, the County's owner occupied housing units are in very high demand. Construction rates for new housing units has slowed down since 2010 and there is an aging housing stock in the County. In addition, a projected increase for both renter-occupied and owner-occupied housing units are shown through year 2020. Additional affordable housing is required, especially for the rental housing section in comparison to the median household income in the County.

HOUSEHOLD INCOME

The median household income is projected to increase around \$10,000 in Bastrop County by 2020, based on Esri's Business Analyst Online (BAO). This increase varies between \$7,000 for the Cities of Smithville and Elgin, and \$12,500 for the City of Bastrop (refer to Figure 1.6). However, the projected increase in the median household income does not imply that the purchasing power will increase, nor the rental or ownership housing units will be more affordable. According to the Consumer Price Index (CPI) provided by Bureau of Labor Statistics, the price of consumer goods rose 0.7 percent over the last 12 months,¹⁰ and the inflation rate is projected to reach 2.49 percent by year 2020. This is compared to 0.5 percent during the first quarter of year 2016.¹¹

¹⁰ Bureau of labor Statistics, U.S. Department of Labor. News Release. USDL-16-0109. Consumer Price Index December 2015. Retrieved from <http://www.bls.gov/news.release/pdf/cpi.pdf>

¹¹ Retrieved from <http://www.tradingeconomics.com/united-states/consumer-price-index-cpi/forecast>

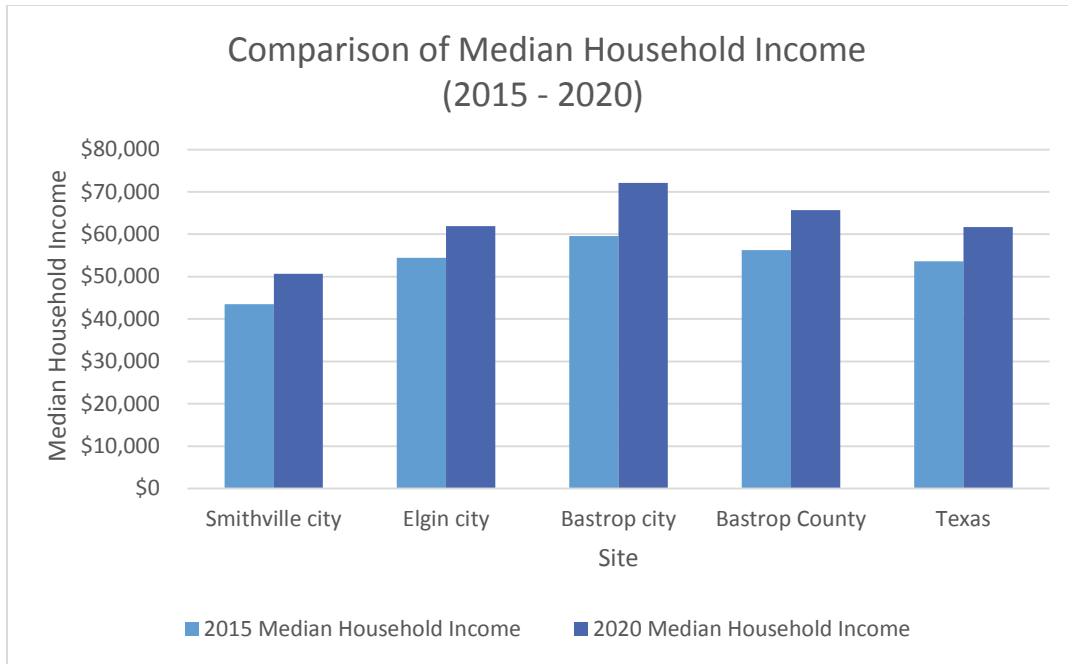


Figure 1.6 Comparison of Median Household Income from 2015 to 2020

CONSTRUCTION PATTERNS

A significant portion of the housing stock in Bastrop County is aging, with 46 percent of the housing units having been constructed before the year 1990 (refer to Figure 1.7). More than two-thirds (70.5 percent) of the County’s total number of housing units were built before year 2000, with only 847 units (2.9 percent of the total housing units) having been constructed since 2010.

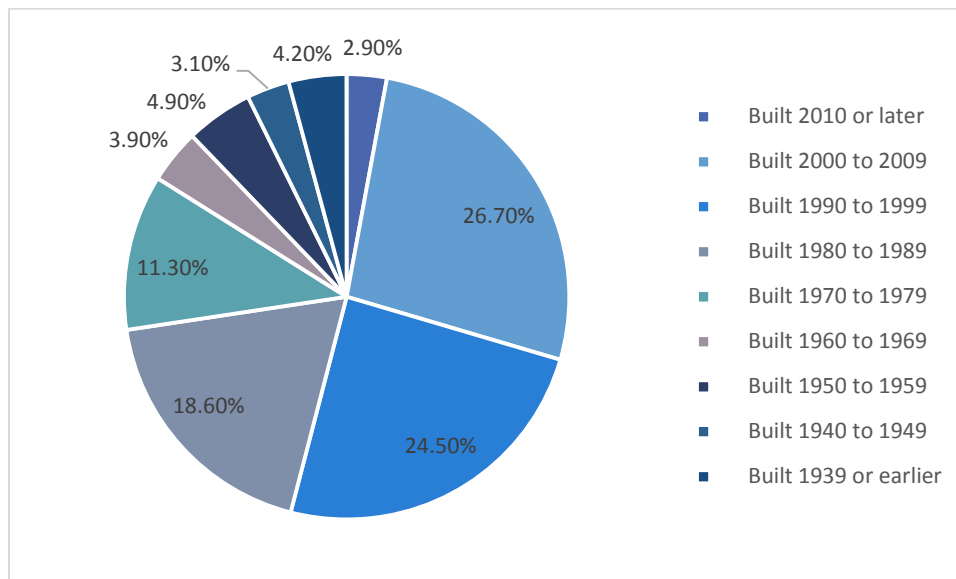


Figure 1.7 Construction Patterns in Bastrop County, TX

HOUSING TYPES CHANGE

Single-family detached housing and mobile homes are the primary housing type in Bastrop County. Figure 1.8 shows a slight change between years 2010 and 2014 with an increase in the multifamily housing versus a decrease in the mobile homes.

The Multi-Family Feasibility Report for the City of Bastrop prepared by Capitol Market Research, Inc. for Bastrop Economic Development Corporation forecasts an average demand of 191 multi-family housing units per year from 2015 to 2020 (refer to Table 1.4). The multi-family demand in Bastrop County is based on a capture rate of 3.52 percent, following the average historical growth from 2000 to 2010, and a household size of 2.78. A multi-family percent rate of 93.6 percent is used to calculate the market demand based on the building permits issued in the Austin Metropolitan Statistical Area from 2000 to 2010.

Table 1.5 Multi-Family Unit Demand in Bastrop County Market Area¹²

Year	Forecasted MSA Population Growth	MARKET AREA FORECAST						
		Capture Rate	New Population	Household Size	New HH	% Renter	% Multi- Family	Multi-Family Demand
2015	58,007	3.52%	2,044	2.78	758	24.6%	93.6%	175
2016	60,282	3.52%	2,124	2.78	773	24.9%	93.6%	180
2017	61,453	3.52%	2,165	2.78	801	25.3%	93.6%	189
2018	63,675	3.52%	2,244	2.78	816	25.6%	93.6%	195
2019	64,869	3.52%	2,286	2.78	832	25.9%	93.6%	202
2020	66,141	3.52%	2,330	2.78	840	26.3%	93.6%	207

¹² The Market Area Forecast is prepared by the Capitol Market Research. June 2015. The MSA population forecast based on the population forecast obtained from Texas State Data Center, Scenario 1.0, and 2010 Census. Capture rate based on averaged historical growth in the market area as a percentage of the MSA from 2000 to 2010. Household size and percent renter based on growth from 2000 to 2010 Census. Percent multi-family based on new building permits issued in the MSA over the last 10 years.

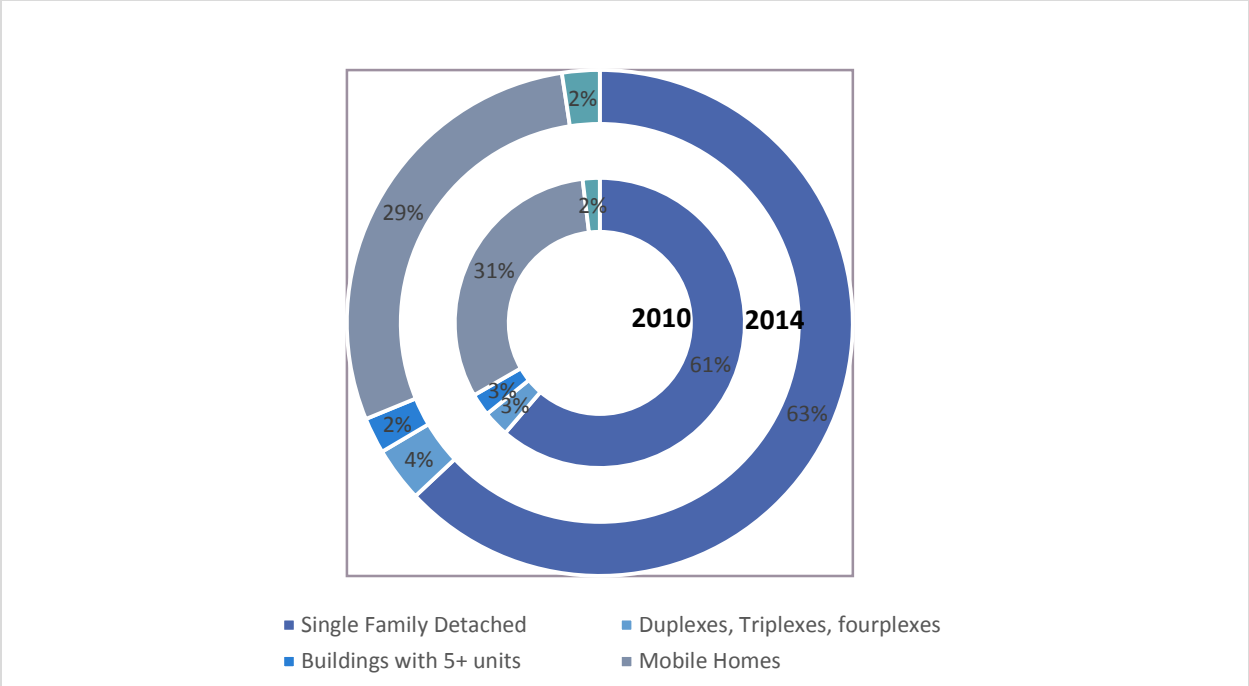


Figure 1.8 Type of Housing Units in Bastrop County, TX, 2010 and 2014

HOUSING VACANCY PATTERNS

The total number of vacant housing units in Bastrop County is 4,119, with a vacancy rate of 14 percent. This rate accounts for the total number of housing units that are unoccupied, including housing units designated for occasional and seasonal use. The actual vacancy rate is around four percent (1,275 actual housing vacant units), which includes only housing units which are for rent, or sale. Therefore, the overall occupancy rate in the Bastrop market area is around 96 percent¹³. The vacancy rate for renter-occupied housing is much higher at 13.7 percent in 2014, compared versus 2.1 percent for owner-occupied (refer to Table 1.5). This is above the State rates of 8.5 percent and 1.8 percent, respectively. Going back to year 2010, the vacancy rate for renter-occupied housing units has almost doubled. The number of vacant housing units in the County is forecasted to increase by around 200 units by year 2020 (refer to Figure 1.10).

¹³ This is because the other categories, including rented and sold but not occupied, occasional and seasonal use, are occupied and not offered in the market for rent or ownership.

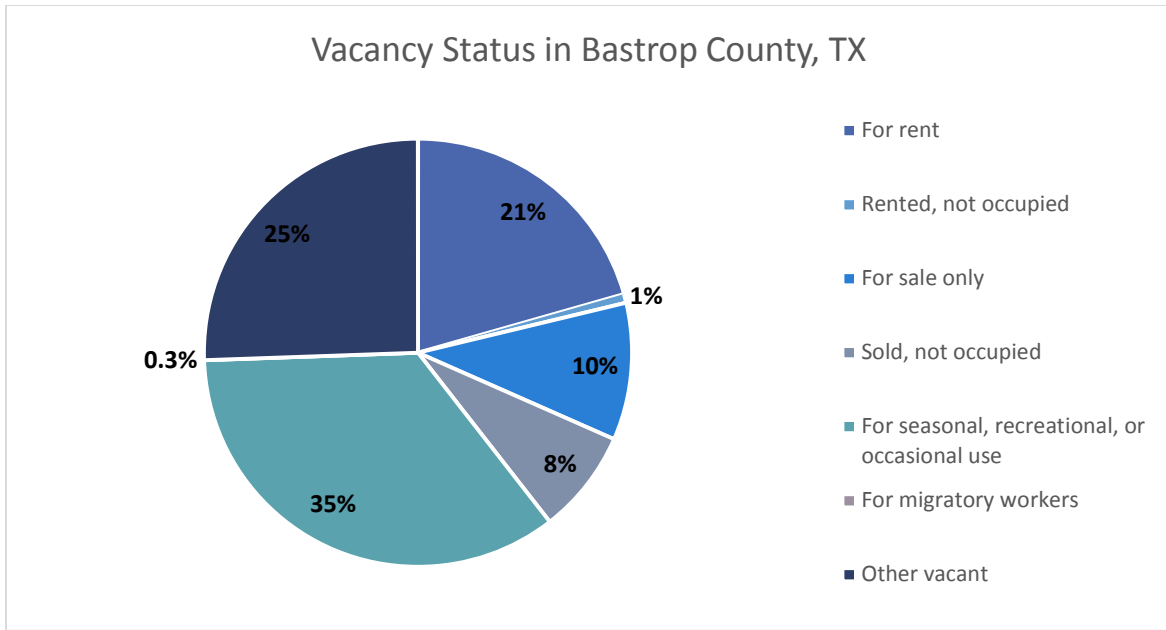


Figure 1.9 Vacancy Status in Bastrop County, TX in year 2014¹⁴

Table 1.6 Vacancy Rates for both Owner Occupied and Renter Occupied Housing Units

		2014	2013	2012	2011	2010
Bastrop County	Owner Occupied	2.1%	2.2%	2.2%	2.1%	2.2%
	Renter Occupied	13.7%	12.8%	12.7%	8.5%	6.5%
Texas	Owner Occupied	1.8%	2%	2.1%	2.3%	2.3%
	Renter Occupied	8.5%	9.2%	9.6%	10%	10.2%

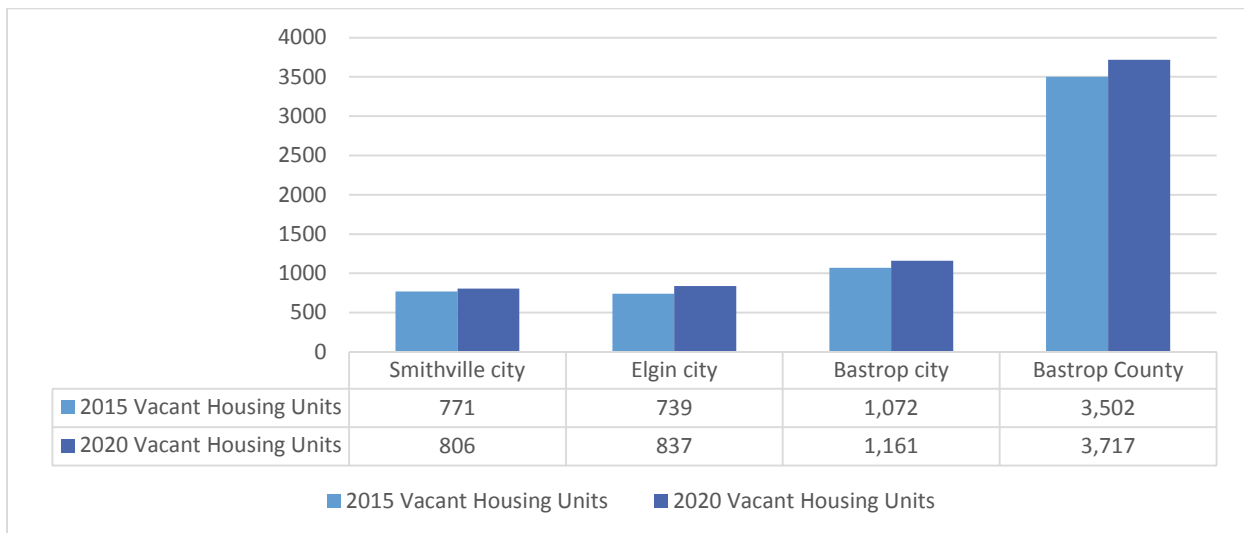


Figure 1.10 Actual Vacant Housing Comparison between years 2015 and 2020

¹⁴ U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

RENTAL COST PATTERNS

The median monthly rent for Bastrop County is \$856, slightly lower than the State's (\$870).

Fifteen percent of renters do not pay rent, compared to six percent for the State. The majority of renters (52.7 percent) pay between \$300 and \$999 a month, and quarter pay between \$1,000 and \$1,499, as can be seen in Table 1.6. In addition, the renter-occupied housing units are projected to increase by 641 units in the County, by year 2020. The majority of the units are projected to be located in the City of Bastrop (368 units)

Table 1.7 Monthly Rental Costs

	Bastrop County	Texas
Less than \$100	0.10%	0.30%
\$100 to \$199	2.00%	0.90%
\$200 to \$299	2.00%	2.10%
\$300 to \$399	3.40%	2.20%
\$400 to \$499	4.90%	3.80%
\$500 to \$599	9.40%	7.30%
\$600 to \$699	8.20%	10.70%
\$700 to \$799	7.60%	11.90%
\$800 to \$899	8.70%	11.60%
\$900 to \$999	10.50%	9.90%
\$1,000 to \$1,499	25.00%	24.70%
\$1,500 to \$1,999	3.10%	6.60%
\$2,000 or more	0.00%	2.60%
No cash rent	15.10%	5.60%
Median (dollars)	856	870

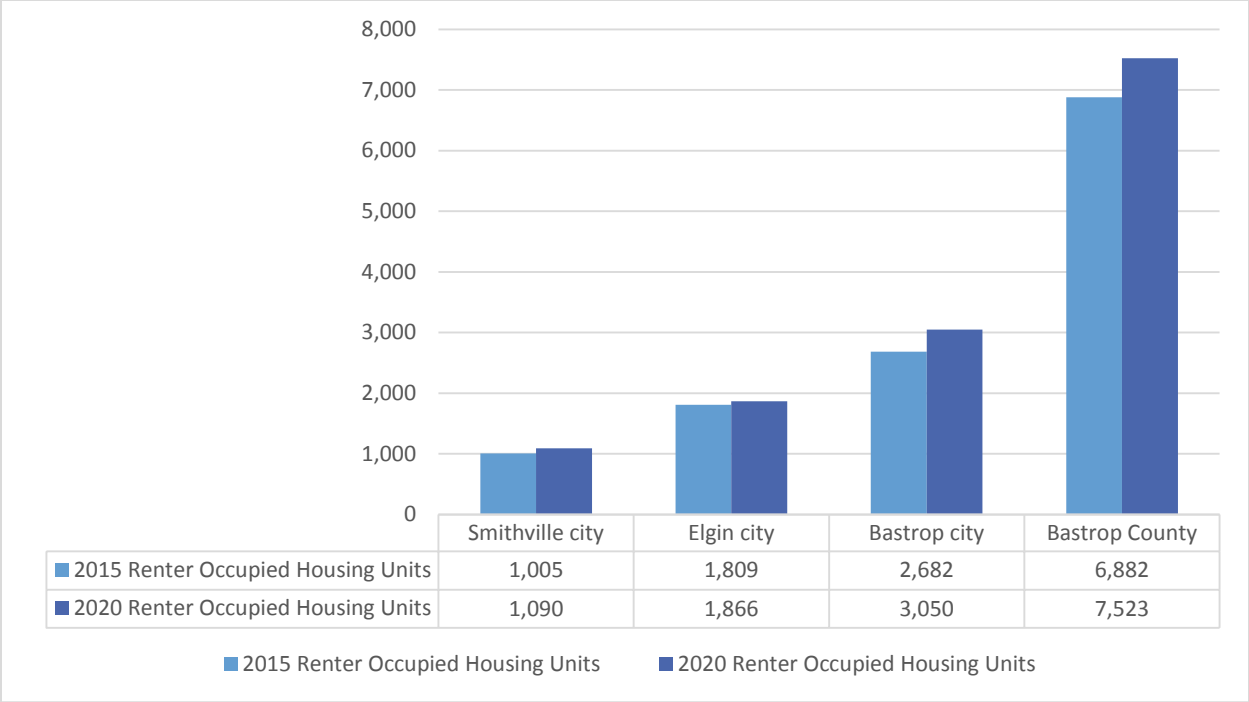


Figure 1.11 Renter Occupied Housing Comparison from 2015 to 2020

HOUSING COST PATTERNS

In 2014, the median value for owner-occupied housing units was \$121,500, compared to \$131,400 for the State. About 57 percent of owner-occupied households have a mortgage, slightly lower than the State (61 percent). The housing value patterns show a majority of owner-occupied housing units between \$50,000 and \$150,000 for Bastrop County, similar to that of the State (refer to Figure 1.12). Having four-fifths (20,000 owner-occupied units out of 25,314 occupied units) signifies a housing market in a very high demand for homeowners.

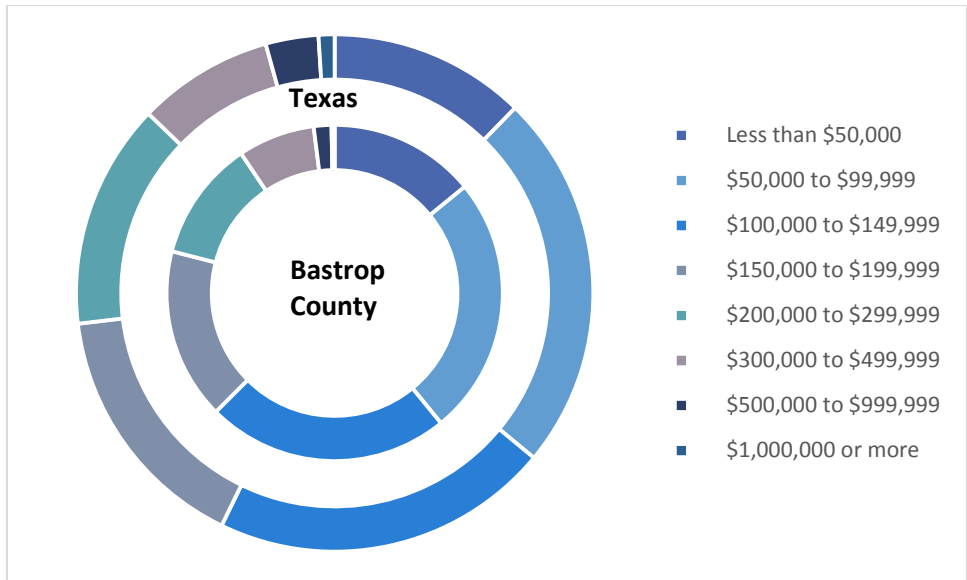


Figure 1.12 Housing Value Patterns (2014)

The increase in single-family detached houses is closely related to the increase in the portion of housing units which are owner-occupied, as opposed to renter-occupied, from 77.1 percent in 2010 to 81.6 percent in year 2014 (refer to Figure 1.13).

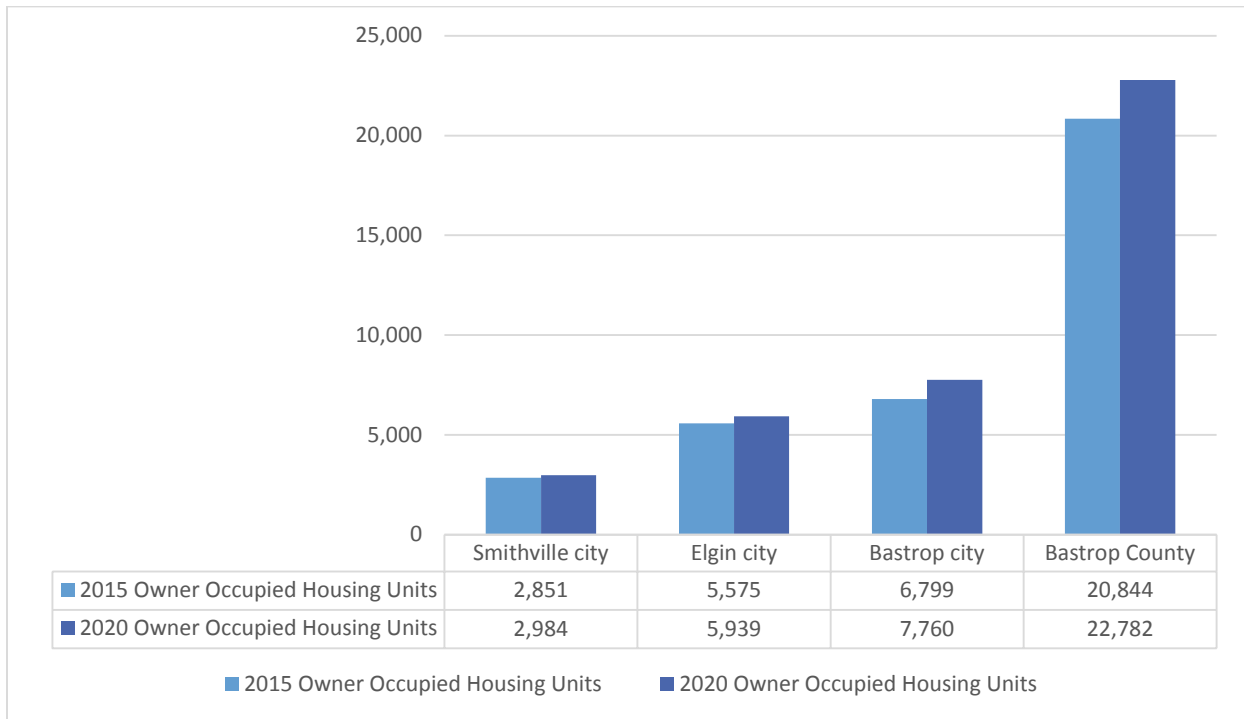


Figure 1.13 Owner Occupied Housing Comparison from 2015 to 2020

AFFORDABLE HOUSING

In order to determine if housing costs are affordable for the household, monthly housing costs are compared to monthly household income. The US Department of Housing and Urban Development (HUD) defines a household as being housing cost burdened when 30 percent or more of the monthly total household income is spent on housing costs. It is a common trend in the United States for renter-occupied households to have higher rates of housing cost-burdened households than for owner-occupied households. The majority of low-income households (earning less than \$20,000 annually) spend 30 percent or more of their income on housing, and are housing cost burdened (36 percent for owners and 48 percent for renters). Additionally, about 40 percent of renter-occupied households belonging to the \$20,000 and \$35,000 income bracket are housing cost burdened. Therefore, there is a need for affordable housing for both owners and renters. The combination of a high occupancy rate, the absence of new units, and the limitation selection of housing units on the lower threshold of the housing market indicate the need for more housing units, especially affordable housing.

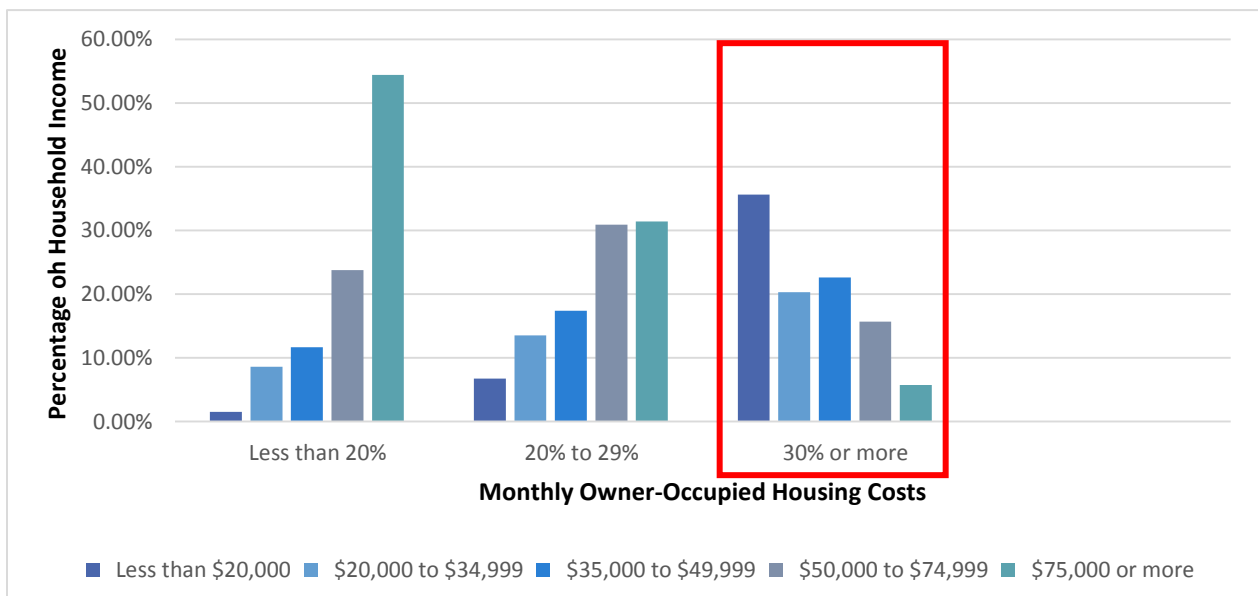


Figure 1.14 Monthly Owner-Occupied Housing Costs as a percentage of Household Income (2013)

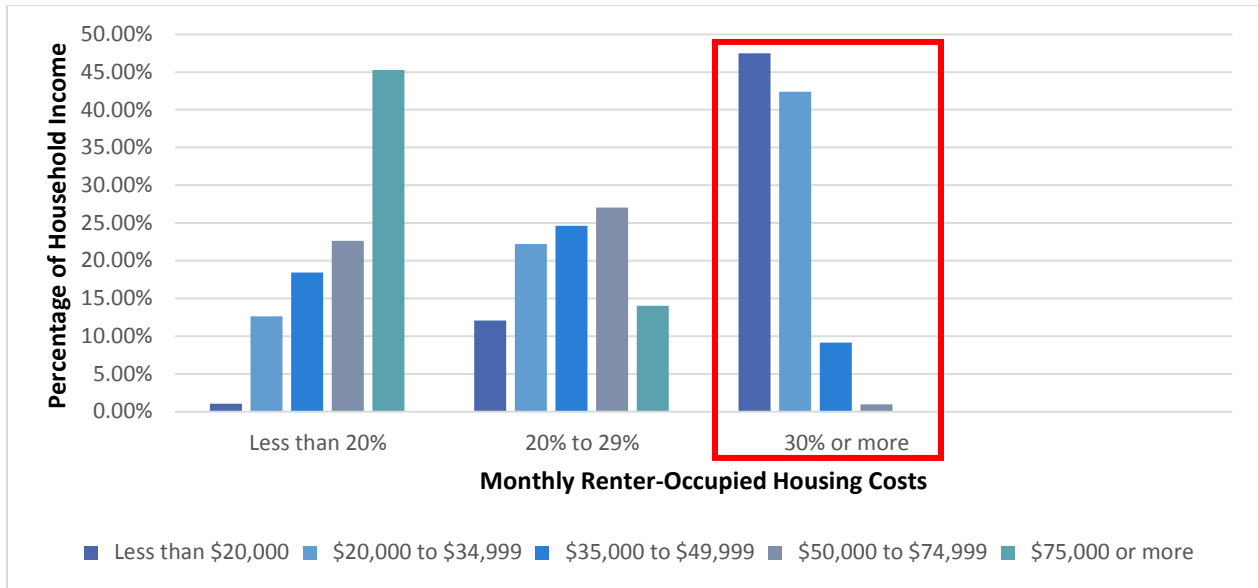


Figure 1.15 Monthly Renter-Occupied Housing Costs as a percentage of Household Income (2013)

Table 8 Median Annual Income for Full-time Labor by Occupancy per Income Category

	Male	Female
Less than \$20,000	Personal care and service occupations	Fire fighting and prevention, and other protective service workers including supervisors
	Farming, fishing, and forestry occupations	
\$20,000 - \$34,999	Food preparation and serving related occupations	Food preparation and serving related occupations
	Building and grounds cleaning and maintenance occupations	Building and grounds cleaning and maintenance occupations
	Production occupations	Personal care and service occupations
		Sales and related occupations
		Office and administrative support occupations
		Production occupations
		Transportation occupations
\$35,000 - \$49,999	Business and financial operations occupations	Business and financial operations occupations
	Community and social services occupations	Education, training, and library occupations
	Education, training, and library occupations	Arts, design, entertainment, sports, and media occupations
	Sales and related occupations	Health technologists and technicians
	Office and administrative support occupations	
	Construction and extraction occupations	
	Installation, maintenance, and repair	

	occupations	
	Transportation occupations	
	Material moving occupations	
\$50,000 - \$74,999	Computer and mathematical occupations	Management occupations
	Architecture and engineering occupations	Computer and mathematical occupations
	Arts, design, entertainment, sports, and media occupations	Architecture and engineering occupations
	Fire fighting and prevention, and other protective service workers including supervisors	Life, physical, and social science occupations
		Community and social services occupations
	Legal occupations	
		Health diagnosing and treating practitioners and other technical occupations
\$75,000 or more	Management occupations	Construction and extraction occupations
	Life, physical, and social science occupations	
	Legal occupations	
	Health diagnosing and treating practitioners and other technical occupations	
	Health technologists and technicians	

CHAPTER 2 – AFFORDABLE HOUSING SUITABILITY ANALYSIS

AFFORDABLE HOUSING SUITABILITY ANALYSIS

Based on the need for affordable housing in Bastrop County, a land suitability analysis was performed to locate potential sites for affordable housing in the County. Land suitability analysis is the process of determining the suitability of an area for certain usage based on various relevant criteria. The criteria are based on the County’s natural features, social needs, physical capacities, and existing conditions. The suitability criteria maps are then combined to identify the most highly suitable, moderately suitable and least suitable areas for affordable housing in the County.

The land suitability analysis is divided into four sections: physical suitability, social suitability, hazard suitability, and the compilation of physical, social, and hazard suitability analysis. Existing features such as access to the main roads, location to municipalities and extraterritorial jurisdictions (ETJ), and the proximity to infrastructure such as schools, hospital, and parks, determine areas suitable based on the physical capacity of the County.¹⁵ The social suitability is based on the location of minority groups, poverty, low- and moderate-income families, and social vulnerability index. Social vulnerability refers to the sensitivity of the residents’ exposure to natural hazards due to population and housing characteristics: age, low income, disability, home value or other factors. In addition, both fire and flood hazards are included in the suitability analysis, since Bastrop County has a history of destructive wildfires and flooding from the Colorado River. The suitability map is created using sixteen layers (refer to Tables 2.1, 2.2 and 2.3). Each of these layers are established based on Pass/Fail methodology.

Table 2.1 Physical Suitability Criteria

Description	Suitability Criteria	Fail/Pass
Accessibility	Within 1 mile from Highway	Pass
Proximity to Residential	Within residential area	Pass
Proximity to Schools	Within 2 miles from School	Pass
Proximity to Health Care	Within 2 miles from Health Care Center	Pass
Proximity to Main Streets	Within 0.5 mile from Streets	Pass
Proximity to Rail	Within 0.5 mile from Rail	Fail
Proximity to Airport	Within 3 miles from Airports	Pass
Proximity to ETJ	Existing urban area	Pass

¹⁵ Texas Parks and Wildlife Department. <https://tpwd.texas.gov/gis/data>

Table 2.2 Social Suitability Criteria

Description	Suitability Criteria	Fail/Pass
Low Income Families	Annual Household Income Less than \$50,000	Fail
Minority Groups	Location of all Ethnicities except White	Fail
Poverty	High Concentration of Poverty in the County	Fail
Social Vulnerability Index	2009 USA Social Vulnerability Index (6 to 8) ¹⁶	Fail
Housing Cost Overburdened	Median Monthly Owner Costs greater than 20% of Household Income	Fail

Table 2.3 Hazard Suitability Criteria

Description	Suitability Criteria	Fail/Pass
Fire Hazard	Within Federal Fire Occurrence Location by 2014	Fail
Flood Hazard	Within 100-year Floodplain	Fail

The layers described in Tables 2.1, 2.2, and 2.3, are graphically represented in Appendices 1.4 through 1.14. The physical, social, and hazard suitability maps are shown in Appendices 1.1, 1.2, and 1.3 respectively. The compiled suitability map for affordable housing in Bastrop County is shown in Figure 2.1, with the lighter shades highlighting areas that are more suitable for affordable housing.

Figure 2.2 the parcels that are suitable for affordable housing in the Cities of Elgin, Smithville, and Bastrop. The proposed parcels are in accordance to the high suitable areas based on the suitability map, the vacant parcels from the National Geospatial Data Asset (NGDA) Land Use Land Cover (2011), and the parcel size criteria for affordable housing, which is based on a study done by UNC-Chapel Hill’s Department of City and Regional Planning. Based on this study, parcels between 0.25 and 11.5 acres are considered as suitable for affordable housing.¹⁷

It is worth noting that further investigation for the vacancy of the selected parcels needs be conducted, due to the lack of accurate parcel data in the County.

¹⁶ USA Social Vulnerability. 2009. Social vulnerability refers to sensitivity to this exposure due to population and housing characteristics: age, low income, disability, home value or other factors. Retrieved from <http://www.arcgis.com/home/item.html?id=0a85781f7890497185d6cde6760a20c5>

¹⁷ LRT Station Area Affordable Housing Study. Prepared for the Durham City-County Planning Department. Prepared by the Land Use & Environmental Planning Workshop UNC-Chapel Hill Department of City and Regional Planning. 2015. Retrieved from <http://durhamnc.gov/DocumentCenter/View/4729>

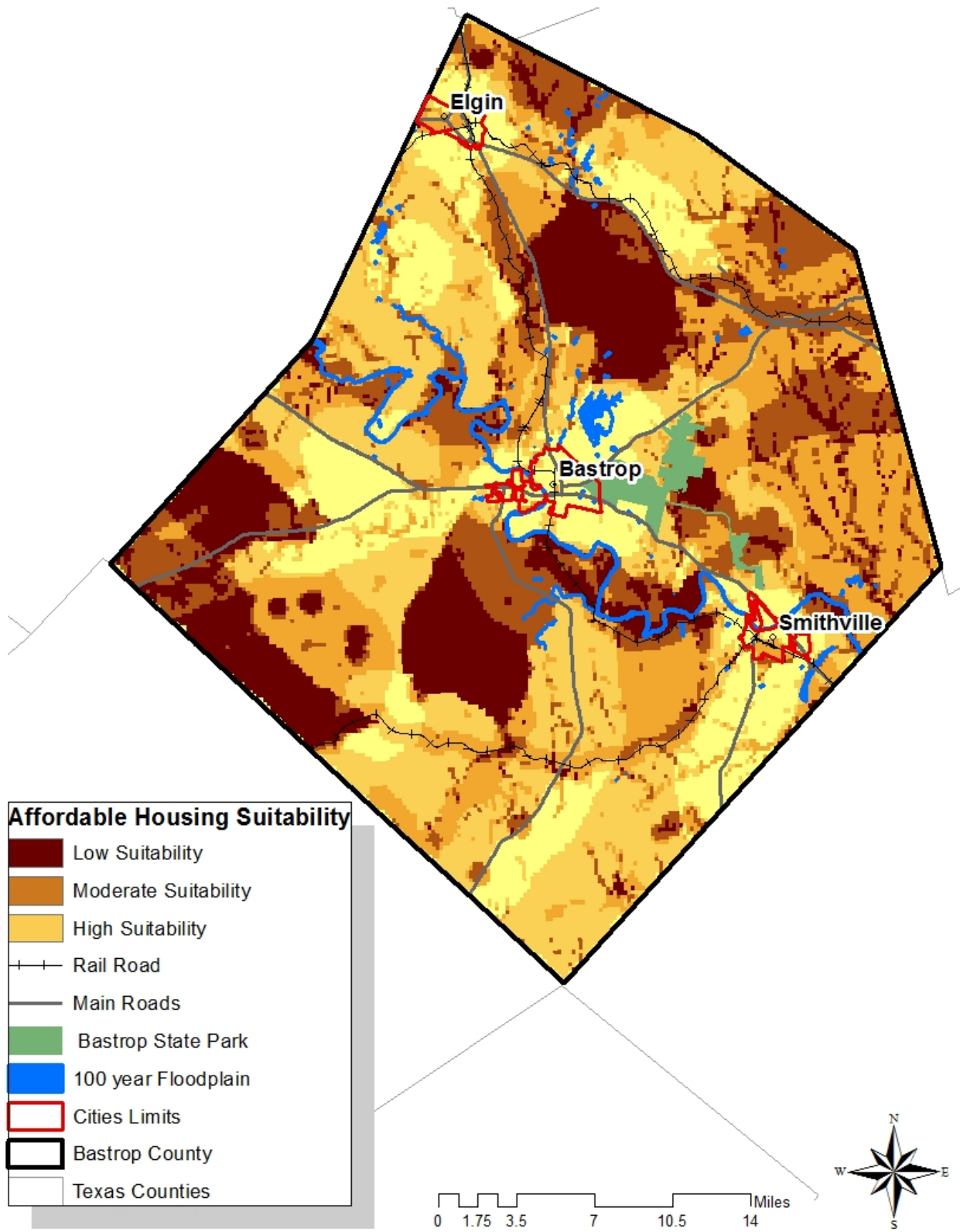


Figure 2.16 Suitability Map for Affordable Housing in Bastrop County, TX

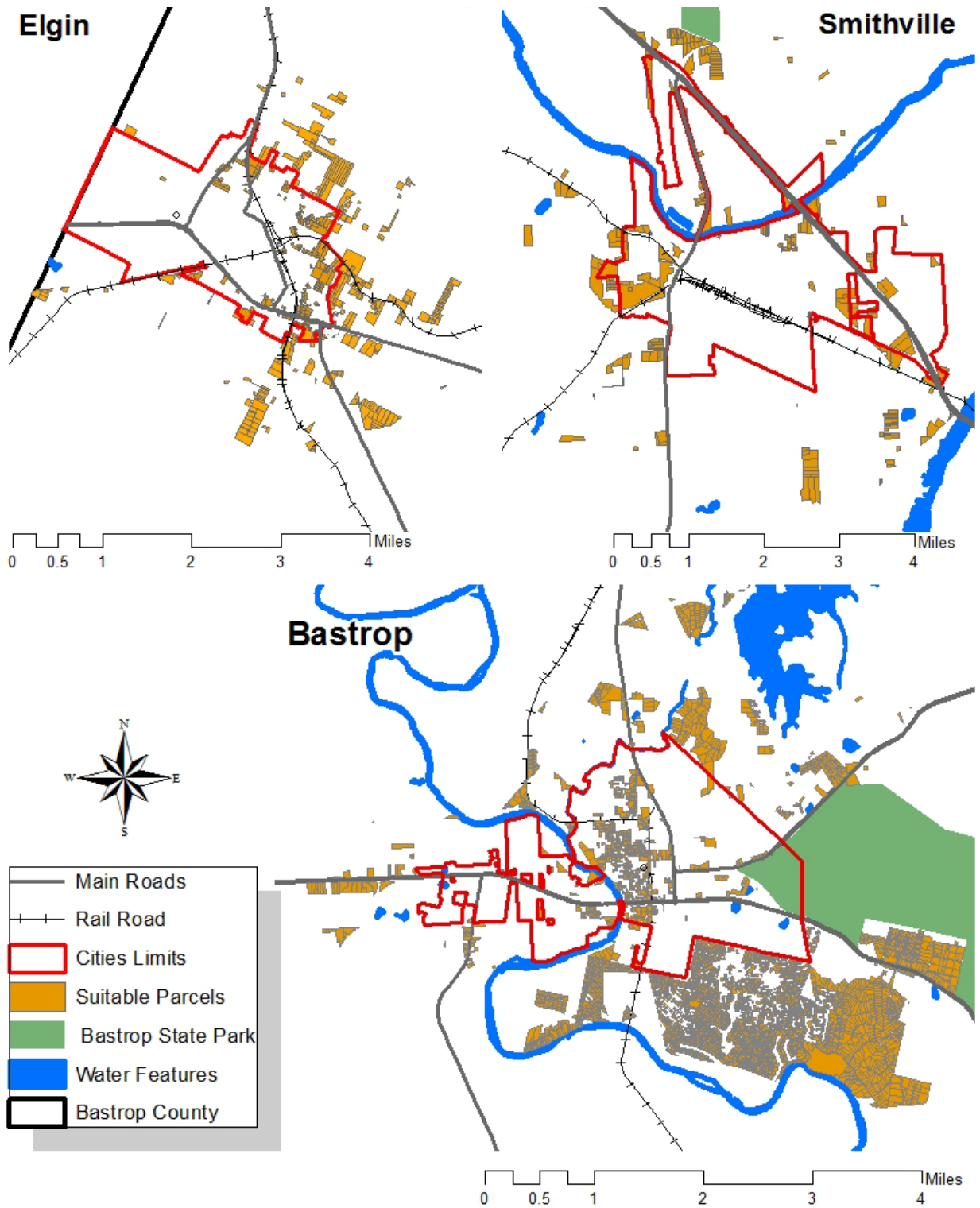


Figure 17 Proposed Potential Sites for Affordable Housing Location, at parcel level, in Bastrop County, TX

CHAPTER 3 – AFFORDABLE HOUSING CASE STUDIES

“This section provides a few examples on affordable housing projects. It aims to highlight the importance of having affordable housing programs for the community.”

AFFORDABLE HOUSING CASE STUDIES

The Austin Tenants’ Council (ATC), a private nonprofit organization, provides a guide for affordable housing in the Greater Austin Area, including Bastrop County. The guide is updated regularly and includes a list of affordable housing options based on income levels of an individual (refer to Appendix 2.1). It divides housing options based on income level into four categories:

- Level A: Total household income is 50 percent or less of the area median income, which is very low income families category
- Level B: Total household income is more than 50 percent but less than 60 percent of the area median income, which is low income families category
- Level C: Total household income is more than 60 percent but less than 80 percent of the area median income
- Level D: Total household income is more than 80 percent but less than 100 percent of the area median income

The benefit of this guide is that an individual or a family can look for housing options in Bastrop County by calculating the percentage of his/her income with respect to the median income of the County, and then select a housing availability from the list that is enclosed in Appendix 2.1.

The following section highlights some successful case studies in the region and concentrates on the income category and funding for each case. This can help Bastrop Community Cares in getting an insight of possible funding options that can be applied in Bastrop County. The case studies include income categories based on the monthly rents as described in Table 9.

Table 9 Maximum Affordable Housing Cost per Month per Income Category in Bastrop County

Category	Household Annual Earning*	Maximum Affordable Housing Cost per Month**
Low Income	\$26,000 - \$32,000	\$665 - \$800
Very Low Income	\$16,000 - \$26,000	\$400 - \$665
Extremely Low Income	Less than \$16,000	Less than \$400

* The household annual earning per income category is calculated based on the median household income in Bastrop County (\$53,382) (refer to Table 2.1)

*** The maximum amount of money that an individual can spend on housing so that he/she is not considered as housing cost burdened. It is calculated as 30 percent of the monthly household income.*

3.1 COMMUNITY FIRST! VILLAGE IN AUSTIN, TX

Community First! Village is an innovative new project in East Austin, which provides a rental opportunity for the homeless for \$210.¹⁸ This project is not limited to housing; it is a community that supports disabled and chronically homeless people in Central Texas. The 27-acre master planned community was built to lift up chronically homeless individuals who have been homeless for at least a year, or who have experienced four episodes of homelessness over the past 3 years with at least one disabling condition. Community First! Village provides a medical facility for physical and mental health screening, a community garden featuring fruit trees and vegetables, a chicken operation, and beehives for harvesting. It also provides walking trails, an outdoor theater, Wi-Fi, and has a CapMetro (public transportation system in Austin) bus stop on site.

Date of Completion: There is no specific completion date since more land and developments are continuously added to this project (recently added an additional 24 contiguous acres to the west side).

Architect: Designed by several parties including Texas A&M Engineering students

Owner & Developer: Mobile Loaves & Fishes, a faith based organization working in the Travis County area

Funding: All funds come from donations, fundraising and volunteers. There are no city, state or federal funds used in building the Community First! Village project.

Category: Extremely Low-Income

¹⁸ Retrieved from <http://austin.culturemap.com/news/innovation/08-28-14-community-for-the-homeless-becoming-reality/>



Figure 18 Affordable Housing Example of Community First Village Project in Austin¹⁹

3.2 MUELLER IN AUSTIN, TX

Mueller is an award winning mixed-use urban village in Austin, Texas. It has won more than twenty awards since 2001, with the most recent award in 2014 (Honor Award for the Southwest Greenway by the American Society of Landscape Architects, Texas Chapter).²⁰ The concept for Mueller was to transform the 700-acre vacant site, former home to the Austin Airport, into a sustainable community that is now home to approximately 13,000 people. The concept is based on New Urbanism principles, which include walkability, connectivity, mixed-use and diversity, mixed housing, quality architecture and urban design, traditional neighborhood structure, increased density, green transportation, sustainability, and quality of life.²¹ The village includes four million square feet of office and retail space, 5,700 homes, and 140 acres of public open space.²²

Mueller aims to provide affordable housing for households with an annual income less than the area's median income. In order to achieve this goal, twenty-five percent of the homes in Mueller Village are reserved for affordable housing. The Mueller Affordable Homes Program includes both for-sale and for-rent homes, and is in accordance with the City of Austin's S.M.A.R.T. Housing™ Program. This program establishes that households with an income of no more than 80 percent of the Median Family Income (MFI) for the City of Austin are eligible to buy homes in Mueller, and households with an income of no more than sixty percent of the MFI are eligible

¹⁹ Retrieved from <https://www.facebook.com/Community-First-Village-541221635900112/>

²⁰ Retrieved from <http://www.muelleraustin.com/news/awards/>

²¹ Retrieved from <http://www.newurbanism.org/newurbanism/principles.html>

²² Retrieved from <http://www.muelleraustin.com/about/>

to rent homes.²³ Around 25 percent of the homes are reserved for households with an income that is lower than the area's median income.

Date of Completion: Late 2014

Architect: ELS Architecture and Urban Design

Developer: Catellus Development Corporation

Funding: City of Austin, Austin Community Foundation, Catellus Development Corporation, and Mueller Foundation.

Category: Low Income



*Figure 19 Affordable Homes Example in Mueller, Austin: David Weekley Town Row Home*²⁴

3.3 CAPITAL STUDIO IN AUSTIN, TX

Capital Studio, a 135-unit apartment complex, is the first new affordable housing development in downtown Austin, and was approved by the City Council in August 2012. It was developed by Foundation Communities and provides homes to



Figure 20 CAPITAL STUDIOS, Affordable Living in Downtown Austin

²³ Retrieved from <http://www.muelleraustin.com/homes/home-type>

²⁴ Retrieved from http://www.davidweekleyhomes.com/new-homes?utm_medium=PPC&utm_source=Google&utm_campaign=Brand&adpos=1t1&creative=68364742615&device=c&matchtype=4i0BRcaudDcrrnDi6kBEiQAZSh5f4zG9e7yifY1cWtkC7fDGyU8Hsl67V

households making no more than fifty percent of the Median Family Income (MFI) for the City of Austin.²⁵ The rent varies between \$403 and \$672, and includes gas, electric and water within the rent.²⁶ The location, near 9th and San Jacinto Streets, provides easy access to employment in downtown Austin. Capital Studios benefits from highly efficient Variable Refrigerant Flow (VRF) HVAC systems, energy recovery, and sustainable building practices.

Date of Completion: End of 2014

Architect: Forge Craft Architecture & Design

Developer: Foundation Communities, Inc.

Funding: Tax Credit Equity, Federal Funds (CDBG), G.O Bond Funds, and Owner Equity²⁷

Category: Very Low Income and Low Income

3.4 GARDENS AT SAN JUAN SQUARE IN SAN ANTONIO, TX



Figure 21 Affordable housing units in the Gardens at San Juan Square, San Antonio¹

The project includes 252 residential units, 4,000 square feet of commercial/retail space walking trails and a park with a plaza that is accessible by both residents and the visitors. The project meets Build San Antonio Green (BSAG) Level II requirements that encompasses energy efficiency, water conservation, site requirements and health requirements (Indoor Air Quality).

The Gardens at San Juan Square is a mixed-income project that provides housing options for households earning 30 percent, 50 percent, and 60 percent of the area median income in San Antonio, TX. This project was the first mixed-financing project in San Antonio to include low income housing tax credits (LIHTC). The

residents of this project benefit from a variety of amenities and educational forums held at within

²⁵ Retrieved from <http://www.austintexas.gov/edims/document.cfm?id=181990>

²⁶ Retrieved from <http://foundcom.org/housing/our-austin-communities/capital-studios/>

²⁷ Retrieved from <http://www.austintexas.gov/edims/document.cfm?id=173733>

Date of Completion: December 2014

Architect: Alamo Architects

Developer: NRP Group LLC and San Antonio Housing Authority

Funding: U.S. Department of Housing and Urban Development (HUD), City of San Antonio HOME funds, Texas Department of Housing and Community Affairs (TDHCA) tax credits, tax-exempt bonds, and SAHA - Replacement Housing Factor funds

Category: Extremely Low Income, Very Low Income, and Low Income

3.5 BLUEBONNET STUDIOS IN AUSTIN, TX

Bluebonnet Studios is an affordable housing, multi-story residential building project for people with annual incomes around \$12,000. It is located at 2301 South Lamar Boulevard near Bluebonnet Lane, South Austin. It is comprised of 107 apartment units for low-income persons. Rents are projected to range from \$400 to \$675 a month with all bills included. Bluebonnet Studios is similar to the Capital Studios project.²⁸

Date of Completion: Summer of 2016

Architect: Forge Craft Architecture & Design

Developer: Foundation Communities, Inc.

Funding: Low Income Housing Tax Credits by Texas Department of Housing and Community Affairs, and Austin Housing Finance Corporation

Category: Very Low Income, and Low Income

²⁸ Retrieved from <http://buildingatx.com/2015/04/bluebonnet-studios-to-deliver-affordable-housing-in-south-austin/>



Figure 22 Affordable Rental Housing in South Austin at “Bluebonnet Studios”

3.6 THE RESERVE AT SPRINGDALE IN AUSTIN, TX

The Reserve at Springdale is a multi-family project, located at 5605 Springdale Road, East Austin. It is a four-story apartment complex with 292 units that is built with a total cost of about \$42 million. Residents will start moving in late 2016, but the date of completion is projected as Spring 2017.²⁹ The Reserve at Springdale provides housing for low-income individuals and families earning 60 percent of the median income for the Austin area. Rents are projected at \$801 a month for a one-bedroom unit, \$995 a month for a two-bedroom and \$1,096 a month for a three-bedroom. The complex includes amenities such as a café, pool, and abundant nature trails. In addition, the project is energy efficient under Austin Energy’s Green Building Program, with drought-tolerant landscaping and on-site recycling. Lincoln Property Company will manage the property.

Date of Completion: Spring, 2017

²⁹ Retrieved from <http://www.mystatesman.com/news/business/new-projects-adding-to-austins-affordable-housing-npWqT/>

Architect: Kelly Grossman Architect

Developer: Partnership between Ryan Companies US Inc. and the Austin Affordable Housing Corporation (AAHC)

Funding: Private Activity Bonds, Low Income Housing Tax Credits, Deferred Developer Fees

Category: Low Income



Figure 23 Affordable Rental Housing in South Austin at “The Reserve at Springdale”²⁹

HOUSING PROGRAMS

OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT CPD

The Office of Community Planning and Development (CPD) aims to expand opportunities for low and moderate-income households by providing decent housing. Funding is available as follows³⁰.

Program Office	Funding Opportunity Title	Funding Opportunity Number	CFDA	Estimated Publication Date	Estimated Application Due Date
CPD	HUD Community Compass Technical Assistance and Capacity Building Program	FR-6000-N-06	14.259	5/24/2016	7/23/2016
CPD	Capacity Building for Community Development and Affordable	FR-6000-N-07	14.259	6/24/2016	8/23/2016

³⁰ Retrieved from http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/grants/fundsavail

	Housing Grants (Section 4)				
CPD	Rural Capacity Building for Community Development and Affordable Housing Grants	FR-6000-N-08	14.265	7/8/2016	9/6/2016

SHOP SELF-HELP HOMEOWNERSHIP OPPORTUNITY PROGRAM

SHOP is authorized by the Housing Opportunity Program Extension Act of 1996, Section 11, and is subject to other Federal cross-cutting requirements. SHOP provides funds for nonprofit organizations to purchase home sites, and develop or improve the infrastructure for volunteer-based homeownership programs for low-income families. Homebuyers must contribute significant amounts toward the construction or rehabilitation of their homes. Eligible applicants must have completed at least 30 units of self-help homeownership housing within the last 24 months.

HOMELESSNESS PREVENTION AND RAPID RE-HOUSING PROGRAM

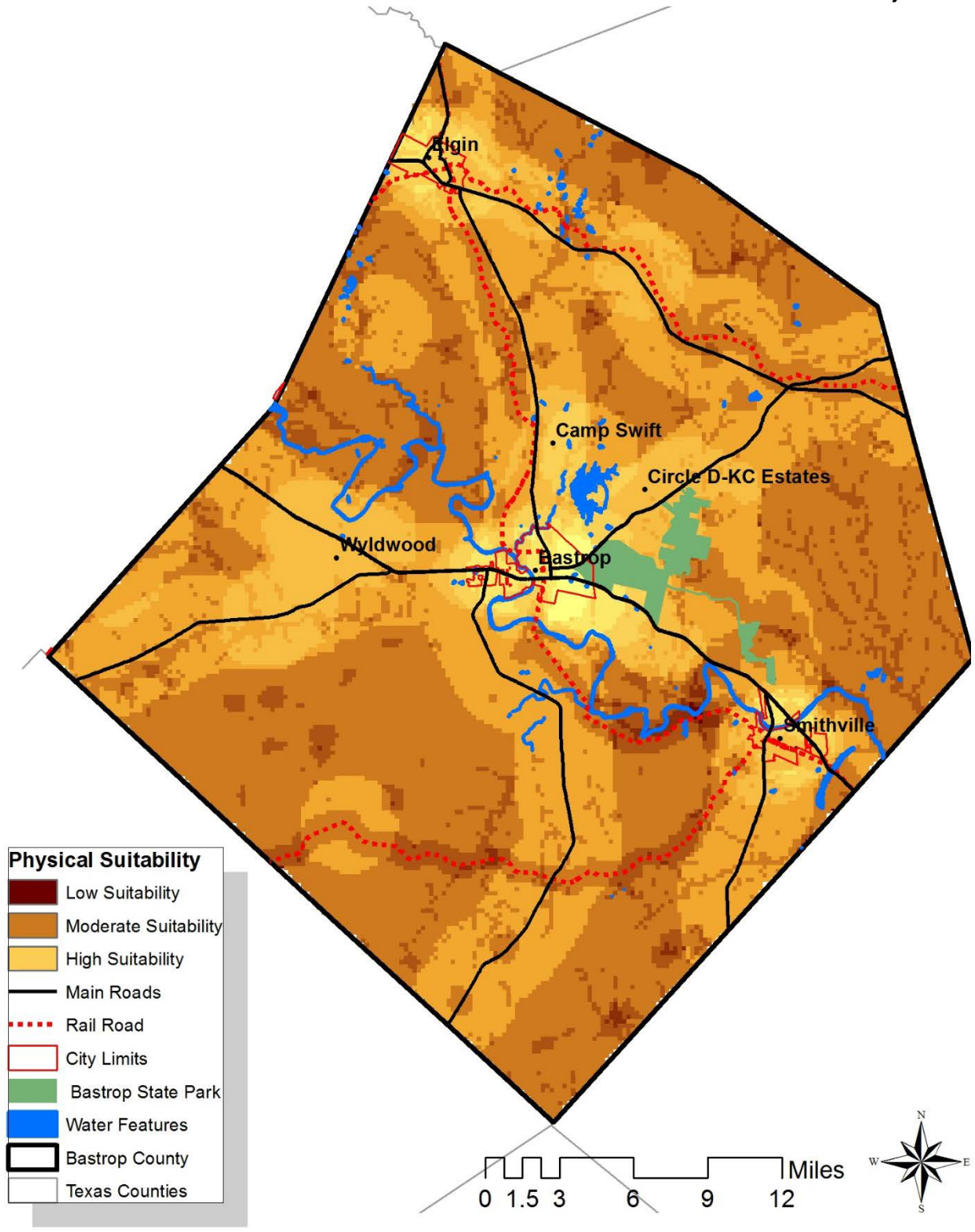
The Homelessness Prevention and Rapid Re-Housing Program (HPRP) receives funds from the U.S. Department of Housing and Community Affairs (HUD) to rapidly re-house persons living in homeless situations ³¹. With the HPRP funds, the Texas Department of Housing and Community Affairs funds nonprofits and local governments in Texas to provide homeless prevention assistance.

COMMUNITY SERVICES BLOCK GRANT (CSBG)

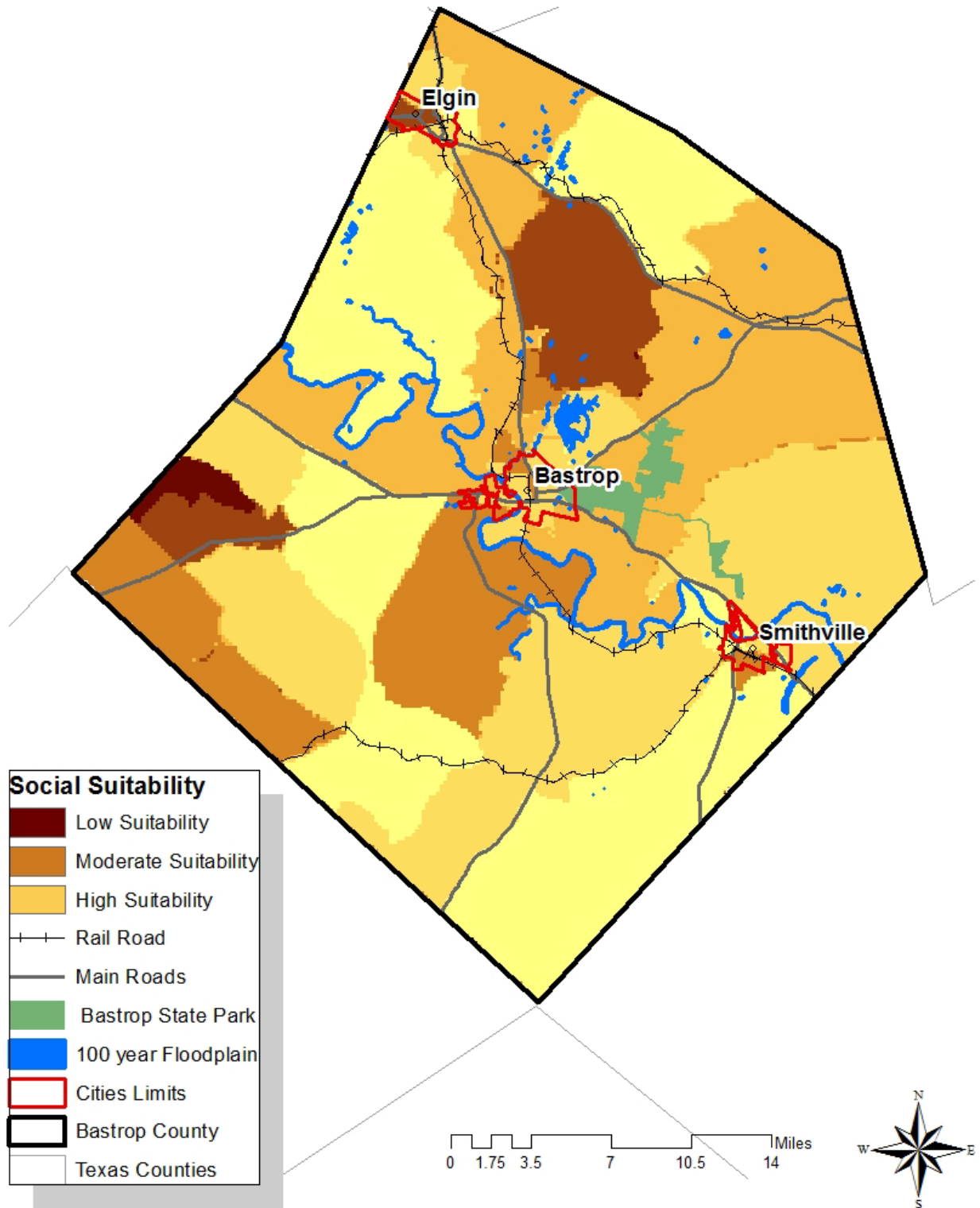
Ninety percent of CSBG funds are provided to CSBG eligible entities for the delivery of services to very low income Texas residents. Eligible entities are designated by the Governor to provide a broad range of services to eliminate poverty and foster self-sufficiency. The CSBG contractor in Bastrop County is Combined Community Action, Inc.

³¹ Retrieved from <http://www.tdhca.state.tx.us/recovery/detail-homelessness.htm>

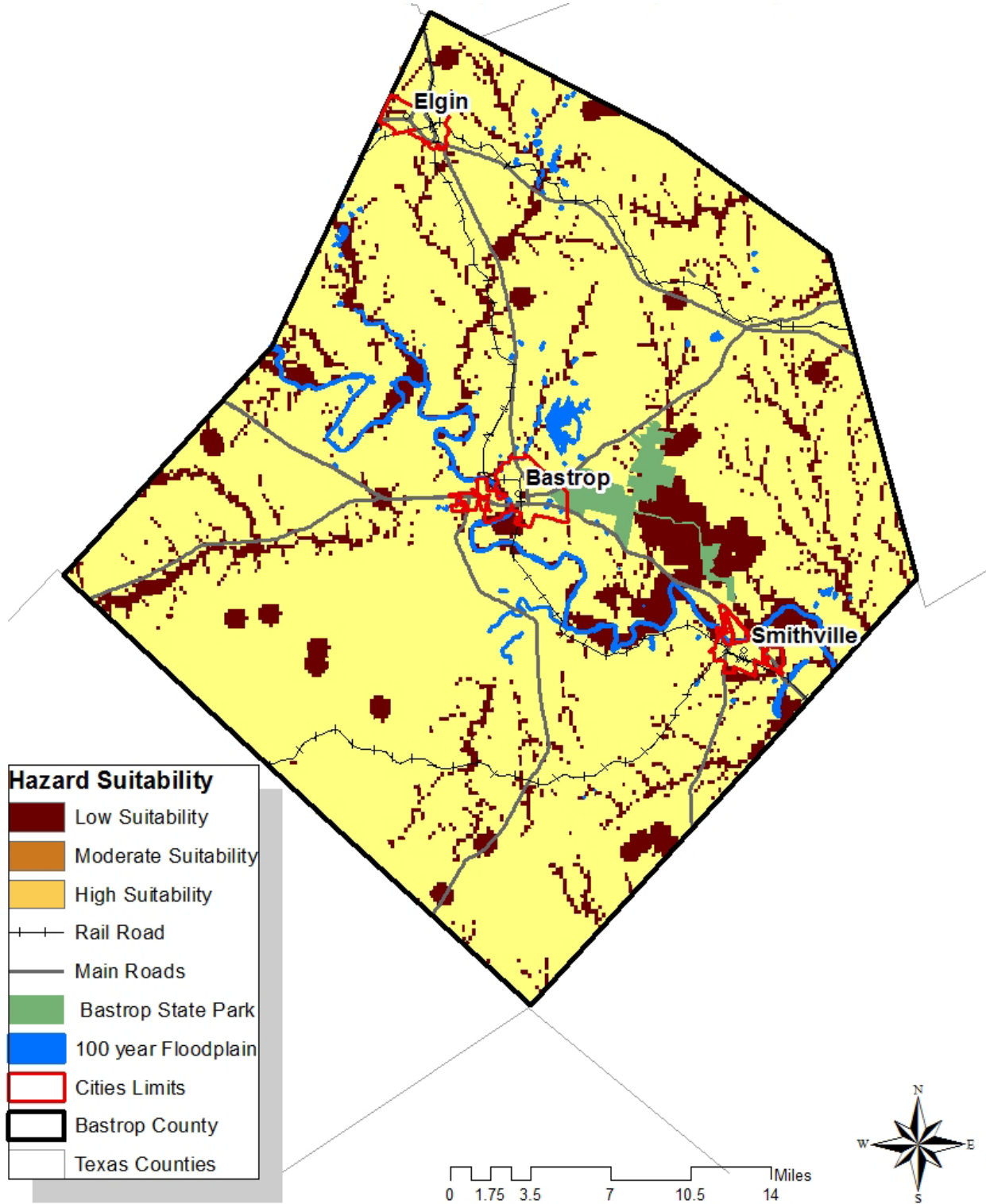
APPENDIX 1.1 – PHYSICAL SUITABILITY MAP FOR BASTROP COUNTY, TX



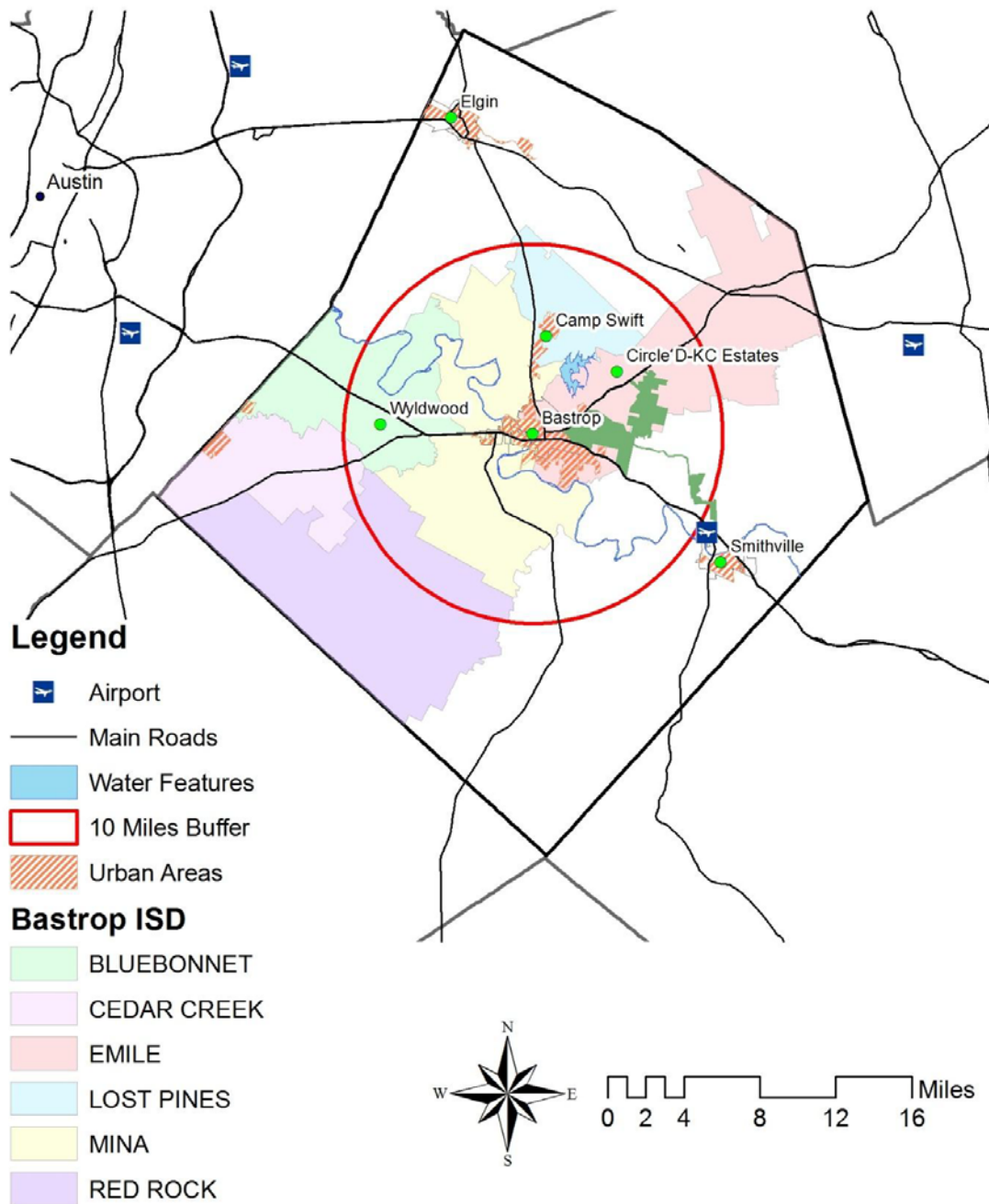
APPENDIX 1.2 – SOCIAL SUITABILITY MAP FOR BASTROP COUNTY, TX



APPENDIX 1.3 – HAZARD SUITABILITY MAP, INCLUDING FIRE AND FLOODS, FOR BASTROP COUNTY, TX



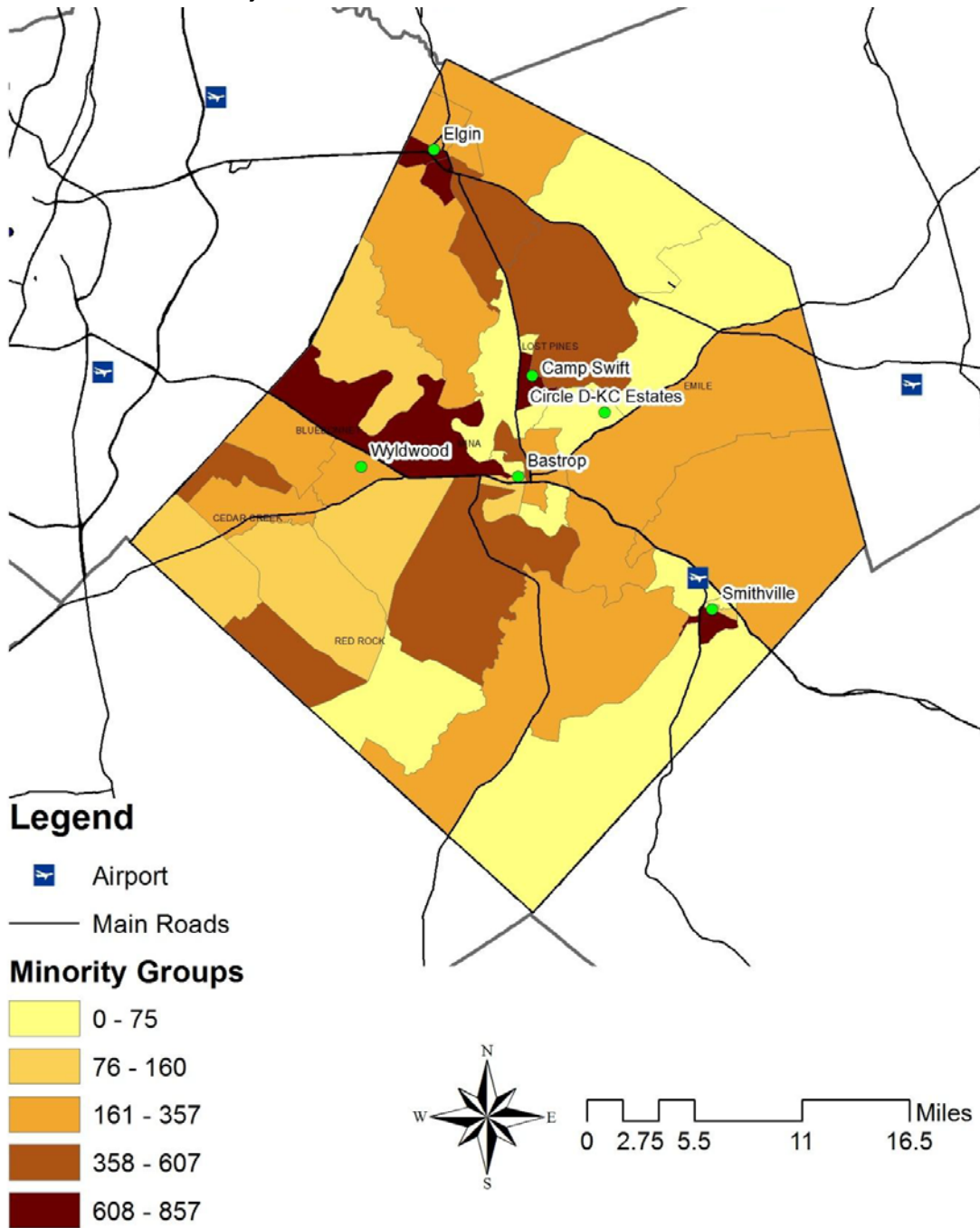
APPENDIX 1.4 – BASTROP HOUSING AUTHORITY AND BASTROP ISD³²



³² Texas Education Agency.

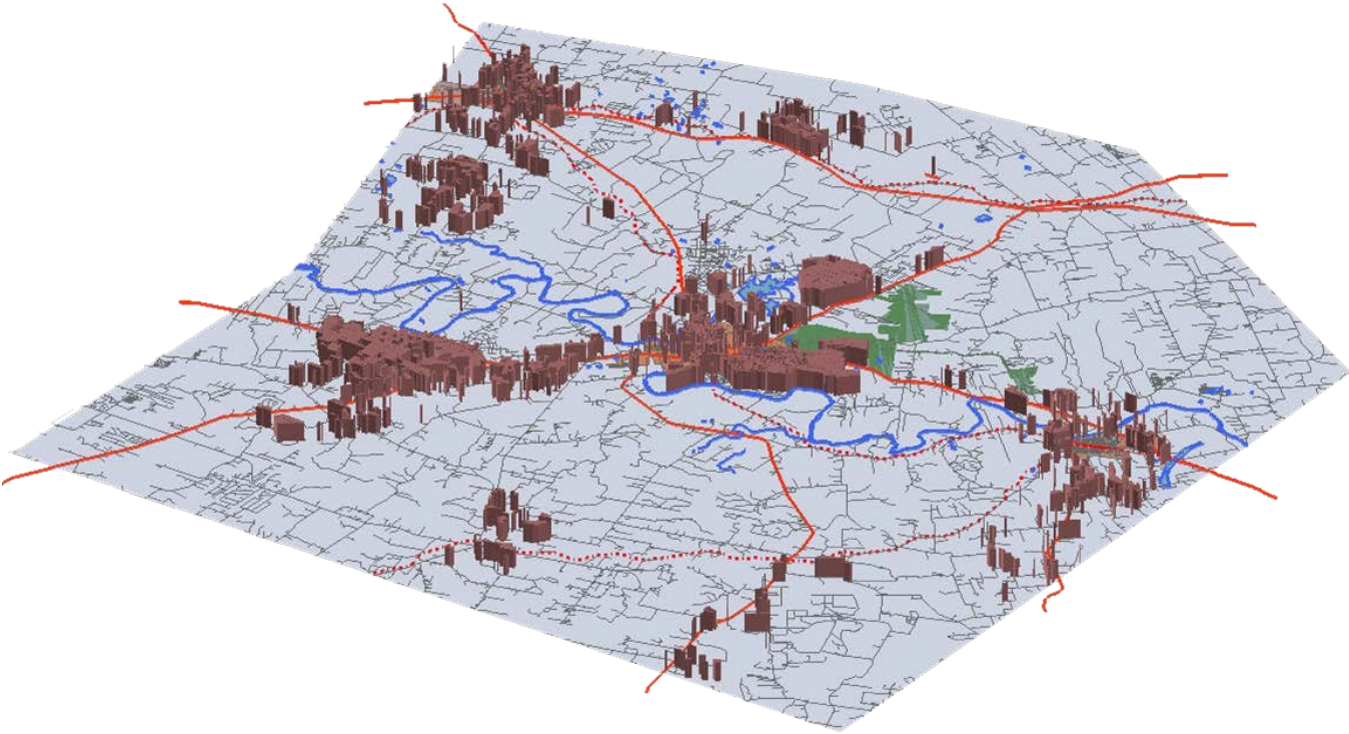
http://tea.texas.gov/Texas_Schools/General_Information/School_District_Locator/Data_Download/

APPENDIX 1.5 – SPATIAL DISTRIBUTION OF MINORITY GROUPS IN BASTROP COUNTY, TX³³

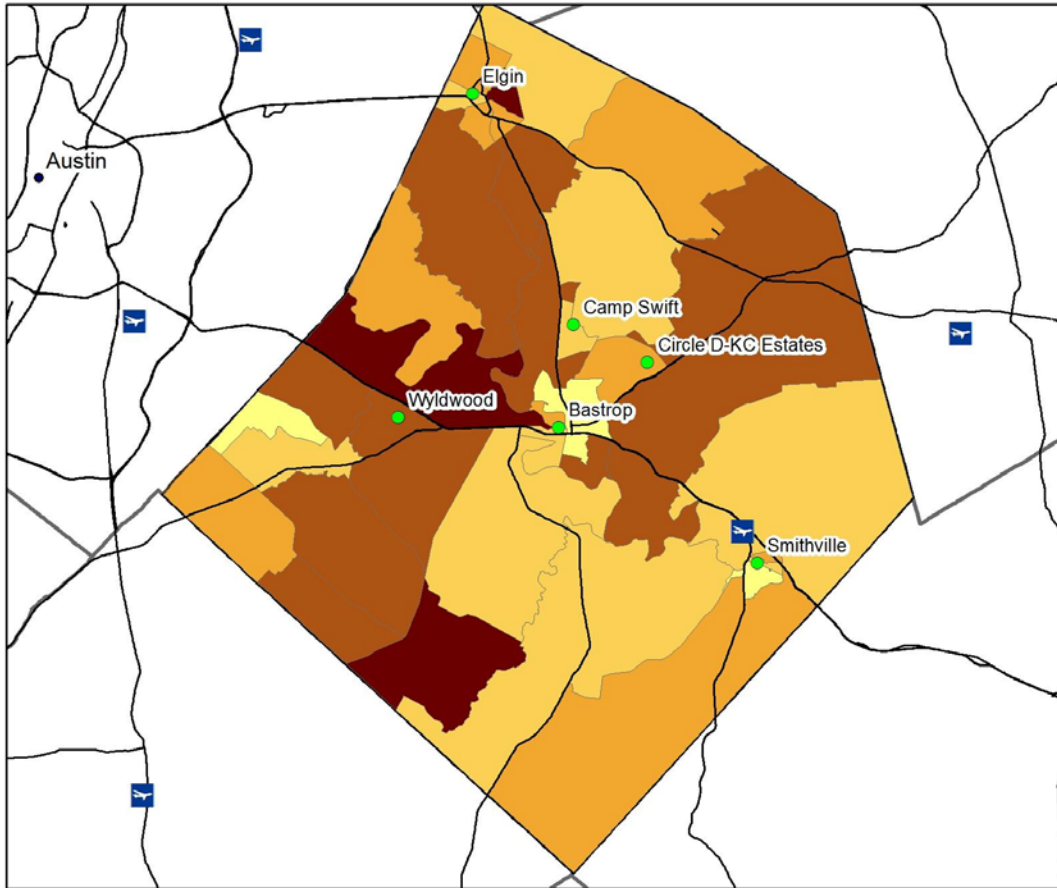


³³ All Ethnicities except white are considered as minority groups. In addition, the map shapefile is extracted from Census 2013, Block Group



APPENDIX 1.6 – 3D MODEL OF SUITABLE PARCELS IN BASTROP COUNTY, TX



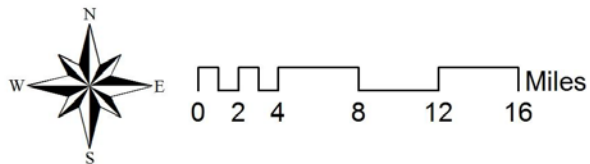
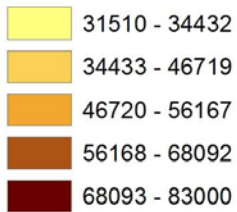
APPENDIX 1.7 – MEDIAN HOUSEHOLD INCOME IN BASTROP COUNTY, TX (2013)³⁴



Legend

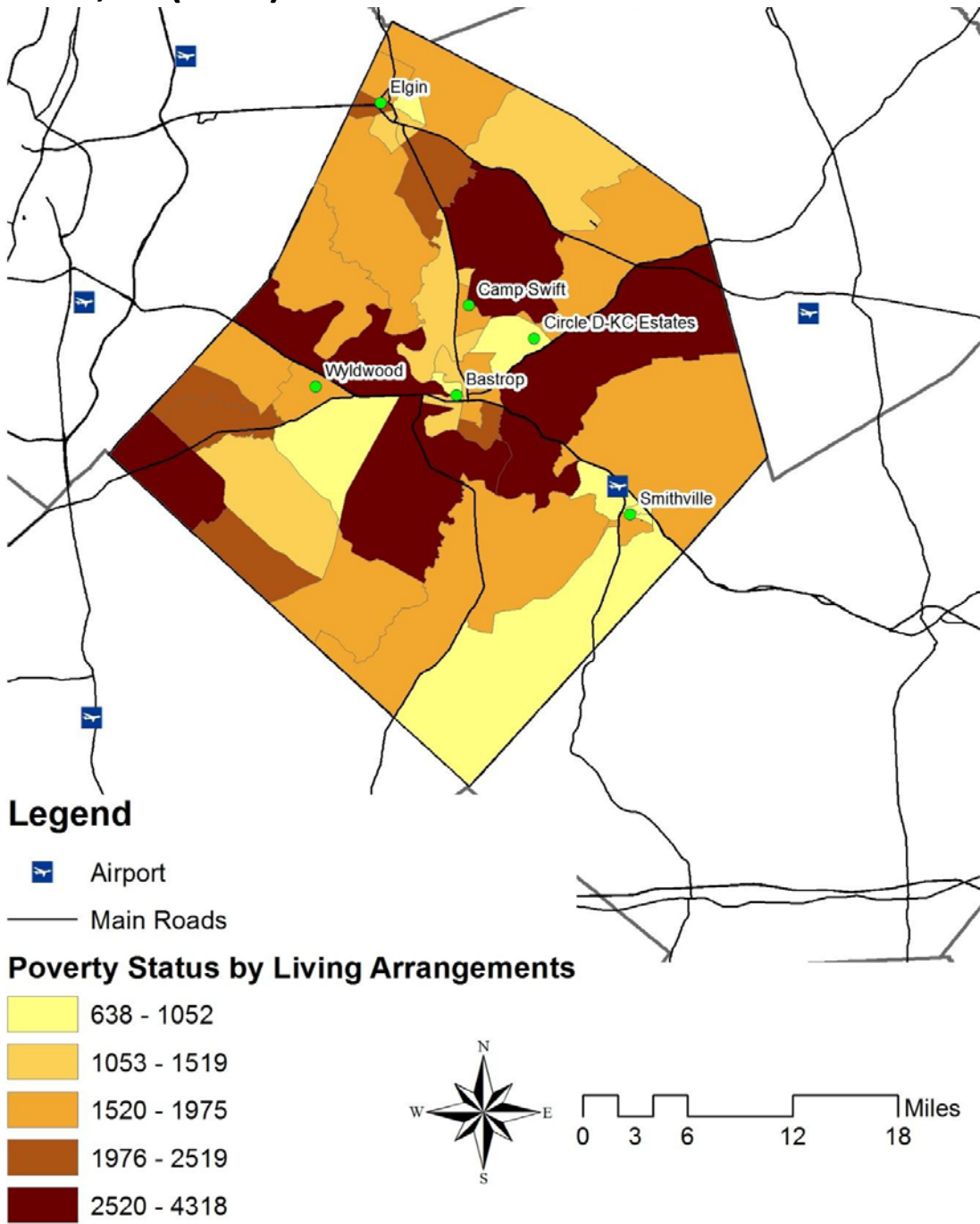
-  Airport
-  Main Roads

Median Household Income



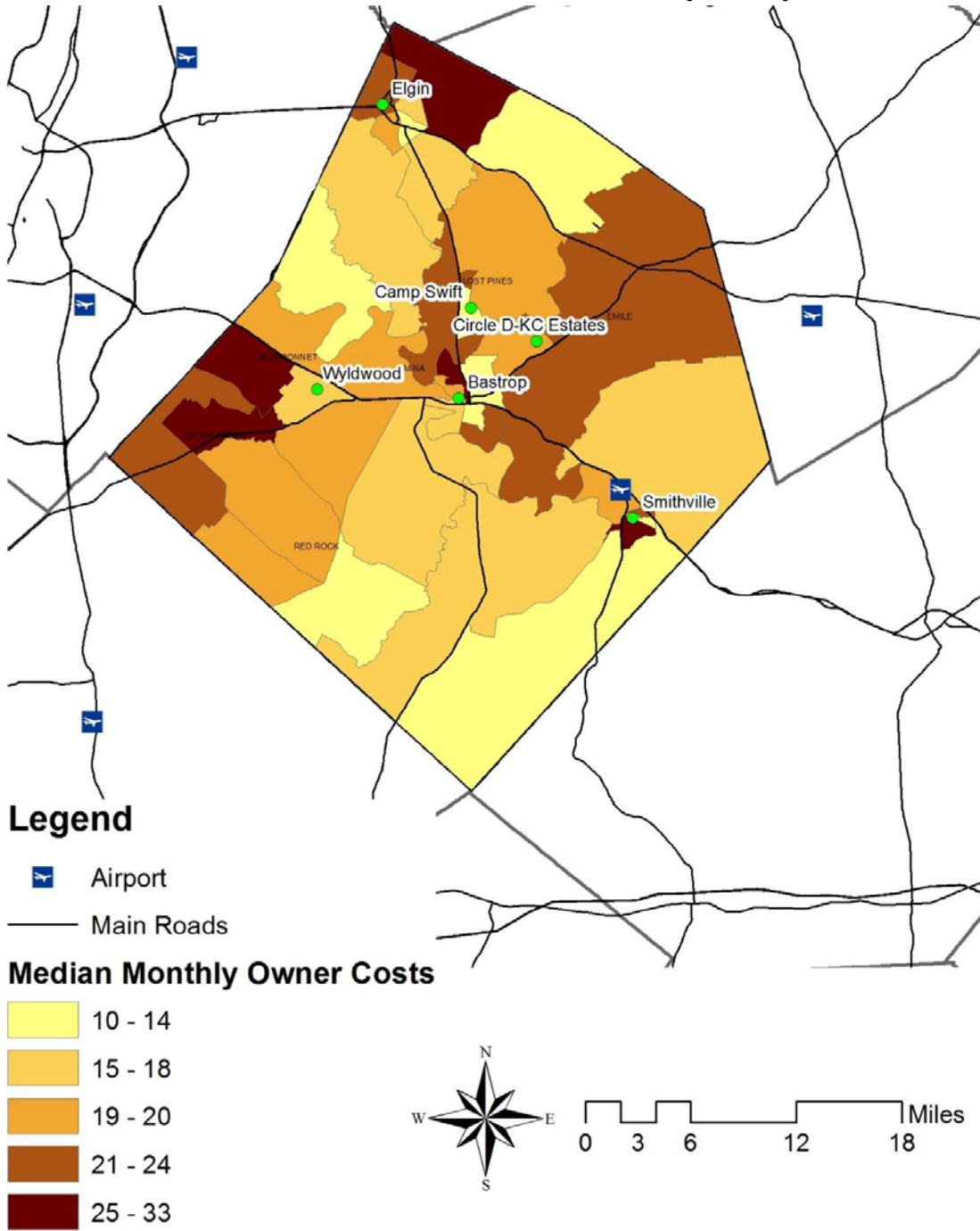
³⁴ Census 2013, Block Group

APPENDIX 1.8 – POVERTY STATUS BY LIVING ARRANGEMENTS IN BASTROP COUNTY, TX (2013)³⁵



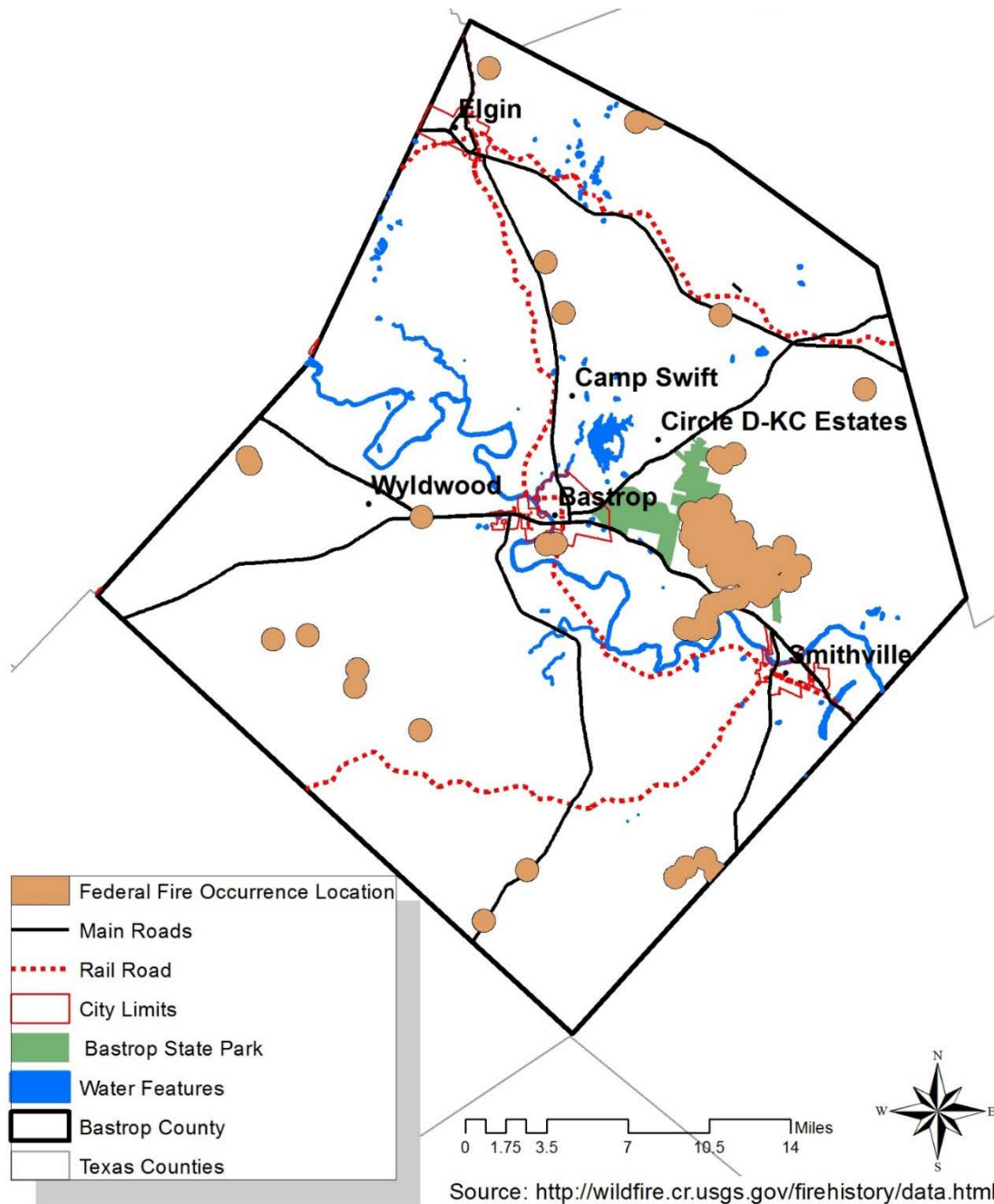
³⁵ Census 2013, Block Group

APPENDIX 1.9 – MEDIAN MONTHLY OWNER COSTS AS A % OF HOUSEHOLD INCOME IN BASTROP COUNTY, TX (2013)³⁶



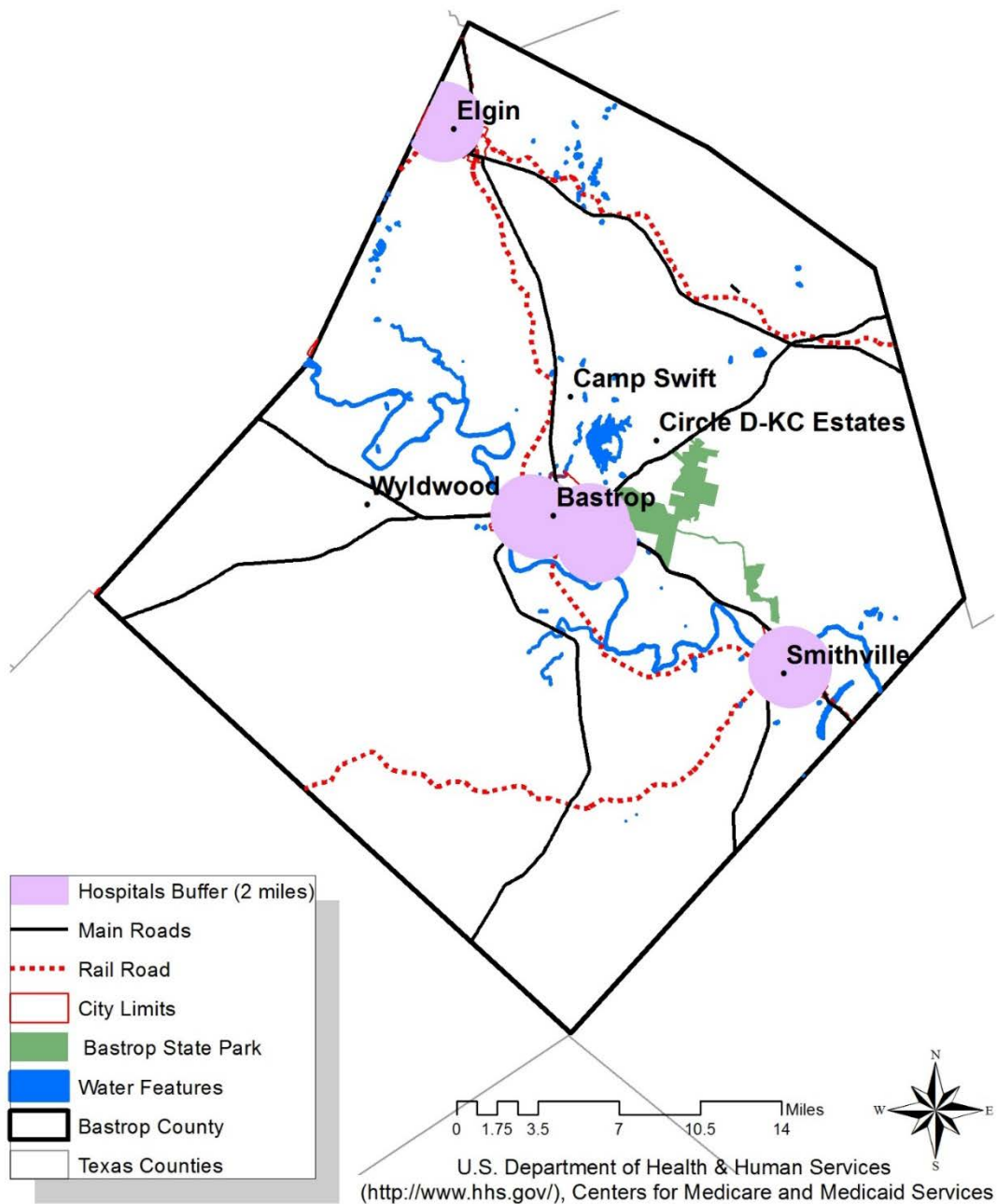
³⁶ Census 2013, Block Group

APPENDIX 1.10 – FEDERAL FIRE OCCURRENCE DATA FOR THE TIME PERIOD 1980 THROUGH 2014 IN BASTROP COUNTY, TX³⁷



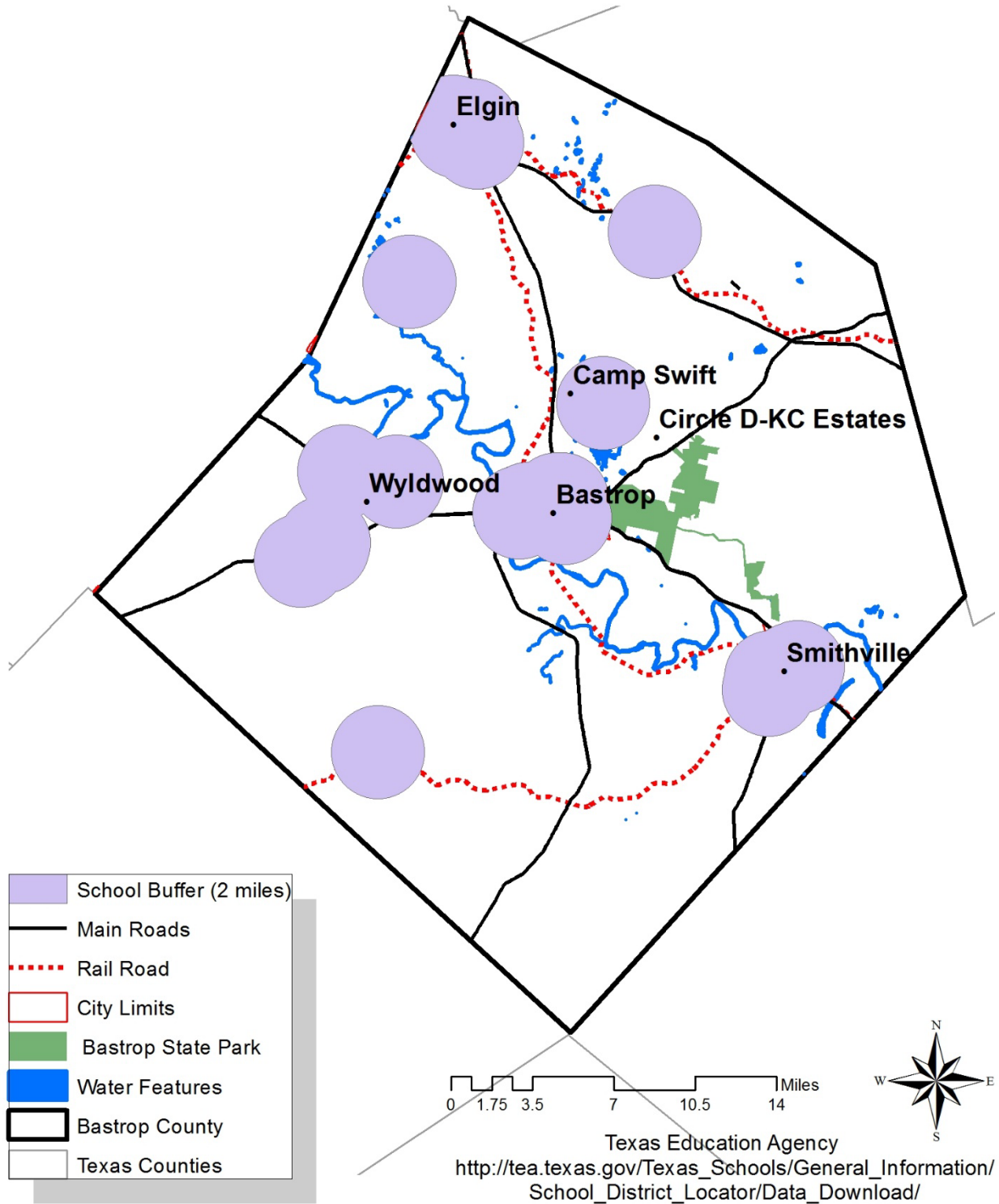
³⁷ Federal Wildland Fire Occurrence Data. <http://wildfire.cr.usgs.gov/firehistory/data.html>

APPENDIX 1.11– HOSPITALS AND HEALTH CENTERS LOCATION WITH 2 MILES BUFFER IN BASTROP COUNTY, TX³⁸

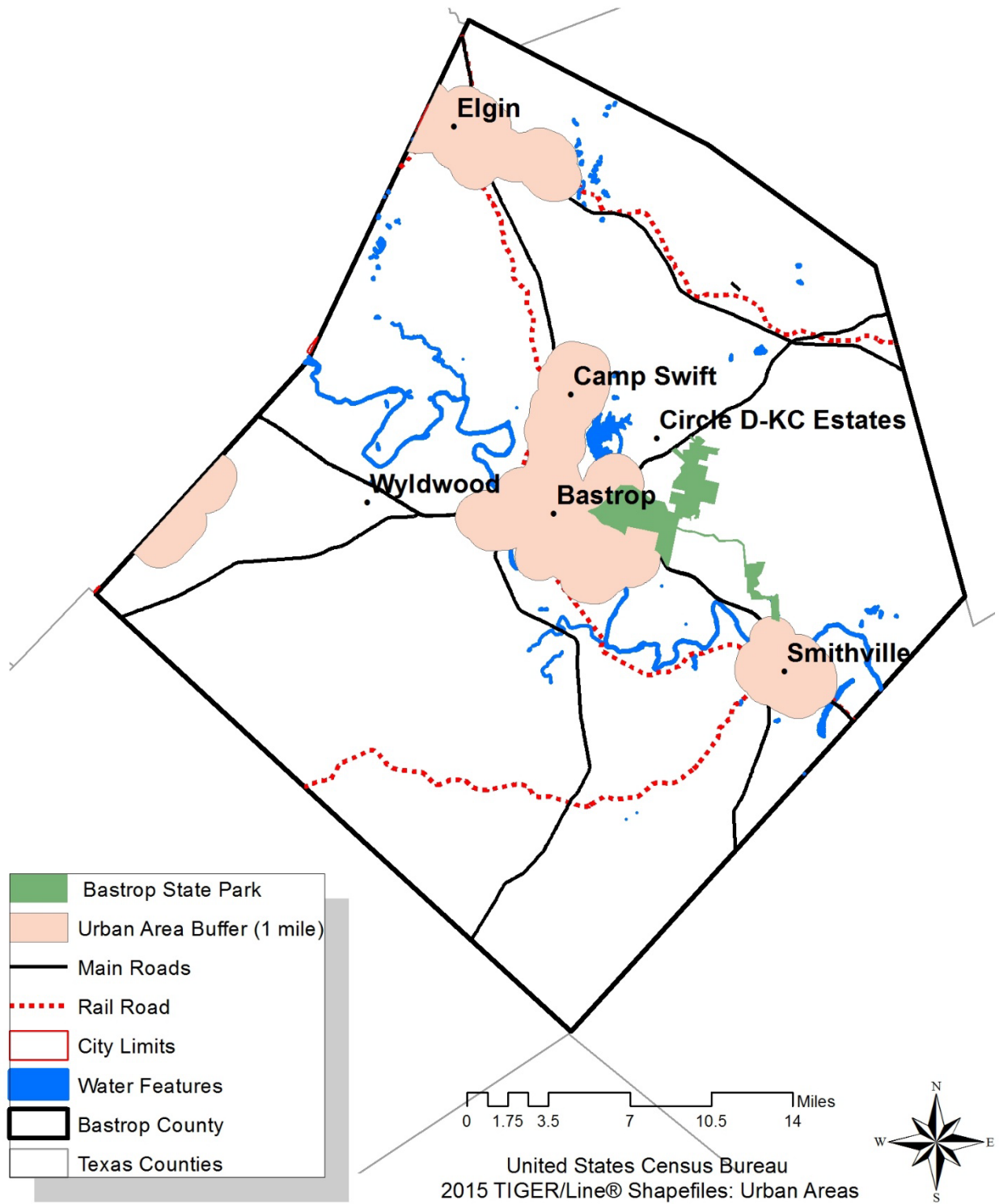


³⁸ U.S. Department of Health & Human Services (<http://www.hhs.gov/>), Centers for Medicare and Medicaid Services

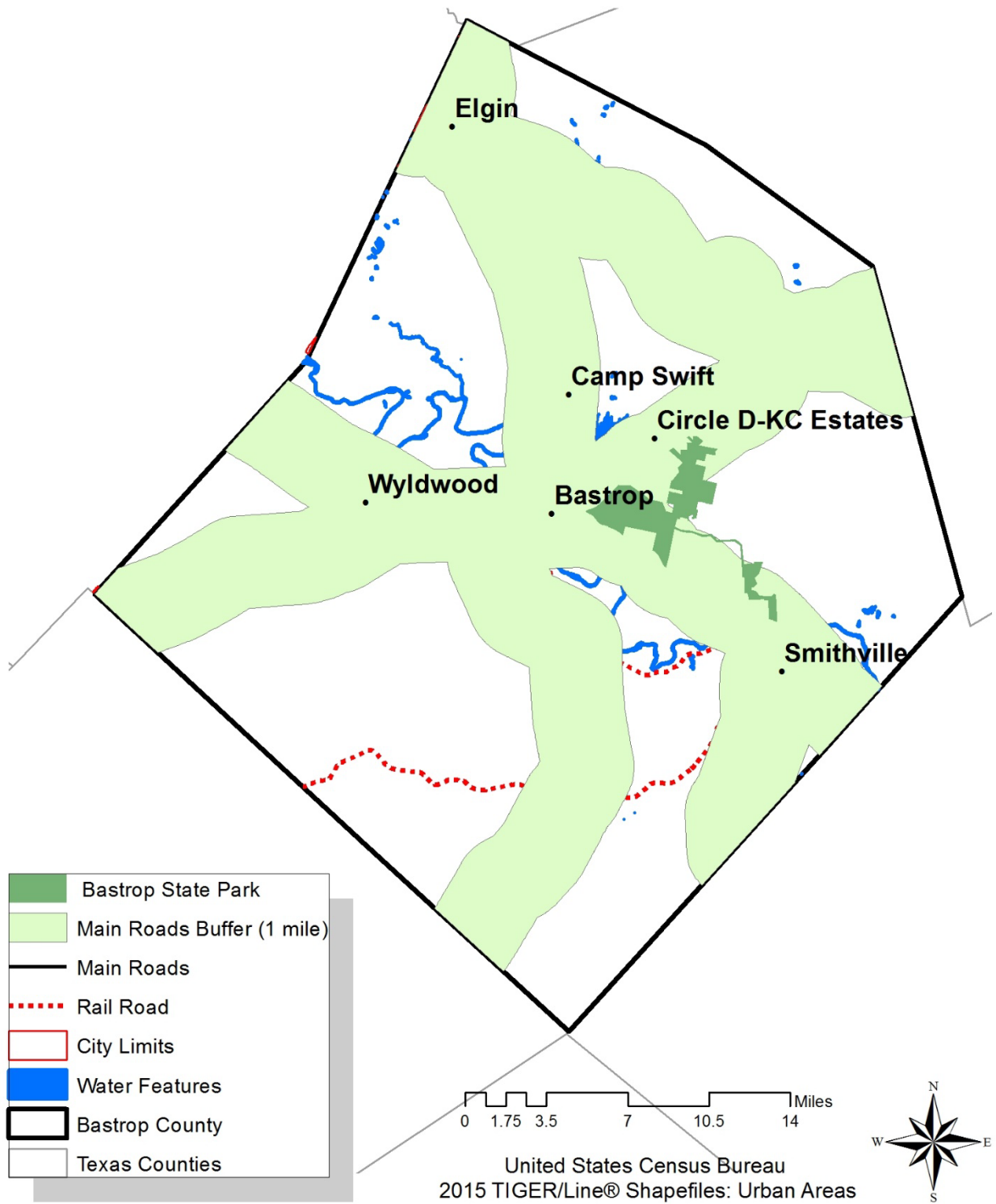
APPENDIX 1.12 – SCHOOLS LOCATION WITH 2 MILES BUFFER IN BASTROP COUNTY, TX



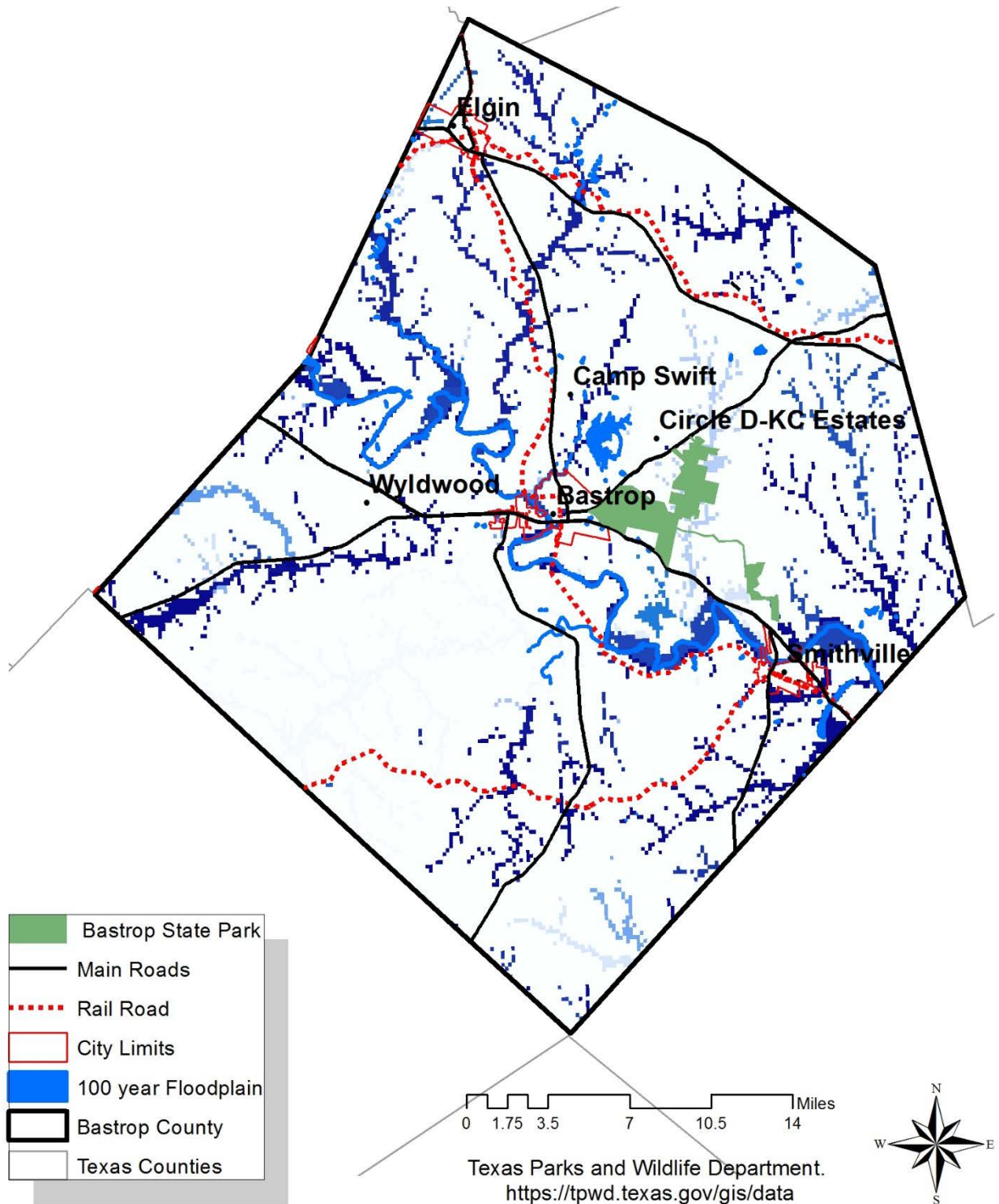
APPENDIX 1.13 – EXTRATERRITORIAL JURISDICTION (ETJ) IN BASTROP COUNTY, TX



APPENDIX 1.14 – MAIN ROADS BUFFER (1 MILE) IN BASTROP COUNTY, TX



APPENDIX 1.15 – 100 YEAR FLOODPLAIN IN BASTROP COUNTY, TX



APPENDIX 2.1 – RENTAL AFFORDABLE HOUSING PROPERTY LIST IN BASTROP COUNTY³⁹

Name, Address, Phone	Units	Program
Alamo Plaza Apartments 401 East Alamo Street Elgin, TX 78621 512-285-2475	28 Units Total 15 Low-Income Units 1-2 Bedrooms	Elderly & Disabled only; RD (Rural Development); Housing Tax Credit Program Income Levels A, B, & C
Autumn Springs Senior Apartments 219 Northeast 1st Street Smithville, TX 78957 512-557-0795	12 Units Total 12 Income-Restricted Units 1 Bedrooms	Elderly Only; HUD Section 8; Housing Tax Credit Program; HOME Program Income Levels A, B, & C
Bastrop Housing Authority 502 Farm Street Bastrop, TX 78602 512-321-3398	80 Units Total among 4 duplexes 50 Low-Income Units 30 Very Low-Income Units 1-3 Bedrooms	Public Housing (Bastrop Housing Authority); HUD Section 8; Elderly and Disabled Income Levels A, B, & C
Crescent Village Apartments 13817 County Line Road Elgin, TX 78621 512-281-1000	152 Units Total 68 Low-Income Units 8 Very Low-Income Units 1-3 Bedrooms	Housing Tax Credit Program; HUD Section 8 Income Levels A & B
Elgin Housing Authority 515 Old McDade Road #100 Elgin, TX 78621 512-281-2772	28 Total Units at one complex 28 Very Low-Income Units 1-3 Bedrooms	Public Housing - Elgin Housing Authority Income Level A, B
Hill Street Project 201- 207 Hill Street Smithville, TX 78957 979-540-2980	4 Units Total (family of 5+) 4 Income-Restricted Units 4 Bedrooms	Be at least a family of 5 or more; HOME Program; HUD Section 8 Income Levels A, B, & C
Meadowpark Apartments 401 North Highway 95 Elgin, TX 78621 512-285-3755	27 Units Total 12 Low-Income Units 1-2 Bedrooms	RD (Rural Development); Housing Tax Credit Program; Disabled only Income Levels A & B
Oak Grove Apartments I & II 1910 Wilson Street Bastrop, TX 78602 512-321-7933	48 Units Total 48 Low-Income Units 1-2 Bedrooms	HUD Section 8; Housing Tax Credit Program; RD (Rural Development) Income Levels A & B

³⁹ The Austin Tenants' Council. Guide to Affordable Housing in the Greater Austin Area. 13th Edition. Updated October 2015.

Piney Creek North 2110 North Main Bastrop, TX 78602 512-321-3398	30 Units Total 30 Low-Income Units 1-4 Bedrooms	Site-based HUD Section 8; Public housing - Bastrop Housing Authority Income Level A
Riverwood Commons 440 Old Austin Highway Bastrop, TX 78602 512-308-1490	36 Total Units 36 Income Restricted Units 36 Low-Income Units 1-2 Bedrooms	Elderly only; Housing Tax Credit program Income Levels A & B
Settlement Estates Senior Apartments 149 Settlement Drive Bastrop, TX 78602 512-321-1447	70 Units Total 70 Income-Restricted Units 70 Low-Income Units 1-2 Bedrooms	Elderly only; Housing Tax Credit Program Income Level B
Smithville Garden Apartments 1002 SE Martin Luther King Smithville, TX 78957 512-237-5912	42 Units Total 42 Low-Income Units 1-3 Bedrooms	HUD Section 8 Income Level A
Smithville Housing Authority 100 Ken Blaschke Drive Smithville, TX 78957 512-360-3286	131 Units Total 86 Public Housing Units 45 Section 8 Units Efficiencies, 1-4 Bedrooms	Public Housing - Smithville Housing Authority; HUD Section 8 Income Level A
Supportive Housing Program- Family Crisis Ctr 431 Old Austin Highway Bastrop, TX 78602 512-321-7760, or 1-888-311- 7755	20 Units Total Supportive housing for victims of sexual or domestic violence only	HOME; Housing Tax Credit Program Income Levels A & B
Webb Street Revilitization 309-333 Webb Street Smithville, TX 78957 979-540-2980	14 Units Total 14 Very Low-Income Unts 1-3 Bedrooms	Priority to Elderly, Disabled, Families of 5+; HOME program; HUD Section 8 Income Levels A, B, & C
Willows Apartments (Smithville) 324 Webb Street Smithville, TX 78957 512-237-2900	32 Units Total 26 Low-Income Units 1-2 Bedrooms	HUD Section 8; RD (Rural Development); Housing Tax Credit Program Income Levels A & B

APPENDIX 2.2 –GLOSSARY

Term	Definition
Affordable Housing	Housing in which occupants pay 30 percent or less of their income on housing costs
Household	All the people who occupy a housing unit. A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit
Low Income Household	Households whose incomes do not exceed 80 percent of the median area income for the area, as determined by HUD
Very Low Income Household	Households whose incomes do not exceed 50 percent of the median area income for the area, as determined by HUD
Extremely Low Income Household	Households whose incomes do not exceed 30 percent of the median area income for the area, as determined by HUD
House Burdened	Term used to define households who spend more than 30 percent of income on housing costs
Multi-family Housing	Building with more than four residential units
Single Family	A single-unit family residence, detached or attached to other housing structures
Mobile Housing / Manufactured housing	A transportable structure built for permanent dwellings with or without a permanent structure
Detached Housing	A house free of any shared walls and stands alone
Floodplain	Low lying land area with an increased risk of flooding
Population Density	Population per land area
Social Vulnerability	Refers to a form of inequality in which some groups have access to some resource that allow them to withstand some adversities better than other groups
Suitability Analysis	A process used to determine the appropriateness of a given area for a particular use, by means of Geographic Information System (GIS) software
Physical Suitability	Land suitability analysis used to identify developable land parcels under consideration of physical constraints (i.e., slope, soil, groundwater aquifer, and flood plain), access constraints (i.e., distances to roads, surface waters, sewer lines, or water lines), and cost/benefit of the development
Social Suitability	Land suitability analysis used to identify developable land parcels under consideration of social constraints (i.e., poverty, house burden, minority groups, etc.)
Hazard Suitability	Land suitability analysis used to identify developable land parcels under consideration of natural hazards threats (i.e., floods, fire, earthquake, etc.)
Mixed-Lot Residential	Zoning which permits a variety of lot sizes in order to be affordable for different incomes

Mixed Use	Properties on which various uses like office, commercial, institutional, and residential are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A “single site” may include contiguous properties
Zoning	Regulatory classification of land use patterns allowed in an area
Parcels	A section or area of land
Walkable Communities / Walkability	A community that is built to accommodate access to local amenities without the reliance on vehicles
Connectivity	Design concept that permits movement within the city
Land Use Planning	Land use refers to the relationship between people and the land – more specifically, how the physical world is adapted, modified, or put to use for human purposes
Green Transportation	Transportation options that minimize environmental impact such as mass public transportation
Sustainability	Development that meets the needs of the present without compromising the ability of future generations to meet their own needs
Sustainable Development	Physical development that simultaneously provides for economic prosperity, environmental quality, and social equity