AFFORDABLE HOUSING ASSESSMENT
BASTROP COUNTY, TEXAS

Abou Shakra, Vera F
PREPARED FOR: BASTROP COMMUNITY CARES

PREPARED BY: TEXAS TARGET COMMUNITIES,
COLLEGE OF ARCHITECTURE AT TEXAS A&M UNIVERSITY
**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

Sherry Armstrong, Bastrop Community Cares
Dr. John T. Cooper, TTC Director
Jaimie Hicks Masterson, TTC Program Coordinator
Emily Tedford, TTC Senior Project Manager
Vera Abou Shakra, TTC Project Manager
# Table of Contents

**Preface** .......................................................................................................................................................... 1  
**Texas Target Communities** .......................................................................................................................... 2  
**Project Team** .................................................................................................................................................. 2  
**CHAPTER 1 – BASTROP COUNTY OVERVIEW** ............................................................................................... 6  
**Introduction** .................................................................................................................................................. 7  
**Terminology** .................................................................................................................................................. 8  
**Demographics** ............................................................................................................................................... 9  
**Housing** ....................................................................................................................................................... 15  
**CHAPTER 2 – AFFORDABLE HOUSING SUITABILITY ANALYSIS** ................................................................. 26  
**CHAPTER 3 – AFFORDABLE HOUSING CASE STUDIES** ................................................................................ 31  
**Affordable Housing Case Studies** ............................................................................................................... 32  
3.1 Community First! Village in Austin, TX........................................................................................................ 33  
3.2 Mueller in Austin, TX..................................................................................................................................... 34  
**3.3 Capital Studio in Austin, TX** ................................................................................................................ 35  
3.4 Gardens at San Juan Square in San Antonio, TX ......................................................................................... 36  
3.5 Bluebonnet Studios in Austin, TX ............................................................................................................. 37  
3.6 The Reserve at Springdale in Austin, TX.................................................................................................... 38  
**Housing Programs** ...................................................................................................................................... 39  
Office of Community Planning and Development CPD ................................................................................ 39  
SHOP Self-Help Homeownership Opportunity Program............................................................................... 40  
Homelessness Prevention and Rapid Re-Housing Program............................................................................. 40  
Community Services Block Grant (CSBG) ....................................................................................................... 40  
Appendix 1.1 – Physical Suitability Map for Bastrop County, TX ................................................................. 41  
Appendix 1.2 – Social Suitability Map for Bastrop County, TX ...................................................................... 42  
Appendix 1.3 – Hazard Suitability Map, Including Fire and Floods, for Bastrop County, TX ....................... 43  
Appendix 1.4 – Bastrop Housing Authority and Bastrop ISD ........................................................................ 44  
Appendix 1.5 – Spatial Distribution of Minority Groups in Bastrop County, TX ......................................... 45  
Appendix 1.6 – 3D Model of Suitable Parcels in Bastrop County, TX ............................................................. 46  
Appendix 1.7 – Median Household Income in Bastrop County, TX (2013) ....................................................... 47  
Appendix 1.7 – Poverty Status by Living Arrangements in Bastrop County, TX (2013) ............................. 48  
Appendix 1.8 – Median Monthly Owner Costs as a % of Household Income in Bastrop County, TX (2013)...................................................................................................................................................... 49
Appendix 1.9 – Federal fire occurrence data for the time period .......................................................... 50
Appendix 1.10 – Hospitals and Health Centers Location with 2 miles Buffer in Bastrop County, TX .... 51
Appendix 1.11 – Schools Location with 2 miles Buffer in Bastrop County, TX ........................................ 52
Appendix 1.12 – Extraterritorial jurisdiction (ETJ) in Bastrop County, TX ........................................... 53
Appendix 1.13 – Main Roads Buffer (1 mile) in Bastrop County, TX ........................................................ 54
Appendix 1.14 – 100 year Floodplain in Bastrop County, TX ................................................................. 55
Appendix 2.1 – Rental Affordable Housing Property List in Bastrop County ........................................... 56
APPENDIX 2.2 – GLOSSARY .................................................................................................................. 58

Table of Tables
Table 1.1 Example showing the Difference between income Categories ................................................. 9
Table 1.2 Population Projection Based on Bastrop Economic Development Corporation .................... 12
Table 1.3 Bastrop County Population Growth Summary Based on Three Sources .............................. 14
Table 1.4 Multi-Family Unit Demand in Bastrop County Market Area .................................................. 17
Table 1.5 Vacancy Rates for both Owner Occupied and Renter Occupied Housing Units .................... 19
Table 1.6 Monthly Rental Costs ........................................................................................................... 20
Table 2.1 Physical Suitability Criteria ................................................................................................... 27
Table 2.2 Social Suitability Criteria ...................................................................................................... 28
Table 2.3 Hazard Suitability Criteria .................................................................................................... 28

Table of Figures
Figure 1.1 Bastrop County Division into Five Sections, BEDC Report .................................................. 8
Figure 1.2 Population Pyramid (United States Decennial Census, 2010) ............................................... 10
Figure 1.3 Population Projection for Bastrop County, Based on Esri’s Business Analyst Online (BAO) .... 12
Figure 1.5 Population Projection for Bastrop County, City of Smithville, City of Elgin, and City of Bastrop, Based on Texas Water Development Board ......................................................... 14
Figure 1.6 Comparison of Median Household Income from 2015 to 2020 .......................................... 16
Figure 1.7 Construction Patterns in Bastrop County, TX ................................................................... 16
Figure 1.8 Type of Housing Units in Bastrop County, TX, 2010 and 2014 .......................................... 18
Figure 1.9 Vacancy Status in Bastrop County, TX in year 2014 .............................................................. 19
Figure 1.10 Vacant Housing Comparison between years 2015 and 2020 ............................................. 19
Figure 1.11 Renter Occupied Housing Comparison from 2015 to 2020 .............................................. 21
| Figure 1.12 Housing Value Patterns (2014) | ................................................................. | 22 |
| Figure 1.13 Owner Occupied Housing Comparison from 2015 to 2020 | ................................................................. | 22 |
| Figure 1.14 Monthly Owner-Occupied Housing Costs as a percentage of Household Income (2013) | ................................................................. | 23 |
| Figure 1.15 Monthly Renter-Occupied Housing Costs as a percentage of Household Income (2013) | ................................................................. | 24 |
| Figure 2.1 Suitability Map for Affordable Housing in Bastrop County, TX | ................................................................. | 30 |
| Figure 2.2 Proposed Potential Sites for Affordable Housing Location, at parcel level, in Bastrop County, TX | ................................................................. | 30 |
| Figure 3.1 Affordable Housing Example of Community First Village Project in Austin | ................................................................. | 34 |
| Figure 3.2 Affordable Homes Example in Mueller, Austin: David Weekley Town Row Home | ................................................................. | 35 |
| Figure 3.3 CAPITAL STUDIOS, Affordable Living in Downtown Austin | ................................................................. | 35 |
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 County\(^1\).

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


\(^3\) 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

<table>
<thead>
<tr>
<th>Median Income of Bastrop County</th>
<th>Low-Income Household Earning</th>
<th>Very low-income Household Earning</th>
<th>Extremely Low-Income Household Earning</th>
</tr>
</thead>
<tbody>
<tr>
<td>$53,382 per year</td>
<td>80 percent or less $32,000 or less per year</td>
<td>50 percent or less $26,600 or less per year</td>
<td>30 percent or less $16,000 or less per year</td>
</tr>
</tbody>
</table>

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.

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 Texas. The average family size is 3.26 people in Bastrop County, versus 3.31 people in Texas.

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

- 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

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).

![Population Projection for Bastrop County, Based on Esri's Business Analyst Online (BAO)](http://www.bastropedc.org/BastropCountyDemographics)

**Table 1.3 Population Projection Based on Bastrop Economic Development Corporation**

<table>
<thead>
<tr>
<th>Bastrop County</th>
<th>Number</th>
<th>Percentage Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>U.S. Bureau of the Census’ 2010 Decennial Survey</td>
<td>74,171</td>
<td>N/A</td>
</tr>
<tr>
<td>2014 American Community Survey (ACS)</td>
<td>75,708</td>
<td>2.07%</td>
</tr>
<tr>
<td>2018 Projection⁷</td>
<td>80,775</td>
<td>6.69%</td>
</tr>
</tbody>
</table>

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.

![Population Projection for Bastrop County, TX (including three scenarios, based on Texas Office of State Demographer)](image)

*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. 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).

![Figure 1.5 Population Projection for Bastrop County, City of Smithville, City of Elgin, and City of Bastrop, Based on Texas Water Development Board](image)

**Table 1.4 Bastrop County Population Growth Summary Based on Three Sources**

<table>
<thead>
<tr>
<th>Scenario</th>
<th>2014 Census</th>
<th>2020</th>
<th>Growth Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office of State Demographer</td>
<td>75,708</td>
<td>77,713</td>
<td>3%</td>
</tr>
<tr>
<td><strong>Zero Migration Scenario</strong></td>
<td>75,708</td>
<td>88,279</td>
<td>17%</td>
</tr>
<tr>
<td><strong>50 percent Migration Scenario</strong></td>
<td>75,708</td>
<td>100,746</td>
<td>33%</td>
</tr>
<tr>
<td><strong>100 percent Migration Scenario</strong></td>
<td>75,708</td>
<td>95,487</td>
<td>26%</td>
</tr>
<tr>
<td>ESRI</td>
<td>75,708</td>
<td>86,611</td>
<td>14%</td>
</tr>
<tr>
<td>Texas Water Development Board</td>
<td>75,708</td>
<td>95,487</td>
<td>26%</td>
</tr>
</tbody>
</table>

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.

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,\(^\text{10}\) 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.\(^\text{11}\)

\(^\text{11}\) Retrieved from http://www.tradingeconomics.com/united-states/consumer-price-index-cpi/forecast
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.
**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 Area*\(^\text{12}\)

<table>
<thead>
<tr>
<th>Year</th>
<th>Forecasted MSA Population Growth</th>
<th></th>
<th></th>
<th>MARKET AREA FORECAST</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Capture Rate</td>
<td>New Population</td>
<td>House Size</td>
<td>New HH</td>
<td>% Renter</td>
</tr>
<tr>
<td>2015</td>
<td>58,007</td>
<td>3.52%</td>
<td>2,044</td>
<td>2.78</td>
<td>758</td>
<td>24.6%</td>
</tr>
<tr>
<td>2016</td>
<td>60,282</td>
<td>3.52%</td>
<td>2,124</td>
<td>2.78</td>
<td>773</td>
<td>24.9%</td>
</tr>
<tr>
<td>2017</td>
<td>61,453</td>
<td>3.52%</td>
<td>2,165</td>
<td>2.78</td>
<td>801</td>
<td>25.3%</td>
</tr>
<tr>
<td>2018</td>
<td>63,675</td>
<td>3.52%</td>
<td>2,244</td>
<td>2.78</td>
<td>816</td>
<td>25.6%</td>
</tr>
<tr>
<td>2019</td>
<td>64,869</td>
<td>3.52%</td>
<td>2,286</td>
<td>2.78</td>
<td>832</td>
<td>25.9%</td>
</tr>
<tr>
<td>2020</td>
<td>66,141</td>
<td>3.52%</td>
<td>2,330</td>
<td>2.78</td>
<td>840</td>
<td>26.3%</td>
</tr>
</tbody>
</table>

\(^{12}\) 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.
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 percent. 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).

---

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 2014**

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

<table>
<thead>
<tr>
<th></th>
<th>2014</th>
<th>2013</th>
<th>2012</th>
<th>2011</th>
<th>2010</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Bastrop County</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Owner Occupied</td>
<td>2.1%</td>
<td>2.2%</td>
<td>2.2%</td>
<td>2.1%</td>
<td>2.2%</td>
</tr>
<tr>
<td>Renter Occupied</td>
<td>13.7%</td>
<td>12.8%</td>
<td>12.7%</td>
<td>8.5%</td>
<td>6.5%</td>
</tr>
<tr>
<td><strong>Texas</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Owner Occupied</td>
<td>1.8%</td>
<td>2%</td>
<td>2.1%</td>
<td>2.3%</td>
<td>2.3%</td>
</tr>
<tr>
<td>Renter Occupied</td>
<td>8.5%</td>
<td>9.2%</td>
<td>9.6%</td>
<td>10%</td>
<td>10.2%</td>
</tr>
</tbody>
</table>

**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

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

<table>
<thead>
<tr>
<th>Less than $20,000</th>
<th>Male</th>
<th>Female</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Personal care and service occupations</td>
<td>Fire fighting and prevention, and other</td>
</tr>
<tr>
<td></td>
<td></td>
<td>protective service workers including</td>
</tr>
<tr>
<td></td>
<td></td>
<td>supervisors</td>
</tr>
<tr>
<td></td>
<td>Farming, fishing, and forestry occupations</td>
<td></td>
</tr>
<tr>
<td>$20,000 - $34,999</td>
<td>Food preparation and serving related</td>
<td>Food preparation and serving related</td>
</tr>
<tr>
<td></td>
<td>occupations</td>
<td>occupations</td>
</tr>
<tr>
<td></td>
<td>Building and grounds cleaning and</td>
<td>Building and grounds cleaning and</td>
</tr>
<tr>
<td></td>
<td>maintenance occupations</td>
<td>maintenance occupations</td>
</tr>
<tr>
<td></td>
<td>Production occupations</td>
<td>Personal care and service occupations</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Sales and related occupations</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Office and administrative support occupations</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Production occupations</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Transportation occupations</td>
</tr>
<tr>
<td>$35,000 - $49,999</td>
<td>Business and financial operations</td>
<td>Business and financial operations occupations</td>
</tr>
<tr>
<td></td>
<td>occupations</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Community and social services occupations</td>
<td>Education, training, and library occupations</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Education, training, and library occupations</td>
<td>Arts, design, entertainment, sports,</td>
</tr>
<tr>
<td></td>
<td></td>
<td>and media occupations</td>
</tr>
<tr>
<td></td>
<td>Sales and related occupations</td>
<td>Health technologists and technicians</td>
</tr>
<tr>
<td></td>
<td>Office and administrative support occupations</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Construction and extraction occupations</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Installation, maintenance, and repair</td>
<td></td>
</tr>
<tr>
<td>$50,000 - $74,999</td>
<td>Computer and mathematical occupations</td>
<td>Management occupations</td>
</tr>
<tr>
<td></td>
<td>Architecture and engineering occupations</td>
<td>Computer and mathematical occupations</td>
</tr>
<tr>
<td></td>
<td>Arts, design, entertainment, sports, and media occupations</td>
<td>Architecture and engineering occupations</td>
</tr>
<tr>
<td></td>
<td>Fire fighting and prevention, and other protective service workers including supervisors</td>
<td>Life, physical, and social science occupations</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Community and social services occupations</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Legal occupations</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Health diagnosing and treating practitioners and other technical occupations</td>
</tr>
<tr>
<td>$75,000 or more</td>
<td>Management occupations</td>
<td>Construction and extraction occupations</td>
</tr>
<tr>
<td></td>
<td>Life, physical, and social science occupations</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Legal occupations</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Health diagnosing and treating practitioners and other technical occupations</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Health technologists and technicians</td>
<td></td>
</tr>
</tbody>
</table>
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. 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

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

### Table 2.2 Social Suitability Criteria

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

### Table 2.3 Hazard Suitability Criteria

<table>
<thead>
<tr>
<th>Description</th>
<th>Suitability Criteria</th>
<th>Fail/Pass</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Fire Hazard</strong></td>
<td>Within Federal Fire Occurrence Location by 2014</td>
<td>Fail</td>
</tr>
<tr>
<td><strong>Flood Hazard</strong></td>
<td>Within 100-year Floodplain</td>
<td>Fail</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Category</th>
<th>Household Annual Earning*</th>
<th>Maximum Affordable Housing Cost per Month**</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Income</td>
<td>$26,000 - $32,000</td>
<td>$665 - $800</td>
</tr>
<tr>
<td>Very Low Income</td>
<td>$16,000 - $26,000</td>
<td>$400 - $665</td>
</tr>
<tr>
<td>Extremely Low Income</td>
<td>Less than $16,000</td>
<td>Less than $400</td>
</tr>
</tbody>
</table>

* 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. 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

---

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). 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. The village includes four million square feet of office and retail space, 5,700 homes, and 140 acres of public open space.

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/
22 Retrieved from http://www.muelleraustin.com/about/
to rent homes. 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

---

**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

---

24 Retrieved from [http://www.davidweekleyhomes.com/new-homes/tx/austin/austin/mueller-market-row-homes?utm_medium=PPC&utm_source=Google&utm_campaign=Search&utm_term=Non-Brand&adpos=1t1&creative=68364742615&device=c&matchtype=4i0BRCaUDcrrnDi6kBEiQAZSh5f4zG9e7yifY1cWtkC7fDgyU8Hsl67Y](http://www.davidweekleyhomes.com/new-homes/tx/austin/austin/mueller-market-row-homes?utm_medium=PPC&utm_source=Google&utm_campaign=Search&utm_term=Non-Brand&adpos=1t1&creative=68364742615&device=c&matchtype=4i0BRCaUDcrrnDi6kBEiQAZSh5f4zG9e7yifY1cWtkC7fDgyU8Hsl67Y)
households making no more than fifty percent of the Median Family Income (MFI) for the City of Austin. The rent varies between $403 and $672, and includes gas, electric and water within the rent. 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 Equity

**Category:** Very Low Income and Low Income

### 3.4 Gardens at San Juan Square in San Antonio, TX

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 the community. 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).

---


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

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. 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

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”

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 follows:

<table>
<thead>
<tr>
<th>Program Office</th>
<th>Funding Opportunity Title</th>
<th>Funding Opportunity Number</th>
<th>CFDA</th>
<th>Estimated Publication Date</th>
<th>Estimated Application Due Date</th>
</tr>
</thead>
</table>

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. With the HPRP funds, the Texas Department of Housing 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.

---

<table>
<thead>
<tr>
<th>Housing Grants (Section 4)</th>
<th>FR-6000-N-08</th>
<th>14,265</th>
<th>7/8/2016</th>
<th>9/6/2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>CPD</td>
<td>Rural Capacity Building for Community Development and Affordable Housing Grants</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

31 Retrieved from http://www.tdhca.state.tx.us/recovery/detail-homelessness.htm
APPENDIX 1.1 – PHYSICAL SUITABILITY MAP FOR BASTROP COUNTY, TX
APPENDIX 1.3 – HAZARD SUITABILITY MAP, INCLUDING FIRE AND FLOODS, FOR BASTROP COUNTY, TX
APPENDIX 1.4 – BASTROP HOUSING AUTHORITY AND BASTROP ISD

Legend
- Airport
- Main Roads
- Water Features
- 10 Miles Buffer
- Urban Areas

Bastrop ISD
- BLUEBONNET
- CEDAR CREEK
- EMILE
- LOST PINES
- MINA
- RED ROCK

---

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, TX

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

- $31510 - 34432
- $34433 - 46719
- $46720 - 56167
- $56168 - 68092
- $68093 - 83000

³⁴ Census 2013, Block Group
APPENDIX 1.8 – POVERTY STATUS BY LIVING ARRANGEMENTS IN BASTROP COUNTY, TX (2013)  

Legend

- Airport

- Main Roads

**Poverty Status by Living Arrangements**

- 638 - 1052
- 1053 - 1519
- 1520 - 1975
- 1976 - 2519
- 2520 - 4318

---

35 Census 2013, Block Group
APPENDIX 1.9 – MEDIAN MONTHLY OWNER COSTS AS A % OF HOUSEHOLD INCOME IN BASTROP COUNTY, TX (2013)\textsuperscript{36}

Legend
- Airport
- Main Roads

**Median Monthly Owner Costs**
- 10 - 14
- 15 - 18
- 19 - 20
- 21 - 24
- 25 - 33

\textsuperscript{36} Census 2013, Block Group
APPENDIX 1.10 – FEDERAL FIRE OCCURRENCE DATA FOR THE TIME PERIOD 1980 THROUGH 2014 IN BASTROP COUNTY, TX\textsuperscript{37}

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

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

United States Census Bureau
2015 TIGER/Line® Shapefiles: Urban Areas
APPENDIX 1.14 – MAIN ROADS BUFFER (1 MILE) IN BASTROP COUNTY, TX
## APPENDIX 2.1 – RENTAL AFFORDABLE HOUSING PROPERTY LIST IN BASTROP COUNTY

<table>
<thead>
<tr>
<th>Name, Address, Phone</th>
<th>Units</th>
<th>Program</th>
</tr>
</thead>
</table>
| **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 Bedroom | 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 |

---

<table>
<thead>
<tr>
<th><strong>Location</strong></th>
<th><strong>Address</strong></th>
<th><strong>Units Available</strong></th>
<th><strong>Details</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Piney Creek North</td>
<td>2110 North Main Bastrop, TX 78602</td>
<td>30 Units Total 30 Low-Income Units 1-4 Bedrooms</td>
<td>Site-based HUD Section 8; Public housing - Bastrop Housing Authority Income Level A</td>
</tr>
<tr>
<td>Riverwood Commons</td>
<td>440 Old Austin Highway Bastrop, TX 78602</td>
<td>36 Total Units 36 Income Restricted Units 36 Low-Income Units 1-2 Bedrooms</td>
<td>Elderly only; Housing Tax Credit program Income Levels A &amp; B</td>
</tr>
<tr>
<td>Settlement Estates Senior Apartments</td>
<td>149 Settlement Drive Bastrop, TX 78602</td>
<td>70 Units Total 70 Income-Restricted Units 70 Low-Income Units 1-2 Bedrooms</td>
<td>Elderly only; Housing Tax Credit Program Income Level B</td>
</tr>
<tr>
<td>Smithville Garden Apartments</td>
<td>1002 SE Martin Luther King Smithville, TX 78957</td>
<td>42 Units Total 42 Low-Income Units 1-3 Bedrooms</td>
<td>HUD Section 8 Income Level A</td>
</tr>
<tr>
<td>Smithville Housing Authority</td>
<td>100 Ken Blaschke Drive Smithville, TX 78957</td>
<td>131 Units Total 86 Public Housing Units 45 Section 8 Units Efficiencies, 1-4 Bedrooms</td>
<td>Public Housing - Smithville Housing Authority; HUD Section 8 Income Level A</td>
</tr>
<tr>
<td>Supportive Housing Program- Family Crisis Ctr</td>
<td>431 Old Austin Highway Bastrop, TX 78602</td>
<td>20 Units Total Supportive housing for victims of sexual or domestic violence only</td>
<td>HOME; Housing Tax Credit Program Income Levels A &amp; B</td>
</tr>
<tr>
<td>Webb Street Revitalization</td>
<td>309-333 Webb Street Smithville, TX 78957</td>
<td>14 Units Total 14 Very Low-Income Units 1-3 Bedrooms</td>
<td>Priority to Elderly, Disabled, Families of 5+; HOME program; HUD Section 8 Income Levels A, B, &amp; C</td>
</tr>
<tr>
<td>Willows Apartments (Smithville)</td>
<td>324 Webb Street Smithville, TX 78957</td>
<td>32 Units Total 26 Low-Income Units 1-2 Bedrooms</td>
<td>HUD Section 8; RD (Rural Development); Housing Tax Credit Program Income Levels A &amp; B</td>
</tr>
</tbody>
</table>
## APPENDIX 2.2 – GLOSSARY

<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable Housing</td>
<td>Housing in which occupants pay 30 percent or less of their income on housing costs</td>
</tr>
<tr>
<td>Household</td>
<td>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</td>
</tr>
<tr>
<td>Low Income Household</td>
<td>Households whose incomes do not exceed 80 percent of the median area income for the area, as determined by HUD</td>
</tr>
<tr>
<td>Very Low Income Household</td>
<td>Households whose incomes do not exceed 50 percent of the median area income for the area, as determined by HUD</td>
</tr>
<tr>
<td>Extremely Low Income Household</td>
<td>Households whose incomes do not exceed 30 percent of the median area income for the area, as determined by HUD</td>
</tr>
<tr>
<td>House Burdened</td>
<td>Term used to define households who spend more than 30 percent of income on housing costs</td>
</tr>
<tr>
<td>Multi-family Housing</td>
<td>Building with more than four residential units</td>
</tr>
<tr>
<td>Single Family</td>
<td>A single-unit family residence, detached or attached to other housing structures</td>
</tr>
<tr>
<td>Mobile Housing / Manufactured housing</td>
<td>A transportable structure built for permanent dwellings with or without a permanent structure</td>
</tr>
<tr>
<td>Detached Housing</td>
<td>A house free of any shared walls and stands alone</td>
</tr>
<tr>
<td>Floodplain</td>
<td>Low lying land area with an increased risk of flooding</td>
</tr>
<tr>
<td>Population Density</td>
<td>Population per land area</td>
</tr>
<tr>
<td>Social Vulnerability</td>
<td>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</td>
</tr>
<tr>
<td>Suitability Analysis</td>
<td>A process used to determine the appropriateness of a given area for a particular use, by means of Geographic Information System (GIS) software</td>
</tr>
<tr>
<td>Physical Suitability</td>
<td>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</td>
</tr>
<tr>
<td>Social Suitability</td>
<td>Land suitability analysis used to identify developable land parcels under consideration of social constraints (i.e., poverty, house burden, minority groups, etc.)</td>
</tr>
<tr>
<td>Hazard Suitability</td>
<td>Land suitability analysis used to identify developable land parcels under consideration of natural hazards threats (i.e., floods, fire, earthquake, etc.)</td>
</tr>
<tr>
<td>Mixed-Lot Residential</td>
<td>Zoning which permits a variety of lot sizes in order to be affordable for different incomes</td>
</tr>
<tr>
<td>Mixed Use</td>
<td>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</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Zoning</td>
<td>Regulatory classification of land use patterns allowed in an area</td>
</tr>
<tr>
<td>Parcels</td>
<td>A section or area of land</td>
</tr>
<tr>
<td>Walkable Communities / Walkability</td>
<td>A community that is built to accommodate access to local amenities without the reliance on vehicles</td>
</tr>
<tr>
<td>Connectivity</td>
<td>Design concept that permits movement within the city</td>
</tr>
<tr>
<td>Land Use Planning</td>
<td>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</td>
</tr>
<tr>
<td>Green Transportation</td>
<td>Transportation options that minimize environmental impact such as mass public transportation</td>
</tr>
<tr>
<td>Sustainability</td>
<td>Development that meets the needs of the present without compromising the ability of future generations to meet their own needs</td>
</tr>
<tr>
<td>Sustainable Development</td>
<td>Physical development that simultaneously provides for economic prosperity, environmental quality, and social equity</td>
</tr>
</tbody>
</table>