2020 QAP Roundtable

Urban Core, Proximity to Jobs, & Underserved Area

April 24, 2019

Per Unit Land Costs for Applications from Regions 3, 6, 7, & 9 (2017-2019)
Urban Core versus Non-Urban Core
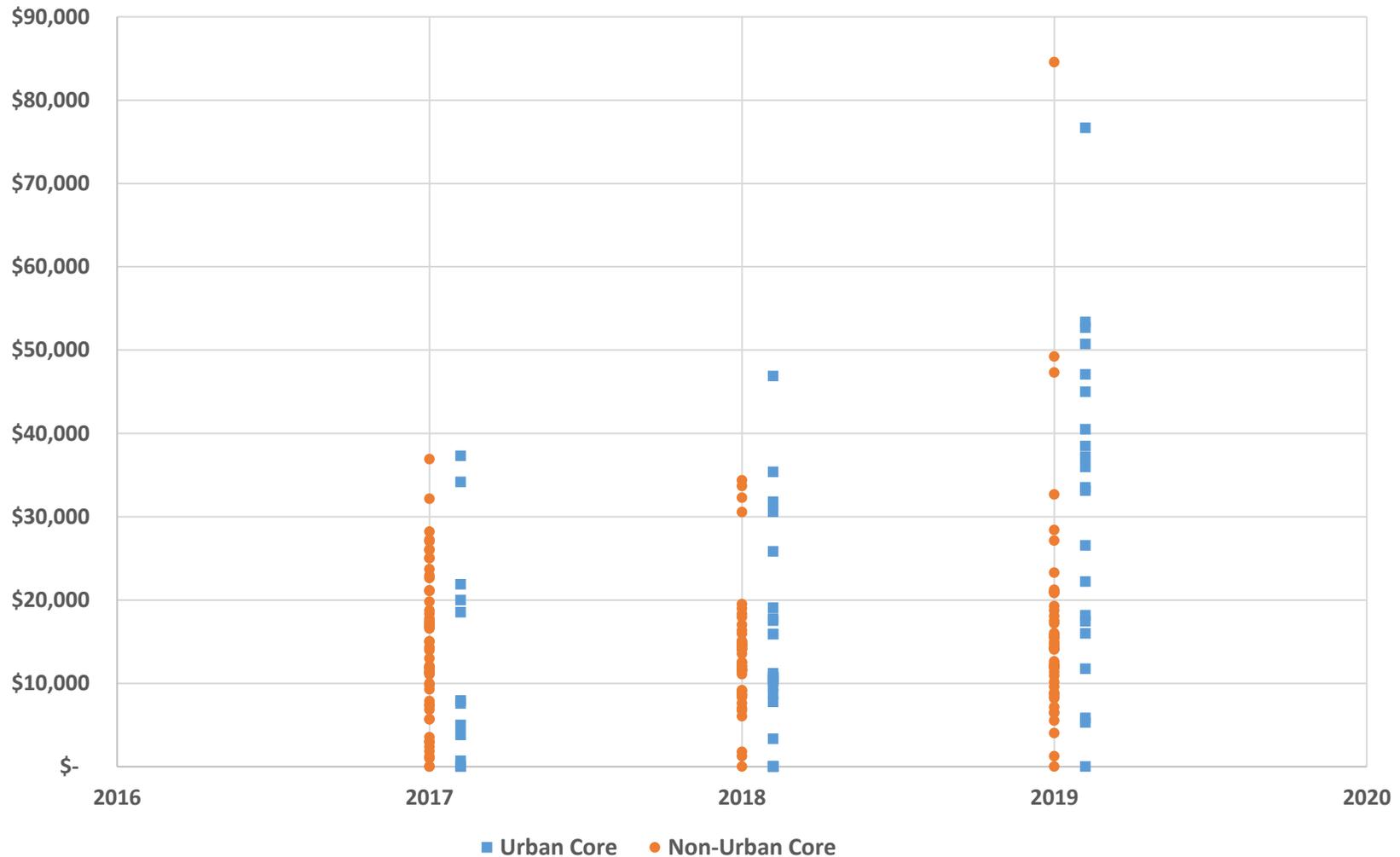
- There appears to be a marked **increase** in per Unit land costs for **Urban Core** Applications in the 2019 9% cycle, while **Non-Urban Core** per Unit land costs have largely **remained the same** 2017-2019.
- Outliers:
    - In 2018, 18306 Campanile on Commerce in Region 6 (square); in 2019, 19107 City View of Hyde Park in region 7 (square); and also in 2019, 19230 Campanile on Fondren in Region 6 (circle)

Per Unit Land Costs for Applications from Regions 3, 6, 7, & 9 (2017-2019)				
	Urban Core, Land Cost Per Unit, Average	Urban Core, Land Cost Per Unit, Median	Non-Urban Core, Land Cost Per Unit, Average	Non-Urban Core, Land Cost Per Unit, Median
2017	$ 13,070	$ 7,756.13	$ 14,386	$ 13,976
2018	$ 14,754	$ 10,781.25	$ 13,849	$ 13,802
2019	$ 31,784	$ 33,516.48	$ 17,054	$ 14,298

Proposed QAP language to 10 TAC 11.9(c)(7)

Option A:

(7) Proximity to Certain Areas. An Application may qualify to receive up to five (5) points if the Development Site is located in one of the areas described in subparagraphs (A) and (B) of this paragraph, and the Application contains evidence substantiating qualification for the points. Points may be cumulative and, therefore, an Applicant may select both (A) and (B).

(A) the Urban Core. A Development in a Place, as defined by the US Census Bureau, with a population over 200,000 may qualify for points under this item. The Development Site must be located within 4 miles of the main municipal government administration building if the population of the Place is 750,000 or more, or within 2 miles of the main municipal government administration building if the population of the city is 200,000 – 749,999. The main municipal government administration building will be determined by the location of regularly scheduled municipal Governing Body meetings. Distances are measured from the nearest property boundaries, not inclusive of non-contiguous parking areas. This scoring item will not apply to Applications under the At-Risk Set-Aside. (5 2 points)

(B) Jobs. A Development that has 6,000 jobs within 1 mile of the proposed Development Site. The data used will be based solely on that available through US Census' OnTheMap tool. Jobs counted are limited to those based on the work area, all workers, and all primary jobs. Only the most recently available data set (as of October 1) will apply. If the Development does not yet have a postal address that can be identified through the OnTheMap search tool, then the Development will use OnTheMap's selection tool to identify the location of the Development Site. (3 points)

Option B:

[Remove entirely Proximity to the Urban Core, and then . . .]

(7) Proximity to Jobs. A Development may qualify for points under this paragraph if it meets one of the criteria below in subparagraphs (A) through (C). The data used will be based solely on that available through US Census' OnTheMap tool. Jobs counted are limited to those based on the work area, all workers, and all primary jobs. Only the most recently available data set (as of October 1) will apply. If the Development does not yet have a postal address that can be identified through the OnTheMap search tool, then the Development will use OnTheMap's selection tool to identify the location of the Development Site.

    (A) The Development is located within 1 mile of 16,000 jobs. (5 points)

    (B) The Development is located within 1 mile of 8,000 jobs. (4 points)

    (C) The Development is located within 1 mile of 4,000 jobs. (3 points)

Proximity to Jobs Analysis on previous awards for the urban regions of 6, 7, and 9

Development Name	Address	# of Jobs within 2 mile radius	# of Jobs within 1 mile radius
Aldrich 51	2604 Aldrich Street, Austin, Texas, 78723 (Mueller)	36,173	4,750
Art at Brattons Edge	15405 Long Vista Drive, Austin, Texas, 78728 (Wells Branch)	25,079	5,554
Bluebonnet Studios	2301 South Lamar Blvd, Austin, Texas, 78704 (South Lamar)	56,213	6,756
Terrace at Walnut Creek	8712 Old Manor Road, Austin, Texas 78724 (Highway 290 between cities of Austin and Manor)	14,573	1,757
Museum Reach Lofts	1500 N St Mary's St, San Antonio, Texas, 78215 (near downtown San Antonio)	87,053	39,053
Vista Pointe at Wild Pine	11580 Wild Pine, San Antonio, Texas, 78253 (northwestern suburb, near SeaWorld)	10,112	2,808
Artisan at Mission Creek	7423 Yarrow Blvd, San Antonio, TX 78224 (southwestern suburb)	17,201	9,271
The Arbor at Centerbrook	13905 Oak Meadows, Universal City, TX 78148 (northeastern suburb of San Antonio of I-35)	15,973	9,048
EaDo Lofts	1910 Napoleon St, Houston, Texas, 77003 (East Downtown Houston)	185,397	5,695
The Brittmoore	6725 Brittmoore Rd, Houston, TX 77041 (northwestern suburb, off U.S. 290)	45,079	13,548
Altura Heights	4911 W Airport Boulevard, Houston, Texas, 77085 (Southwest Houston)	6,862	1,782
Riverbrook Village	5450 Atascocita Road, Humble, Texas, 77346 (northeast Houston)	5,728	1,060

OnTheMap

| Start | Base Map | Selection | Results ⊗ |

💾 Save 📄 Load 🗨 Feedback ◀ Previous Extent ◀◀ Hide Tabs ▶▶ Show Chart/Report

Work Area Profile Analysis
Austin City

▸ Display Settings
▸ Map Controls ❓
▸ Report/Map Outputs ❓
▾ Legends

- 5 - 3,888 Jobs/Sq.Mile
- 3,889 - 15,537 Jobs/Sq.Mile
- 15,538 - 34,952 Jobs/Sq.Mile
- 34,953 - 62,133 Jobs/Sq.Mile
- 62,134 - 97,080 Jobs/Sq.Mile

N Analysis Selection

▸ Analysis Settings

⚙ **Change Settings**
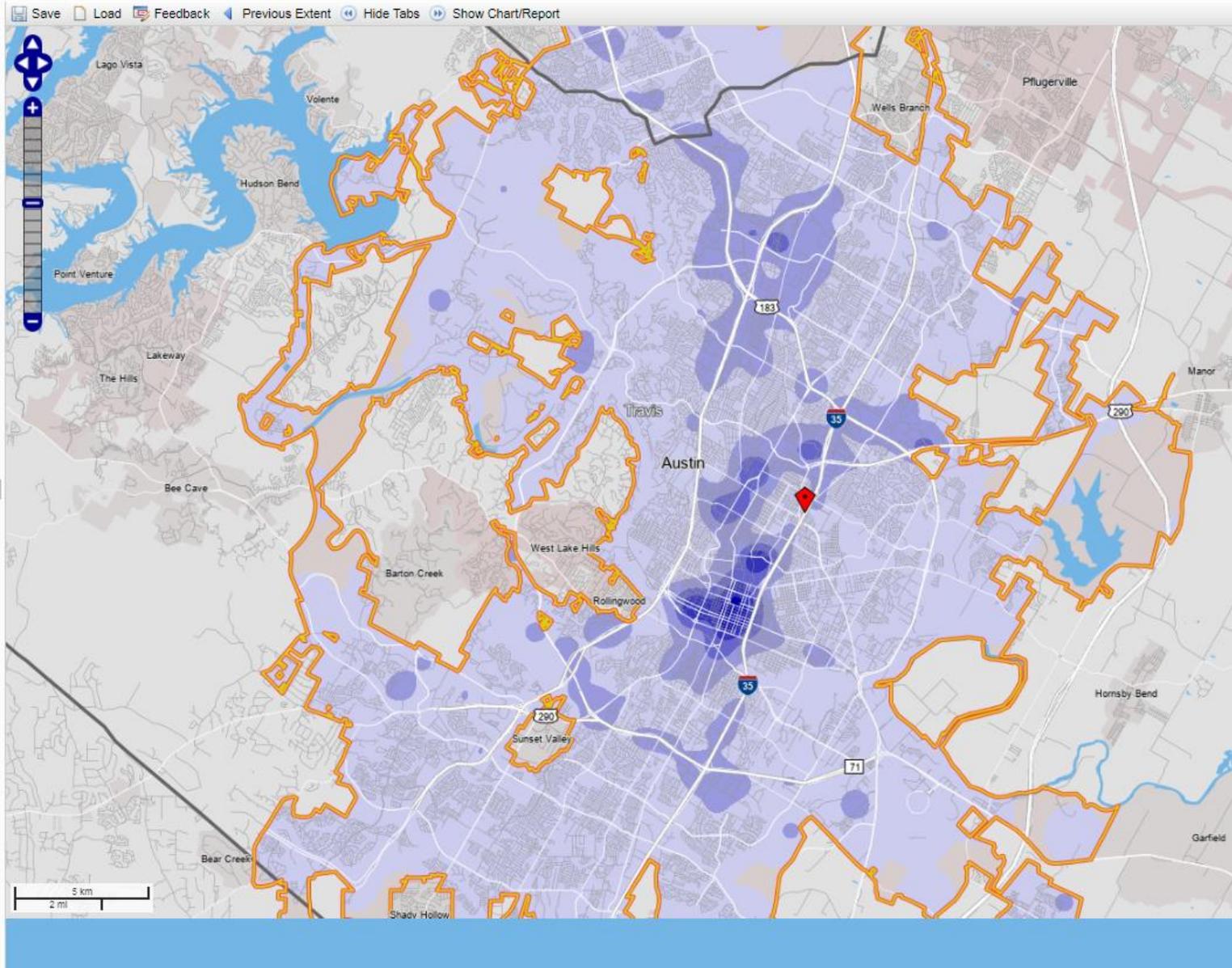
10 TAC 11.9(c)(5), Underserved Area

Underserved Area Selections by Applications, 2017-2019 (409 Total Applications)					
Underserved Points Selected	Underserved Point Selection by Urban Core Developments, 2017-2019, Number of Selections	Percent	Underserved Point Selection by Non-Urban Core Developments, 2017-2019, Number of Selections	Percent	total
2	3	7%	58	20%	61
3	32	70%	183	63%	215
5	11	24%	50	17%	61
total	46		291		

- The primary Underserved Area scoring items are as follows:
  - 2 points: no LIHTC in the census tract for past 15 years
  - 3 points: no LIHTC in the census tract for past 30 years
  - 5 points: no LIHTC in census tract and surrounding census tracts for past 15 years (only applies to cities of 100,000 or more)
- The new scoring item added to the 2019 QAP regarding possible "gentrifying" census tracts was only used by one Application in the At-risk Set-aside in 2019.
  - (F) The Development Site is located entirely within a census tract that, according to American Community Survey 5-year Estimates, has both a poverty rate greater than 20% and a median gross rent for a two-bedroom unit greater than its county's 2016 HUD Fair Market Rent for a two-bedroom unit. This measure is referred to as the Affordable Housing Needs Indicator in the Site Demographic Characteristics Report (2 points).

Discussion Questions:

- Is the Underserved Area section working fine as is? If not, how can the existing scoring items be revised?
- What changes could be made to subparagraph (F) (see above) so that more Applications make use of it?
- If new scoring items were to be considered for Underserved Area, what criteria should those items be based on?