



**Vogt Santer
Insights**

Market Feasibility Analysis

of

Bruton Road Apartments
9415 Bruton Road
Dallas, Dallas County, Texas 75217

for

Texas Department of Housing
& Community Affairs
211 East 11th Street
Austin, Texas 78701

Commissioned By:

Ms. Ana Padilla
The NRP Group, LLC
5309 Transportation Boulevard
Cleveland, Ohio 44125

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9347JT



The Dallas Police Department has a station 4.3 miles southeast of the site. Southeast Dallas Health Center is 2.5 miles south of the site. The local fire station is 0.1 miles south of the site along St. Augustine Road.

5. Overall Site Evaluation

The proposed site is located directly northwest of two moderately to heavily traveled arterial routes in southeast Dallas, St. Augustine Road and Bruton Road. This location should enhance the marketability of the site due to the excellent visibility and significant exposure that the location affords. Numerous residential land uses are in proximity to the site, including two existing LIHTC properties, St. Augustine Estates and Crestshire Village, both of which are in excellent condition. The surrounding land uses will have a positive impact on the marketability of the site.

The site is within proximity to shopping, employment, recreation, entertainment and education opportunities. Public safety services are within 4.3 miles of the site. Schools for all grade levels, parks, a grocery store, discount stores, specialty retailers and restaurants are less than 1.5 miles from the site. The site has convenient access to major highways. Overall, we consider the site's location and proximity to community services to have a positive impact on its marketability.

6. Crime Risk

The primary source for Crime Risk data is the FBI Uniform Crime Report (UCR). The FBI collects data from each of roughly 16,000 separate law enforcement jurisdictions across the country and compiles this data into the UCR. The most recent update showed an overall coverage rate of 95% of all jurisdictions nationwide with a coverage rate of 97% of all jurisdictions in metropolitan areas.

Applied Geographic Solutions uses the UCR at the jurisdictional level to model each of the seven crime types at other levels of geography. Risk indexes are standardized based on the national average. A Risk Index value of 100 for a particular risk indicates that, for the area, the relative probability of the risk is consistent with the average probability of that risk across the United States.

It should be noted that aggregate indexes for total crime, personal crime and property crime are not weighted indexes, in that a murder is weighted no more heavily than petty theft. Thus caution should be used when using the aggregate indexes.

Total crime risk (277) for the Site PMA is well above the national average with an overall personal crime index of 270 and a property crime index of 262. Total crime risk (212) for Dallas County is also above the national average with indexes for personal and property crime of 193 and 214, respectively.

	Crime Risk Index	
	Site PMA	Dallas County
Total Crime	277	212
Personal Crime	270	193
Murder	234	194
Rape	217	152
Robbery	378	248
Assault	268	188
Property Crime	262	214
Burglary	216	190
Larceny	229	195
Motor Vehicle Theft	297	223

Source: Applied Geographic Solutions

Clearly, the subject project is located in a region with high crime risks relative to both the national average and Dallas County. While crime risks in the area are high, this has not adversely impacted the marketability of nearby Tax Credit rental alternatives within 0.5 miles of the site, including the senior-restricted St. Augustine Estate (Map ID 11) and the family/general occupancy Crestshire Village (Map ID 23), as demonstrated by their high occupancy (see Section VI *Rental Housing Analysis* of this report).

According to the managers at the aforementioned properties, loitering and illegal activity occur at the car wash facility located southeast of the site at the corner of Bruton and St. Augustine roads. The managers noted that the Dallas Police Department patrols the area often throughout the day.

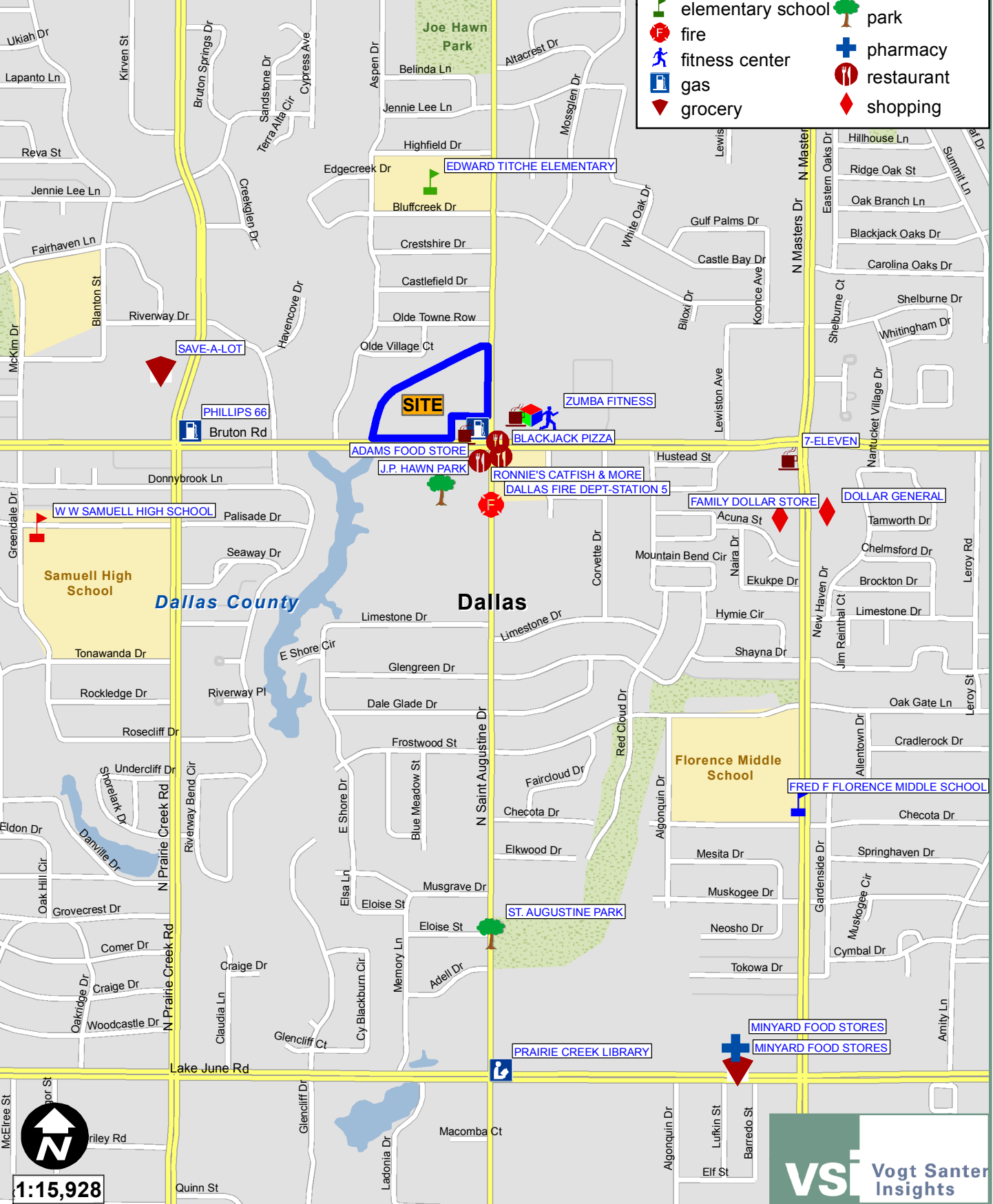
The subject project will offer well lighted property grounds and will have perimeter fencing and security gates at each entrance, which will be comparable to the residents' perception of safety at the site. It is important to note that all residents within the defined Site PMA are exposed to the same crime risks. Therefore, a resident within the Site PMA is accustomed to this risk. Nonetheless, perceived crime risk may be an issue in marketing the non-subsidized Tax Credit units at the project. Management should be aware of the high crime risks within the region and be prepared to address this issue when marketing the project.

Maps illustrating the location of community services and area crime risk by Census Tract follow.

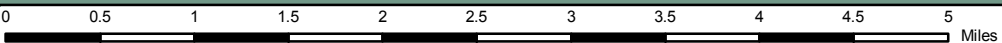
Dallas, TX

Neighborhood Community Services

0 0.5 Miles



Dallas, TX 2012 Crime Risk

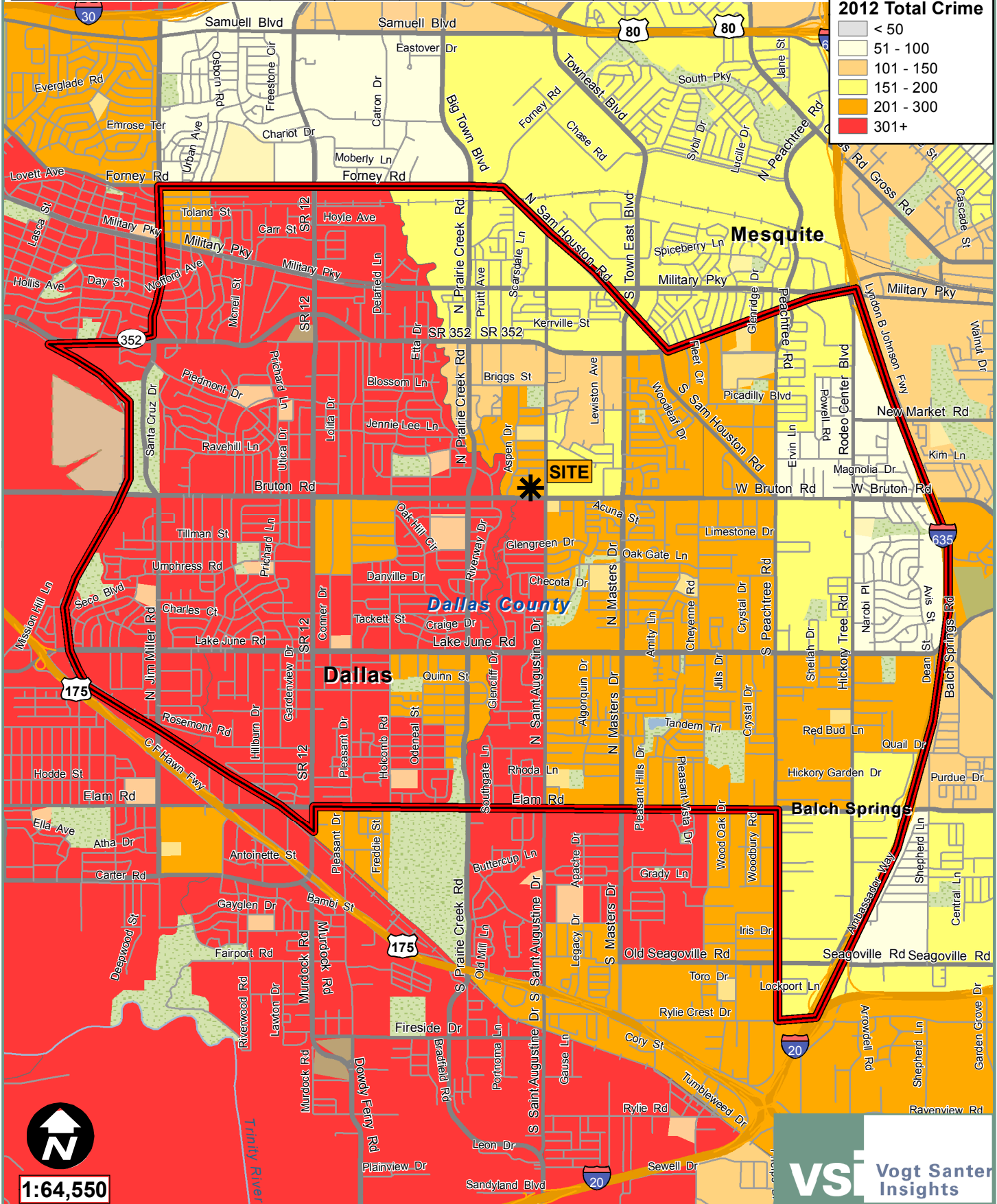


Legend

- Project Site
- PMA

**Block Groups
2012 Total Crime**

	< 50
	51 - 100
	101 - 150
	151 - 200
	201 - 300
	301+



1:64,550