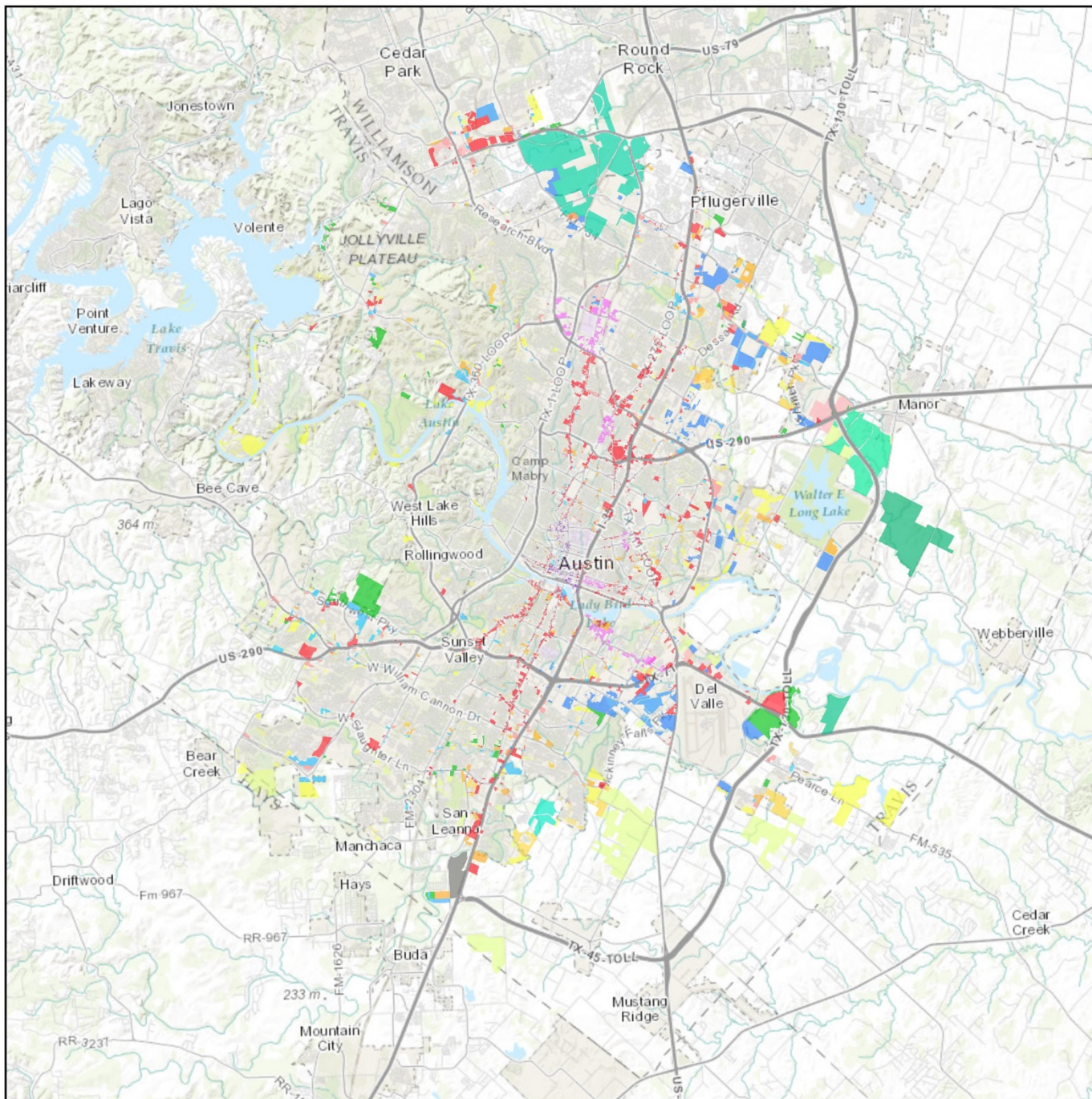


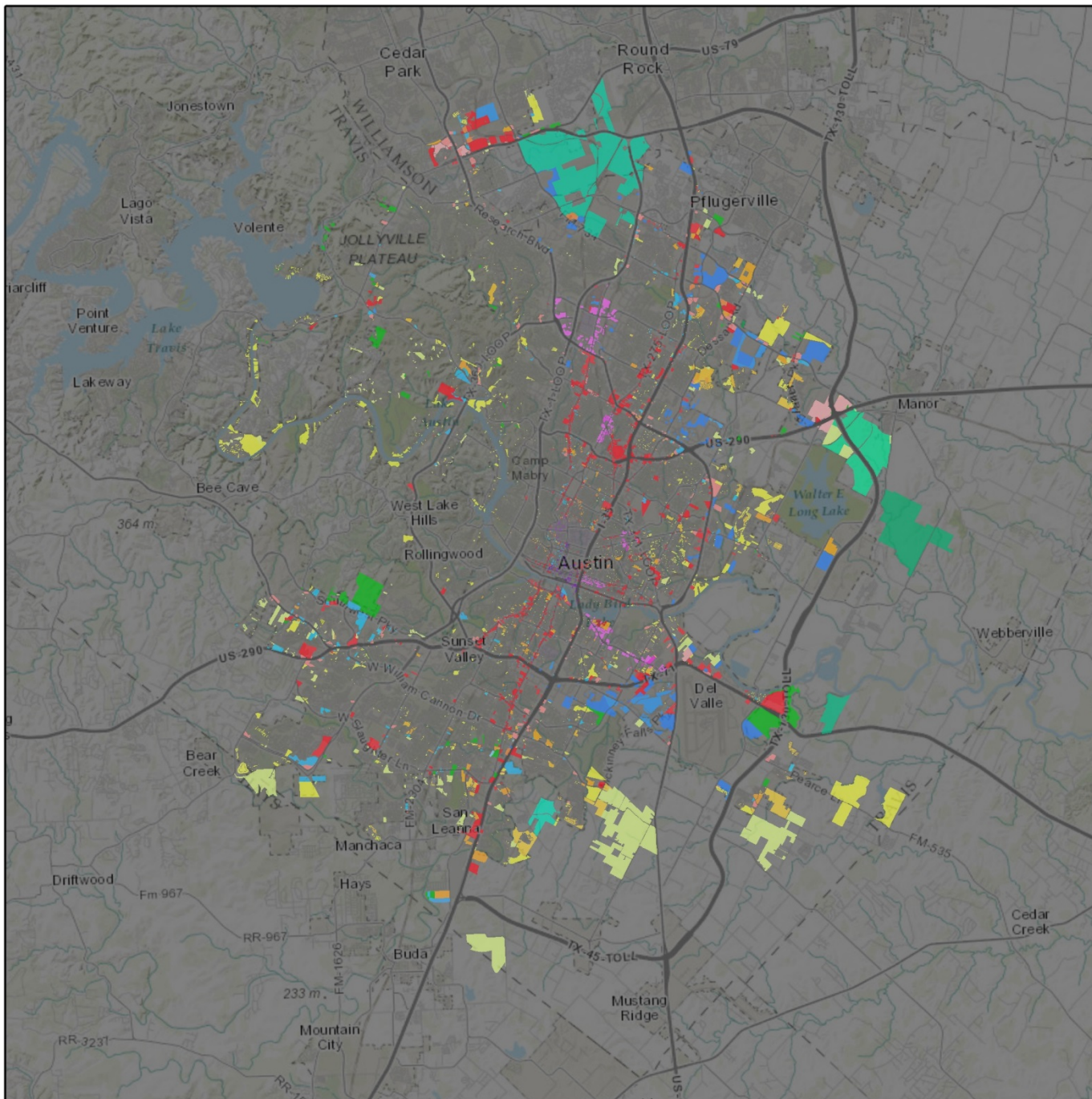
AUSTIN CODE ZONING CAPACITY SCENARIO

Fregonese Associates Inc. // 12.15.14

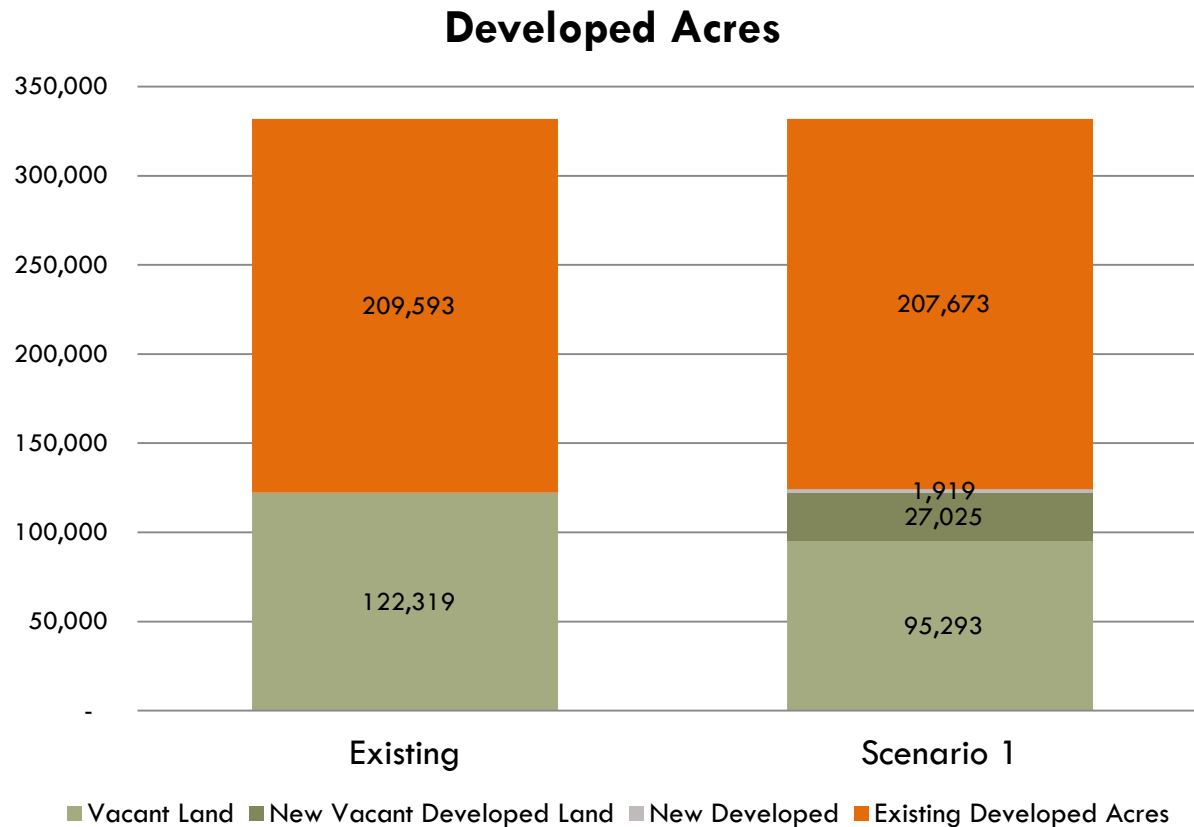
47 Place Types Modeled

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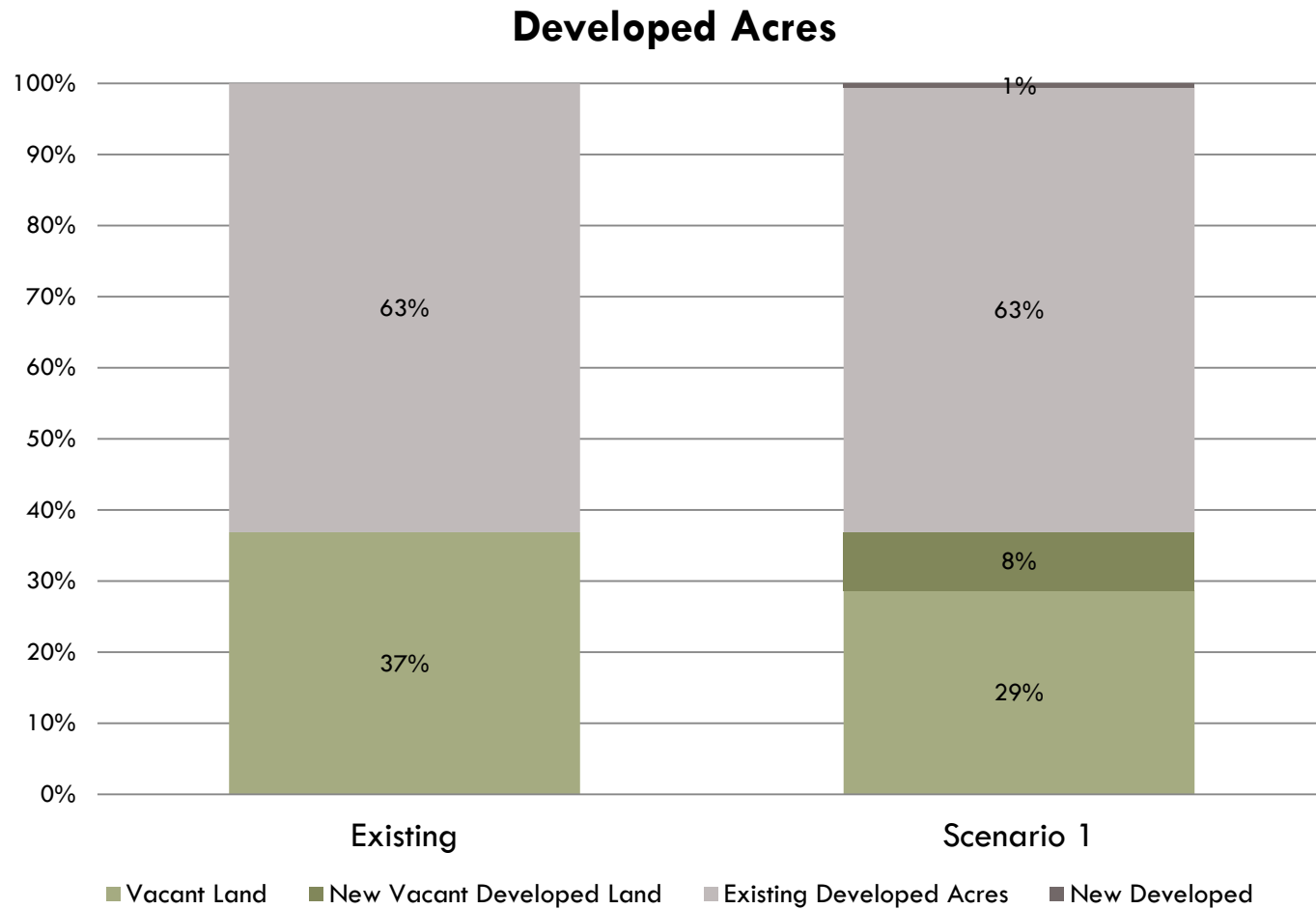




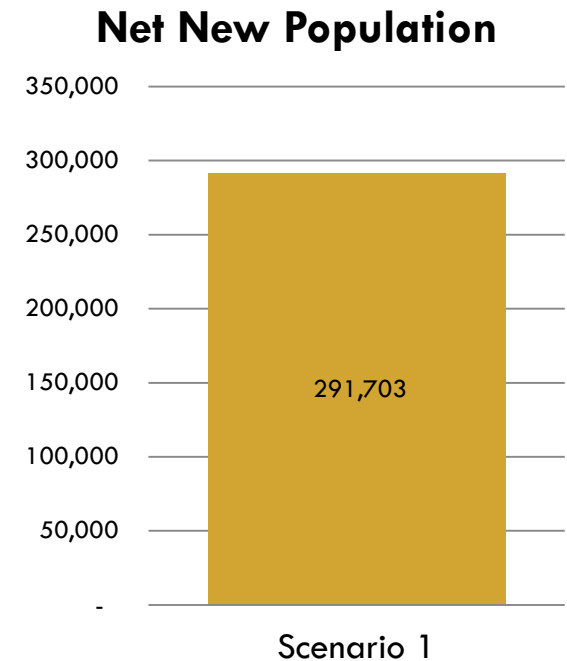
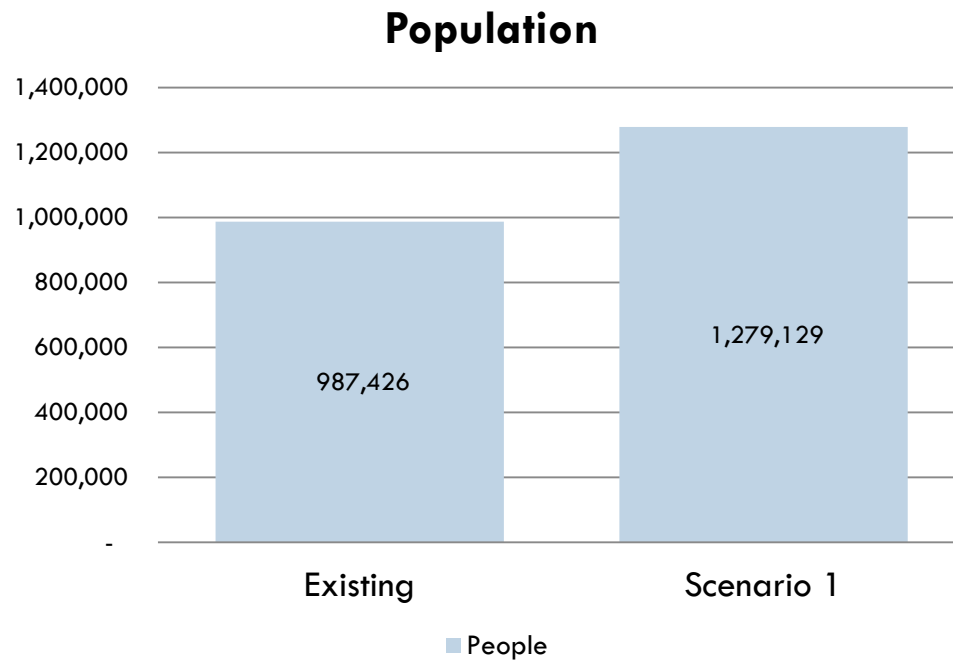
Vacant and Developed Acres



Developed Acres



Population



Austin Area Population Histories and Forecasts

Year	City of Austin Total Area Population	Annualized Growth Rate	City of Austin Full Purpose Population	City of Austin Limited Purpose Population	Travis County	Annualized Growth Rate	Five County MSA(1)	Annualized Growth Rate
1940	87,930				111,053		214,603	
1950	132,459	4.2%			160,980	3.8%	256,645	1.8%
1960	186,545	3.5%			212,136	2.8%	301,261	1.6%
1970	251,808	3.0%			295,516	3.4%	398,938	2.8%
1980	345,890	3.2%			419,573	3.6%	585,051	3.9%
1990	465,622	3.0%			576,407	3.2%	846,227	3.8%
2000	656,562	3.5%	639,185	17,377	812,280	3.5%	1,249,763	4.0%
2001	669,693	2.0%	654,019	15,674	830,150	2.2%	1,314,344	5.2%
2002	680,899	1.7%	667,705	13,194	844,263	1.7%	1,353,122	3.0%
2003	687,708	1.0%	674,382	13,326	856,927	1.5%	1,382,675	2.2%
2004	692,102	0.64%	678,769	13,333	874,065	2.00%	1,419,137	2.6%
2005	700,407	1.20%	687,061	13,346	893,295	2.20%	1,464,563	3.2%
2006	718,912	2.64%	707,952	10,960	920,544	3.05%	1,527,040	4.3%
2007	735,088	2.25%	724,117	10,971	948,160	3.00%	1,592,590	4.3%
2008	750,525	2.10%	739,543	10,982	978,976	3.25%	1,648,331	3.5%
2009	774,037	3.13%	765,957	8,080	1,008,345	3.00%	1,706,022	3.50%
2010	790,390	2.11%	777,953	12,437	1,024,266	1.58%	1,716,289	0.60%
2011	812,025	2.74%	799,578	12,447	1,049,873	2.50%	1,763,487	2.75%
2012	824,205	1.50%	811,746	12,459	1,076,119	2.50%	1,811,983	2.75%
2013	842,750	2.25%	830,278	12,472	1,108,403	3.00%	1,870,872	3.25%
2014	865,504	2.70%	853,020	12,484	1,138,884	2.75%	1,926,998	3.00%
2015	884,978	2.25%	872,481	12,497	1,170,203	2.75%	1,984,808	3.00%
2016	902,678	2.00%	890,168	12,509	1,202,384	2.75%	2,044,353	3.00%
2017	918,474	1.75%	905,953	12,522	1,238,456	3.00%	2,110,794	3.25%
2018	934,548	1.75%	922,013	12,534	1,275,609	3.00%	2,179,395	3.25%
2019	950,902	1.75%	938,355	12,547	1,313,878	3.00%	2,250,225	3.25%
2020	965,166	1.50%	952,606	12,559	1,350,009	2.75%	2,317,732	3.00%
2025	1,039,758	1.50%	1,027,139	12,618	1,546,129	2.75%	2,686,887	3.00%
2030	1,120,114	1.50%	1,107,483	12,631	1,749,304	2.50%	3,077,220	2.75%
2035	1,191,894	1.25%	1,179,250	12,644	1,955,158	2.25%	3,481,592	2.50%
2040	1,252,692	1.00%	1,240,036	12,656	2,158,652	2.00%	3,939,101	2.50%
2045	1,316,592	1.00%	1,303,923	12,669	2,325,481	1.50%	4,349,086	2.00%

SOURCE: Ryan Robinson, City Demographer, Department of Planning, City of Austin. January 2014.

NOTES: 1) The Five County Austin–Round Rock MSA wholly includes these counties: Bastrop, Caldwell, Hays, Travis and Williamson.

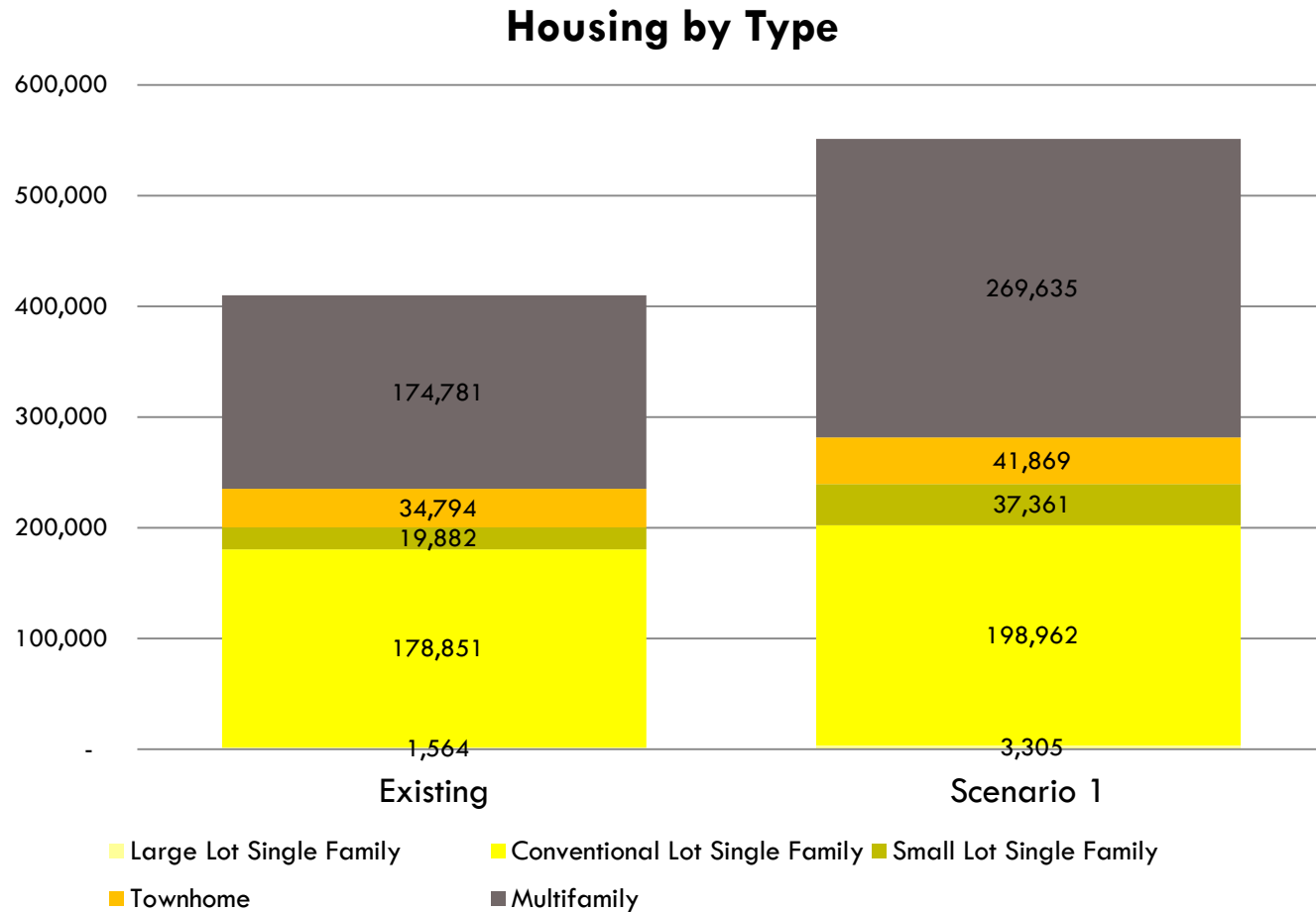
2) Population figures are as of April 1 of each year.

3) Historical and current period population figures for the City of Austin take into account annexations that have occurred.

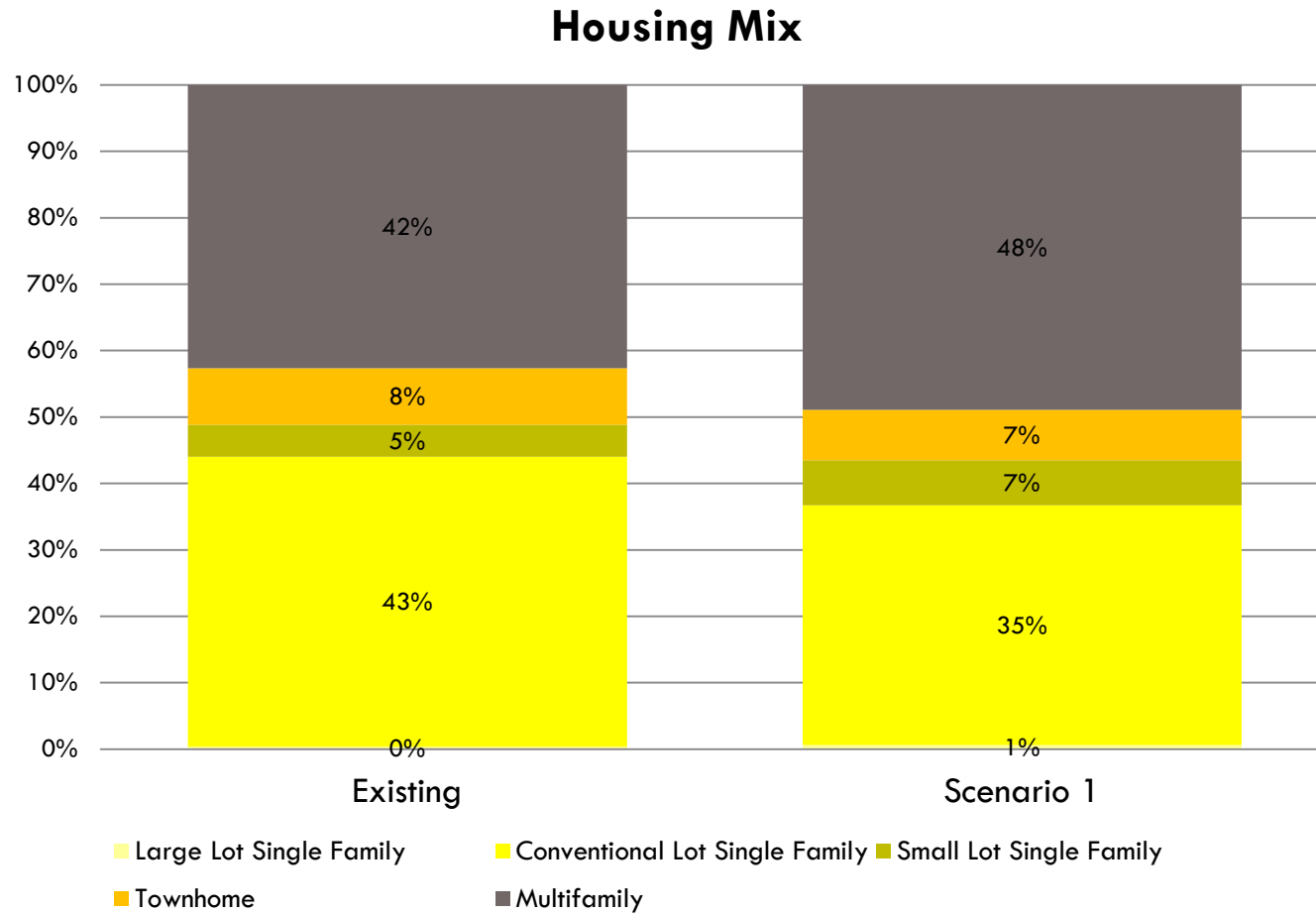
4) Forecasted population figures for the City of Austin do not assume any future annexation activity.



Total Housing by Type

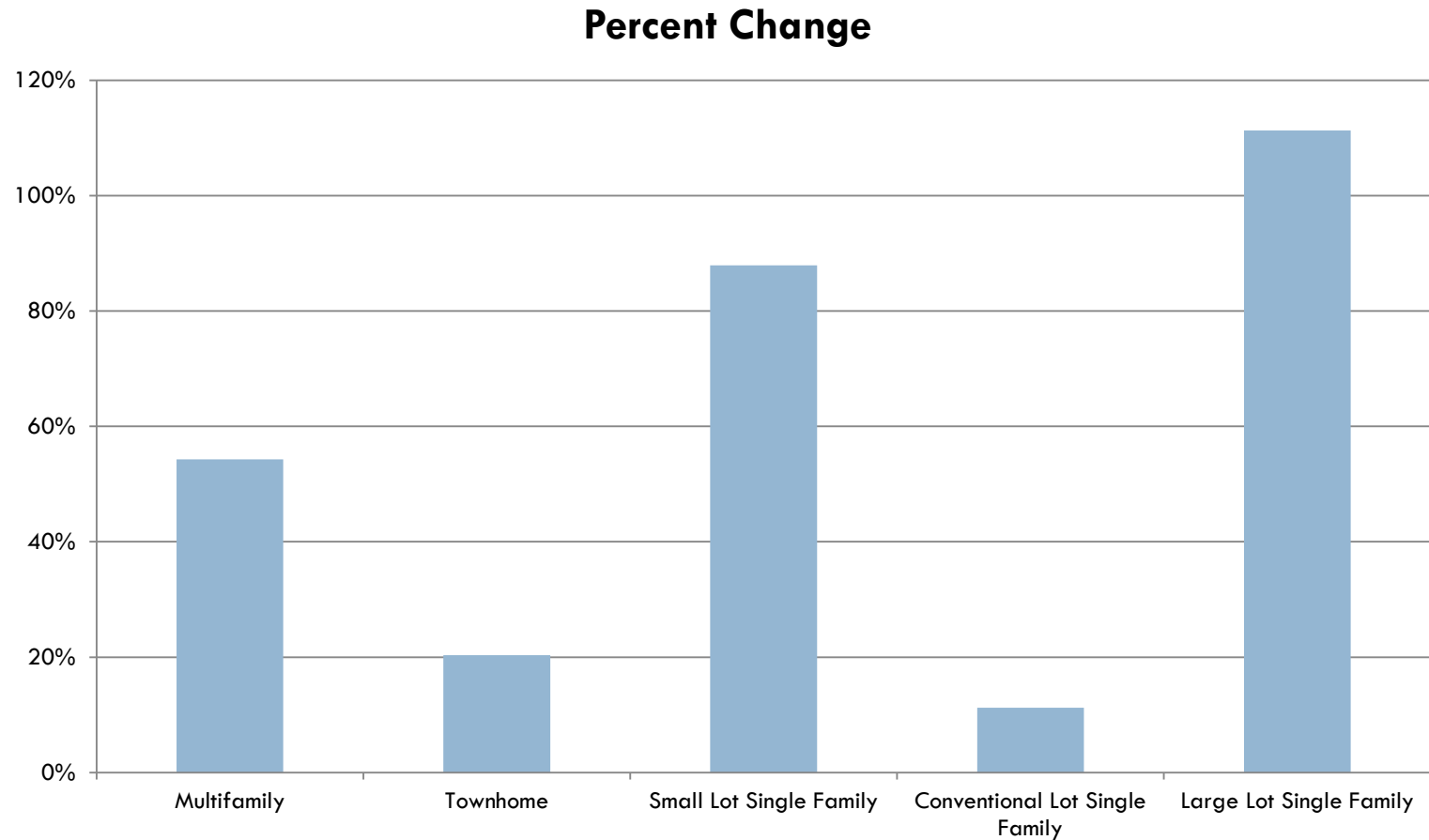


Total Housing Mix



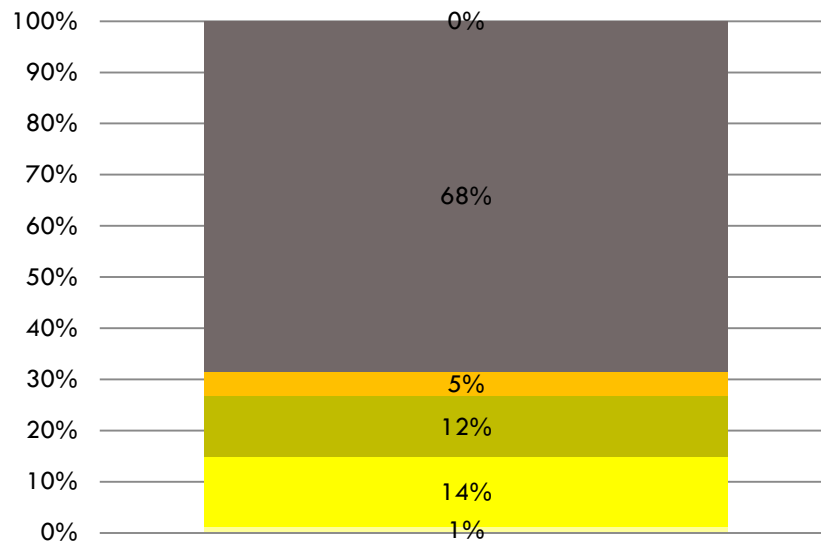
Percent Change

Total Housing Mix



New Housing by Type

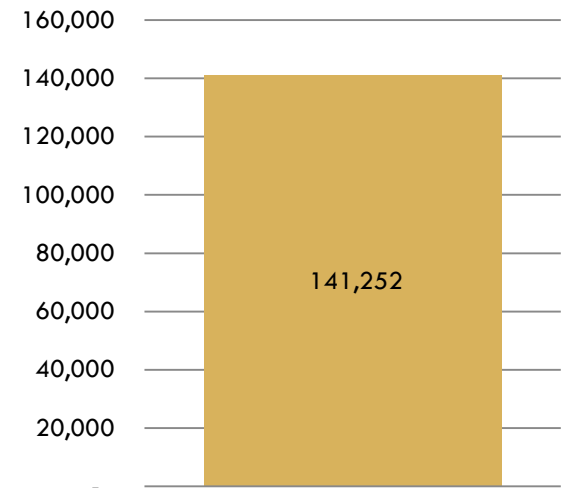
Housing Mix



Scenario 1

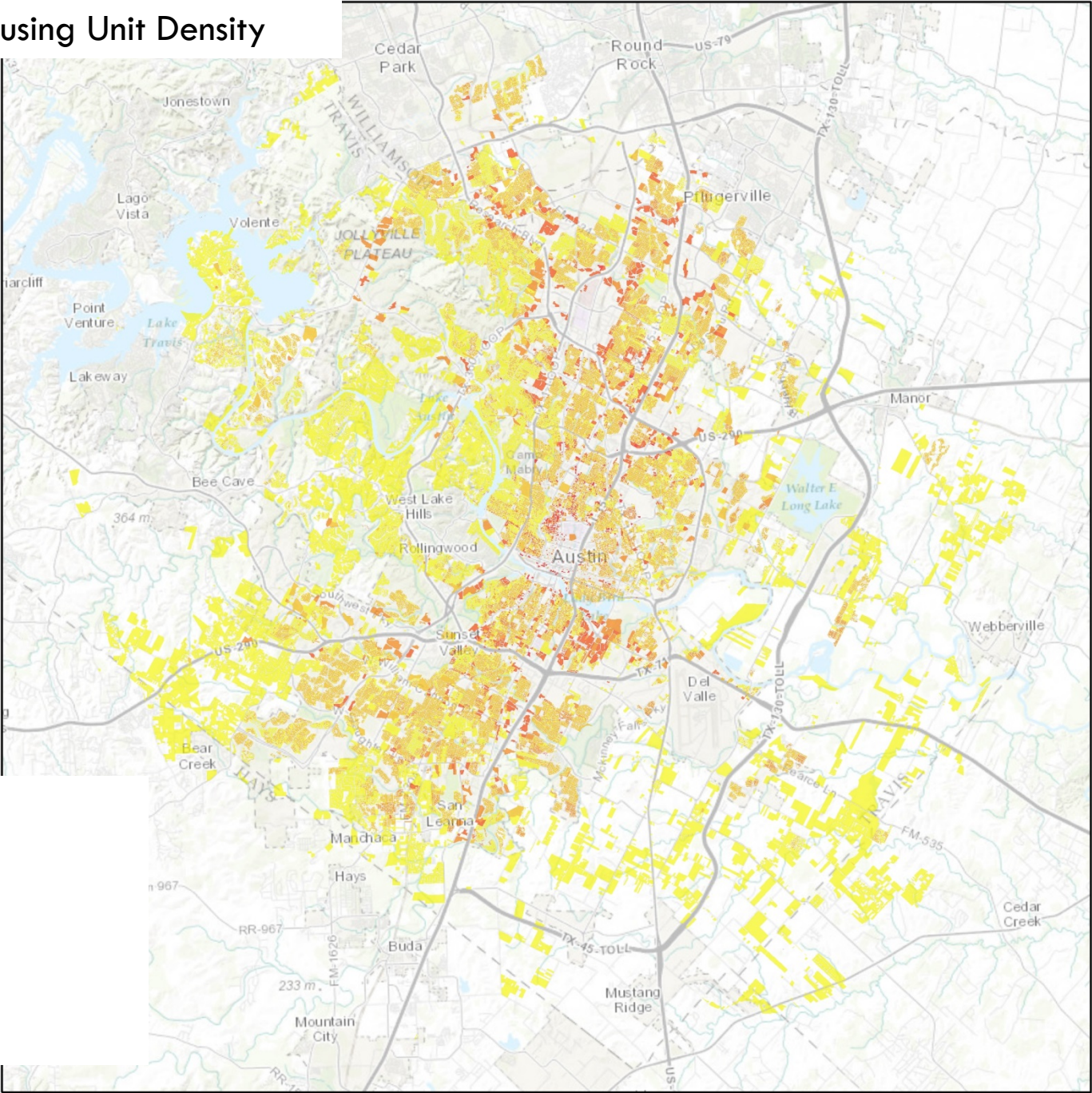
- Large Lot Single Family
- Small Lot Single Family
- Multifamily
- Conventional Lot Single Family
- Townhome
- Mobile Home

Net New Housing Units



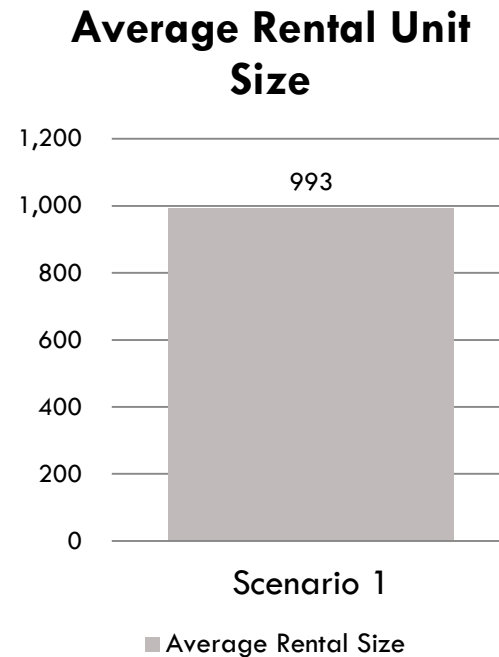
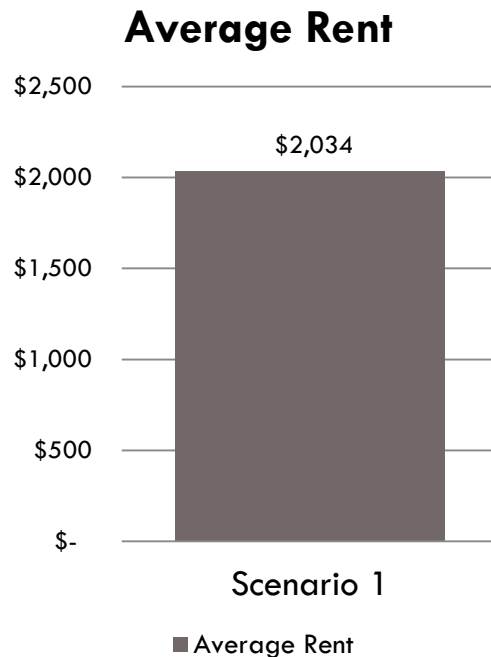
Scenario 1

Existing Housing Unit Density



Average Rents

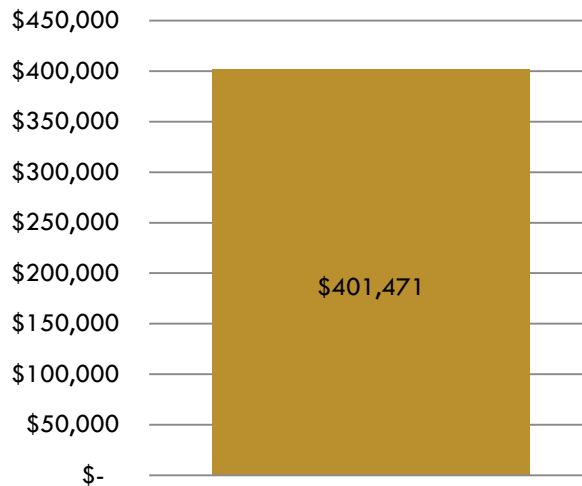
- \$2.05 per square foot
- ~\$2,000 per month for 1,000 square foot unit
- Consistent with mid-rise apartment level



Average Sales Price

- \$214 per square foot
- \$400,000 for 1,900 square foot unit
- Zillow median list price \$360,000
- Average income required to afford new ownership housing: \$116,500
 - 2013 Mean HH Income: ~\$75,000

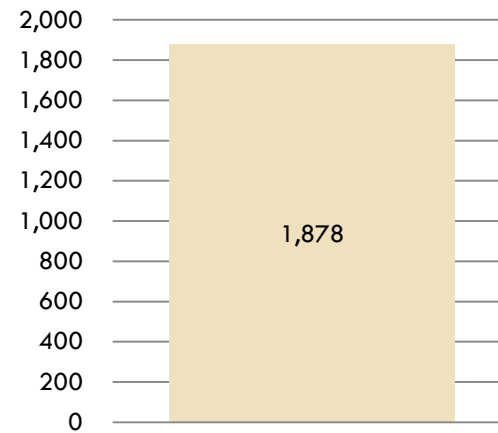
Average Home Price



Scenario 1

■ Average Home Price

Average Owner Unit Size

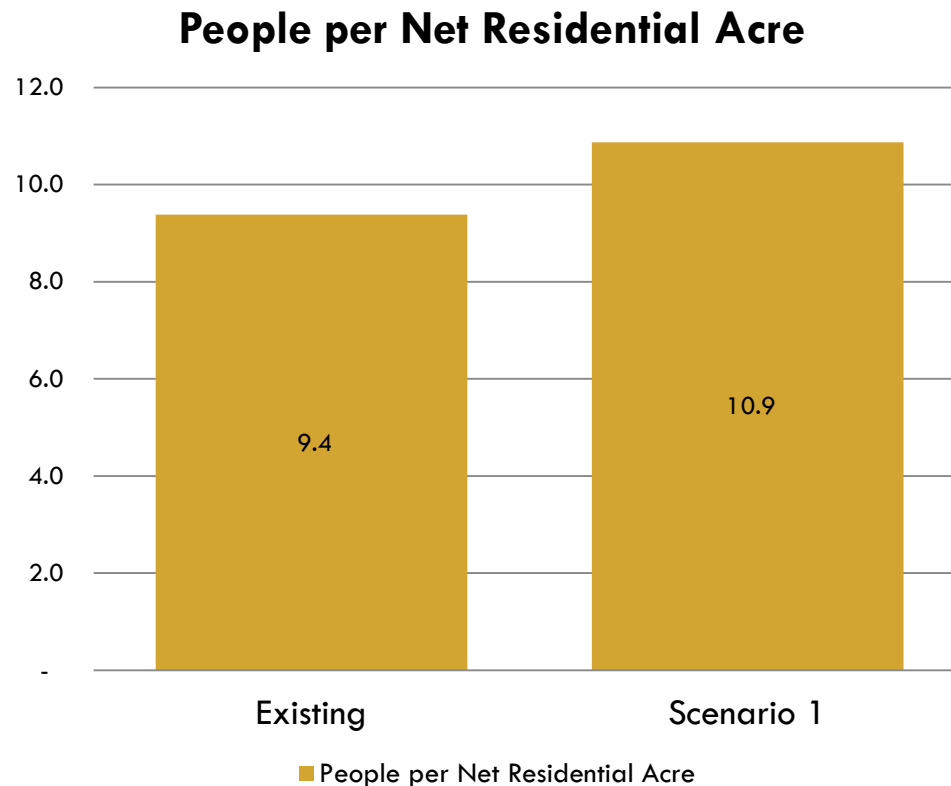


Scenario 1

■ Average Owner Size

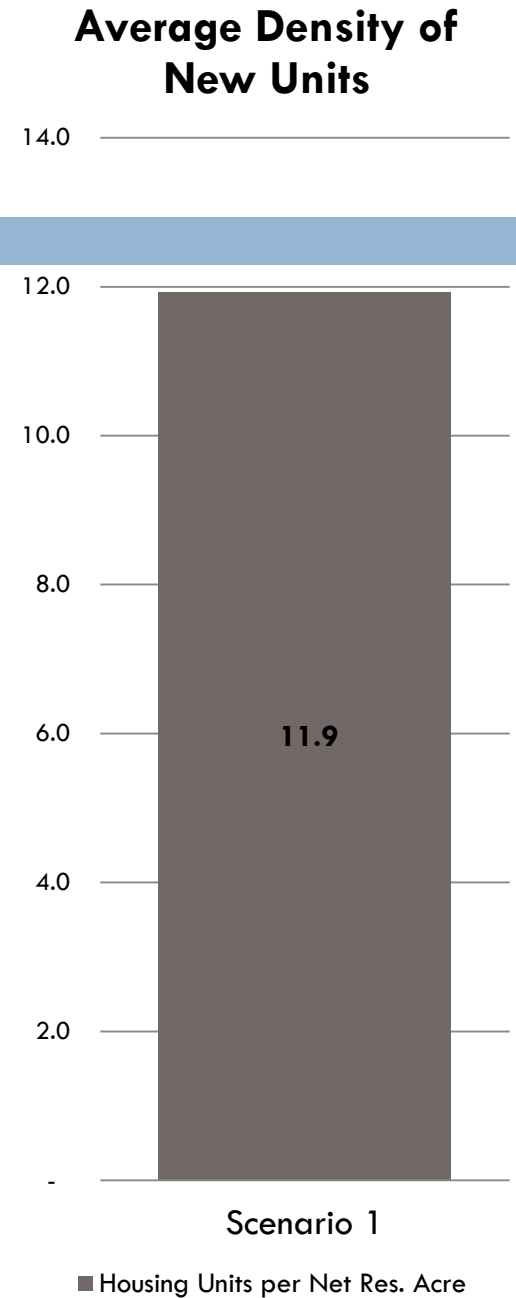
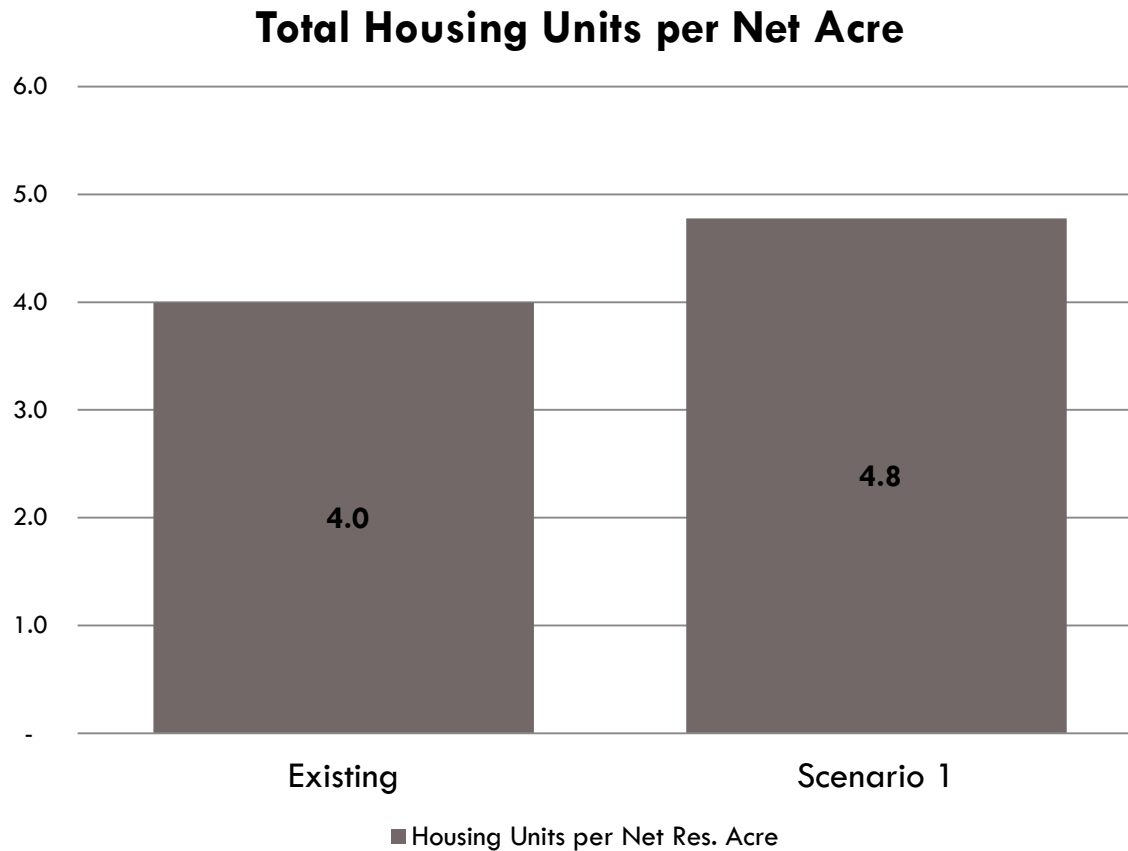
Change in Average Population Density

□ 16% change

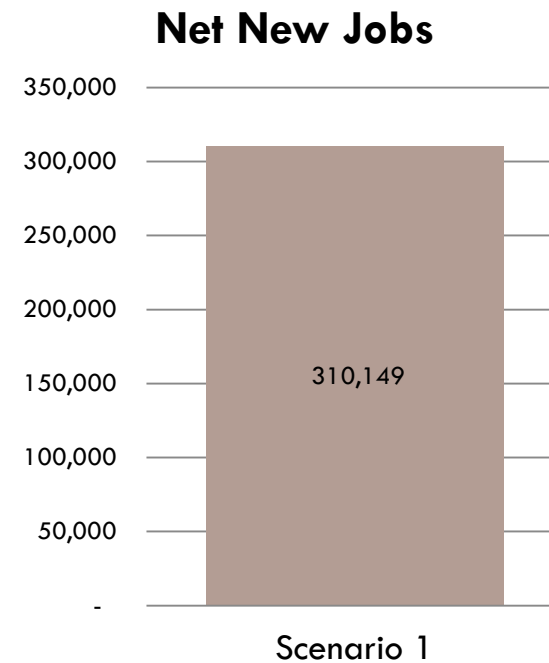
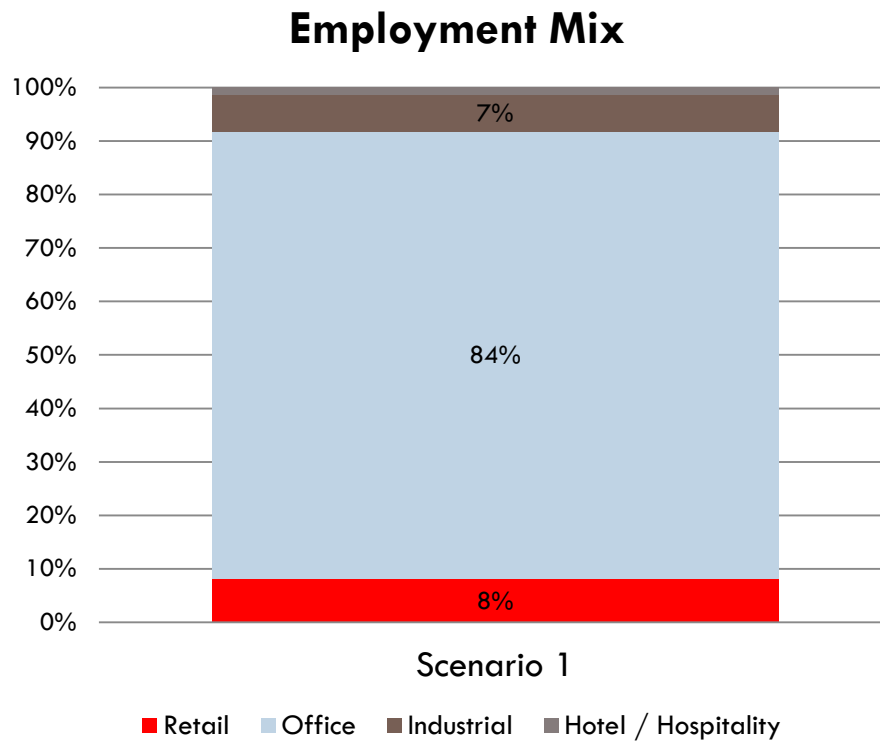


Change in Average Residential Density

□ 20% change

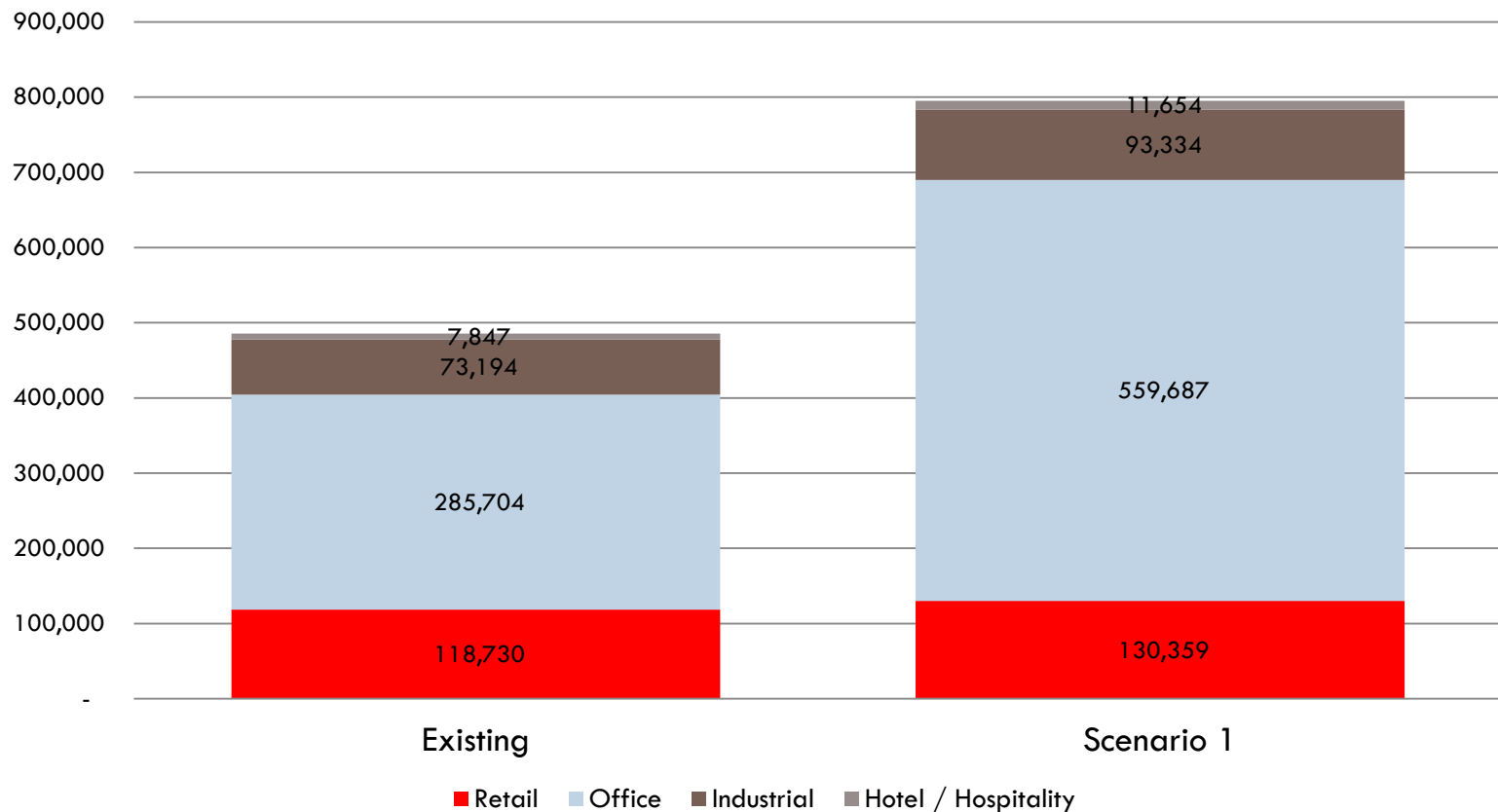


New Employment

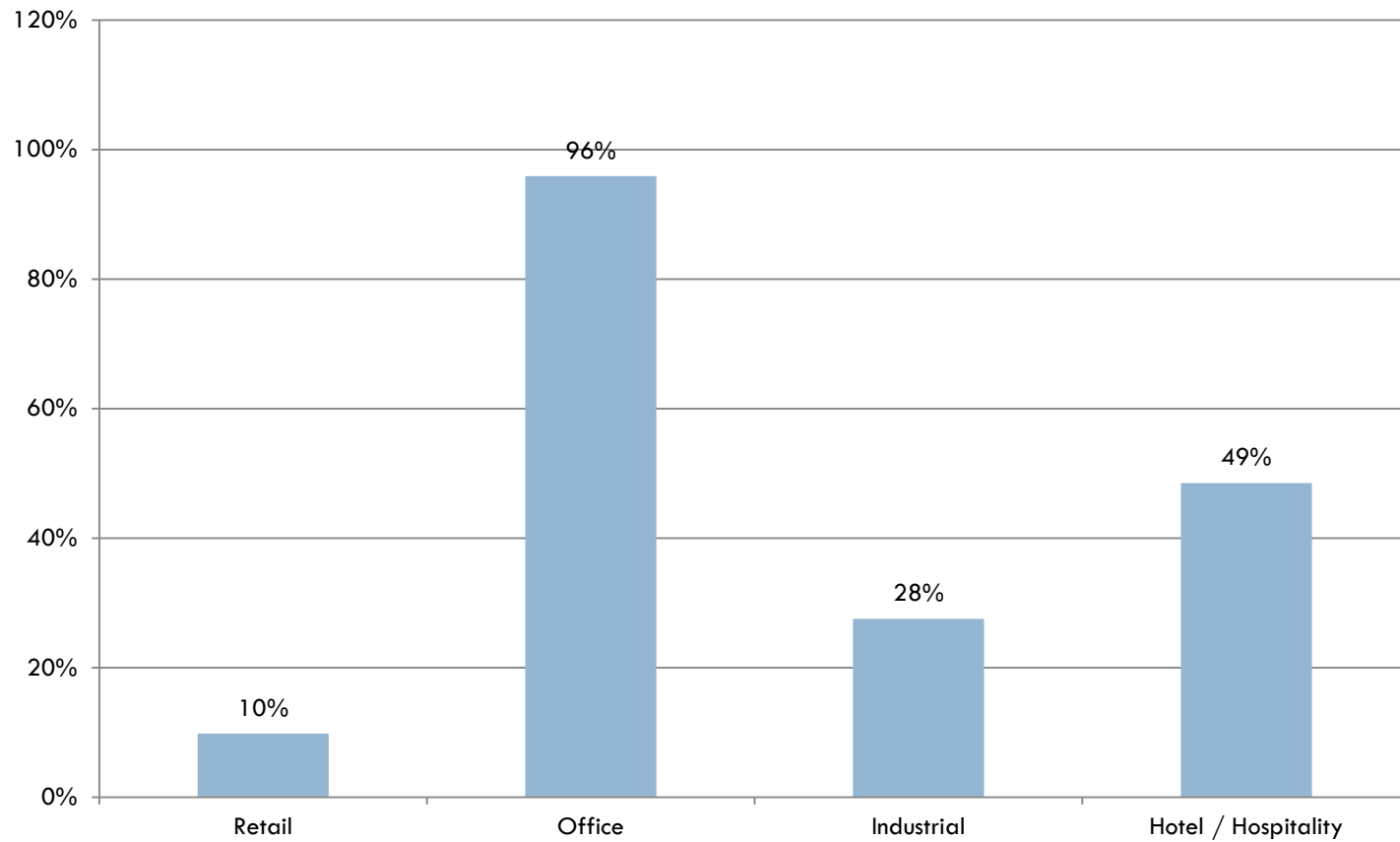


Total Employees by Type

Employment by Type

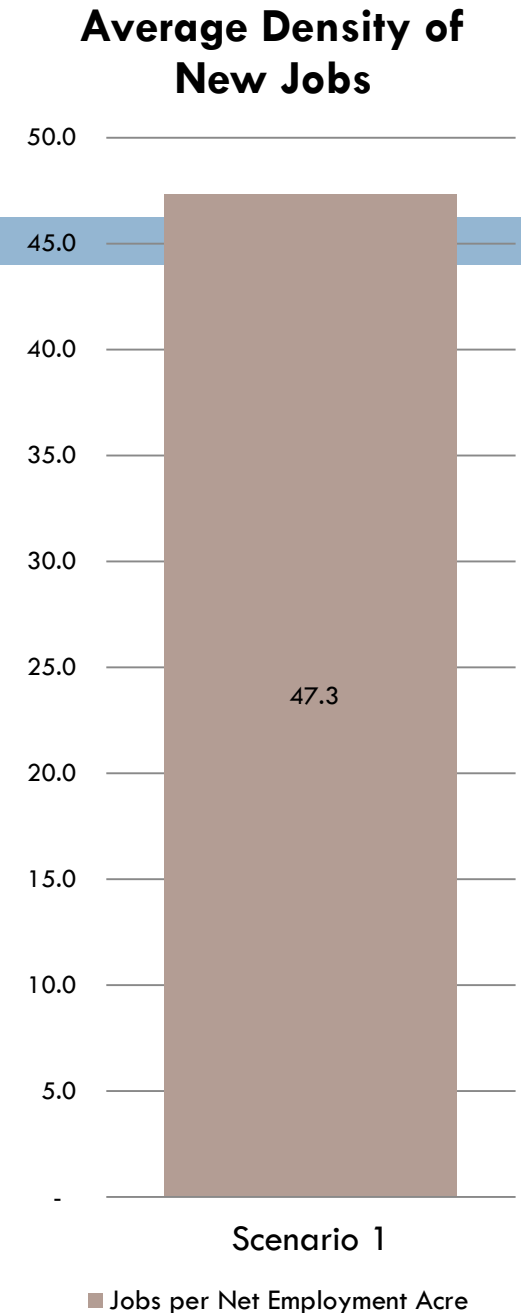
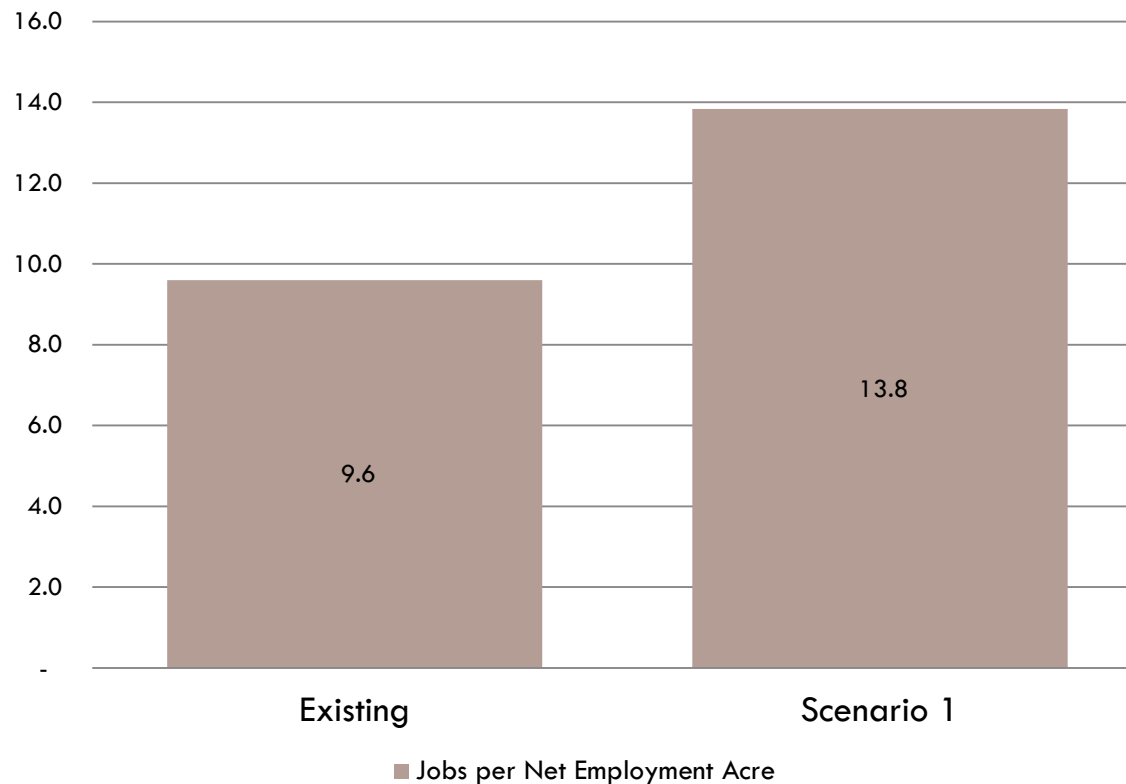


Percent Change

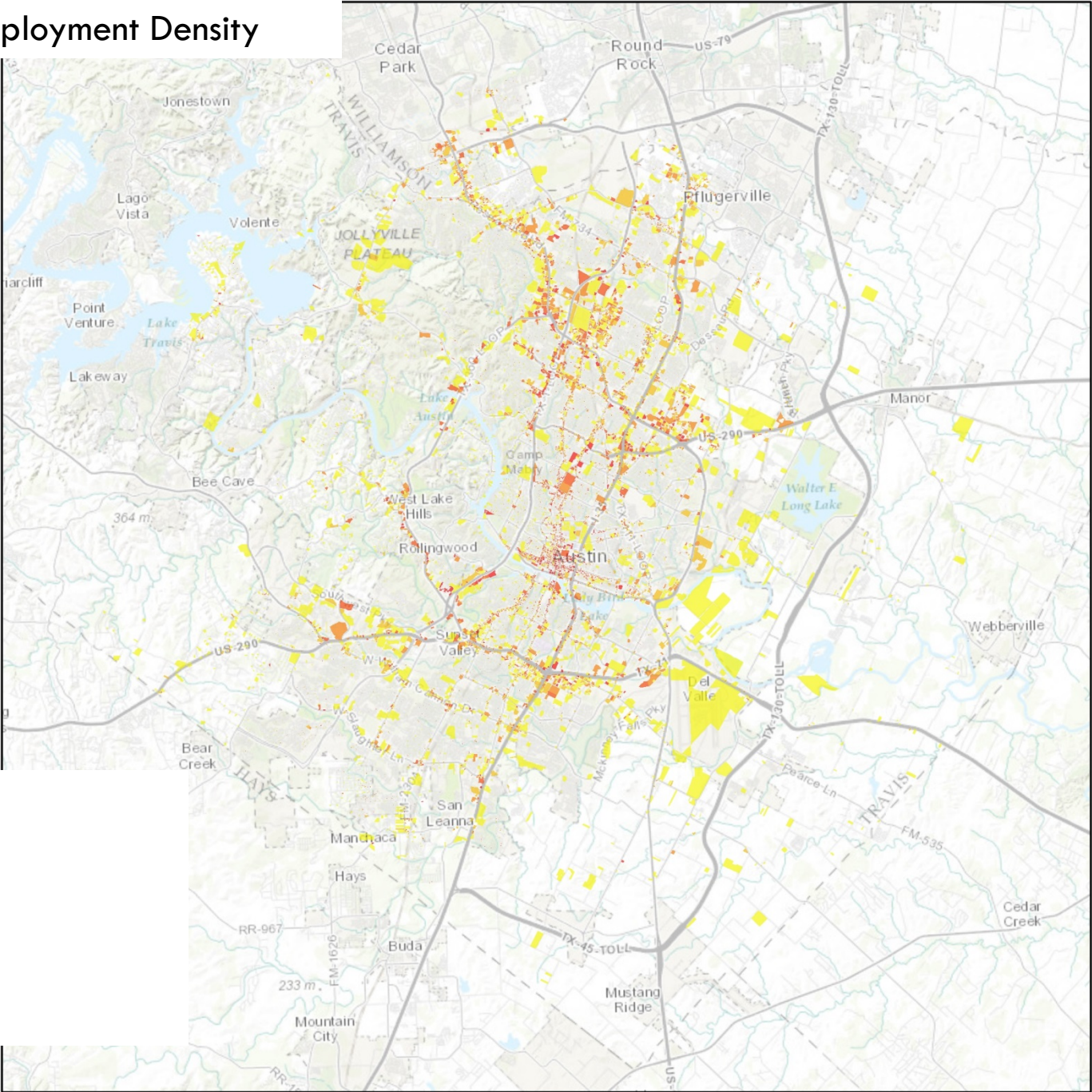


Change in Average Employment Density

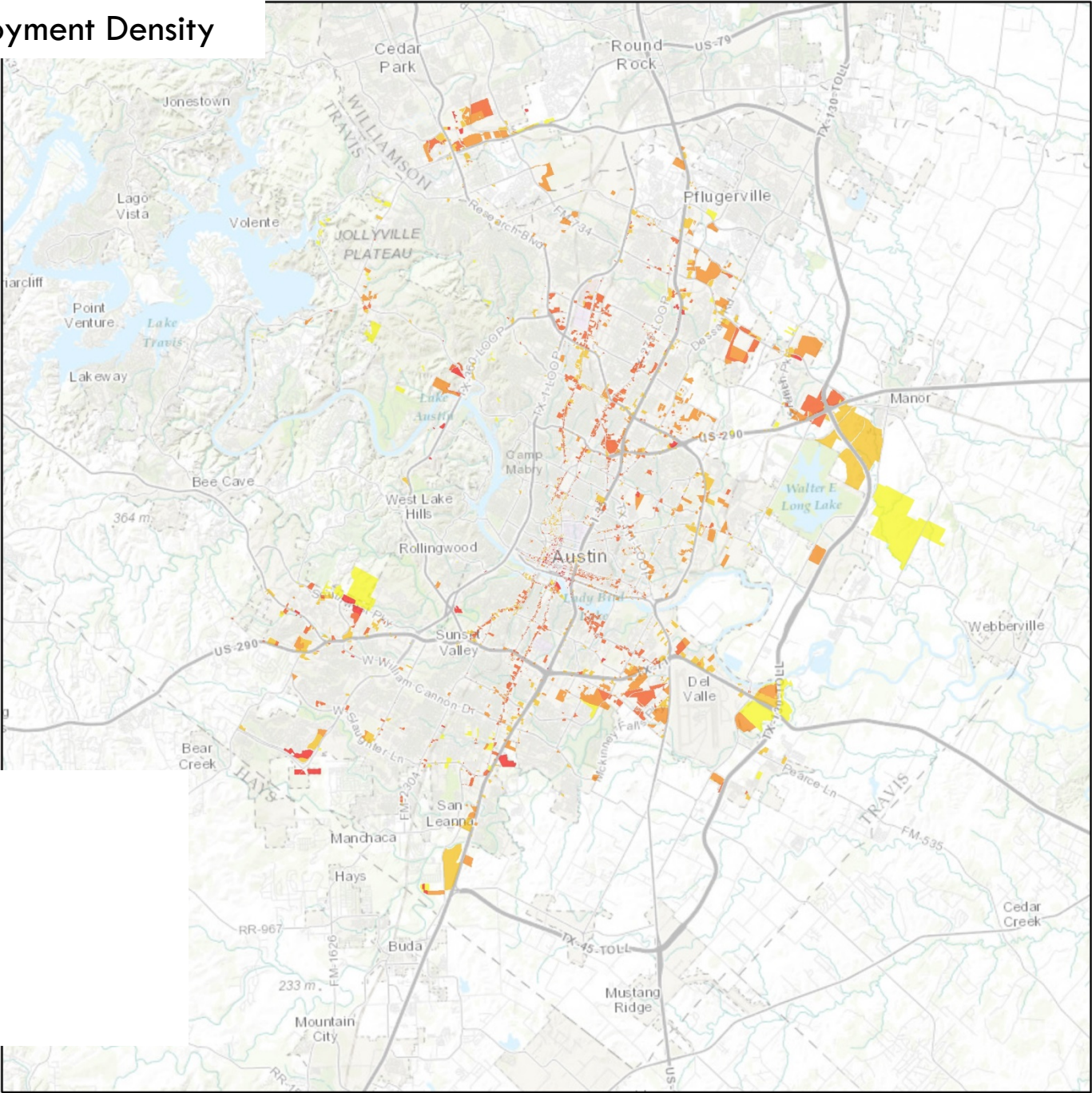
- 40% change
 - due to large office capacity
- Jobs per Net Acre**



Existing Employment Density



New Employment Density



Redevelopment

