

DATE: December 1, 2016  
TO: December 6<sup>th</sup> Meeting Participants  
FROM: Ian Carlton, ECONorthwest  
SUBJECT: BACKGROUND MATERIAL FOR 12/6 DENSITY BONUS MEETING

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ECONorthwest is conducting analysis on how the City of Austin can best calibrate its density bonuses to produce affordable housing units. As part of this work, we are compiling development assumptions for areas around the City using CoStar and inputs from local Austin real estate professionals.

#### Meeting Details

##### **Density Bonus Stakeholder Meeting**

Tuesday, December 6, 2016

6:00pm-7:30pm

Neighborhood Housing and Community Development Offices, Room 400A  
1000 E. 11th St., Austin, TX 78702

**We are asking for you to review maps of our assumptions (see next page for an overview) and to provide feedback if you identify issues. Feedback can be provided at the Density Bonus Meeting on December 6, 2016 (see below for more information) or by email to Lauren Avioli ([lauren.avioli@austintexas.gov](mailto:lauren.avioli@austintexas.gov)) by December 9, 2016.**

We will use the inputs shown in each map in two phases of our analysis

- **Incentives Lab (orange maps).** We are producing a map-based analytical tool calibrated to the Austin market. The goal will be to help the team understand where density bonuses are likely to have value and thus, where further calibration of density bonuses is warranted. The orange maps contain data that will be critical to this analysis.
- **Refined Zoning-Based Incentives Analysis (green maps).** In the event that more nuanced analyses are required in a particular area, ECO may use data found in the blue maps to calibrate more refined analytical models. The goal will be to test many more variations of pro formas to understand how different bonus policies interact with and impact development feasibility.

Exhibit 1 shows a summary of the attached maps for your review.

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**Exhibit 1. Summary of Map Package**

Map Id	Map Title	Source	Date Accessed	Description
A	Condo Price per Sqft by Tract	Real Estate Transaction Standard	November, 2016	The simulated 2017 price of the average unit built since 2008.
B	Single-Family Price per Sqft by Tract	Real Estate Transaction Standard	November, 2016	The simulated 2017 price of the average unit built since 2008.
C	Multifamily Rent by Census Tract	CoStar; Validated against Capitol Market Research data	October, 2016	The average observed asking rent plus two standard deviations within bounded census tracts.
D	Multifamily Vacancy by Census Tract	CoStar	October, 2016	The average observed vacancy rate within bounded census tracts.
E	Office Rent by Census Tract	CoStar	October, 2016	The weighted average NNN observed rent plus two standard deviations within bounded census tracts.
F	Office Vacancy by Census Tract	CoStar	October, 2016	The average observed vacancy rate within bounded census tracts.
G	Retail Rent by Census Tract	CoStar	October, 2016	The weighted average observed rent in October 2016 within bounded census tracts.
H	Retail Vacancy by Census Tract	CoStar	October, 2016	The average observed vacancy rate within bounded census tracts.
I	Multifamily Average Bedroom Count by Census Tract	CoStar; Validated against Capitol Market Research data	October, 2016	The average number of bedrooms per unit by bounded census tract.
J	Multifamily Parking Ratio by Census Tract	CoStar	October, 2016	The average number of parking spaces per bedroom by bounded census tract.
K	Multifamily Square-footage by Census Tract	CoStar; Validated against Capitol Market Research data	October, 2016	The average square-footage of 1-bedroom units by bounded census tract.
L	Office Parking Ratio by Census Tract	CoStar	October, 2016	The average number of parking spaces per 1000 sq ft of rentable area by bounded census tract.
M	Retail Parking Ratio by Census Tract	CoStar	October, 2016	The average number of parking spaces per 1000 sq ft of rentable area by bounded census tract.