CodeNEXT Affordability Framework
City Council Housing & Community Development Committee

CODENEXT
SHAPING THE AUSTIN WE IMAGINE

Objective: Help stakeholders understand process for density bonus analysis, including inputs and expected products.
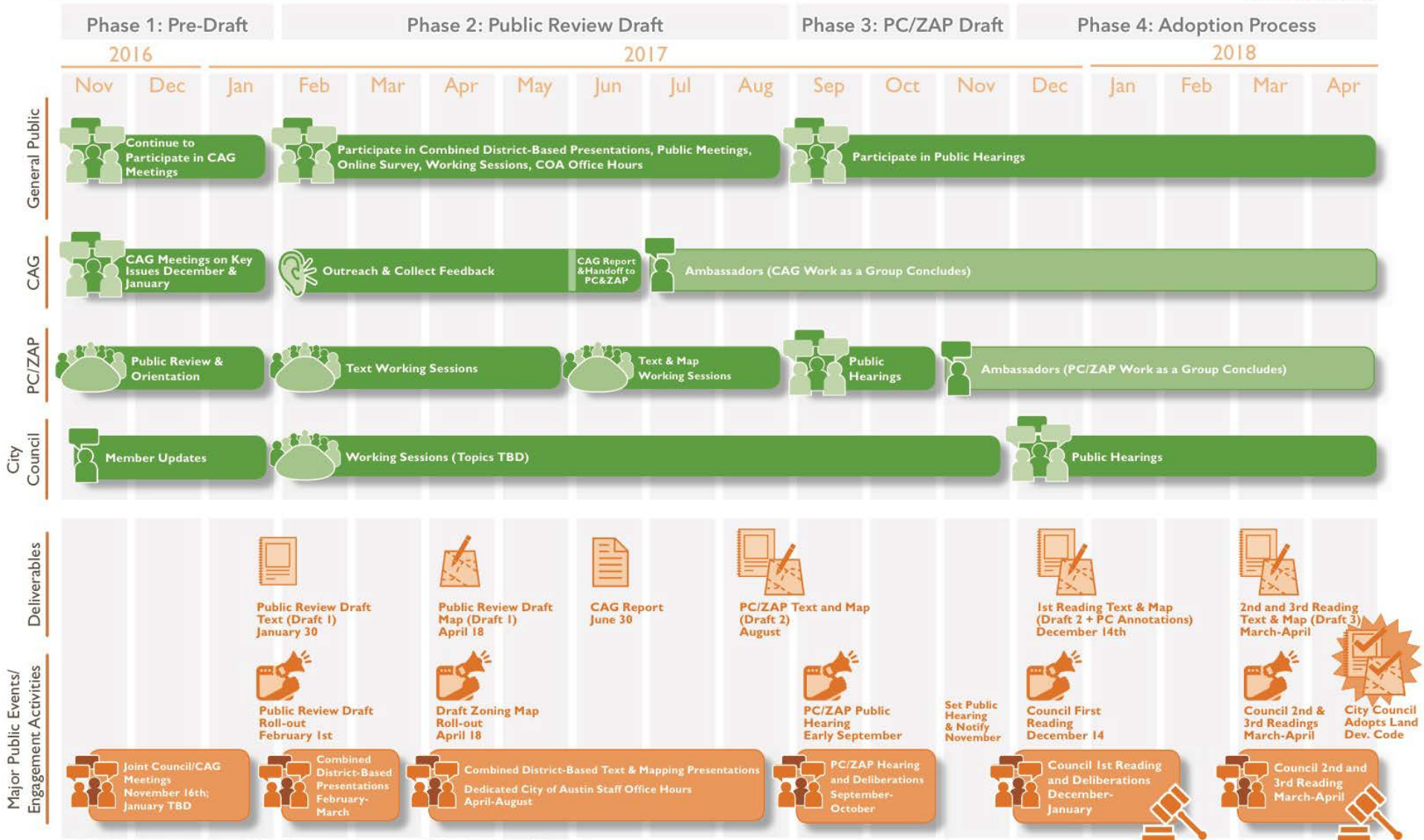
What will be discussed today:
- CodeNEXT overview
- Density bonus analysis scope
- Introduction of maps
- Next Steps

CodeNEXT: Land Development Code Timeline

WORKING DRAFT

Timeline Subject to Change

Phase 1: Pre-Draft	Phase 2: Public Review Draft	Phase 3: PC/ZAP Draft	Phase 4: Adoption Process
2016	2017		2018

| Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr |

General Public
- Continue to Participate in CAG Meetings
- Participate in Combined District-Based Presentations, Public Meetings, Online Survey, Working Sessions, COA Office Hours
- Participate in Public Hearings

CAG
- CAG Meetings on Key Issues December & January
- Outreach & Collect Feedback
- CAG Report & Handoff to PC&ZAP
- Ambassadors (CAG Work as a Group Concludes)

PC/ZAP
- Public Review & Orientation
- Text Working Sessions
- Text & Map Working Sessions
- Public Hearings
- Ambassadors (PC/ZAP Work as a Group Concludes)

City Council
- Member Updates
- Working Sessions (Topics TBD)
- Public Hearings

Deliverables
- Public Review Draft Text (Draft 1) January 30
- Public Review Draft Map (Draft 1) April 18
- CAG Report June 30
- PC/ZAP Text and Map (Draft 2) August
- 1st Reading Text & Map (Draft 2 + PC Annotations) December 14th
- 2nd and 3rd Reading Text & Map (Draft 3) March-April

Major Public Events/ Engagement Activities
- Public Review Draft Roll-out February 1st
- Draft Zoning Map Roll-out April 18
- PC/ZAP Public Hearing Early September
- Set Public Hearing & Notify November
- Council First Reading December 14
- Council 2nd & 3rd Readings March-April
- City Council Adopts Land Dev. Code
- Joint Council/CAG Meetings November 16th; January TBD
- Combined District-Based Presentations February-March
- Combined District-Based Text & Mapping Presentations
- Dedicated City of Austin Staff Office Hours April-August
- PC/ZAP Hearing and Deliberations September-October
- Council 1st Reading and Deliberations December-January
- Council 2nd and 3rd Reading March-April

CAG = Code Advisory Group; PC = Planning Commission; ZAP = Zoning and Platting Commission   "**Text**" refers to the written standards of the Land Development Code; "**Map**" refers to the zoning map that implements where the written standards apply

When: Sept 2016-February 2017

What: Info on density bonus viability

Why:

- Informs CodeNEXT code details

- Informs CodeNEXT mapping

- Informs density bonus policymaking

Scope Overview

ECO Task	Gather Assumptions	Zoning Unconstrained Analysis	Incentive Calibration	Test Policy Alternatives	Final Analysis
We are here					

Inputs	• Dev't Assumptions
	• Policy Menu
	• Prototypes
		• Validated geocoded market data
		• Development prototypes
			• Property values
			• Affordable housing targets
			• Incentives (e.g., housing subsidy, tax abatement)
			• Market variables
				• Alternatives for:
				  ▪ Set-aside
				  ▪ Affordability target
				  ▪ Incentives
				  ▪ Market variables
					• All analysis

Outputs	• Market data assumptions	• Web calculator • Geographies where density bonuses have value	• Recommended geographies for specific incentive calibration	• Policy briefs showing detailed policy and density bonus evaluations	• Citywide summary stats • Final policy rec

ECONorthwest
ECONOMICS · FINANCE · PLANNING

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Seeking Input for Austin Incentives Lab
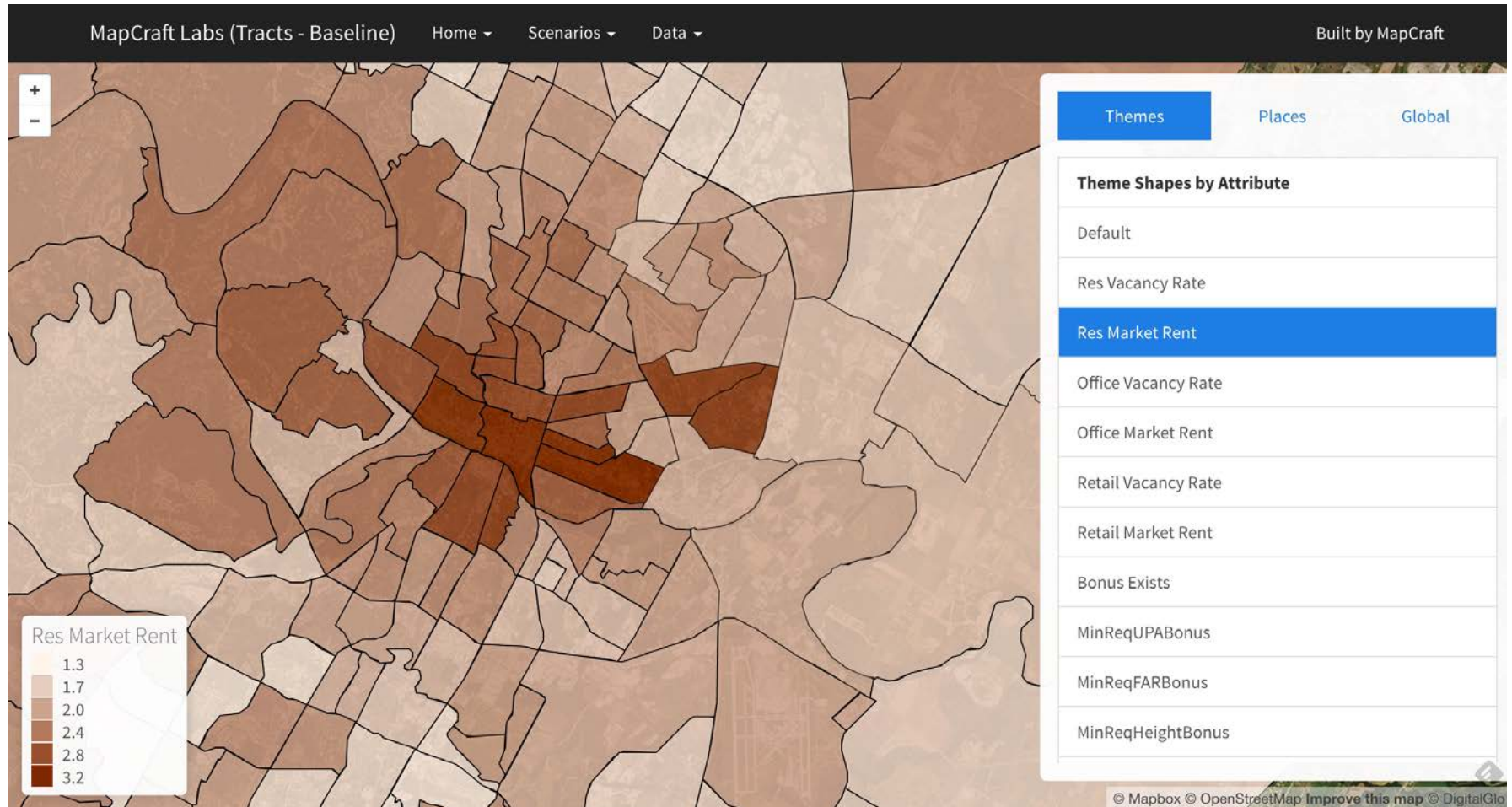
Seattle, WA Example Development Lab
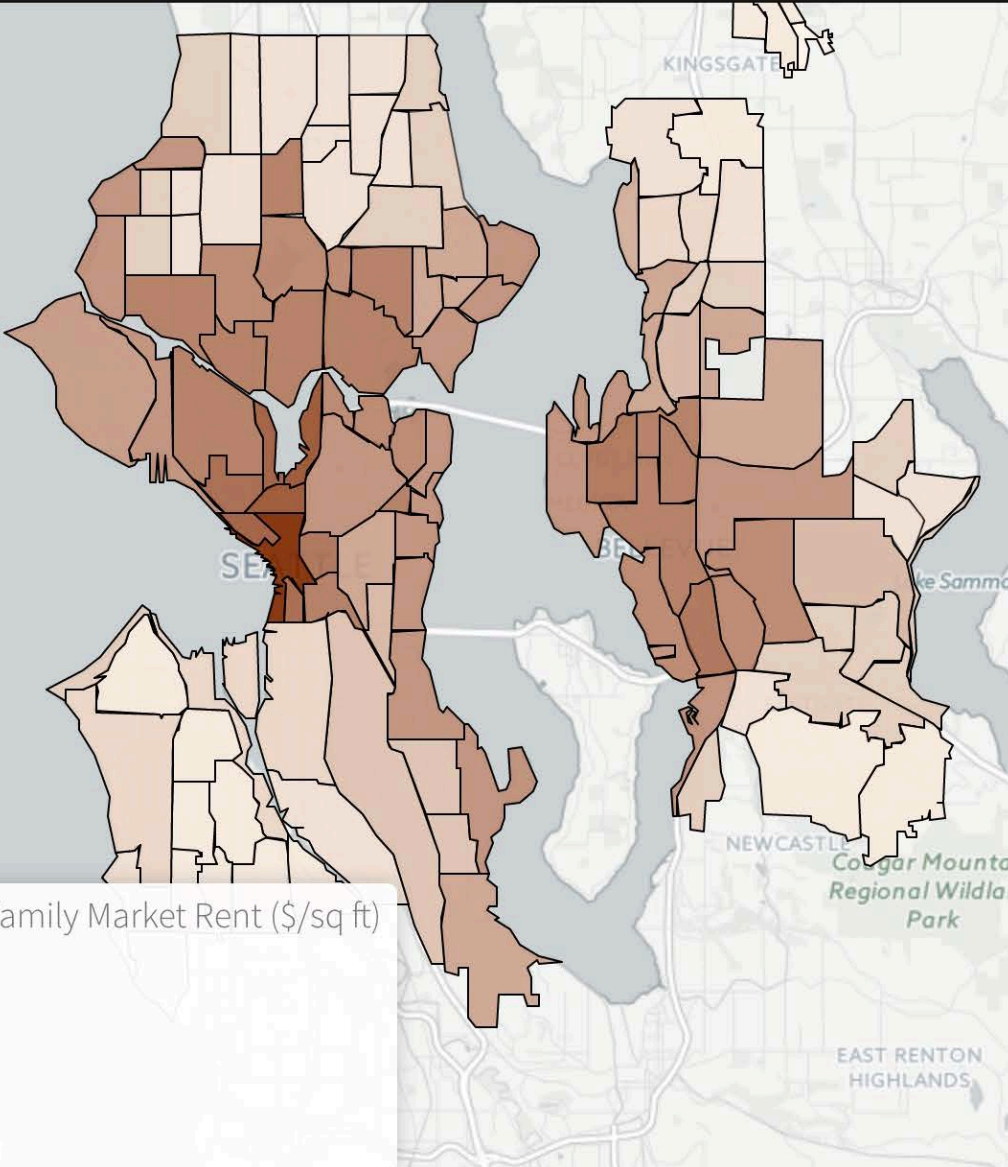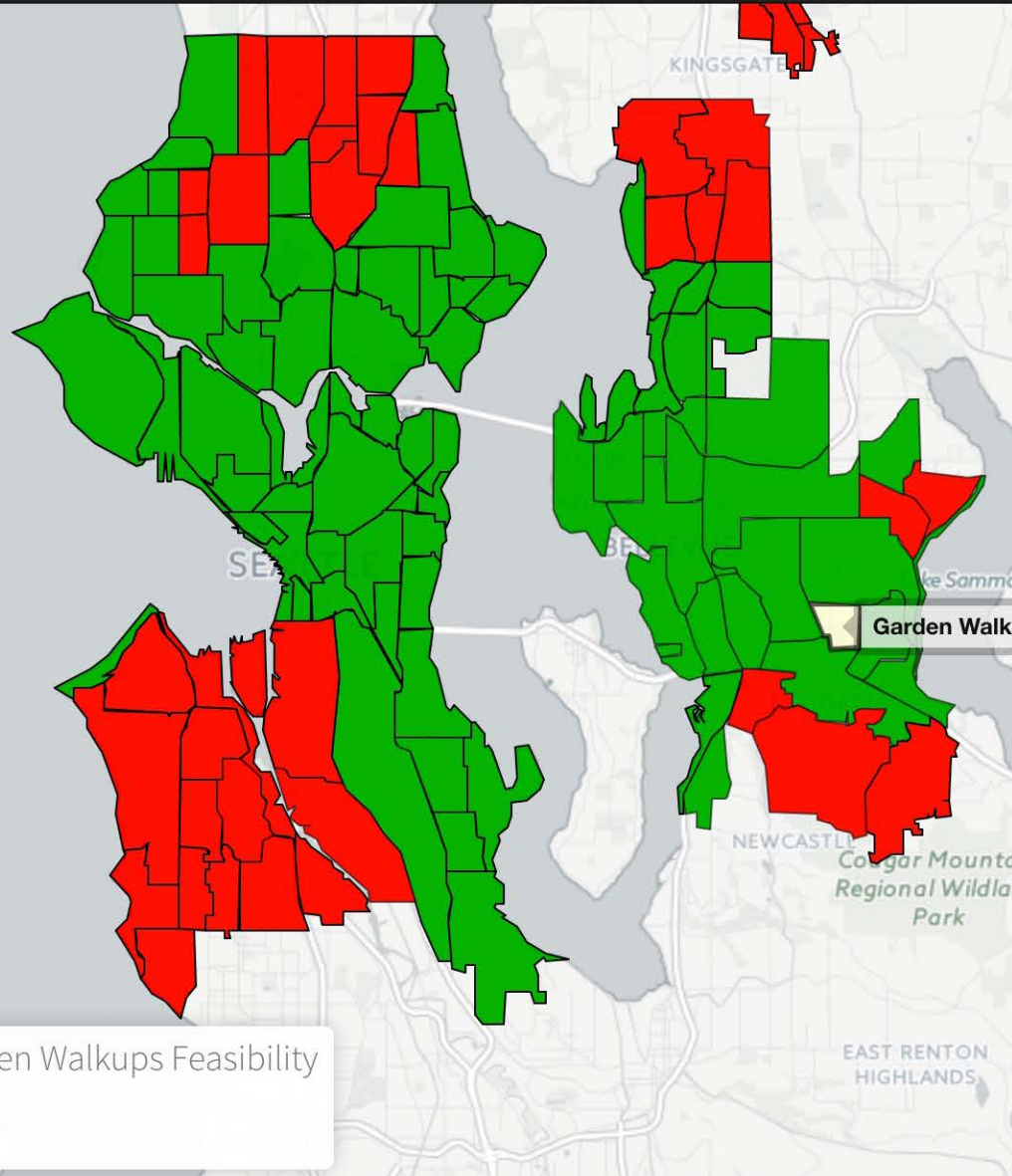

MapCraft Labs (Puget Sound Region - Baseline)   Home ▾   Scenarios ▾   Data ▾   Built by MapCraft
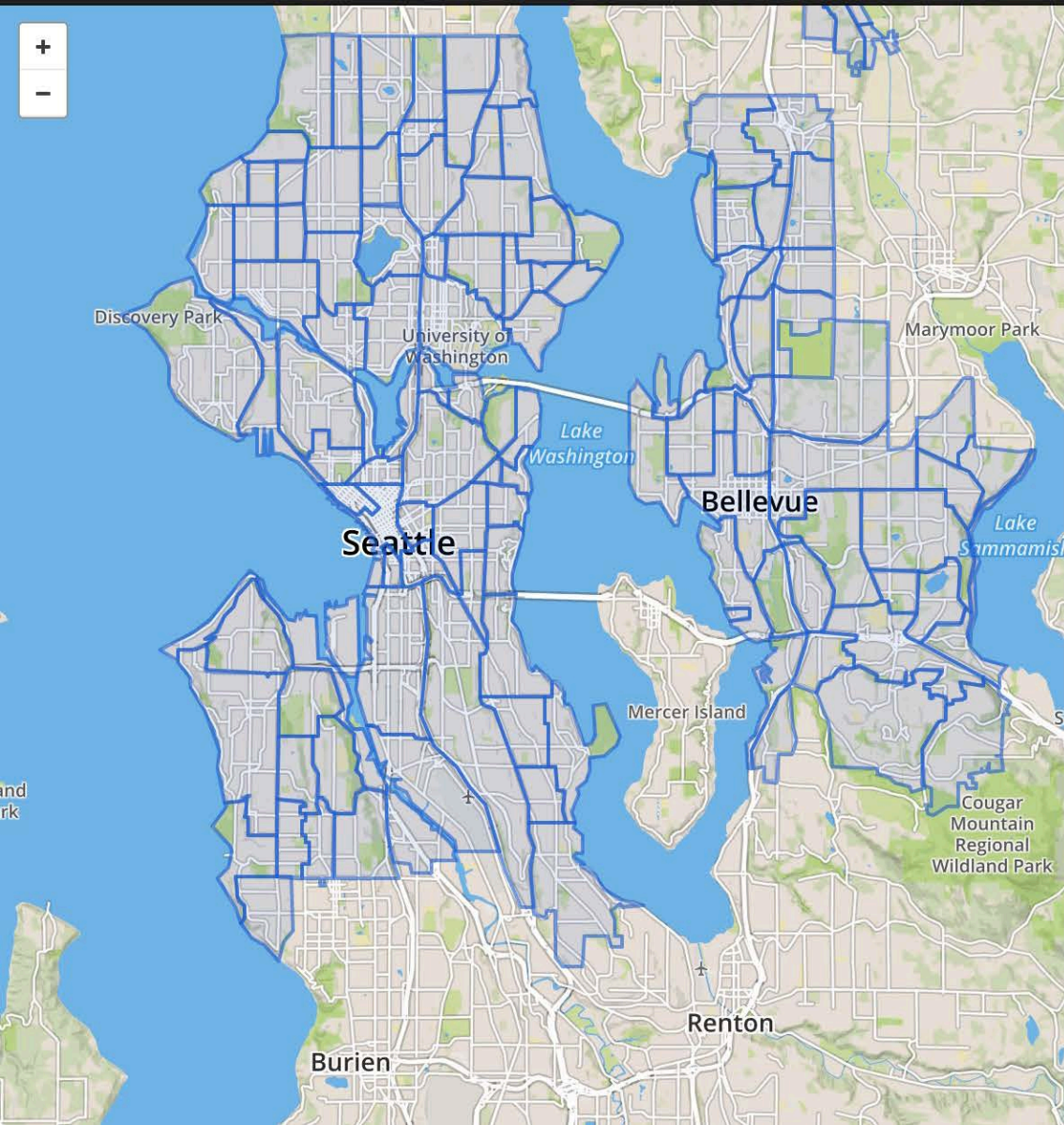
Themes   Analytics   Places   Global

Theme Shapes by Attribute

- 🏍 Default
- 🚗 Residential Vacancy Rate (%)
- 🏍 Multifamily Market Rent ($/sq ft)
- 🚗 High-Rise Market Rent ($/sq ft)
- ✈ Transit Impact (% Demand Increase)
- 🛩 Tower Feasibility
- 🚈 4 over 1 Podium Feasibility
- 🚐 Garden Walkups Feasibility
- 🚑 Most Feasible Option

© Mapbox © OpenStreetMap **Improve this map**
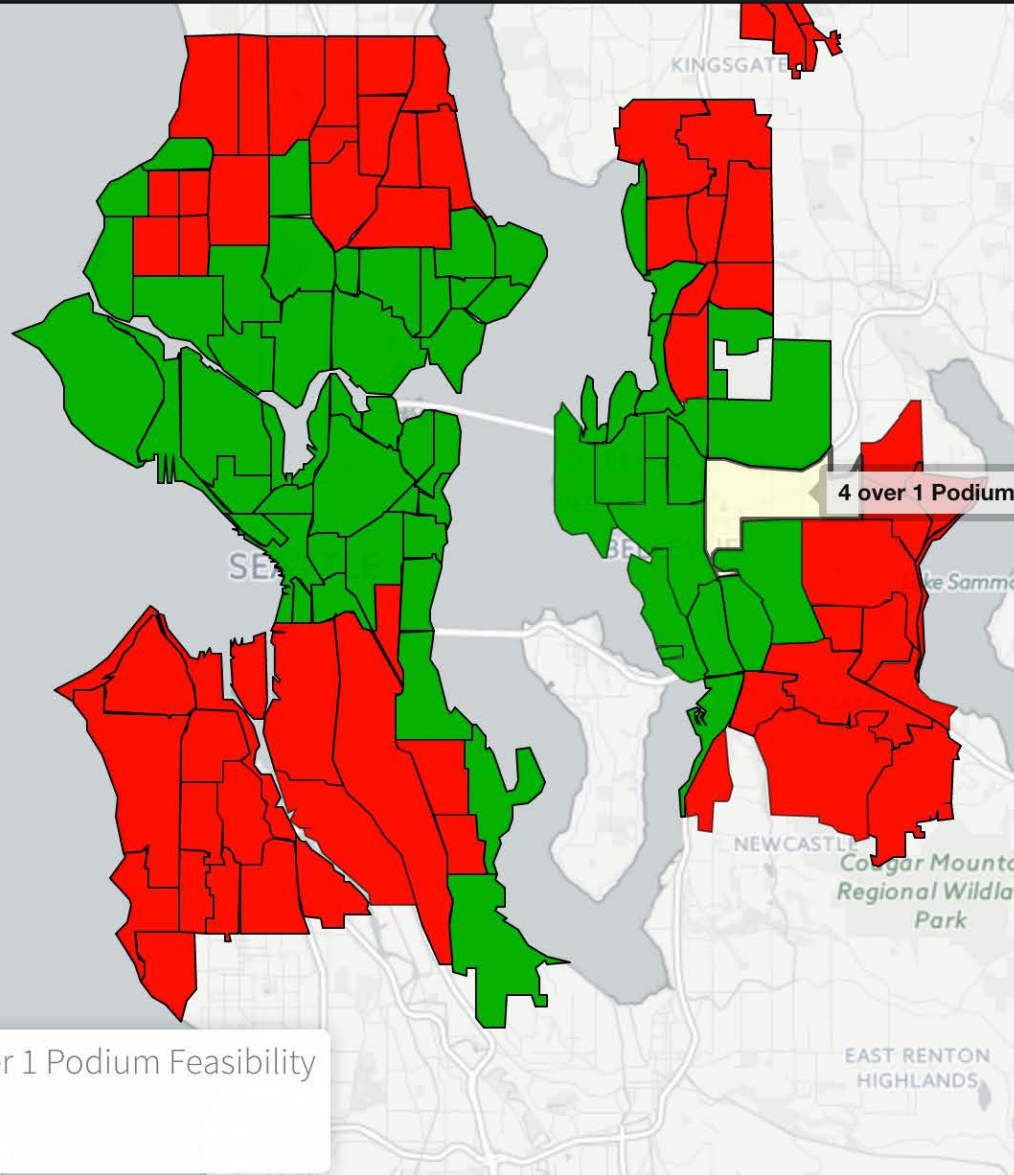
Multifamily Rents by Submarket

MapCraft Labs (Puget Sound Region - Baseline)   Home ▾   Scenarios ▾   Data ▾   Built by MapCraft

Themes   Analytics   Places   Global

Theme Shapes by Attribute

✈ Default

🚈 Residential Vacancy Rate (%)

🚚 Multifamily Market Rent ($/sq ft)

🚗 High-Rise Market Rent ($/sq ft)

🚕 Transit Impact (% Demand Increase)

🚲 Tower Feasibility

🛥 4 over 1 Podium Feasibility

🚘 Garden Walkups Feasibility

🚲 Most Feasible Option

Multifamily Market Rent ($/sq ft)
1
2
3
4
5
6

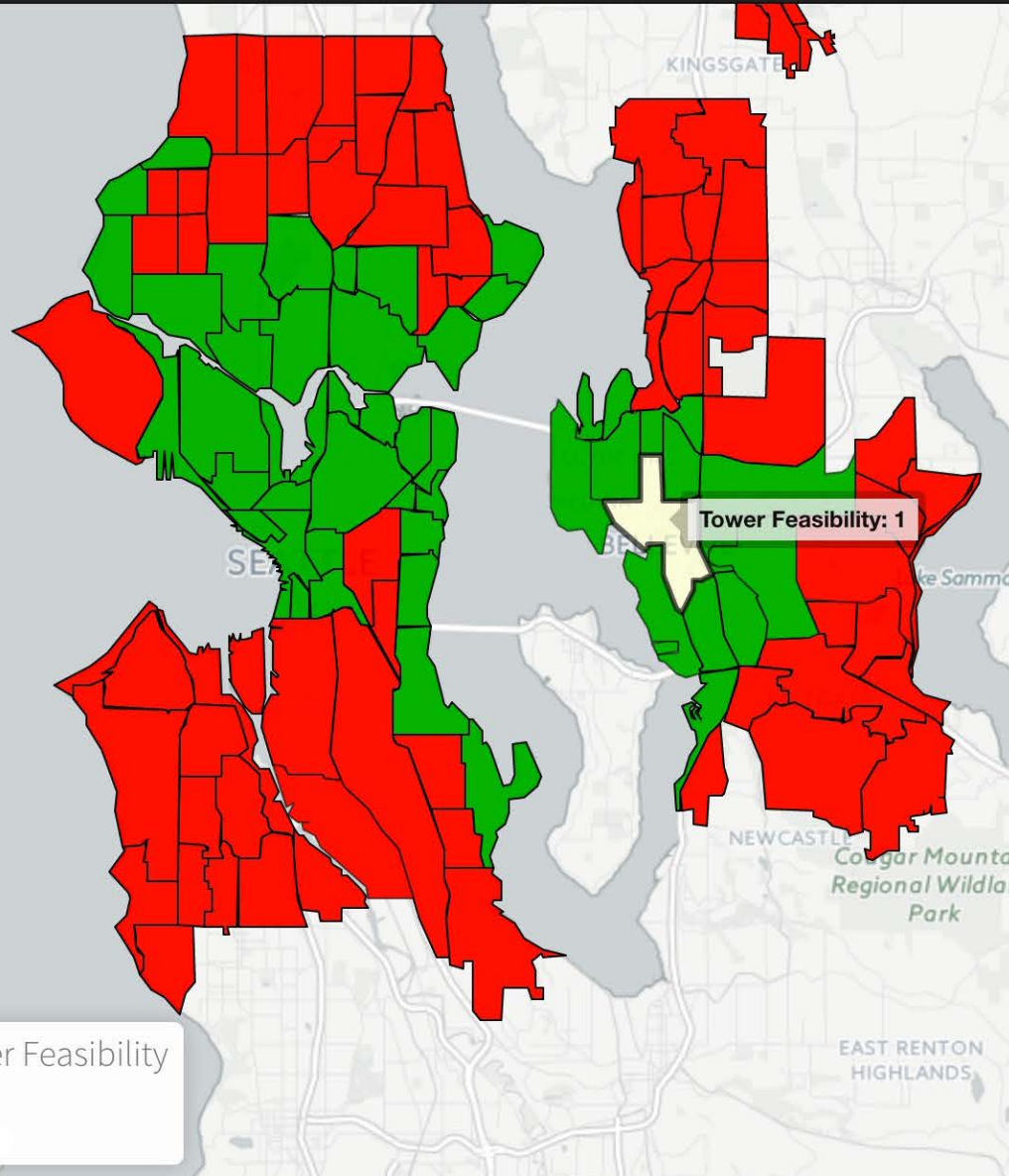© OpenStreetMap © CartoDB

Apartment Building Feasibility with $0 Land

MapCraft Labs (Puget Sound Region - Baseline) Home ▾ Scenarios ▾ Data ▾ Built by MapCraft

Themes Analytics **Places** Global

No place selected. Click on the map to pick a place to edit.

Most Feasible Option: Walkups

Garden Walk...

Garden Walkups Feasibility
- 0
- 1

© OpenStreetMap © CartoDB
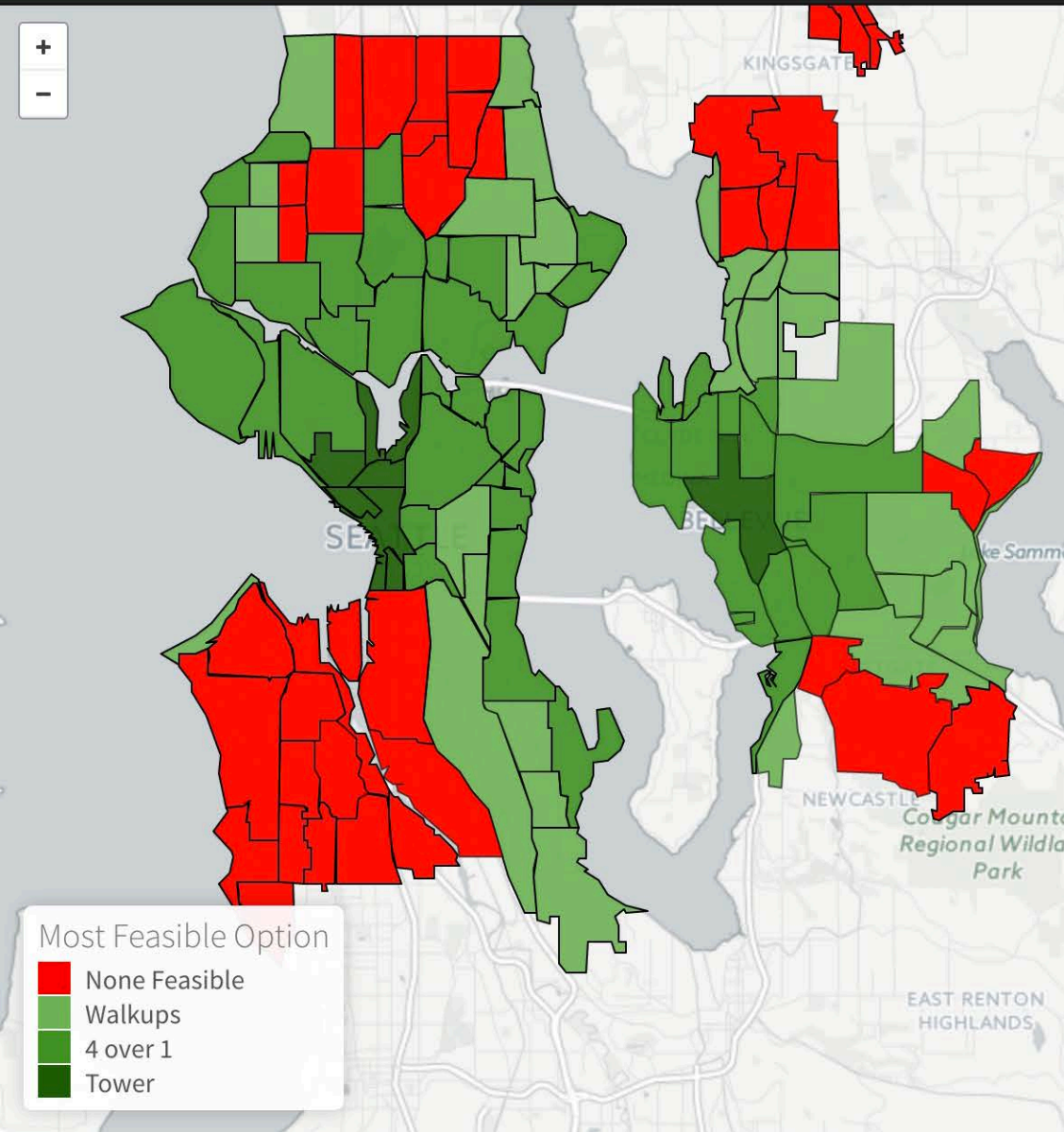
Four Over One Podium Feasibility with $0 Land

MapCraft Labs (Puget Sound Region - Baseline)   Home ▾   Scenarios ▾   Data ▾   Built by MapCraft

Themes   Analytics   **Places**   Global
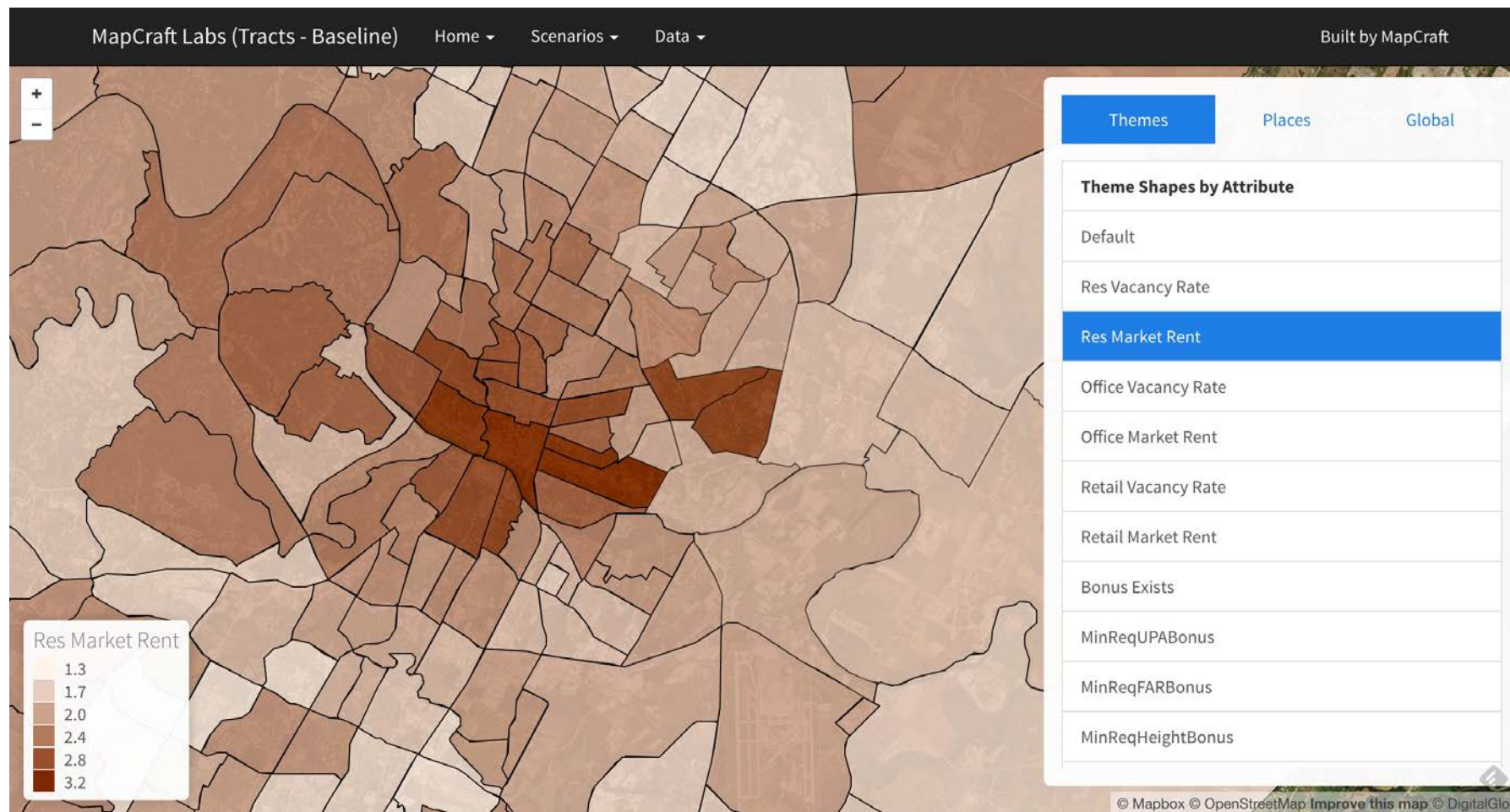
No place selected. Click on the map to pick a place to edit.

Most Feasible Option: 4 over 1

4 over 1 Podium

4 over 1 Podium Feasibility
- 🟥 0
- 🟩 1

© OpenStreetMap © CartoDB

Tower Feasibility with $0 Land

KINGSGATE

Themes   Analytics   Places   Global

No place selected. Click on the map to pick a place to edit.

Most Feasible Option: Tower

Tower Feasibility: 1

SEA

ke Samma

NEWCASTLE

Cougar Mounta
Regional Wildla
Park

EAST RENTON
HIGHLANDS

Tower Feasibility

0
1

MIRRORMONT

© OpenStreetMap © CartoDB

"Land Auction Winners"
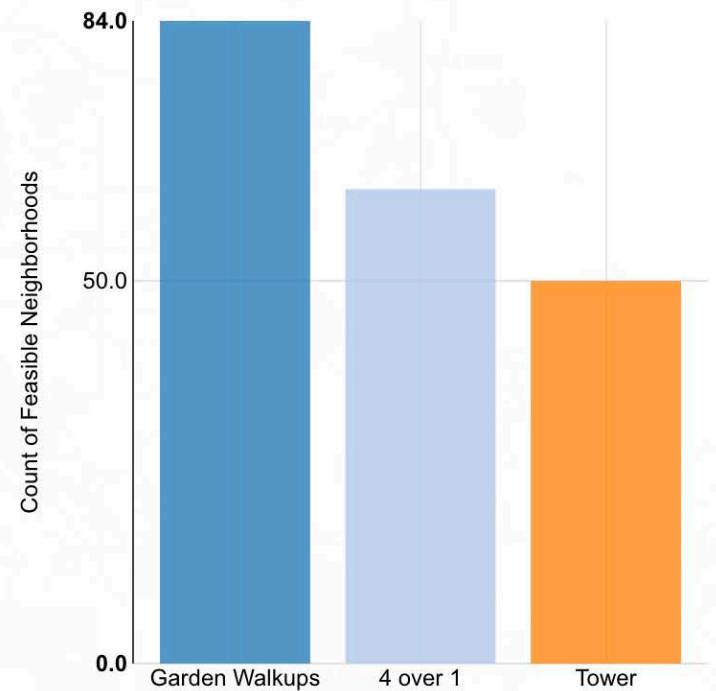
Seeking Input for Austin Incentive Lab

- Compile & share latest Incentive Lab inputs

- Help refine density bonus linkages in CodeNEXT draft code text

- Offer recommendations on bonus policy formulation based on Incentive Lab analysis

- Update Incentive Lab outputs based on CodeNEXT base zoning inputs

- Provide final bonus policy recommendations

Questions?