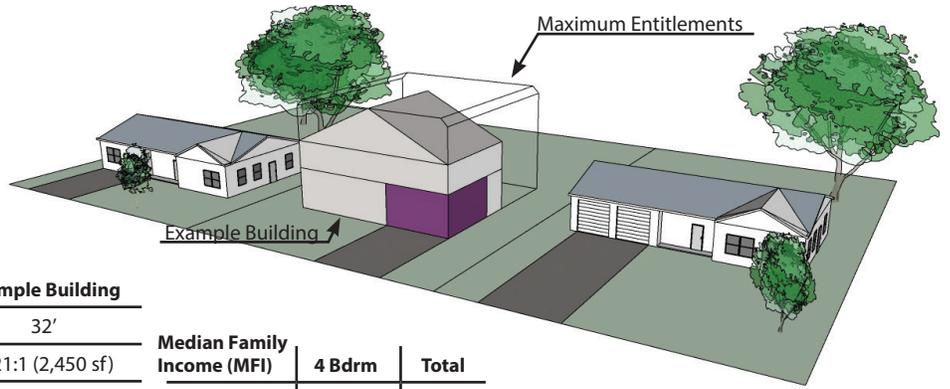


# Affordability Unlocked Hypothetical Visual Representations

## SF-2

Lot Size: 11,760 sf (80' x 147')

- Parking
- Driveway / Sidewalk
- Water Quality / Drainage



### Current Zoning

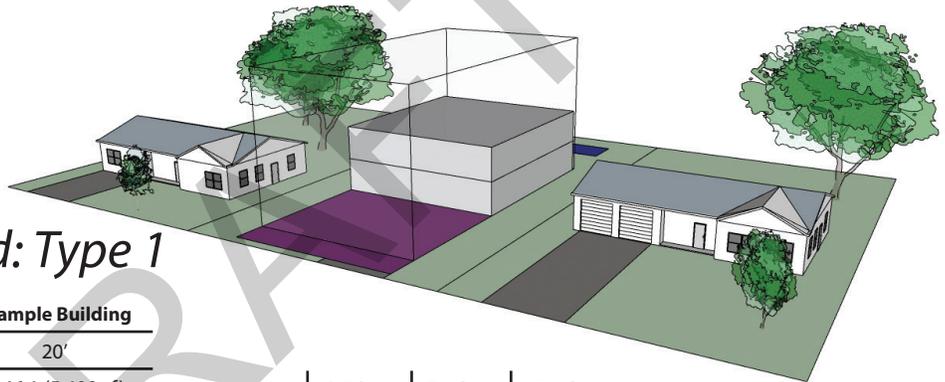
Specifications	Maximum Entitlements	Example Building
Height	35'	32'
FAR (GFA)	0.4:1 (4,704 sf)	0.21:1 (2,450 sf)
Building Cover	40% (4,704 sf)	12% (1,425 sf)
Impervious Cover	45% (5,292 sf)	18% (2,085 sf)
Units	1	1
Parking	2	2
Setbacks (F/ S/ R)	25' / 5' / 10'	30' / 15' / 88'

Median Family Income (MFI)	4 Bdrm	Total
30%	0	0
50%	0	0
60%	0	0
Market Rate	1	1
<b>TOTAL</b>	<b>1</b>	<b>1</b>

### Affordability Unlocked: Type 1

Specifications	Maximum Entitlements	Example Building
Height	43.75'	20'
FAR (GFA)	No Limit	0.46:1 (5,400 sf)
Building Cover	40% (4704 sf)	23% (2,700 sf)
Impervious Cover	45% (5,292 sf)	44% (5,160 sf)
Units	6	6
Parking	At least 1 ADA required	8
Setbacks (F/ S/ R)	12.5' / 5' / 5'	51' / 15' / 42'

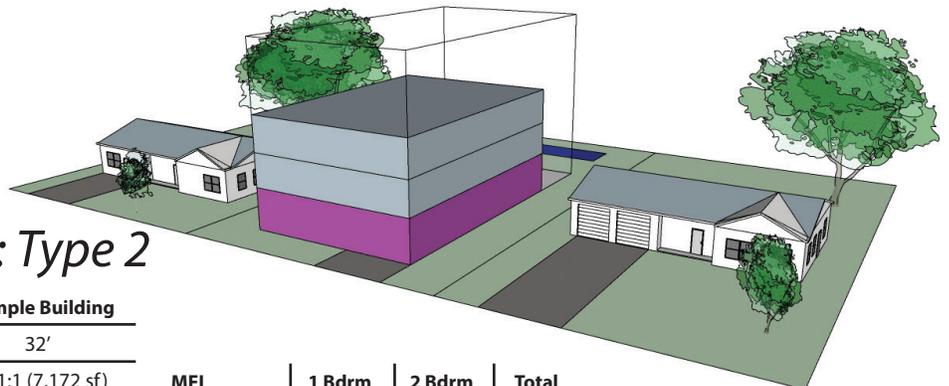
MFI	1 Bdrm	2 Bdrm	Total
30%	0	0	0
50%	1	0	1
60%	1	1	2
Market Rate	0	3	3
<b>TOTAL</b>	<b>2</b>	<b>4</b>	<b>6</b>



### Affordability Unlocked: Type 2

Specifications	Maximum Entitlements	Example Building
Height	52.5'	32'
FAR (GFA)	No Limit	0.61:1 (7,172 sf)
Building Cover	40% (4704 sf)	31% (3,586 sf)
Impervious Cover	45% (5,292 sf)	33% (3,887 sf)
Units	8	8
Parking	At least 1 ADA required	12
Setbacks (F/ S/ R)	12.5' / 5' / 5'	12.5' / 15' / 62'

MFI	1 Bdrm	2 Bdrm	Total
30%	1	0	1
50%	1	0	1
60%	1	3	4
Market Rate	1	1	2
<b>TOTAL</b>	<b>4</b>	<b>4</b>	<b>8</b>



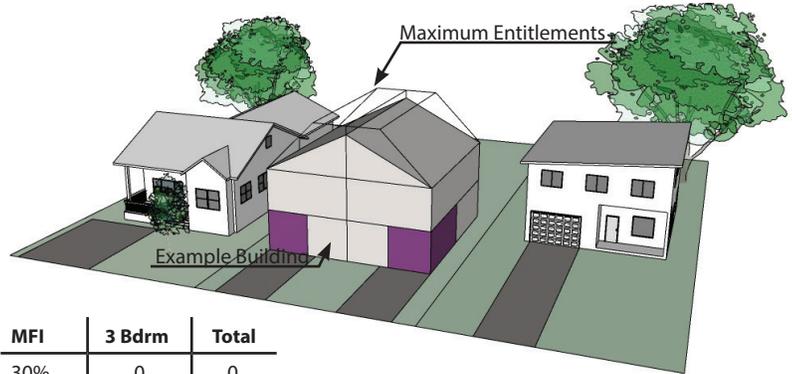
# SF-3

Lot Size: 7,000 sf (50' x 140')

- Parking
- Driveway / Sidewalk
- Water Quality / Drainage

## Current Zoning

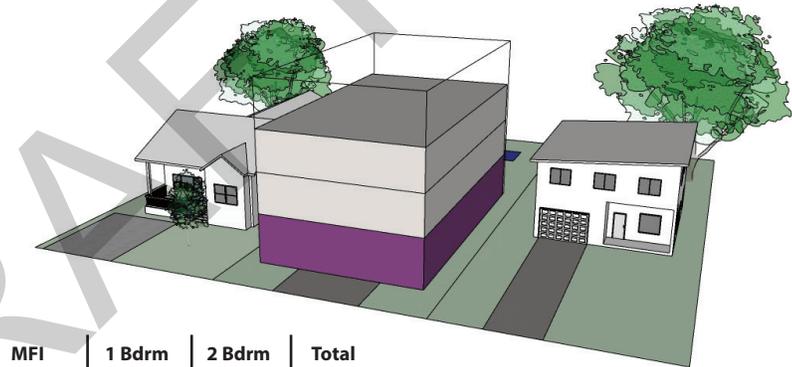
Specifications	Maximum Entitlements	Example Building
Height	35'	30'
FAR (GFA)	0.4:1 (2,800 sf)	0.4:1 (2,800 sf)
Building Cover	40% (2,800 sf)	23% (1,600 sf)
Impervious Cover	45% (3,150 sf)	31% (2,200 sf)
Units	2	2
Parking	4	4
Setbacks (F/ S/ R)	25' / 5' / 10'	25' / 5' / 75'



MFI	3 Bdrm	Total
30%	0	0
50%	0	0
60%	0	0
MR	2	2
TOTAL	2	2

## Affordability Unlocked: Type 1

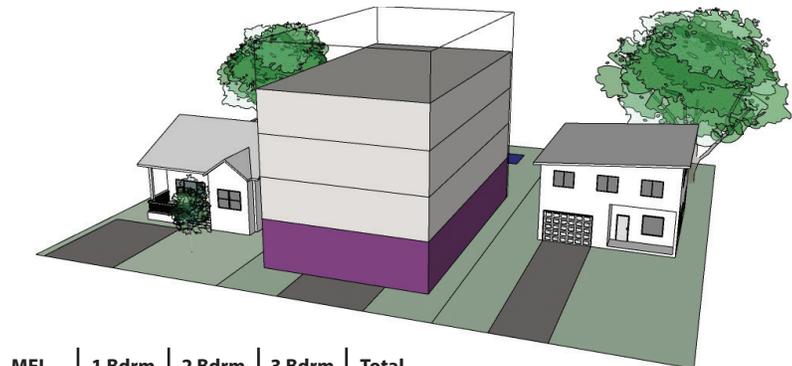
Specifications	Maximum Entitlements	Example Building
Height	43.75'	32'
FAR (GFA)	No Limit	0.78:1 (5,480 sf)
Building Cover	40% (2,800 sf)	39% (2,740 sf)
Impervious Cover	45% (3,150 sf)	43% (2,990 sf)
Units	6	6
Parking	At least 1 ADA required	8
Setbacks (F/ S/ R)	12.5' / 5' / 5'	12.5' / 5' / 59'



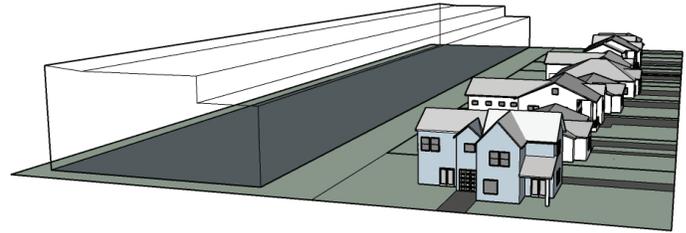
MFI	1 Bdrm	2 Bdrm	Total
30%	0	0	0
50%	2	0	2
60%	0	1	1
MR	2	1	3
TOTAL	4	2	6

## Affordability Unlocked: Type 2

Specifications	Maximum Entitlements	Example Building
Height	52.5'	42'
FAR (GFA)	No Limit	1.17:1 (8,220 sf)
Building Cover	40% (2,800 sf)	39% (2,740 sf)
Impervious Cover	45% (3,150 sf)	43% (2,990 sf)
Units	8	8
Parking	At least 1 ADA required	10
Setbacks (F/ S/ R)	12.5' / 5' / 5'	12.5' / 5' / 59'



MFI	1 Bdrm	2 Bdrm	3 Bdrm	Total
30%	1	0	0	1
50%	1	0	0	1
60%	1	2	0	3
MR	1	1	1	3
TOTAL	4	3	1	8



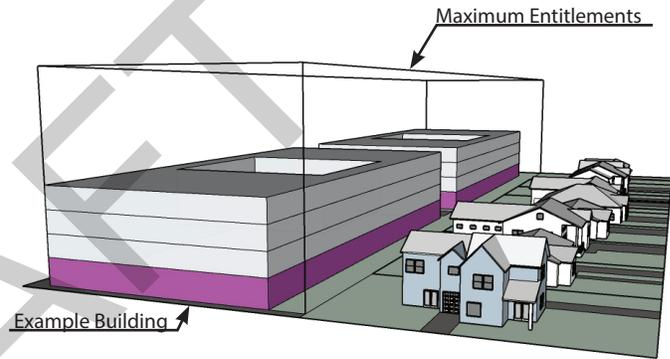
## Current Zoning

Specifications	Maximum Entitlements	Example Building**
Height	60'*	-
FAR (GFA)	2:1 (137,160 sf)	-
Building Cover	95% (65,151 sf)	-
Impervious Cover	95% (65,151 sf)	-
Units	0	-
Parking	(dependent on use)	-
Setbacks (F/ S/ R)	10' / 10' / 0' / 0'	-

\*Compatibility restricts this height.

\*\*Under current code, residential uses are not permitted in the CS zone with-out a zone change.

\*\*\* Water quality / drainage are provided subsurface and therefore are not shown.



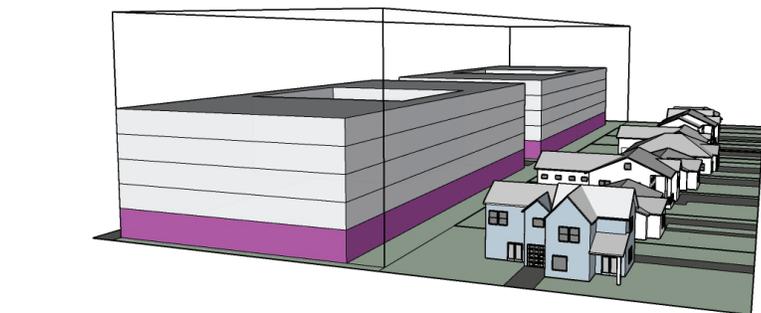
## Affordability Unlocked: Type 1

Specifications	Maximum Entitlements	Example Building
Height	75'	48'
FAR (GFA)	No Limit	1.5:1 (104,256 sf)
Building Cover	95% (65,151 sf)	68% (46,920 sf)
Impervious Cover	95% (65,151 sf)	80% (54,760 sf)
Units	1.5x base zone limit	96
Parking	At least 1 ADA required	125
Setbacks (F/ S/ R)	5' / 10' / 0' / 0'	5' / 10' / 15' / 35'

MFI	Eff	1 Bdrm	2 Bdrm	3 Bdrm	Total
30%	0	0	0	0	0
50%	14	6	0	0	20
60%	0	16	12	0	28
MR	0	17	17	14	48
<b>TOTAL</b>	<b>14</b>	<b>39</b>	<b>29</b>	<b>14</b>	<b>96</b>

## Affordability Unlocked: Type 2

Specifications	Maximum Entitlements	Example Building
Height	90'	60'
FAR (GFA)	No Limit	2.0:1 (139,008 sf)
Building Cover	95% (65,151 sf)	68% (46,920 sf)
Impervious Cover	95% (65,151 sf)	80% (54,760 sf)
Units	2x base zone limit	128
Parking	At least 1 ADA required	145
Setbacks (F/ S/ R)	5' / 10' / 0' / 0'	5' / 10' / 15' / 35'



MFI	Eff	1 Bdrm	2 Bdrm	3 Bdrm	Total
30%	10	0	0	0	10
50%	10	6	0	0	16
60%	0	33	48	0	81
MR	0	13	0	8	21
<b>TOTAL</b>	<b>20</b>	<b>52</b>	<b>48</b>	<b>8</b>	<b>128</b>

# CS

Lot Size: 90,650 sf (370' x 245')

- Parking
- Driveway / Sidewalk
- Water Quality

## Current Zoning

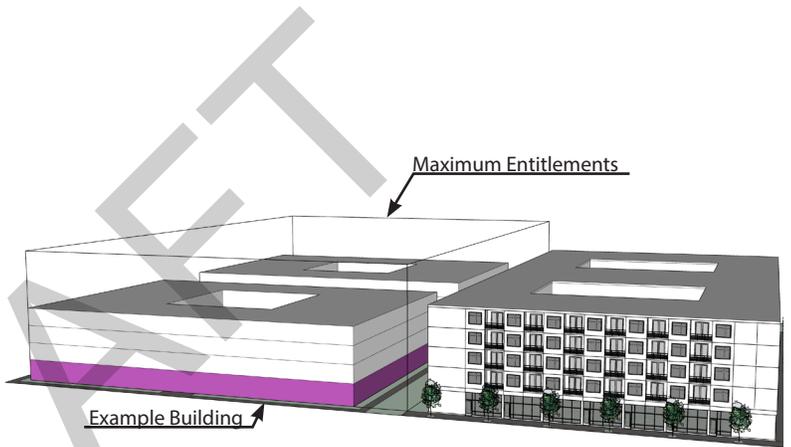
Specifications	Maximum Entitlements	Example Building*
Height	60'	52'
FAR (GFA)	2:1 ( 181,300 sf)	1.98:1(180,000 sf)
Building Cover	95% ( 86,117 sf)	83% (75,950 sf)
Impervious Cover	95% ( 86,117 sf)	91% (82,488 sf)
Units	0	0
Parking	Dependent on use	654
Setbacks (F/ S, S / R)	10' / 10'; 0' / 0'	10' / 10'; 0' / 0'



\*The example building shown above is an office use. Under current code, residential uses are not permitted in the CS zone without a zone change.

## Affordability Unlocked: Type 1

Specifications	Maximum Entitlements	Example Building
Height	75'	42'
FAR (GFA)	No Limit	1.65:1 (149,790 sf)
Building Cover	95% (86,117 sf)	55% (49,930 sf)
Impervious Cover	95% (86,117 sf)	66% (59,418 sf)
Units	1.5x base zone limit	128
Parking	At least 1 ADA required	166
Setbacks (F/ S, S/ R)	5' / 10'; 0' / 0'	10' / 10'; 20' / 30'



MFI	Eff.	1 Bdrm	2 Bdrm	3 Bdrm	Total
30%	0	0	0	0	0
50%	19	7	0	0	26
60%	0	22	16	0	38
MR	0	23	22	19	64
<b>TOTAL</b>	<b>19</b>	<b>52</b>	<b>38</b>	<b>19</b>	<b>128</b>

## Affordability Unlocked: Type 2

Specifications	Maximum Entitlements	Example Building
Height	90'	52'
FAR (GFA)	No Limit	2.2:1 (199,720 sf)
Building Cover	95% (86,117 sf)	66% (59,450 sf)
Impervious Cover	95% (86,117 sf)	76% (68,939 sf)
Units	2x base zone limit	170
Parking	At least 1 ADA required	198
Setbacks (F/ S, S/ R)	5' / 10'; 0' / 0'	10' / 10'; 20' / 30'

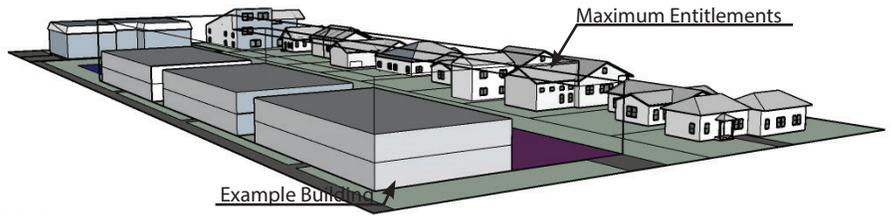


MFI	Eff.	1 Bdrm	2 Bdrm	3 Bdrm	Total
30%	13	0	0	0	13
50%	13	8	0	0	21
60%	0	43	50	14	107
MR	0	17	0	12	29
<b>TOTAL</b>	<b>26</b>	<b>68</b>	<b>50</b>	<b>26</b>	<b>170</b>

# MF2

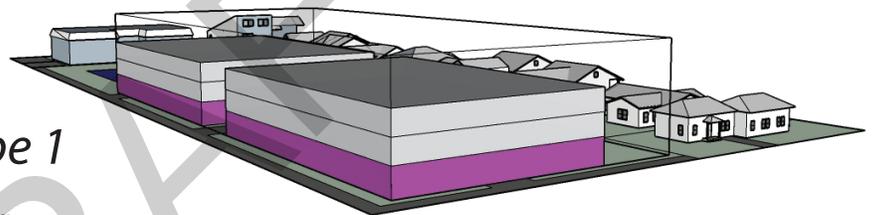
Lot Size: 83,740 sf (530' x 158')

- Parking
- Driveway / Sidewalk
- Water Quality / Drainage



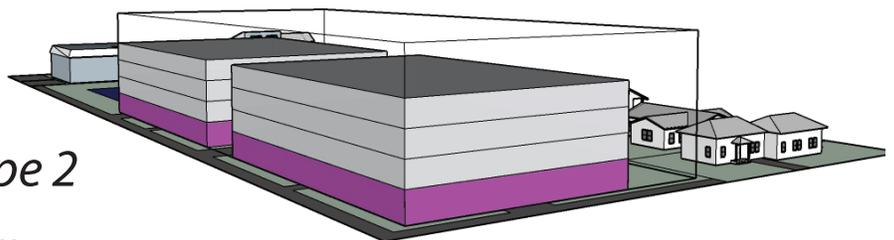
## Current Zoning

Specifications	Maximum Entitlements	Example Building	MFI	Eff	1 Bdrm	2 Bdrm	3 Bdrm	Total
Height	40'	20'						
FAR (GFA)	No Limit	0.45:1 (37,320 sf)						
Building Cover	55% (46,057 sf)	22% (18,660 sf)	30	0	0	0	0	0
Impervious Cover	60% (50,244 sf)	54% (45,003 sf)	50	0	0	0	0	0
Units	39	39	60	0	0	0	0	0
Parking	68	68	MR	5	16	12	6	39
Setbacks (F/ S/ R)	25' / 15', 5' / 10'	25' / 15', 83' / 194'	TOTAL	5	16	12	6	39



## Affordability Unlocked: Type 1

Specifications	Maximum Entitlements	Example Building	MFI	Eff	1 Bdrm	2 Bdrm	3 Bdrm	Total
Height	50'	32'						
FAR (GFA)	No Limit	0.72:1 (60,000 sf)						
Building Cover	55% (46,057 sf)	36% (30,000 sf)	30%	0	0	0	0	0
Impervious Cover	60% (50,244 sf)	46% (38,182 sf)	50%	9	3	0	0	12
Units	1.5x base zone limit	60	60%	0	10	8	0	18
Parking	At least 1 ADA required	78	MR	3	11	9	7	30
Setbacks (F/ S/ R)	12.5' / 15', 5' / 5'	12.5' / 15', 43' / 185'	TOTAL	12	24	17	7	60



## Affordability Unlocked: Type 2

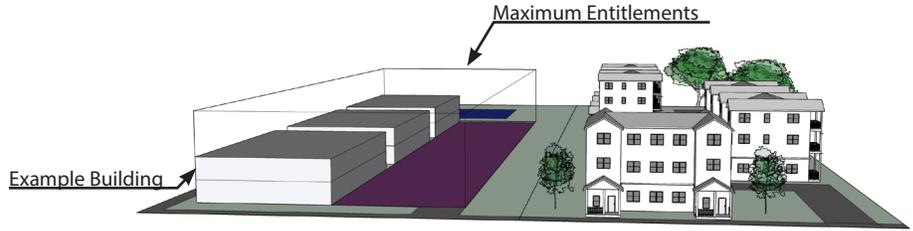
Specifications	Maximum Entitlements	Example Building	MFI	Eff	1 Bdrm	2 Bdrm	3 Bdrm	Total
Height	60'	42'						
FAR (GFA)	No Limit	1.1:1 (90,000 sf)						
Building Cover	55% (46,057 sf)	36% (30,000 sf)	30%	6	0	0	0	6
Impervious Cover	60% (50,244 sf)	46% (38,182 sf)	50%	2	8	0	0	10
Units	2x base zone limit	76	60%	0	12	19	10	41
Parking	At least 1 ADA required	94	MR	0	10	0	9	19
Setbacks (F/ S/ R)	12.5' / 15', 5' / 5'	12.5' / 15', 43' / 185'	TOTAL	8	30	19	19	76

# MF2

Lot Size: 83,740 sf (530' x 158')

- Parking
- Driveway / Sidewalk
- Water Quality

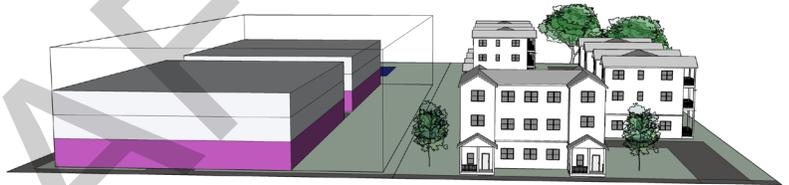
## Current Zoning



Specifications	Maximum Entitlements	Example Building
Height	40'	20'
FAR (GFA)	No Limit	0.45:1 (37,320 sf)
Building Cover	55% (46,057 sf)	22% (18,660 sf)
Impervious Cover	60% (50,244 sf)	54% (45,003 sf)
Units	39	39
Parking	68	68
Setbacks (F/ S, S / R)	25' / 15'; 5' / 10'	25' / 15'; 83' / 194'

MF I	Eff.	1 Bdrm	2 Bdrm	3 Bdrm	Total
30%	0	0	0	0	0
50%	0	0	0	0	0
60%	0	0	0	0	0
MR	5	16	12	6	39
TOTAL	5	16	12	6	39

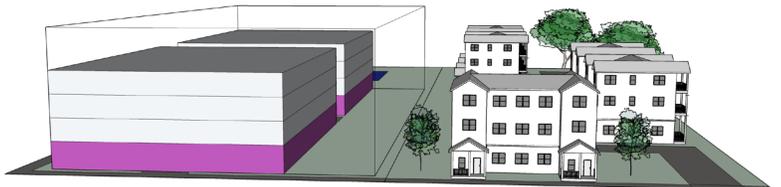
## Affordability Unlocked: Type 1



Specifications	Maximum Entitlements	Example Building
Height	50'	32'
FAR (GFA)	No Limit	0.72:1 (60,000 sf)
Building Cover	55% (46,057 sf)	36% (30,000 sf)
Impervious Cover	60% (50,244 sf)	46% (38,182 sf)
Units	1.5x base zone limit	60
Parking	At least 1 ADA required	78
Setbacks (F/ S/ R)	12.5' / 15'; 5' / 5'	12.5' / 15'; 43' / 185'

MF I	Eff.	1 Bdrm	2 Bdrm	3 Bdrm	Total
30%	0	0	0	0	0
50%	9	3	0	0	12
60%	0	10	8	0	18
MR	3	11	9	7	30
TOTAL	12	24	17	7	60

## Affordability Unlocked: Type 2



Specifications	Maximum Entitlements	Example Building
Height	60'	42'
FAR (GFA)	No Limit	1.1:1 (90,000 sf)
Building Cover	55% (46,057 sf)	36% (30,000 sf)
Impervious Cover	60% (50,244 sf)	46% (38,182 sf)
Units	2x base zone limit	76
Parking	At least 1 ADA required	94
Setbacks (F/ S/ R)	12.5' / 15'; 5' / 5'	12.5' / 15'; 43' / 185'

MF I	Eff.	1 Bdrm	2 Bdrm	3 Bdrm	Total
30%	6	0	0	0	6
50%	2	8	0	0	10
60%	0	12	19	10	41
MR	0	10	0	9	19
TOTAL	8	30	19	19	76

## **Assumptions for Affordability Unlocked Hypothetical Visual Representations**

1. No existing environmental regulations are waived or changed, including impervious cover, tree protection, drainage, and water quality requirements. All scenarios assumed clear, vacant lots with no trees. Projects on sites with environmental constraints (such as trees, creek buffers, water quality zones, or floodplains) must comply with city, state, and federal regulations dealing with these constraints. These factors may impact (reduce) the buildable area on a site.
2. The maximum entitlement envelope shows the maximum buildable area for the example sites under the current code, Type 1, and Type 2 bonuses, and takes into consideration factors including: water quality/drainage, setbacks, and impervious cover limits. This envelope is provided to show the largest structure a site could accommodate, but it is not guaranteed that a site would be able to be built to these specifications. Many factors, including financial feasibility, market demand for different unit types and parking spaces, and design considerations can impact whether a project uses all its buildable area.
3. The example project envelope shows the size of a potential project on each of the example sites. The example projects attempt to maximize the number of dwelling units that may be built on the example sites while complying with zoning regulations (such as impervious cover limit, building coverage limit, floor to area ratio, maximum units per lot, and site area requirements) applicable to the example sites both with and without the use of the bonuses. These example projects did not consider financial feasibility or market demand; they merely show the size of a prototypical project and make assumptions about the bedroom count ratio, average square footage per unit, and amount of parking that might be provided, given similar affordable housing developments in Austin. Affordability levels and the number of multi-bedroom units meet the minimum affordability criteria required to participate in the Affordability Unlocked bonus program. Actual proposed developments will most likely have additional subsidies (funding or tax credits) that will allow or require them to provide more than the minimum number of affordable units.
4. The maximum entitlements' setback information shown in the tables provides the setback amounts required by code. Setbacks shown in the visuals for the example buildings may be larger, reflecting additional site development constraints and building placement decisions.
5. For SF-2 and SF-3 zones, the maximum entitlements height information shown in the tables reflects the height limit per the zoning code. This height can be constrained by McMansion requirements.
6. Each site assumes the project is able to pay a parkland dedication fee, rather than dedicate land on-site.
7. Area for on-site water quality and drainage requirements is provided as a percentage (5-8% depending on the site) of the overall lot size, except for the CS site example, which assumes subterranean infrastructure to meet water quality and drainage needs.

7. Area for on-site water quality and drainage requirements is provided as a percentage (5-8% depending on the site) of the overall lot size, except for the CS site example, which assumes subterranean infrastructure to meet water quality and drainage needs.
8. Assumed height per residential level was 10 feet. Assumed height of a parking level was 12 feet.
9. All designs for the envelopes and example projects are intended to represent only the most basic information and design criteria and are intended for massing and comparison purposes only. There may be other regulations and code provisions that are not expressly shown. All projects would need to comply with all applicable city, state, and federal regulations.
10. No design or articulation features are shown in the example project models. These are intended to show massing only. Any structures actually built would include doors, windows, and other architectural features.
11. Values used to calculate the maximum buildable area and example building envelopes are shown in the attached spreadsheet.

12. List of Acronyms:

ADA = Americans with Disabilities Act

Bdrm. = Bedroom

Eff. = Efficiency

FAR = Floor to Area Ratio

GFA = Gross Floor Area

MFI = Median Family Income for the Austin-Round Rock metropolitan statistical area

MR = Market-Rate

sf = Square Feet

**Affordability Unlocked**  
**Hypothetical Visual Representations**  
**Assumptions Calculations**

	SF2	SF2 Type 1	SF2 Type 2	SF3	SF3 Type 1	SF3 Type 2	MF2 - Ex's 1&2	MF2 Type 1	MF2 Type 2	CS Ex 1	CS Ex 1 Type 1	CS Ex 1 Type 2	CS Ex 2	CS Ex 2 Type 1	CS Ex 2 Type 2
<b>Lot Specifications</b>															
Lot Size (sf)	11,760			7,000			83,740			68,580			90,650		
Lot Size (ac)	0.27			0.16			1.92			1.57			2.08		
Lot Dimensions	80' x 147'			50' x 140'			530'x158'			540'x127'			370' x 245'		
<b>Zoning Restrictions</b>															
Height	35	43.75	52.5	35	43.75	52.5	40	50	60	60	75	90	60	75	90
Front SB	25	12.5	12.5	25	12.5	12.5	25	12.5	12.5	10	5	5	10	5	5
Side SB (Street)	15	15	15	15	15	15	15	15	15	10	10	10	10	10	10
Side SB	5	5	5	5	5	5	5	5	5	0	0	0	0	0	0
Rear SB	10	5	5	10	5	5	10	5	5	0	0	0	0	0	0
IC (%)	45			45			60			95			95		
BC (%)	40			40			55			95			95		
FAR	0.4	-	-	0.4	-	-	-	-	-	2	-	-	2	-	-
Max Units/Lot	1	6	8	2	6	8	39	61	78	-	99	133	-	128	171
<b>Example Building Assumptions</b>															
% of Site used for Water Quality	0	5	5	0	5	5	8			Subterranean			Subterranean		
% Habitable Space	0	0	90	0	93	93	90	80	80	0	80	80	0	80	80
% Studios	0	0	0	0	0	0	13	20	11	0	15	16	0	15	15
% 1 Bedroom	0	33	50	0	67	50	41	40	39	0	41	40	0	40	40
% 2 Bedroom	0	67	50	0	33	38	31	28	25	0	30	38	0	30	30
% 3 Bedroom	0	0	0	100	0	12	15	12	25	0	14	6	0	15	15
% 4 Bedroom	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Average Sq. Ft./Unit	2450	900	807	1400	853	960	870	800	947	0	868	868	0	936	940
Parking Spaces/Unit	2	1.3	1.5	2	1.3	1.2	1.7	1.3	1.2	0	1.3	1.1	0	1.3	1.1

DRAFT