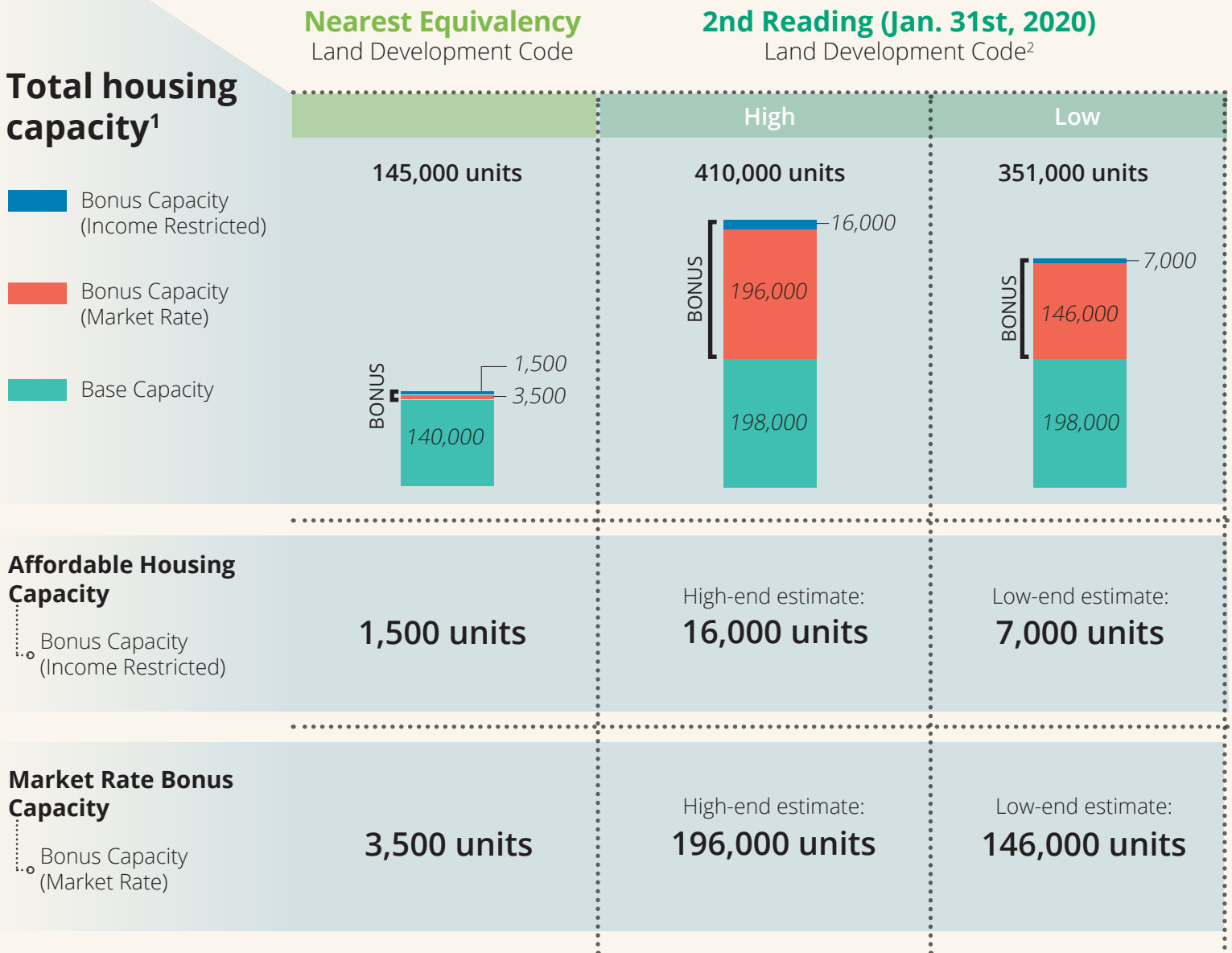


Land Development Code Revision

Report Card

February 21st, 2020

In May of 2019, Austin City Council adopted a resolution to revise the Land Development Code in accordance with a range of goals and guiding principles. These included significantly increasing housing capacity, prioritizing a range of housing types, promoting affordable housing, and supporting the City's environmental, cultural, multi-modal goals, among others. The current iteration of the revised LDC is known as the 2nd Reading Draft, which was released on January 31st, 2020. The following "Report Card" measures performance of this revision relative to the previous draft and a "nearest equivalency" estimate of the current LDC.



1. Numbers rounded for presentation purposes.

2. Includes "-V" and Equity Overlay policies. "-V" represents a draft LDC policy that would carry forward elements of the current Vertical Mixed Use (VMU) zoning by requiring a minimum 10% affordable housing set aside when a bonus is taken. The Equity Overlay is a proposed LDC policy

that would require a minimum 10% affordable housing set-aside when a bonus is taken in areas considered most vulnerable to displacement through gentrification in the University of Texas Uprooted Report. "High" and "Low" estimates capture the range of potential bonus capacity outcomes associated these policies.



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IMAGINEAUSTON
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COMPLETE COMMUNITIES

Imagine Austin's "Complete Communities" priority seeks to improve access to daily destinations for all Austinites. A community is "complete" when it provides access by foot, bike, transit, and car to jobs, shopping, learning, open space, and other amenities and services. The indicators below show how the LDC Revision could contribute to the success of Imagine Austin.

Nearest Equivalency
Land Development Code

2nd Reading
Land Development Code

Per Household Daily Residential VMT³

50.3

(109.6% of Existing VMT⁴)

38.7[†]

(84.3% of Existing VMT⁴)

Share of Single-Occupancy Auto Commute Trips⁵

74%

70%[†]

Percent of Housing Capacity within 1/2 mile of ASMP Transit Priority Network

53%

(77,000 units)

64%

(261,000 units)

Household Income spent on Transportation⁶ (as a percent of median household income)⁷

\$11,200

(17% of Median Income)

\$8,500[†]

(12% of Median Income)

3. Vehicle miles traveled (VMT) estimated using the Mixed-Use Trip Generation (MXD) model developed for the U.S. EPA.

4. 2017 per household residential VMT of 45.9 estimated using the MXD model.

5. Assumes full build-out of the ASMP Transit Priority Network.

6. Transportation costs include fuel and maintenance costs for private automobiles only.

7. 2017 5yr American Community Survey (ACS) estimate for the City of Austin: \$67,755.



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PATHS TO PROSPERITY

Imagine Austin's "Paths to Prosperity" priority programs include "Household Affordability" and "Workforce & Education." The Household Affordability priority program seeks to develop and maintain housing affordability throughout Austin. Workforce and Education promotes continued growth of Austin's economy by developing a widely skilled workforce and increasing job opportunities for Austinites.

Nearest Equivalency
Land Development Code

2nd Reading
Land Development Code

Missing Middle Housing Capacity⁸

53,000

64,500

Percent of residents that can reach **25% or more of Austin's jobs within a 30 minute transit trip**⁹

2%

20%[†]

Capacity within **1/2 mile of 2016 mobility bond corridors**¹⁰

53,000
(36% of Total Capacity)

178,500
(44% of Total Capacity)

Income-restricted bonus unit capacity¹¹

1,500

9,500

8. Includes single housing units on 5,000 square foot or smaller lots and 2 - 10 housing units on a single lot.

9. Nearest Equivalency and Revised LDC estimates assume full build-out of the ASMP Transit Priority Network.

10. Includes base and bonus unit capacity.

11. Income-restricted units produced as part of the proposed density bonus program. Includes the Downtown Density Bonus Program.



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Imagine Austin's "Thriving" priority programs include "Healthy Austin" and "Creative Economy." Healthy Austin seeks to improve the health of Austin's residents by improving access to healthcare, healthy food, and physical activity. Creative Economy focuses on growing Austin's creative culture. The indicators below show how the Revised LDC could contribute to the success of these programs.

Nearest Equivalency Land Development Code

2nd Reading Land Development Code

Housing Capacity within
**1/4 mile of cultural
assets**¹²

40,500
(28% of Total Capacity)

166,500
(42% of Total Capacity)

Missing middle housing
Capacity w/in **1/4 mile of
schools**¹³

7,500
(14% of All Missing Middle Capacity)

13,500
(21% of All Missing Middle Capacity)

Housing Capacity within
1/4 mile of Parks¹⁴

55,000
(38% of Total Capacity)

193,000
(47% of Total Capacity)

**Income restricted
affordable housing
capacity within Areas of
Opportunity**¹⁵

128
(9% of Affordable Bonus Capacity)

3,626
(37% of Affordable Bonus Capacity)

12. As defined by the Austin Cultural Asset Mapping Project (CAMP), which includes uses like Creative Workspace, Libraries, Community Centers, Galleries/Museums, Event Venues.

13. Includes public, private, and charter schools.

14. City of Austin public parks.

15. High opportunity area as defined in the Enterprise Opportunity360 Index.



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NATURE INTO CITY

Imagine Austin's "Nature Into City" priority programs include "Sustainable Water" and "Green Infrastructure." Sustainable Water seeks to conserve water resources and improve watershed health. A primary goal of the Green Infrastructure program is to improve environmental, recreational, and transportation functions and improve the connection between people and the environment.

Nearest Equivalency

Land Development Code

2nd Reading

Land Development Code

Total Per Household Annual GHG Emissions (metric tons CO ₂ equivalents) ¹⁶	15.5	13.1 ^{†,††}
Annual passenger vehicle emissions per household	6.2	4.6 [†]
Annual building energy emissions per household	9.2	8.4 ^{††}
Annual water-energy emissions per household	0.1	0.1 ^{††}
Maximum allowable impervious cover per unit ¹⁷	3,104 sq. ft	2,047 sq. ft

Average daily **residential water use per household**¹⁸

Indoor:
44.3 gallons
Outdoor:
42.0 gallons

Indoor:
42.1 gallons^{††}
Outdoor:
33.1 gallons^{††}

16. Includes greenhouse gas emissions generated from residential buildings, residential water use, and private automobile travel within Austin city limits.

17. Analysis by City of Austin Watershed Protection Dept. *Note: quality control and methodology improvements resulted in increase in max. allowable impervious cover under both scenarios, compared to Oct. 4th report card.*

18. Based on national estimates of internal and external water use by building type.

†. Location Efficiency Factor applied in lieu of MXD model.

††. Building Efficiency Factor applied in lieu of water/energy use model.



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Glossary of Terms:

Nearest Equivalency Land Development Code: A modeled approximation of the current Land Development Code (Title 25).

Revised Land Development Code: A modeled approximation of the Land Development Code Revision (released on 10/4/19).

Council Direction Goal: Goal identified in the "Direction in Response to City Manager's March 15, 2019 Memo re: Land Development Code Revision Policy Guidance" (adopted 5/2/19).

Austin Strategic Housing Blueprint: 2017 plan that identifies funding mechanisms, potential regulations, and other approaches the City of Austin should utilize to achieve its housing goals.

Housing Capacity: Estimate of the number of housing units that could feasibly be built based on the Land Development Code, current market conditions, available land and comprised of the following:

Base Capacity: Number of by-right housing units allowed with no affordable housing required.

Bonus Capacity (Market-Rate): Number of additional market-rate units earned if income restricted affordable housing or fee-in-lieu is provided.

Bonus Capacity (Income-Restricted): Number of provided income-restricted affordable units made possible by market-rate bonus units or fees in lieu.

Austin Strategic Mobility Plan (ASMP): Adopted 2019 city-wide transportation plan, and serves as the transportation element of Imagine Austin.

Austin Transit Priority Network (TPN): The transit network envisioned in the ASMP.

Vehicle Miles Traveled (VMT): A standard measure of distance driven.

Transportation Mode: A means of transportation such as walking, biking, driving alone, or taking transit.

Median Household Income: Median household income level earned by a given household where half of the homes in the area earn more and half earn less.

2016 Mobility Bond Corridors: Transportation corridors identified in the 2016 Mobility Bond Program.

Opportunity360 Index: Dataset that maps opportunity pathways and outcomes of a neighborhood, allowing for quick identification of assets and challenges.

Greenhouse Gas Emissions (GHGs): Gases that contribute to the warming of earth's atmosphere. These include carbon dioxide, methane, nitrous oxide, and ozone.

Impervious Cover: Surfaces that prevent the infiltration of water into the ground.

Location Efficiency Factor: Factor applied to transportation indicators based on capacity's proximity to existing and planned transit investments, average densities, and distance to daily destinations.

Building Efficiency Factor: Factor applied to building energy use and water use indicators based on compactness of building stock assumed in capacity estimates.

