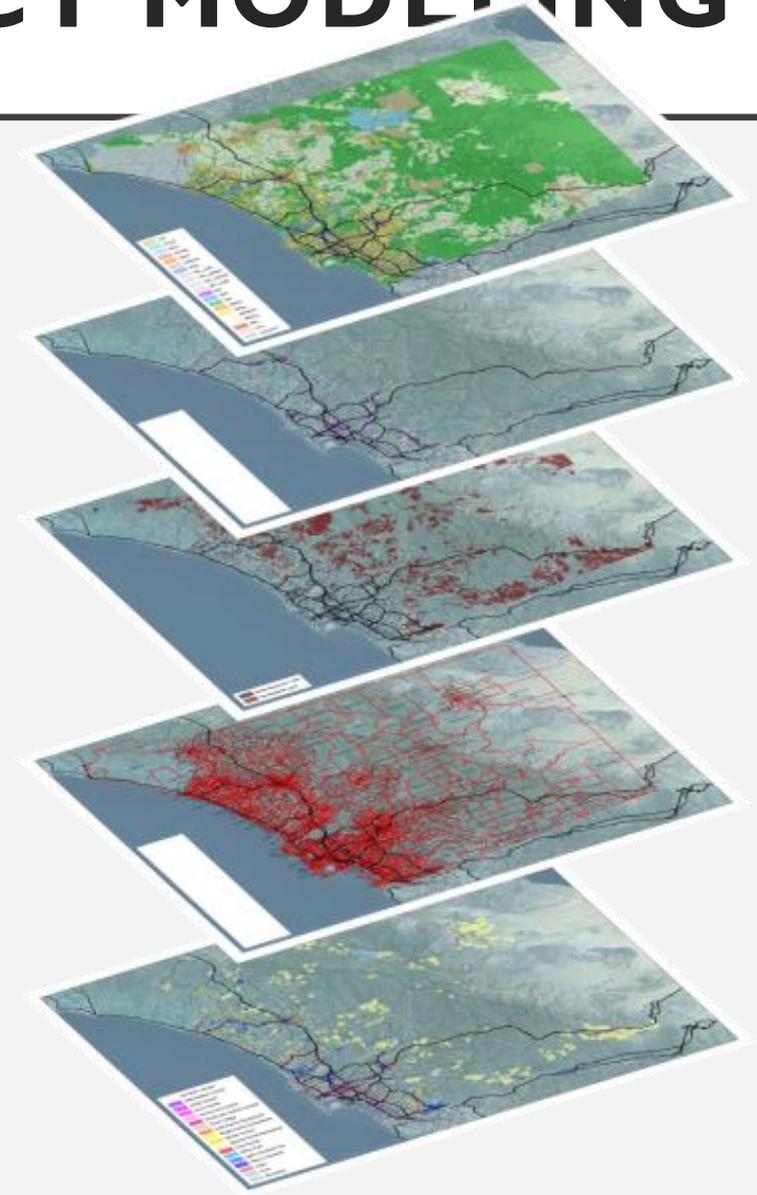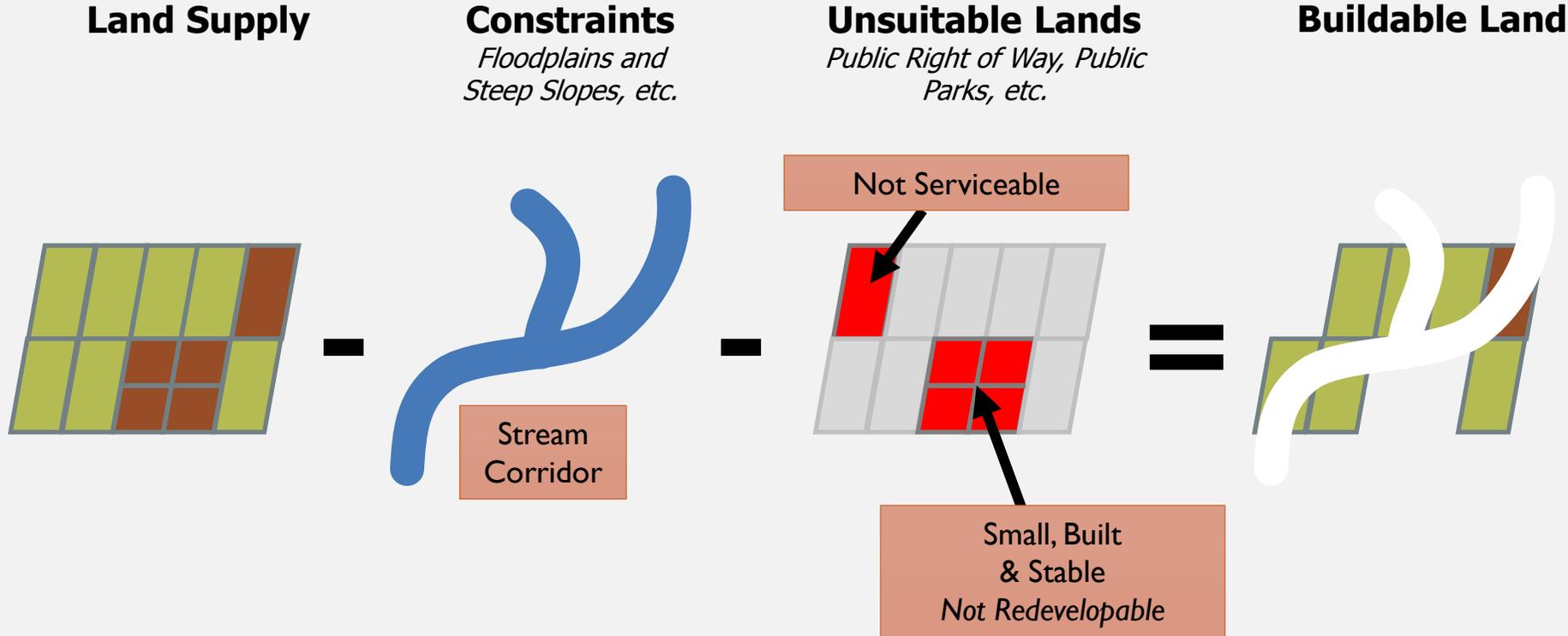# CITY OF AUSTIN
HOUSING REDEVELOPMENT ANALYSIS

City Council Work Session – Wednesday, June 14, 2017

ZONING CODE EFFECT MODELING

- Forecast and need
  - Housing units and jobs by type

- Buildable lands supply
  - Vacant & infill

- Existing & Planned Land Use
  - Current plan and zoning capacity

- Development constraints
  - "Suitability" & "Priority Lands"

- Infrastructure
  - Existing and planned roads, transit, power, water and sewer

2

BUILDABLE LAND

Land Supply

Constraints
Floodplains and Steep Slopes, etc.

Unsuitable Lands
Public Right of Way, Public Parks, etc.

Buildable Land

Not Serviceable

Stream Corridor

Small, Built & Stable
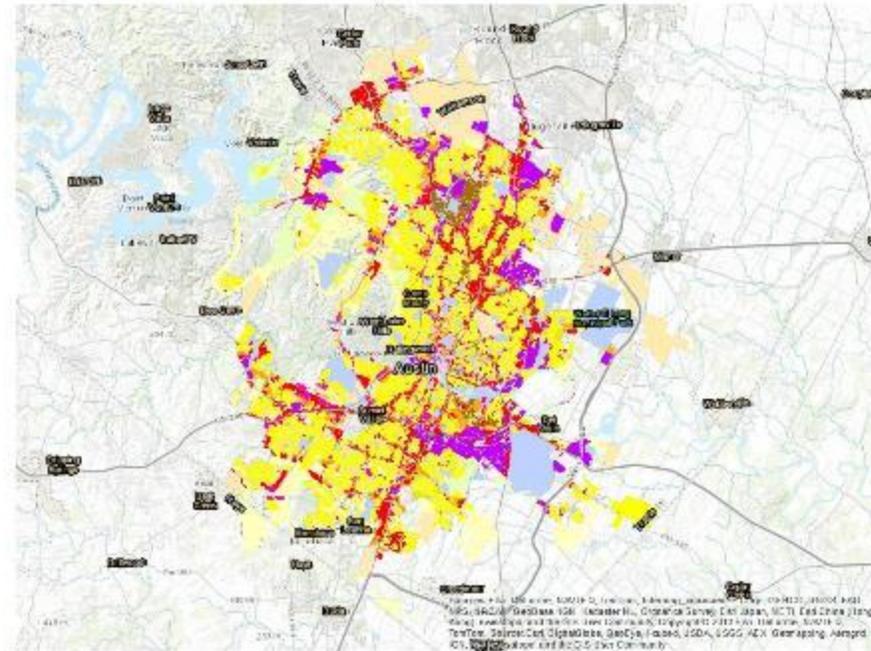*Not Redevelopable*

Austin Building Library

- 200 buildings locally calibrated for Urban Rail Study in ET
- Utilizing over 30 buildings for this effort

2015 Existing Zoning Model

☐ 31 base zone districts…

☐ …over 400 unique combinations with combining districts, special districts and overlays

☐ Example string:

"CS-1-MU-V-NCCD-NP"

Austin Base Zones and Overlays

AG AG-NP AV C CBD CBD-CO CBD-CURE CBD-CURE-CO CBD-CURE-H CBD-H CBD-H-CURE CH CH-CO CH-CO-NP CH-NP CH-PDA CH-V-CO-NP CR CR-CO CS CS-1 CS-1-CO CS-1-CO-MU-NP CS-1-CO-NP CS-1-H CS-1-H-NCCD-NP CS-1-MU-CO-HD-NP CS-1-MU-CO-NP CS-1-MU-NCCD-NP CS-1-MU-NP CS-1-MU-V-CO-NP CS-1-MU-V-NCCD-NP CS-1-MU-V-NP CS-1-NCCD-NP CS-1-NP CS-1-V CS-1-V-CO CS-1-V-CO-NCCD-NP CS-1-V-CO-NP CS-1-V-H-CO-NCCD-NP CS-1-V-MU-CO-NP CS-1-V-NCCD-NP CS-1-V-NP CS-CO CS-CO-MU-NP CS-CO-NCCD-NP CS-CO-NP CS-CO-V-NP CS-CURE CS-H CS-H-CO-NP CS-H-MU-CO-NP CS-H-MU-NCCD-NP CS-H-NCCD-NP CS-H-NP CS-HD-NCCD-NP CS-MU CS-MU-CO CS-MU-CO-H-NP CS-MU-CO-HD-NP CS-MU-CO-NCCD-NP CS-MU-CO-NP CS-MU-CO-V CS-MU-H-CO-NP CS-MU-H-NCCD-NP CS-MU-H-NP CS-MU-NCCD-NP CS-MU-NP CS-MU-NP/MF-6-CO-NP CS-MU-V-CO CS-MU-V-CO-NP CS-MU-V-NCCD-NP CS-MU-V-NP CS-NCCD-NP CS-NP CS-V CS-V-CO CS-V-CO-NP CS-V-MU-CO CS-V-MU-NP CS-V-NCCD-NP CS-V-NP DMU DMU-CO DMU-CO-CURE DMU-CURE DMU-CURE-CO DMU-H DMU-H-CO DR DR-CO DR-H DR-NP ERC GO GO-CO GO-CO-H-NP GO-CO-MU-NP GO-CO-NCCD-NP GO-CO-NP GO-H GO-H-NCCD-NP GO-H-NP GO-HD-NP GO-MU GO-MU-CO GO-MU-CO-NP GO-MU-H GO-MU-H-CO GO-MU-H-CO-NP GO-MU-H-NP GO-MU-NP GO-MU-V-CO-NP GO-MU-V-NP GO-NCCD-NP GO-NP GO-V GO-V-CO GO-V-CO-NP GO-V-NP GR GR-CO GR-CO-MU-NP GR-CO-NP GR-H GR-H-CO-MU-NP GR-H-CO-NP GR-H-NCCD-NP GR-H-NP GR-HD-NCCD-NP GR-MU GR-MU-CO GR-MU-CO-NCCD-NP GR-MU-CO-NP GR-MU-CO-NP/MF-6-CO-NP GR-MU-H-CO GR-MU-H-CO-NP GR-MU-H-NCCD-NP GR-MU-NCCD-NP GR-MU-NP GR-MU-V-CO GR-MU-V-CO-NCCD-NP GR-MU-V-CO-NP GR-MU-V-NP GR-NCCD-NP GR-NP GR-V GR-V-CO GR-V-CO-NCCD-NP GR-V-CO-NP GR-V-NP I-AV I-GR I-LA I-LI-PDA I-MF-2 I-MF-3 I-PUD I-RR I-RR-NP I-SF-1 I-SF-2 I-SF-2-NP I-SF-3 I-SF-4A I-SF-6 IP IP-CO IP-CO-NP IP-NP IP-PDA L-NP L-V-NP LA LI LI-CO LI-CO-NP LI-NP LI-PDA LI-PDA-CO LI-PDA-NP LO LO-CO LO-CO-MU-NP LO-CO-NP LO-H LO-H-CO-NP LO-H-HD-NCCD-NP LO-H-MU-NP LO-H-MU-V-CO-NP LO-H-NCCD-NP LO-H-NP LO-HD-NCCD-NP LO-MU LO-MU-CO LO-MU-CO-NP LO-MU-H-CO-HD-NP LO-MU-H-CO-NP LO-MU-NP LO-MU-V-CO LO-MU-V-CO-NP LO-MU-V-NP LO-NCCD-NP LO-NP LO-V LO-V-CO LO-V-CO-NP LO-V-HD-NCCD-NP LO-V-NCCD-NP LO-V-NP LR LR-CO LR-CO-MU-NP LR-CO-NP LR-H LR-H-MU-NP LR-HD-NCCD-NP LR-MU LR-MU-CO LR-MU-CO-NP LR-MU-H-CO LR-MU-HD-NCCD-NP LR-MU-NCCD-NP LR-MU-NP LR-MU-V-CO LR-MU-V-CO-NP LR-MU-V-HD-NCCD-NP LR-MU-V-NP LR-NCCD-NP LR-NP LR-V LR-V-CO LR-V-CO-NP LR-V-MU-CO-NP LR-V-NP LR -NP MF-I MF-I-CO MF-I-CO-NP MF-I-H-NCCD-NP MF-I-NCCD MF-I-NCCD-NP MF-I-NP MF-2 MF-2-CO MF-2-CO-NP MF-2-H-NCCD-NP MF-2-H-NP MF-2-HD-NCCD-NP MF-2-NCCD-NP MF-2-NP MF-3 MF-3-CO MF-3-CO-NP MF-3-H MF-3-H-NCCD-NP MF-3-H-NP MF-3-HD-NCCD-NP MF-3-HD-NP MF-3-NCCD-NP MF-3-NP MF-4 MF-4-CO MF-4-CO-NP MF-4-H MF-4-H-CO MF-4-H-HD-NP MF-4-H-NCCD-NP MF-4-H-NP MF-4-HD-NCCD-NP MF-4-HD-NP MF-4-NCCD-NP MF-4-NP MF-5 MF-5-CO-NP MF-5-H MF-5-NCCD-NP MF-5-NP MF-6-CO MF-6-CO-NP MF-6-NCCD-NP MF-6-NP MH MH-CO MH-CO-NP MH-NP MI MI-NP MI-PDA NBG-H-NP NBG-NP NO NO-CO NO-CO-MU-NP NO-CO-NP NO-H-CO NO-H-HD-NCCD-NP NO-H-NCCD-NP NO-MU NO-MU-CO NO-MU-CO-NP NO-MU-H-CO-NP NO-MU-NP NO-MU-V-NP NO-NCCD-NP NO-NP NO-V NO-V-NCCD-NP P P-CO P-CO-NP P-H P-H-HD-NP P-H-NCCD-NP P-H-NP P-HD-NCCD-NP P-NCCD-NP P-NP PUD PUD-H-NP PUD-NCCD-NP PUD-NP R&D R&D-CO-NP R&D-NP R&D-PDA RR RR-CO RR-CO-NP RR-NP SF-1 SF-I-CO SF-I-CO-NP SF-I-H SF-I-NP SF-2 SF-2-CO SF-2-CO-NP SF-2-H SF-2-H-NCCD-NP SF-2-H-NP SF-2-NCCD-CO-NP SF-2-NCCD-NP SF-2-NP SF-3 SF-3-CO SF-3-CO-H-NP SF-3-CO-NCCD-NP SF-3-CO-NP SF-3-H SF-3-H-CO-NP SF-3-H-H-NCCD-NP SF-3-H-HD-NP SF-3-H-NCCD-NP SF-3-H-NP SF-3-HD SF-3-HD-NCCD-NP SF-3-HD-NP SF-3-NCCD-NP SF-3-NP SF-4 SF-4A SF-4A-CO SF-4A-CO-NP SF-4A-HD-NP SF-4A-NP SF-4B-CO SF-5 SF-5-CO SF-5-CO-NP SF-5-HD-NP SF-5-NP SF-6 SF-6-CO SF-6-CO-NP SF-6-NCCD-NP SF-6-NP SF-H-3-NP TND TOD TOD-H-NP TOD-NP TOD-NP-CO UNZ UNZ-H UNZ-NP W/LO W/LO-CO W/LO-CO-NP W/LO-NP
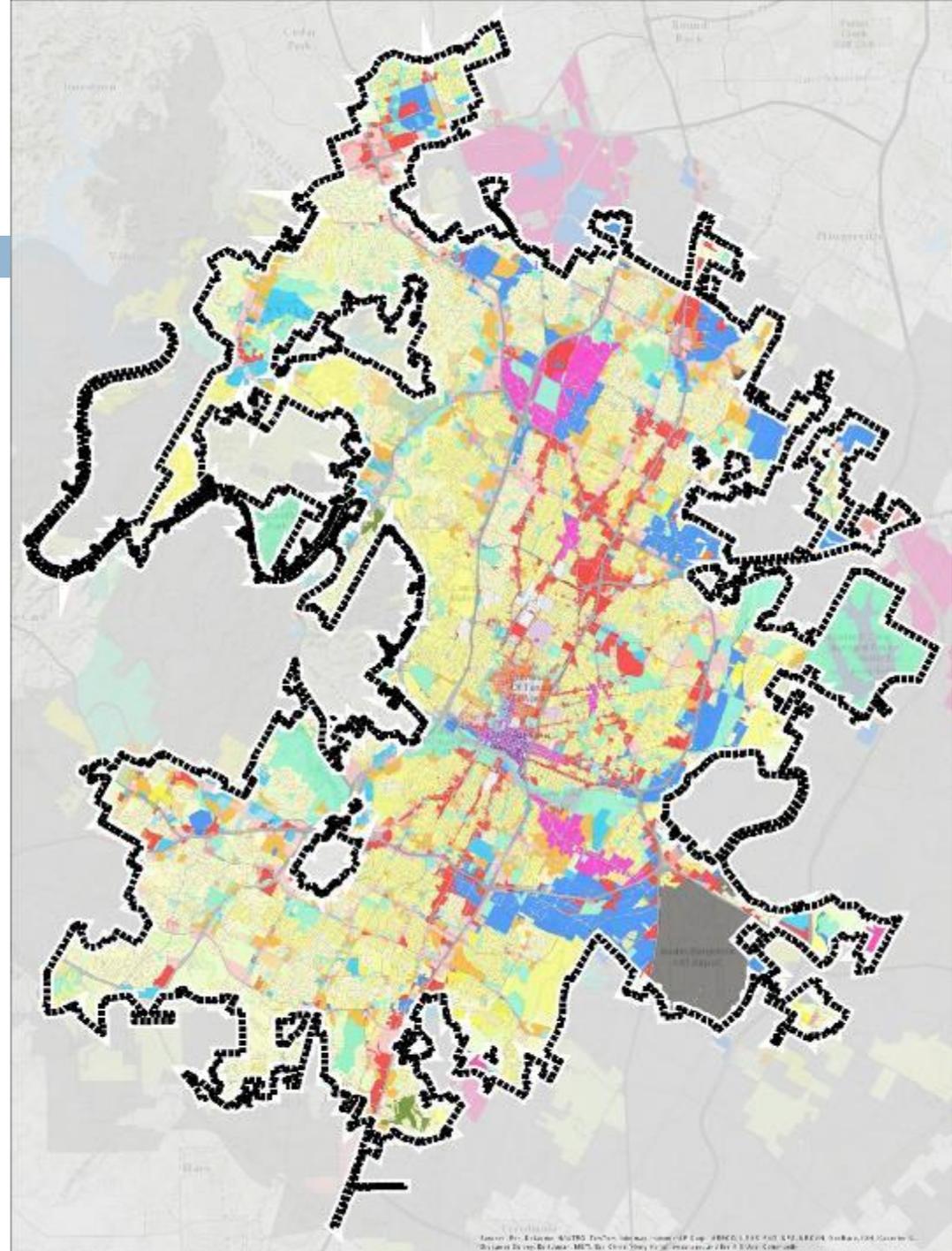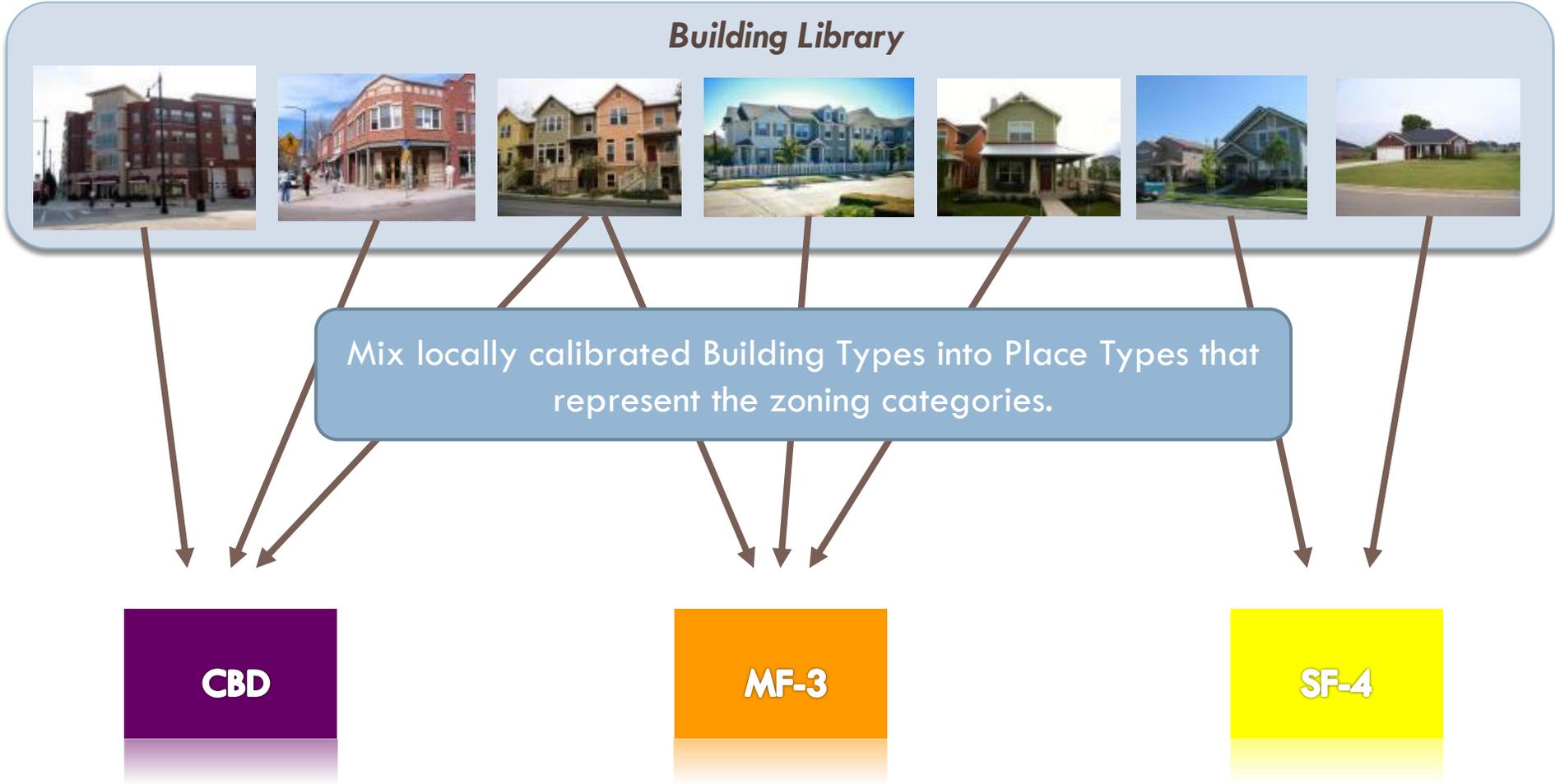
Nearly 400 allowances!

Zoning
Elements in Zoning String

- 31 Base Zones
- + MU and VMU

City Limits

Base Zoning Districts
- Single Family (SF)
- Multi-family (MF)
- LA, RR
- Mobile Home (MH)
- Commercial (CH, CS, GR, LR, L)
- Office (GO, LO, NO)
- Industrial (IP, LI, MI, PDA, RD, W/LO)
- CBD, DMU
- TND, TOD, NBG, ERC
- PUD
- AG, DR
- AV, P, UNZ
- County/Missing Value

Construct Current Zoning Types with Austin-specific Buildings from Library

Building Library

Mix locally calibrated Building Types into Place Types that represent the zoning categories.

CBD

MF-3

SF-4

Place Types = Zoning Classes

Additional Overlays and Dev. Regs.

Legend

- ☐ (yellow) Capitol View Corridors Overlay
- ☐ (red) University Neighborhood Ovelay (UNO) Parcels
- ☐ (magenta) CBD-CURE
- ☐ (purple) DMU-CURE
- ☐ (dark blue) Waterfront Overlay Parcels
- ☐ (teal) Barton Spings Zone (BSZ) Overlay Parcels
- ☐ (green) Hill Country Roadways Ordinance
- ☐ (orange) PUD
- ☐ (peach) Planned Development Area (PDA) Parcels

Regulating Plan Subdistrict Parcels

- ☐ (purple) LI
- ☐ (brown) TODCMU
- ☐ (olive) TODLDR
- ☐ (blue) TODMDR
- ☐ (mauve) TODMU

Projects Under 20K Sq Ft

- ☐ (hatched orange) No Structure
- ☐ (dark red) 30' or 2 Stories
- ☐ (red) 40' or 3 Stories
- ☐ (orange) Up to 50'
- ☐ (cream) Up to 60'
- ☐ (yellow) Up to 85'
- ☐ (light green) Up to 110'
- ☐ (green) Up to 120'

Projects over 20K Sq Ft

- ☐ (hatched orange) No Structure
- ☐ (dark red) 30' or 2 Stories
- ☐ (red) 40' or 3 Stories
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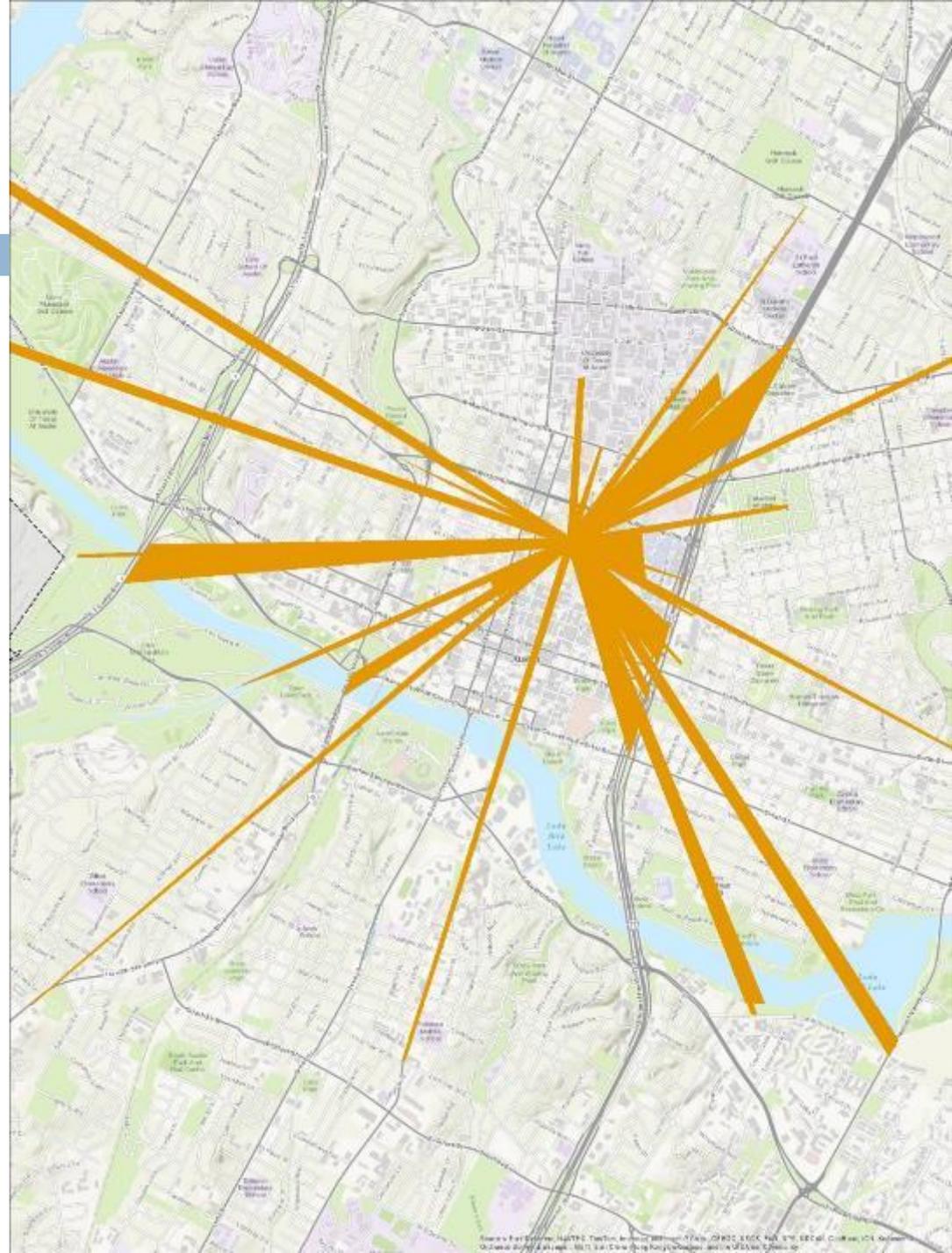- ☐ (green) Up to 120'
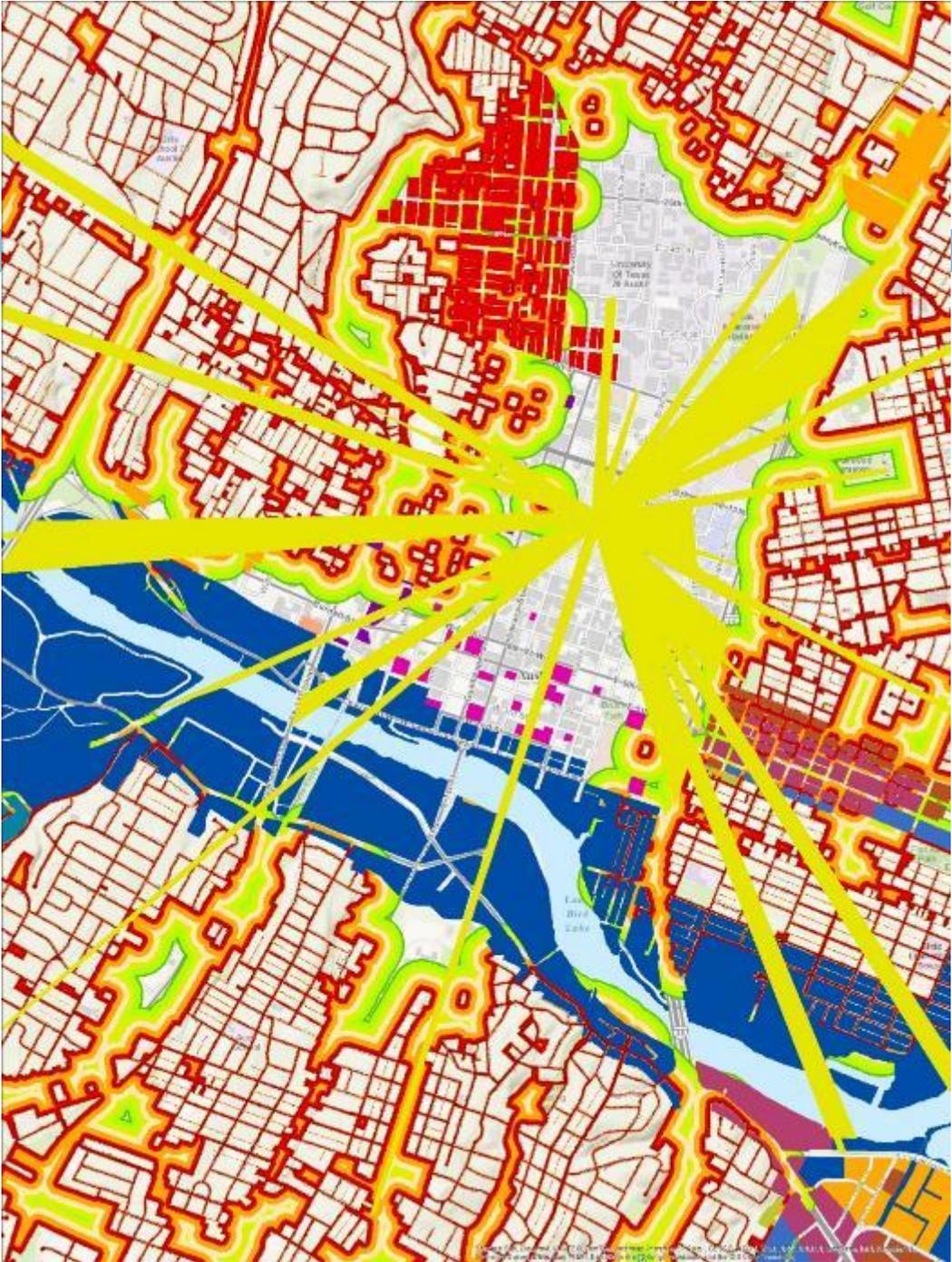
Single Family Compatibility

- Not a discrete geographic area, but broad policy

- Possible to identify potentially impacted parcels

- *Modeling: GIS post process to reduce development using concentric rings of height restriction*
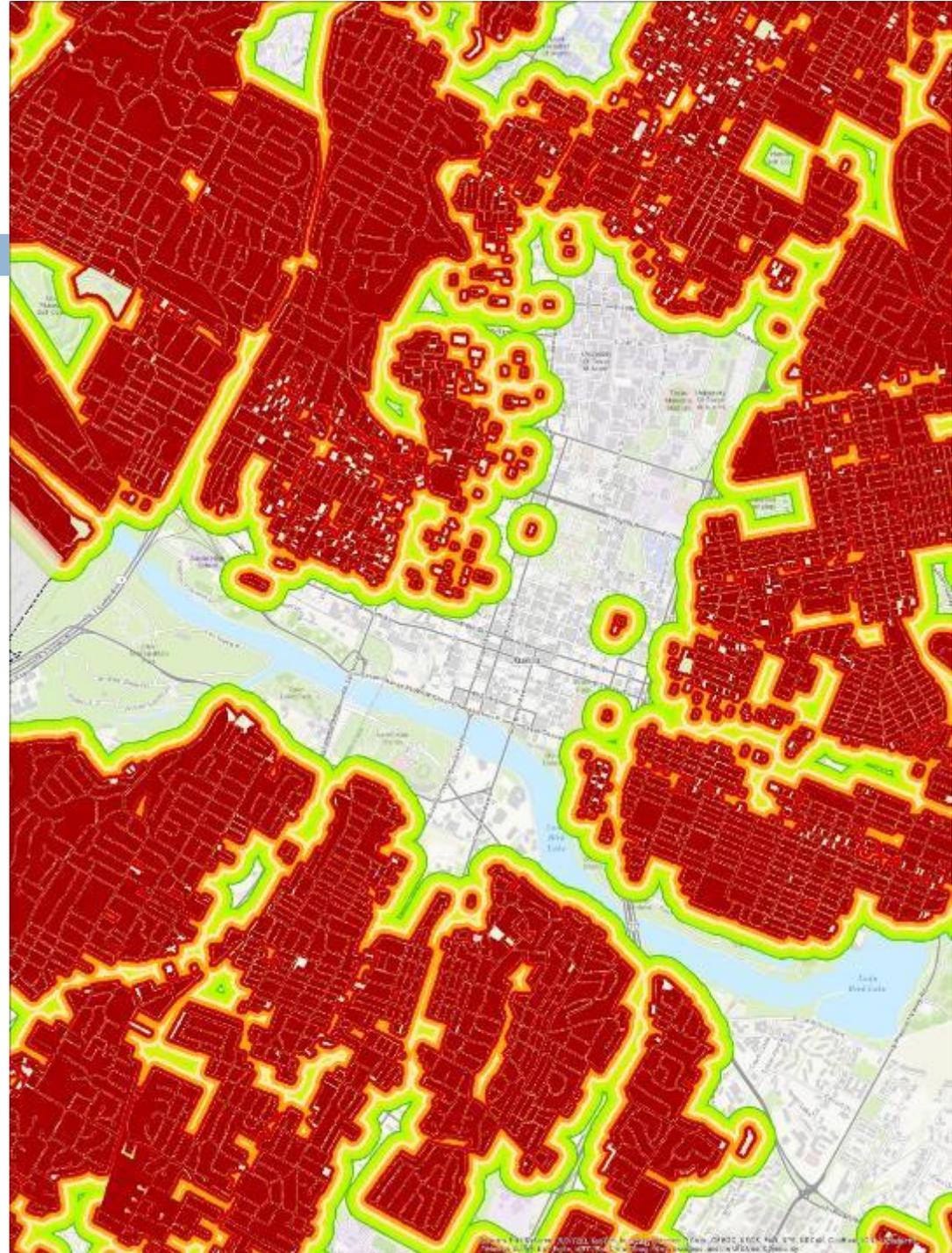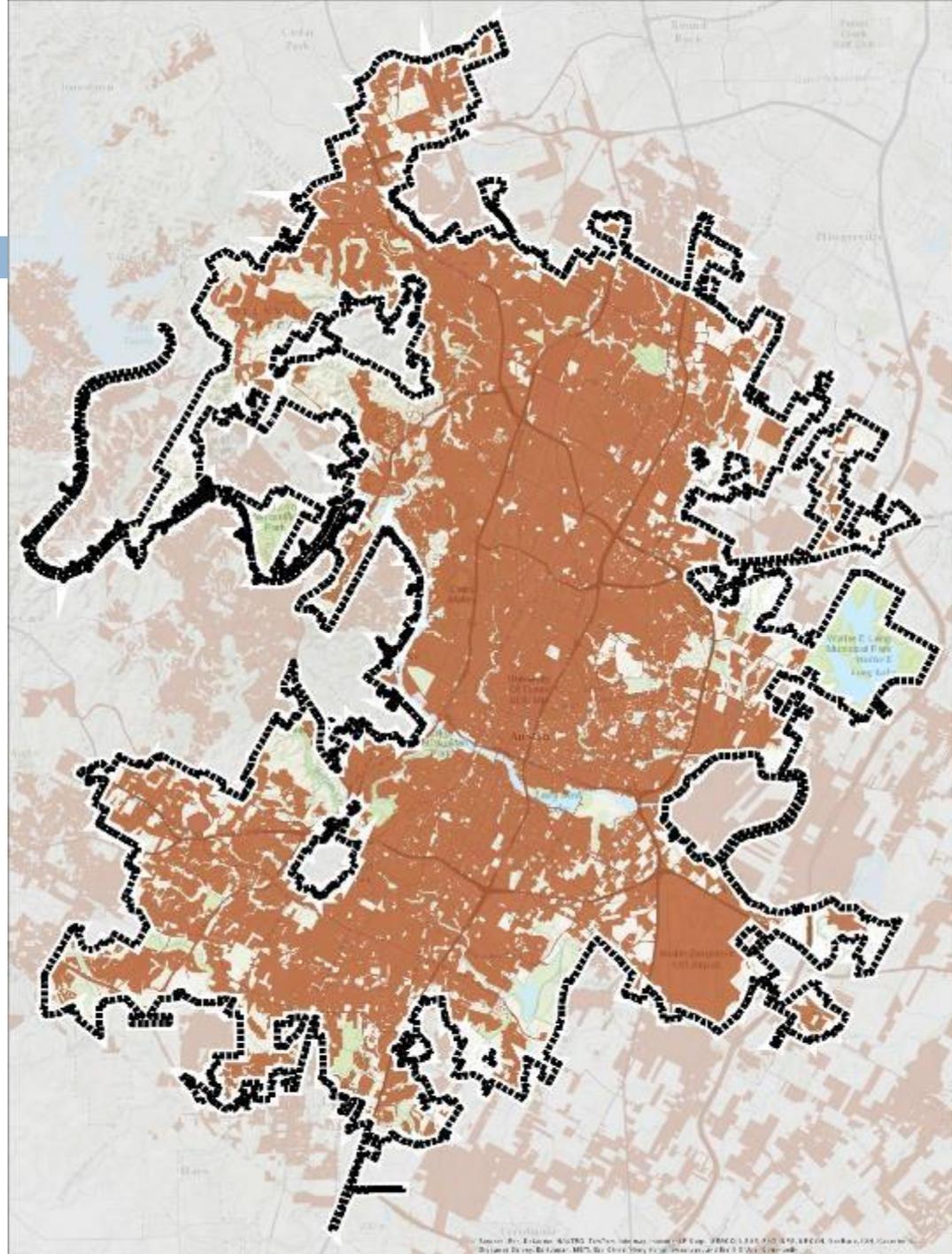
Capital View Corridors

- Limits building height and regulates setbacks along key streets and view corridors

- *Modeling: GIS post process to reduce development intensity of impacted parcels*

Barton Springs Zone Overlay (BSZ)

□ Discrete geographic area, significant portion of southwest

□ Effectively prohibits big box retail

□ *Modeling: prohibit big box retail.*

Legend

Barton Spings Zone (BSZ) Overlay Parcels

Barton Spings Zone (BSZ) Overlay Parcels

Built Parcels

- 114,063 developed acres

- 178 square miles

Vacant Parcels

□ **14,560 remaining vacant acres**

  ◻ 23 square miles

□ **13% of the current developed area**
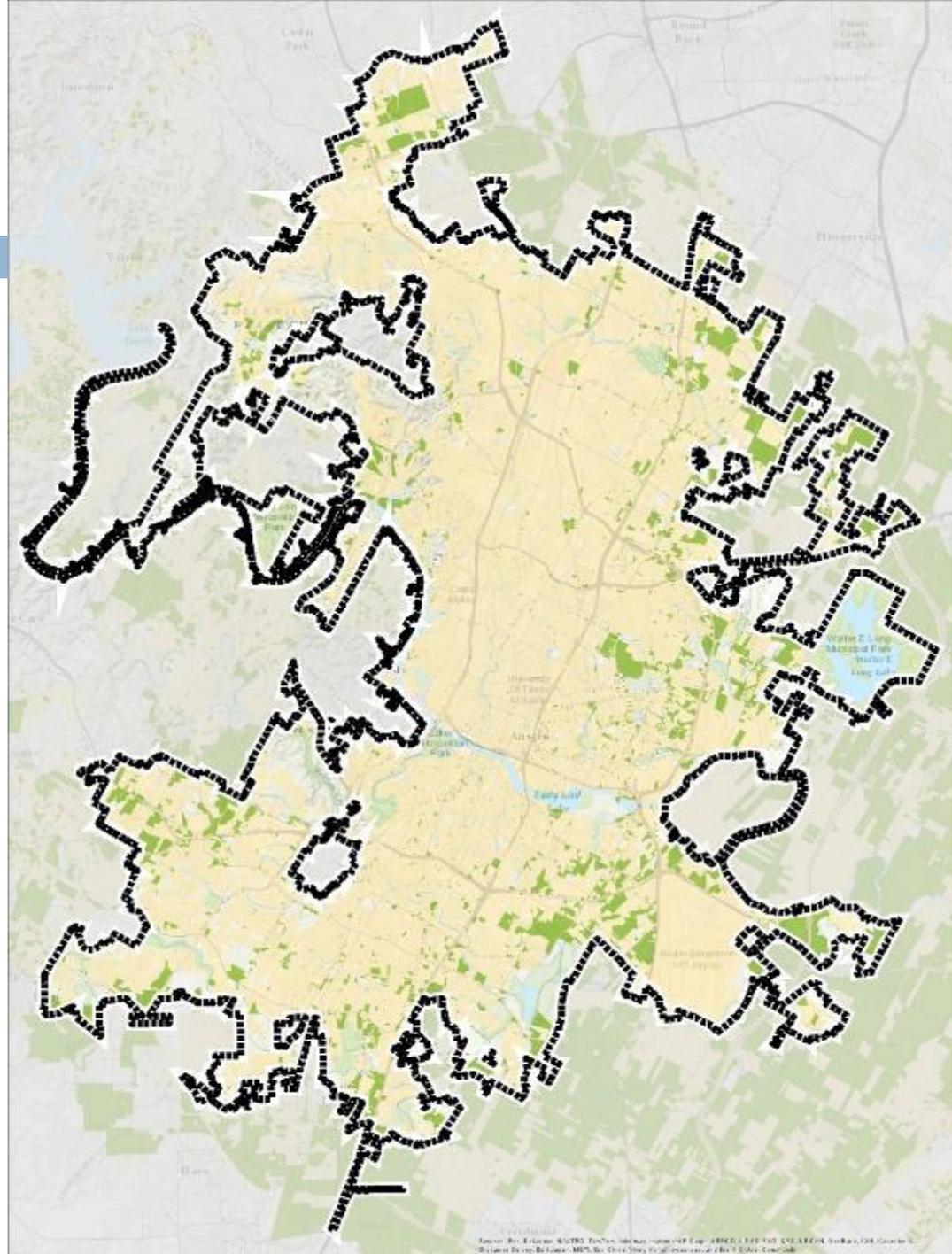
Environmental Constraints

- 🟩 **Open Space and Parks**
- 🟦 **Open Water**
- 🟦 **Critical Water Quality Zones**
- ⬜ **Flood Zones**
- 🟧 **Steep Slopes**

Vacant
& Unconstrained

Pie chart:
- Vacant Buildable 10%
- Other (Roads) 20%
- Constrained 23%
- Developed 67%
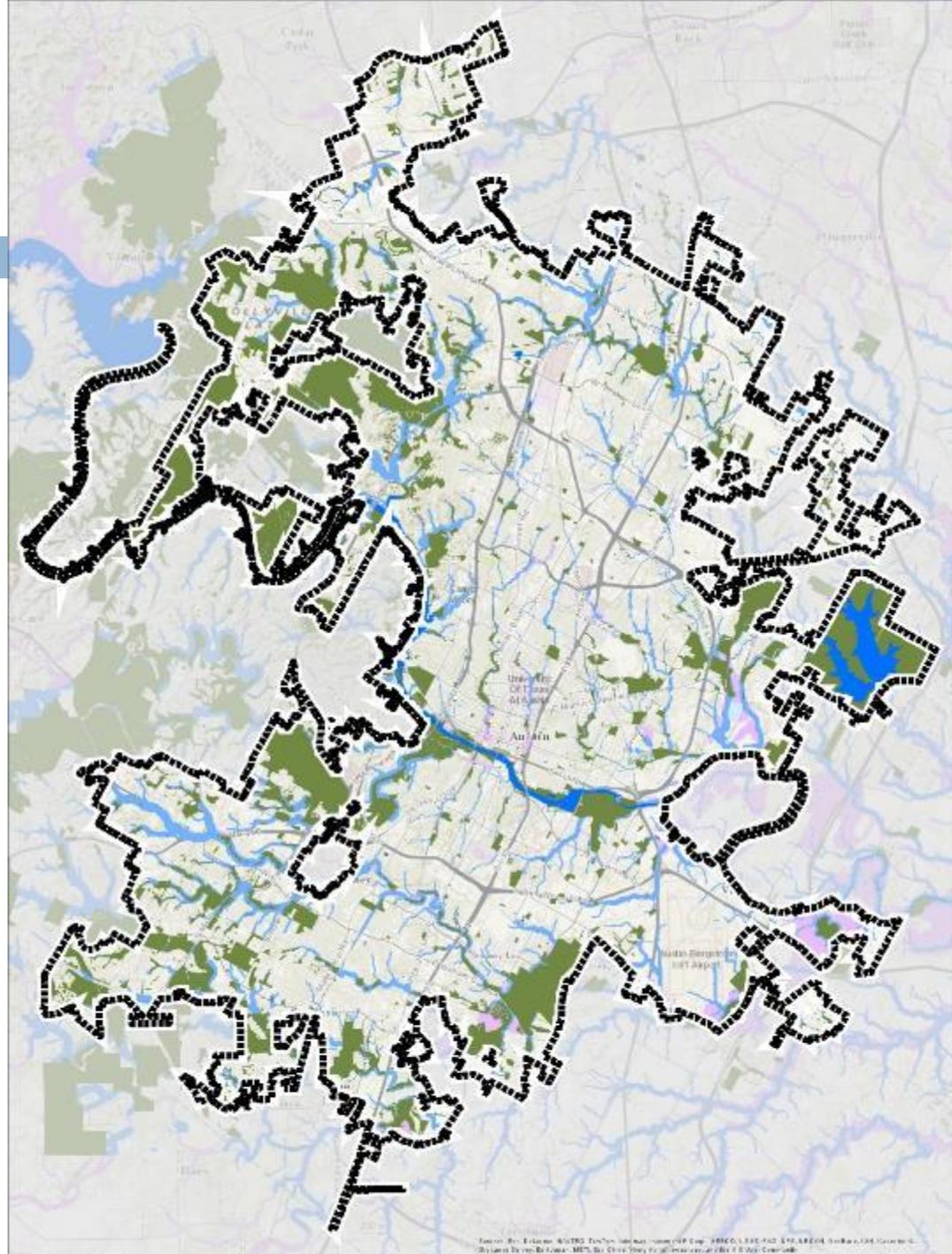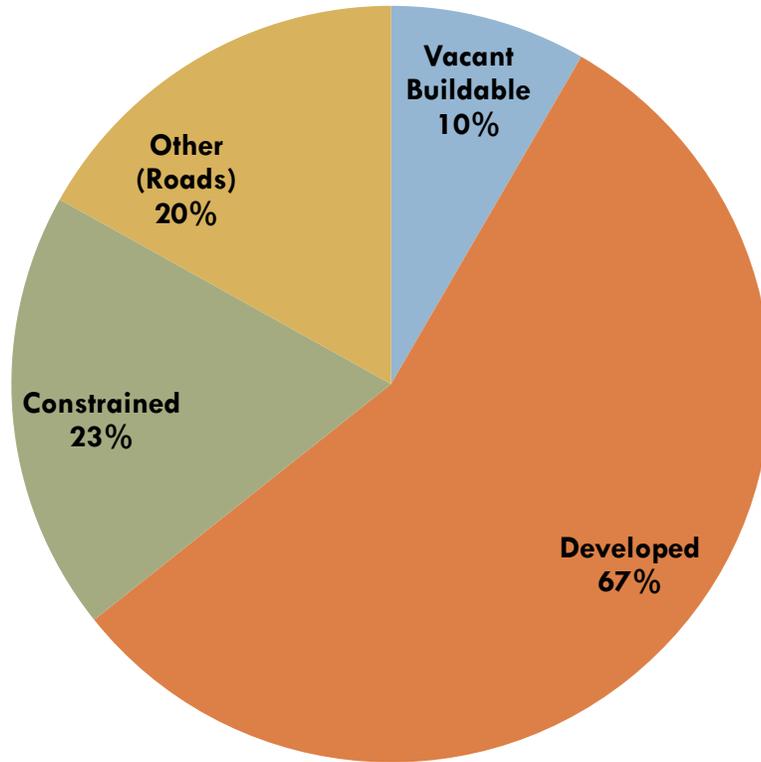
- 14,560 acres of vacant, buildable land in city boundary
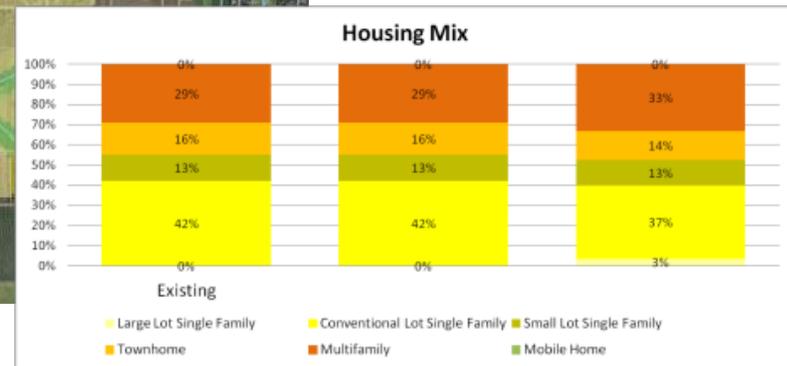- ~3,500 of the vacant acres are constrained
  - 19% of vacant & ag land
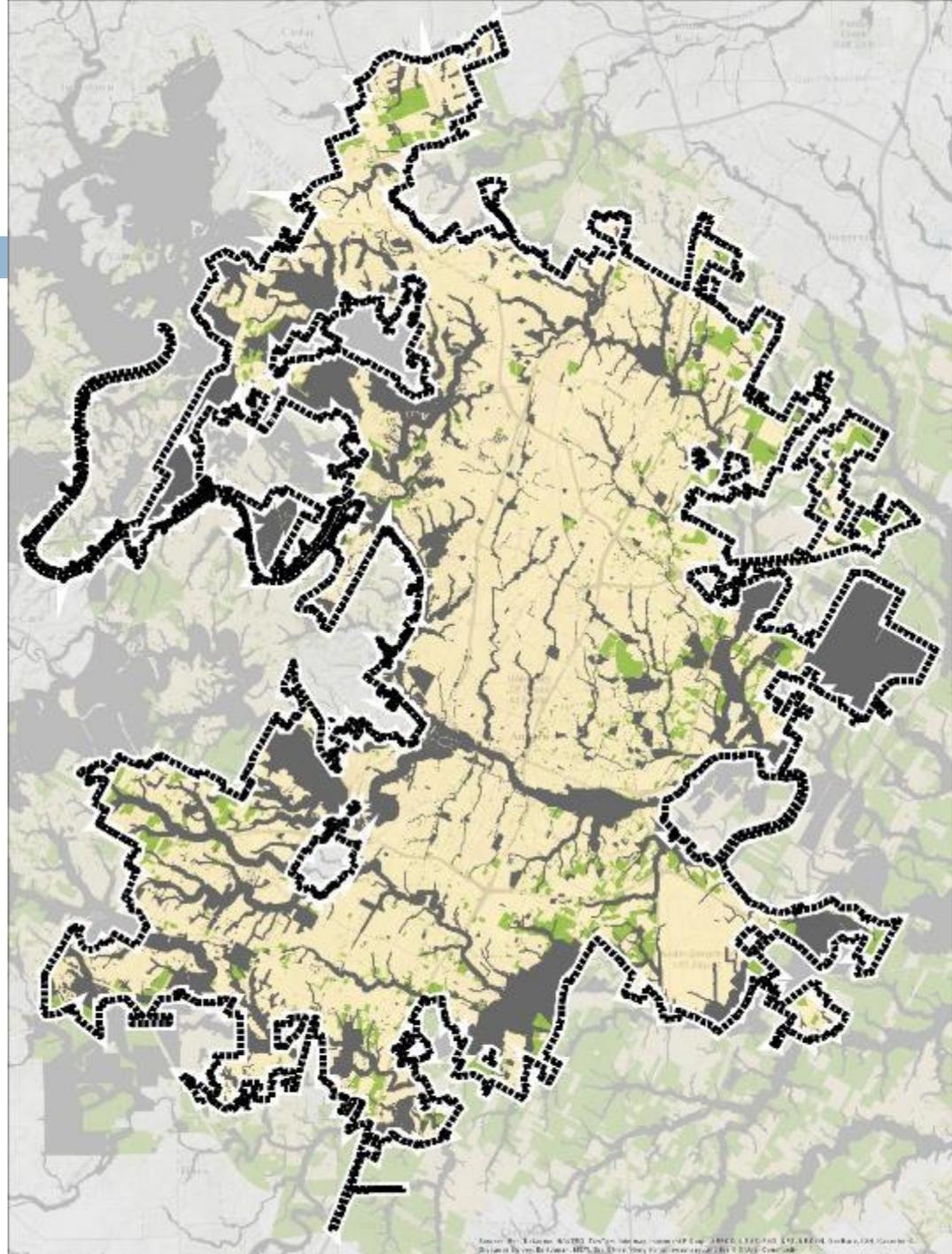
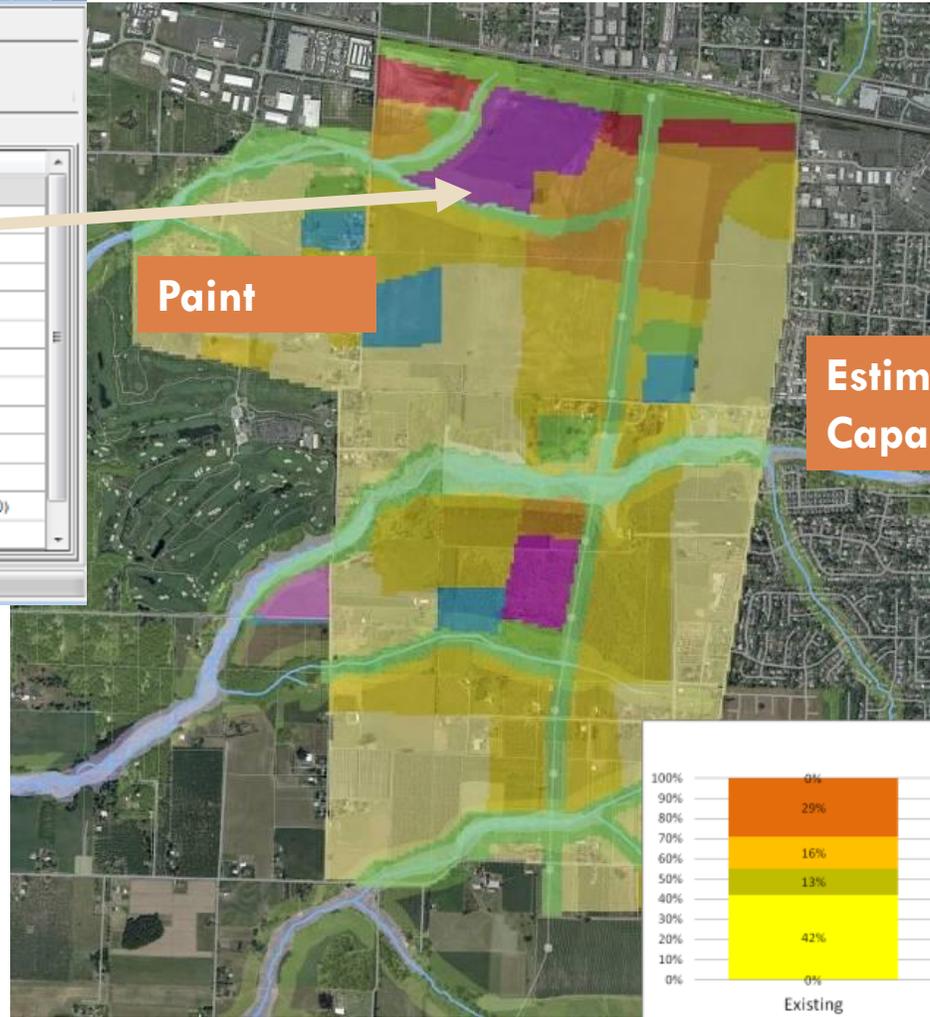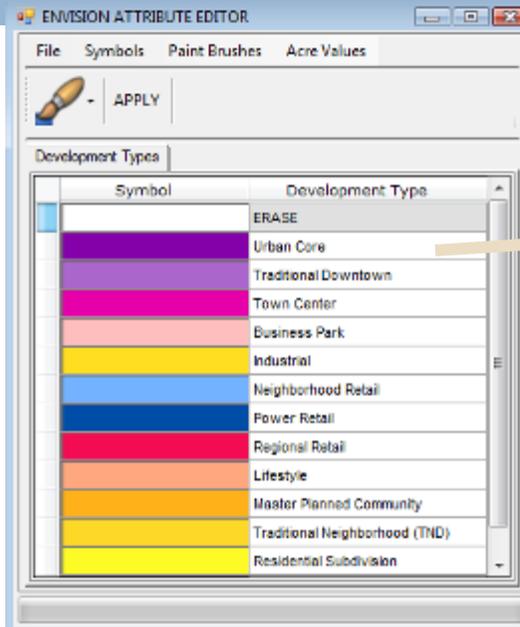# May 2017, developed new model using CodeNEXT

Building Library

Mix locally calibrated Building Types into Place Types that represent the zoning categories.

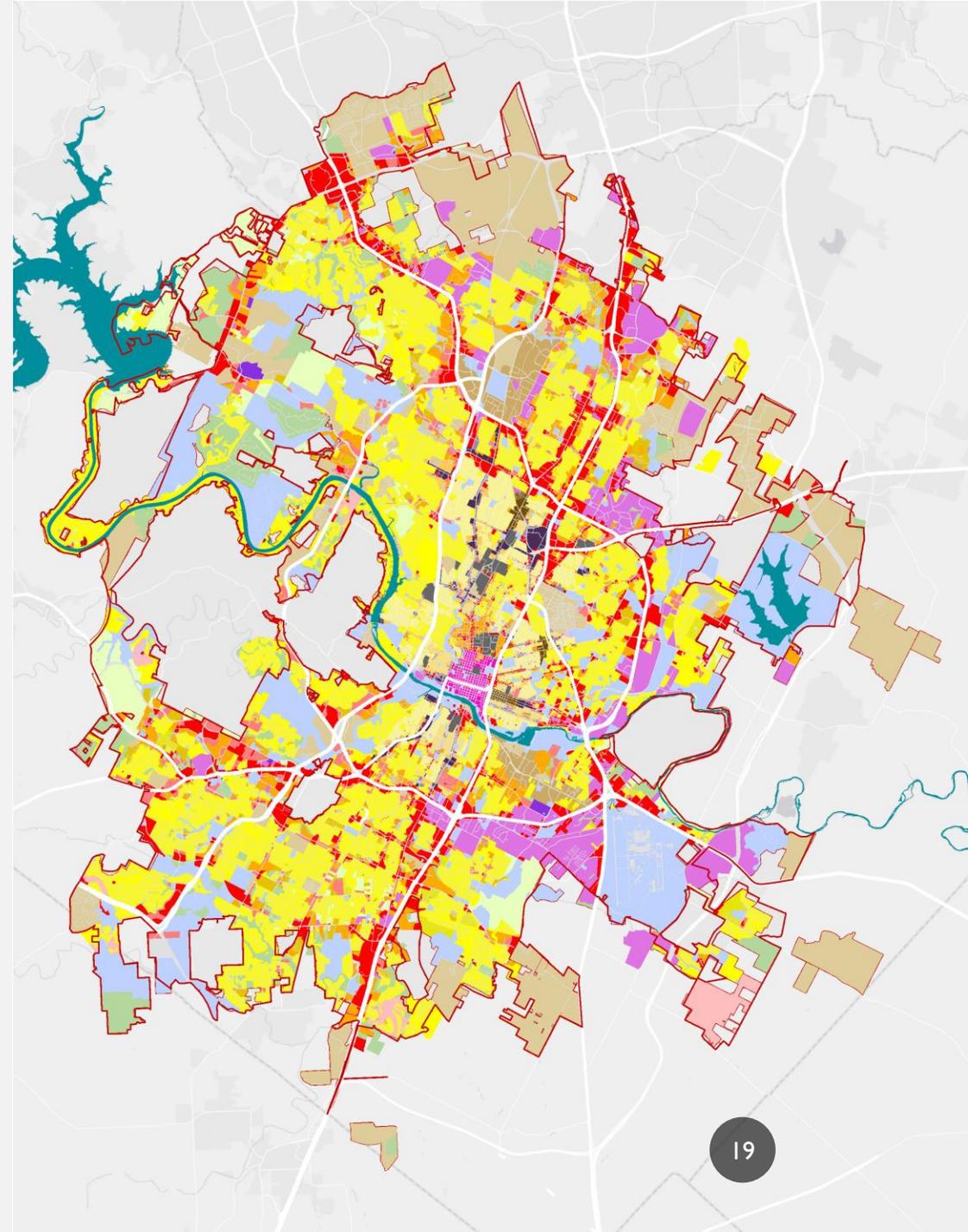*Place Types = Plan and Zoning Classes*
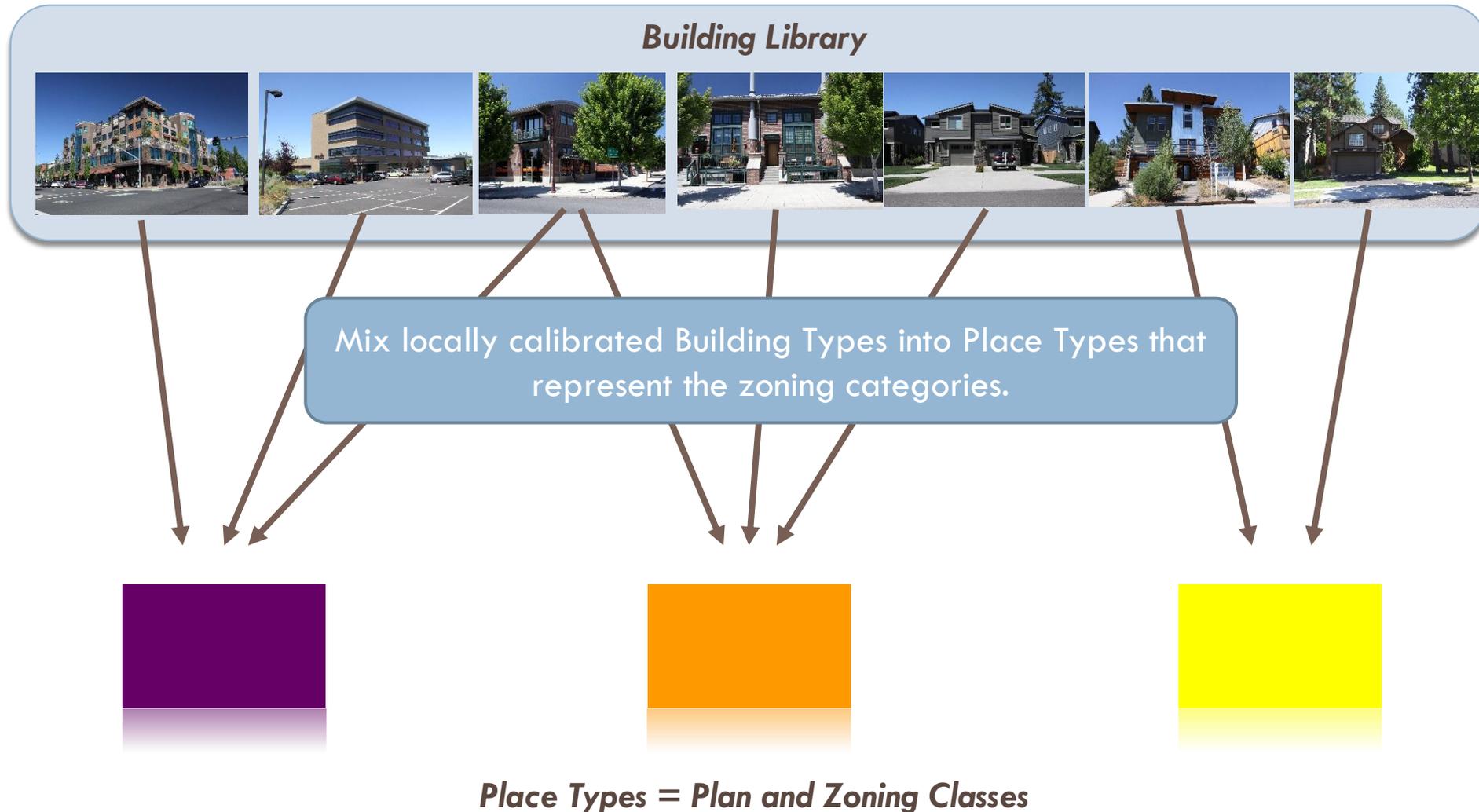
Estimate Capacity

ESTIMATING HOUSING REDEVELOPMENT

CodeNEXT

- **Housing Capacity Analysis** completed based on Draft Code released on May 8, 2017

  - Entire City of Austin zoned and modeled

  - 10 year build estimate

  - ~162,000 new housing units estimated

ESTIMATING HOUSING REDEVELOPMENT

Current Code

- Phase 1 analysis converted to citywide model

  - Similar 10-year time horizon assumptions applied

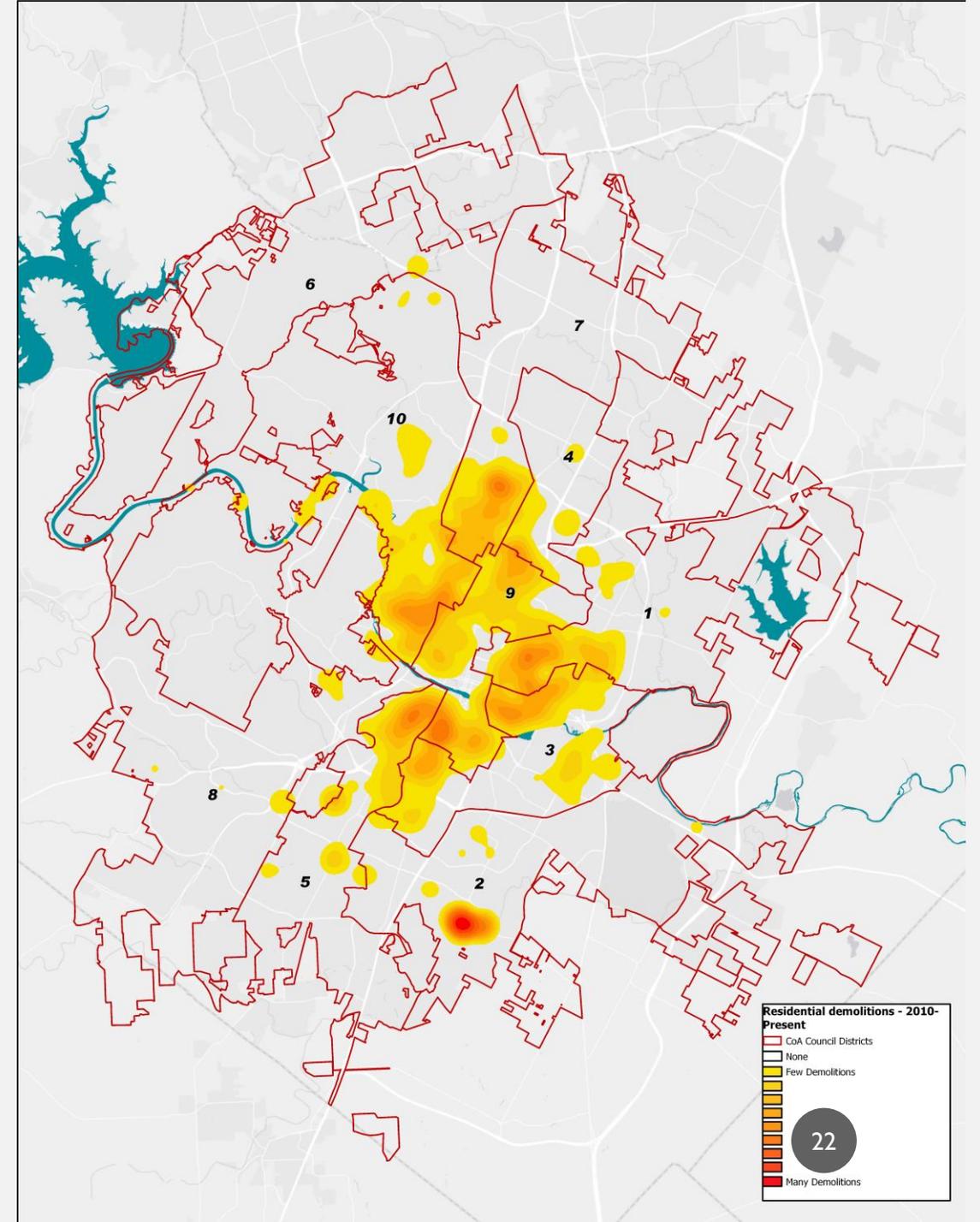 - ~154,500 new housing units estimated
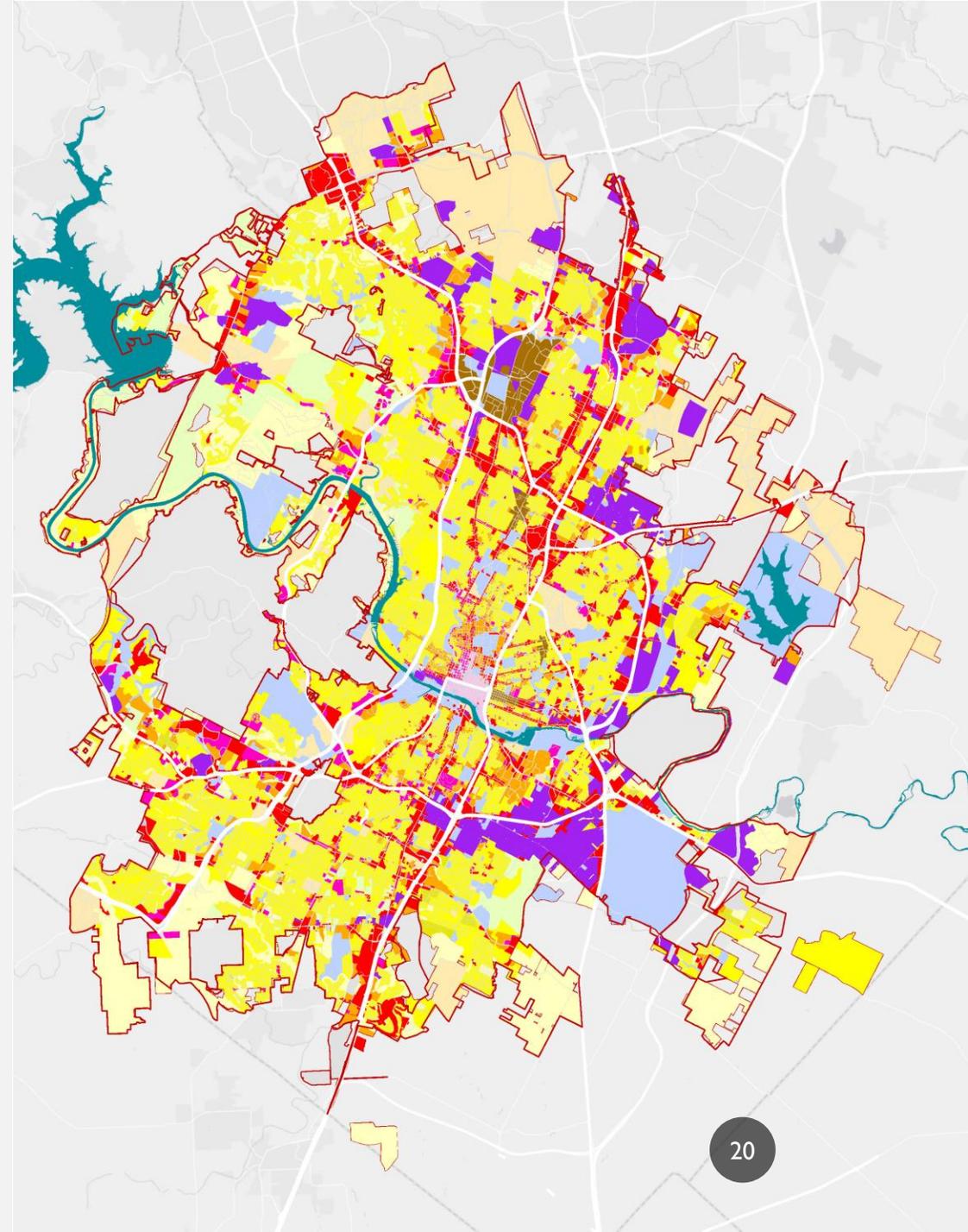
DEMOLITIONS TODAY

4,056 residential demolitions **since 2012**

- **2,824** Single Family demolitions (70%)

    - Of those, **2,014** were 1:1 replacements
    - Not a zoning issue but a market issue

- 810 were replaced with more units
    - This is a potential that zoning can affect

Residential demolitions - 2010-Present

- CoA Council Districts
- None
- Few Demolitions
- Many Demolitions

21
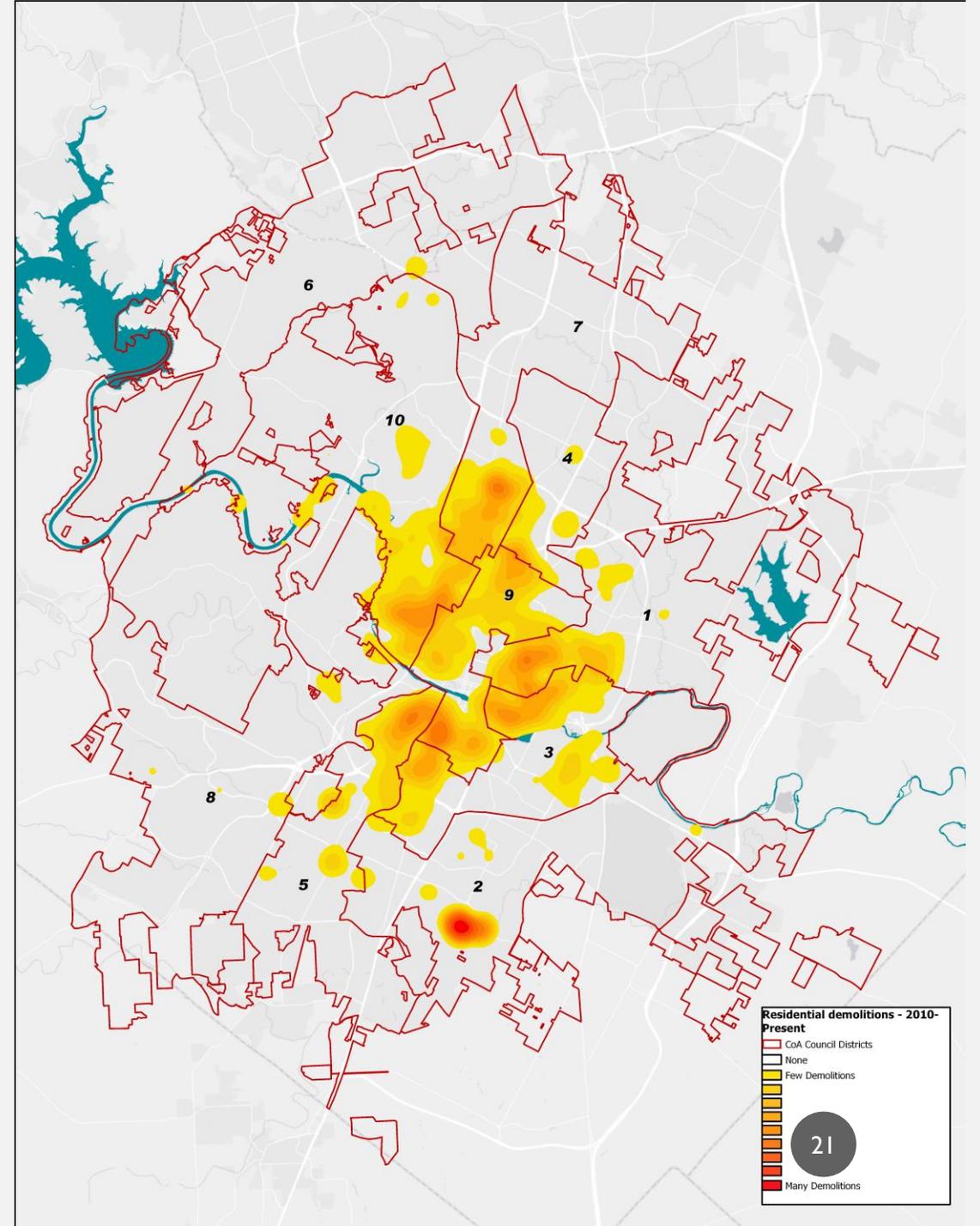
WHAT CAUSES DEMOLITIONS?

1) Building has reached the end of its lifecycle

2) A larger, newer building provides more value

3) A higher intensity use makes more economic sense

Residential demolitions - 2010-Present
CoA Council Districts
None
Few Demolitions
Many Demolitions

22

Single Family zoned parcels **without potential for subdividing** were **removed** from this model

- *Ex: LMDR = 5,750 sqft **minimum lot size***
  - *2 x 5,750 = 11,500*

(minimum size for subdivision)

- *LMDR zoned parcel < 11,500 sqft removed from redevelopment analysis*

11,000 sqft lot

Not included in redevelopment analysis

23

Only Single Family zoned parcels **with potential for subdividing** were **included** in this model

11,500 sqft lot

Included in redevelopment analysis

24

ESTIMATED SINGLE FAMILY REDEVELOPMENT LOTS MORE THAN 2X MINIMUM

Current Code

665 Existing SF units lots

- **~4,000** new units
- ~6:1 replacement

Mostly from SF4, SF2, SF3, SF1

CodeNEXT

640 Existing SF units lots

- **~4,000** new units
- ~6:1 replacement

Mostly from T3, LMDR, LDR, VLDR

Not a major difference between the two
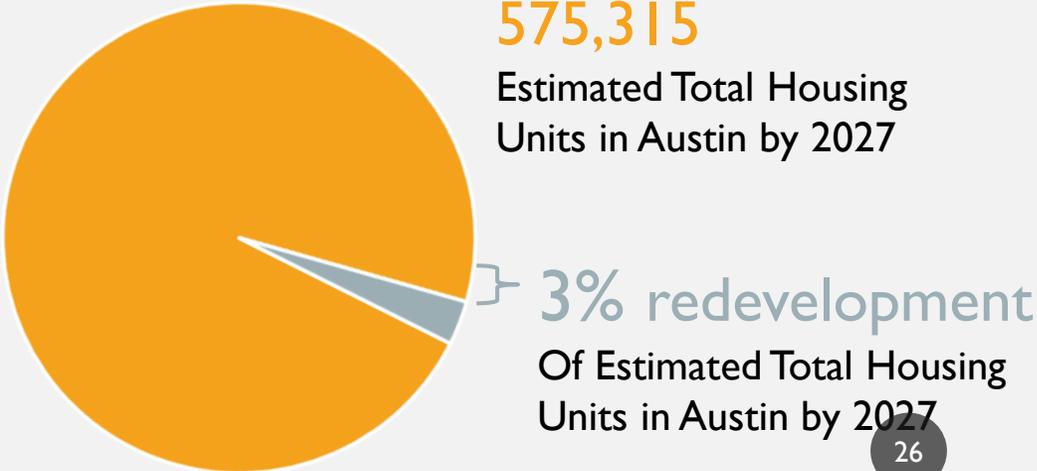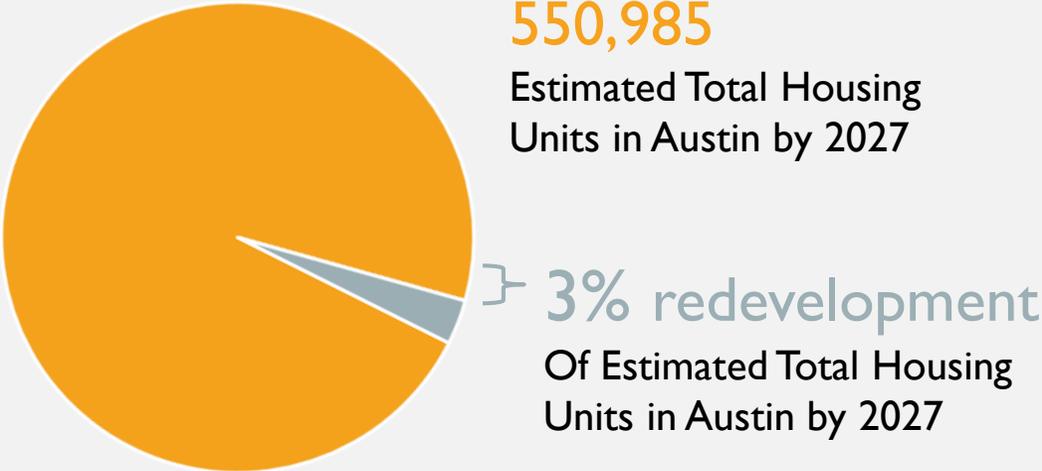
ESTIMATED NON-SF REDEVELOPMENT

Current Code

~146,000 new housing units

- **16,285** housing units lost to redevelopment not in SF zones

550,985
Estimated Total Housing
Units in Austin by 2027

⊢ **3% redevelopment**
Of Estimated Total Housing
Units in Austin by 2027

CodeNEXT

~151,000 new housing units

- **16,765** housing units lost to redevelopment not in SF zones

575,315
Estimated Total Housing
Units in Austin by 2027

⊢ **3% redevelopment**
Of Estimated Total Housing
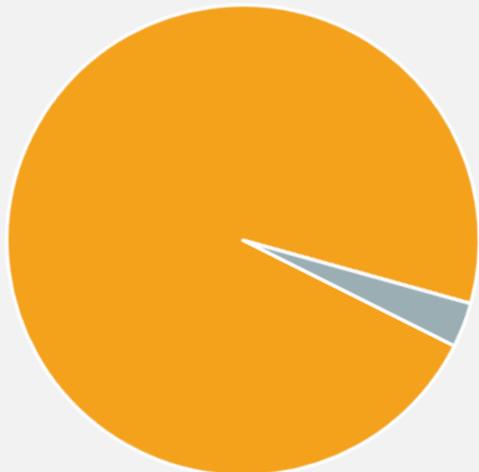Units in Austin by 2027

ESTIMATED REDEVELOPMENT DRAFT 10 YEAR SCENARIO

Current Code

~146,000 new housing units

- 16,285 housing units lost to redevelopment not in SF zones
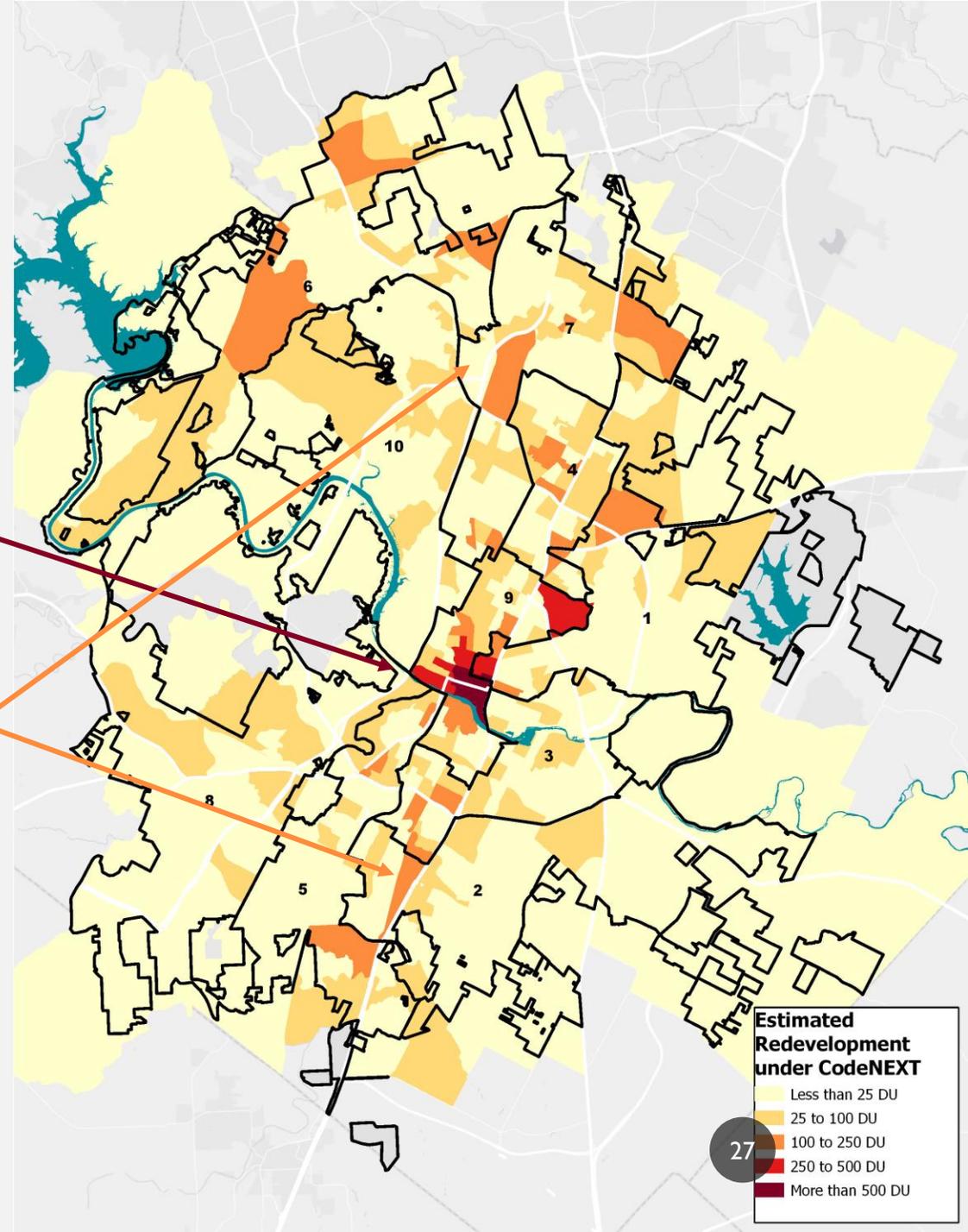
  - **4:1** replacement rate

550,985
Estimated Total Housing
Units in Austin by 2035

3% redevelopment
Of Estimated Total Housing
Units in Austin by 2035

Redevelopment in the
Core

Redevelopment at the
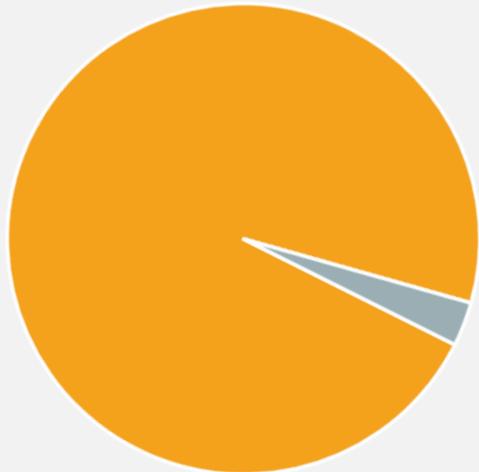**periphery**

Estimated Redevelopment under CodeNEXT

- Less than 25 DU
- 25 to 100 DU
- 100 to 250 DU
- 250 to 500 DU
- More than 500 DU

ESTIMATED REDEVELOPMENT DRAFT 10 YEAR SCENARIO
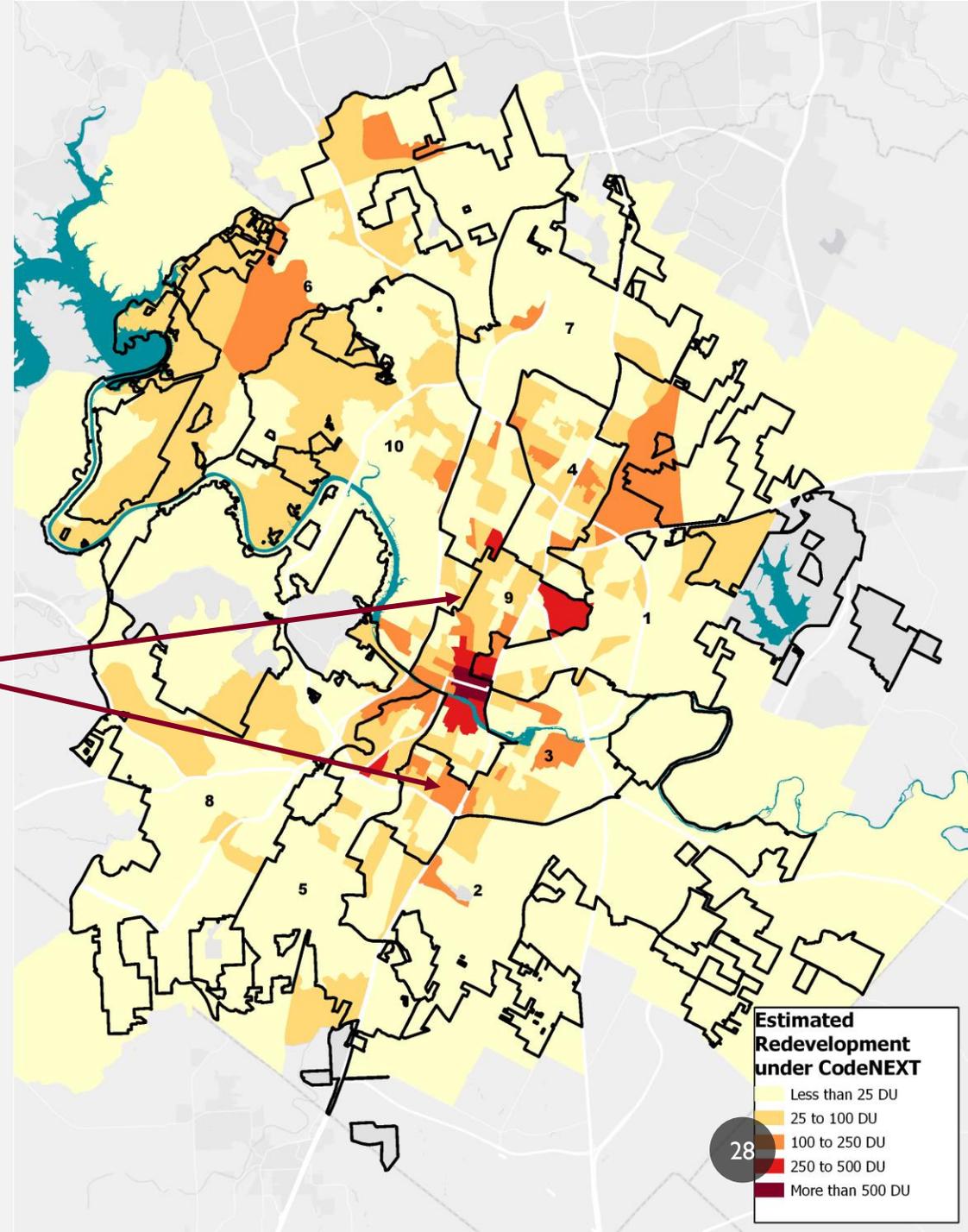
CodeNEXT

~151,000 new housing units

- 16,765 housing units lost to redevelopment not in SF zones

  - 5:1 replacement rate

575,315
Estimated Total Housing Units in Austin by 2035

3% redevelopment
Of Estimated Total Housing Units in Austin by 2035

Redevelopment Focused in the
Core

Estimated Redevelopment under CodeNEXT
- Less than 25 DU
- 25 to 100 DU
- 100 to 250 DU
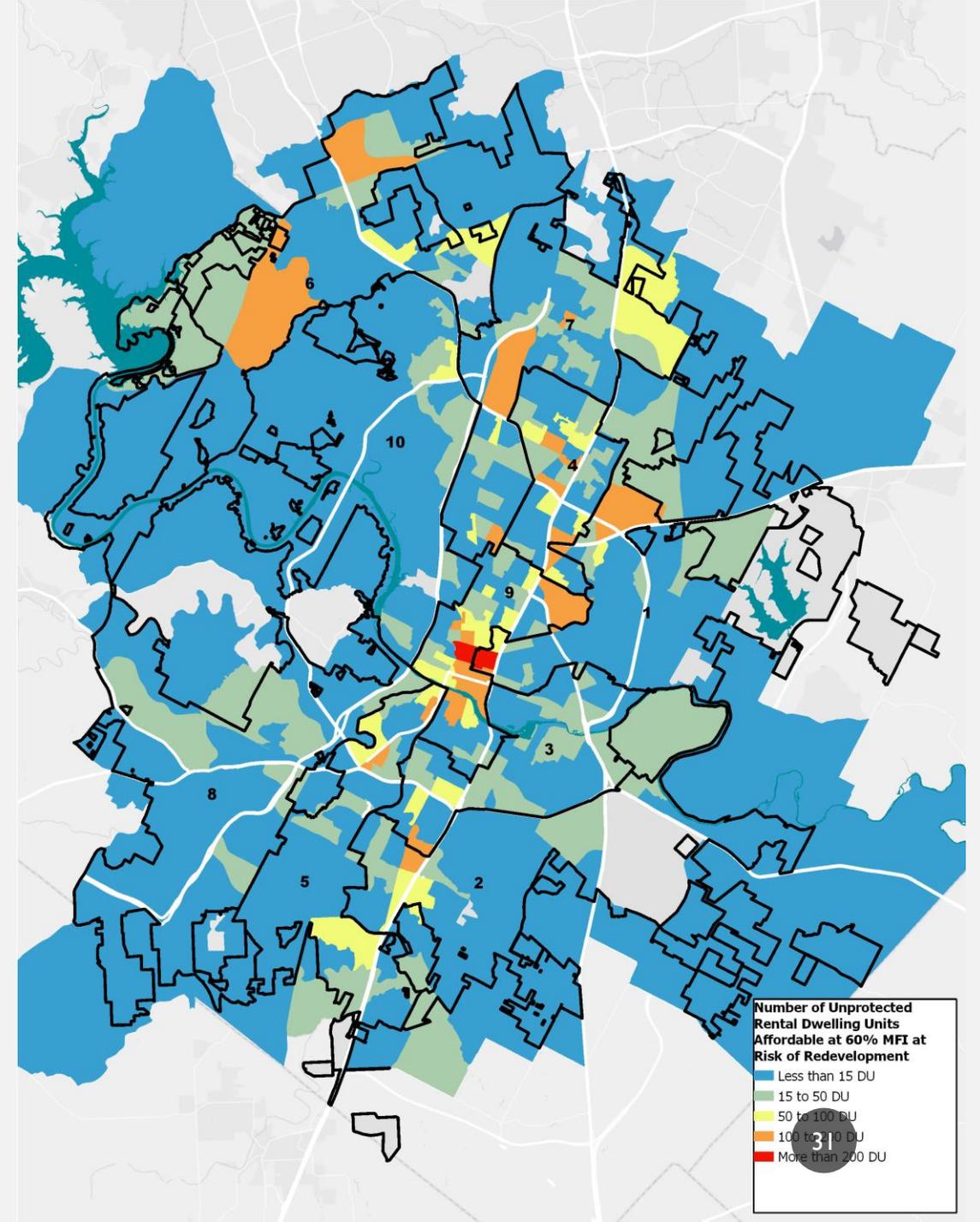- 250 to 500 DU
- More than 500 DU

RESOLUTION 20170126-038

"...CITY STAFF AND CODENEXT CONSULTANTS TO EVALUATE THE ***POTENTIAL NET LOSS OR GAIN OF MARKET AFFORDABLE HOUSING AND INCOME-RESTRICTED AFFORDABLE HOUSING*** *WHEN CALIBRATING NEW SITE DEVELOPMENT STANDARDS AND WHEN MAPPING CHANGES IN DEVELOPMENT ENTITLEMENTS* ***RELATIVE TO THE EXISTING SITE DEVELOPMENT STANDARDS*** *AND MAPPING OF DEVELOPMENT ENTITLEMENTS. THE CITY MANAGER SHOULD PROVIDE INFORMATION FOR* ***RENTAL UNITS AT OR BELOW 120% MFI, 80% MFI, 60% MFI, AND 40% MFI..."***

MARKET AFFORDABLE HOUSING TODAY

Unprotected (privately owned) Rental dwelling units affordable at 60% MFI ($1,108 / month)

- City of Austin Median Family Income = $73,928 – ACS 2015

Utilizes University of Texas professor Elizabeth Mueller's Corridor Housing Preservation research

- US Block Group data

Unprotected Rental Dwelling Units Affordable at 60% MFI by Block Group

Less than 125 DU
125 to 300 DU
300 to 500 DU
500 to 900 DU
More than 900 DU

REDEVELOPMENT RISK UNDER CURRENT CODE

9,747 dwelling units at risk of redevelopment under Current Code

- Unprotected Rental Dwelling Units at 60% MFI

Number of Unprotected Rental Dwelling Units Affordable at 60% MFI at Risk of Redevelopment
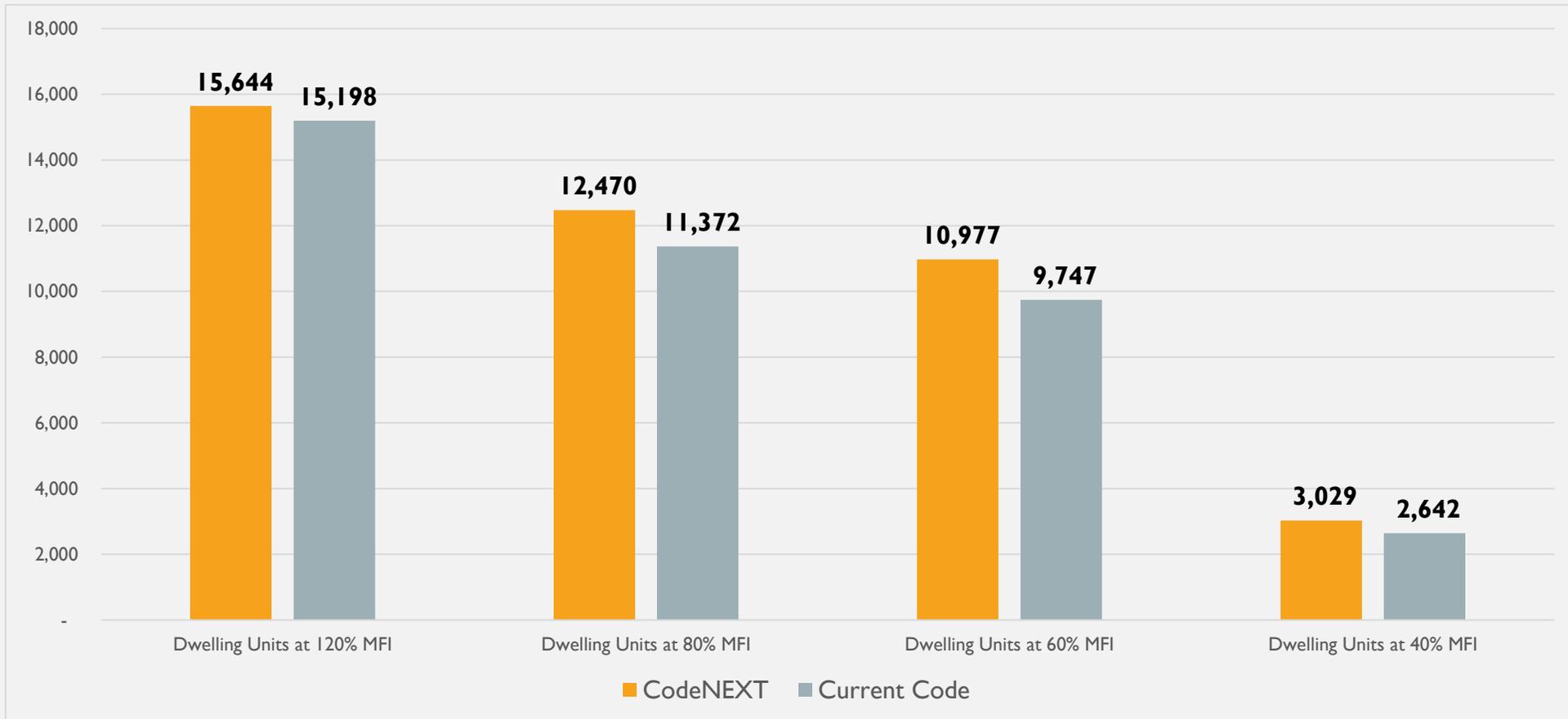- Less than 15 DU
- 15 to 50 DU
- 50 to 100 DU
- 100 to 200 DU
- More than 200 DU

REDEVELOPMENT RISK UNDER CodeNEXT

10,977 dwelling units at risk of redevelopment under CodeNEXT
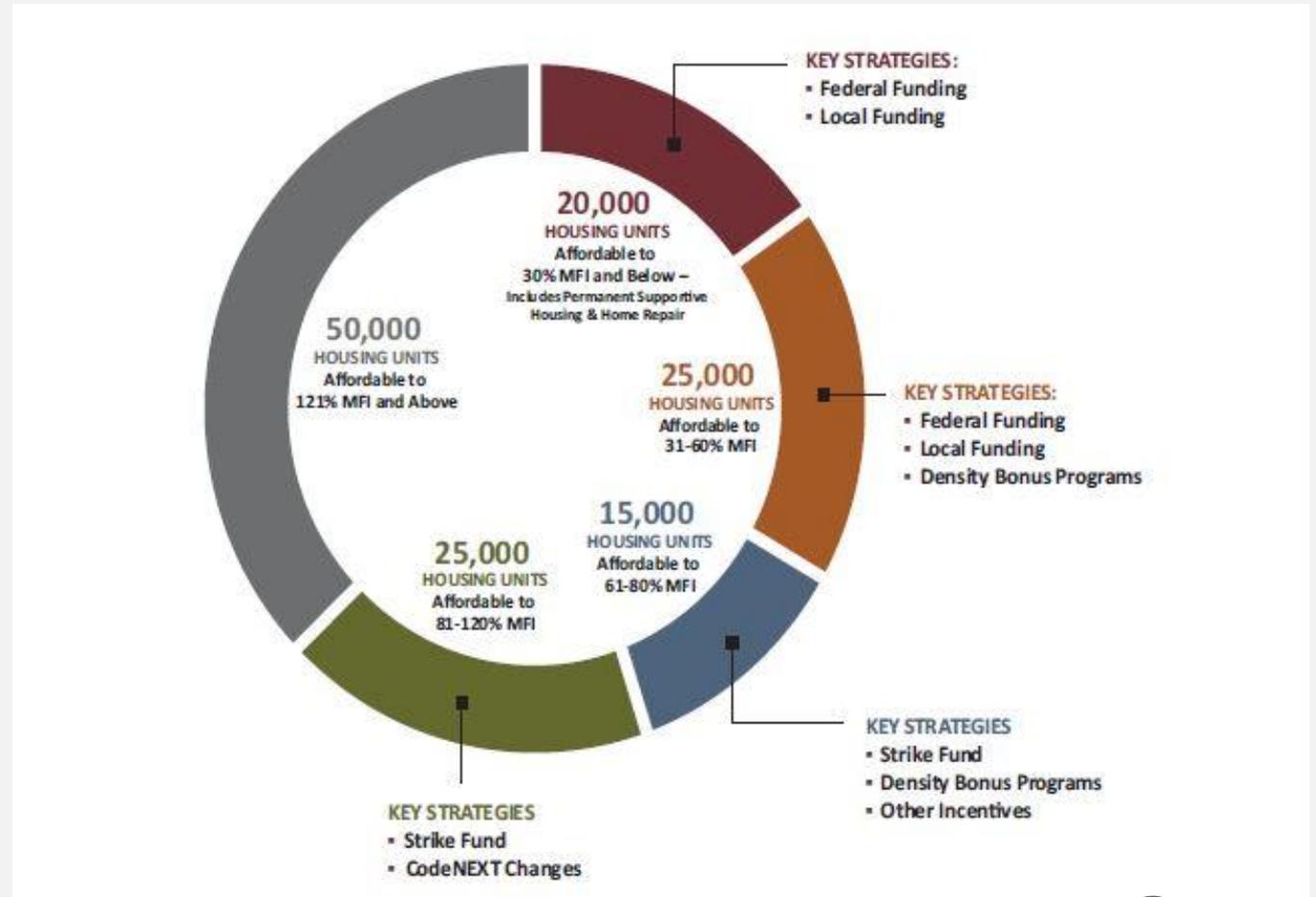
- Unprotected Rental Dwelling Units at 60% MFI

Number of Unprotected
Rental Dwelling Units
Affordable at 60% MFI at
Risk of Redevelopment

- Less than 15 DU
- 15 to 50 DU
- 50 to 100 DU
- 100 to 200 DU
- More than 200 DU
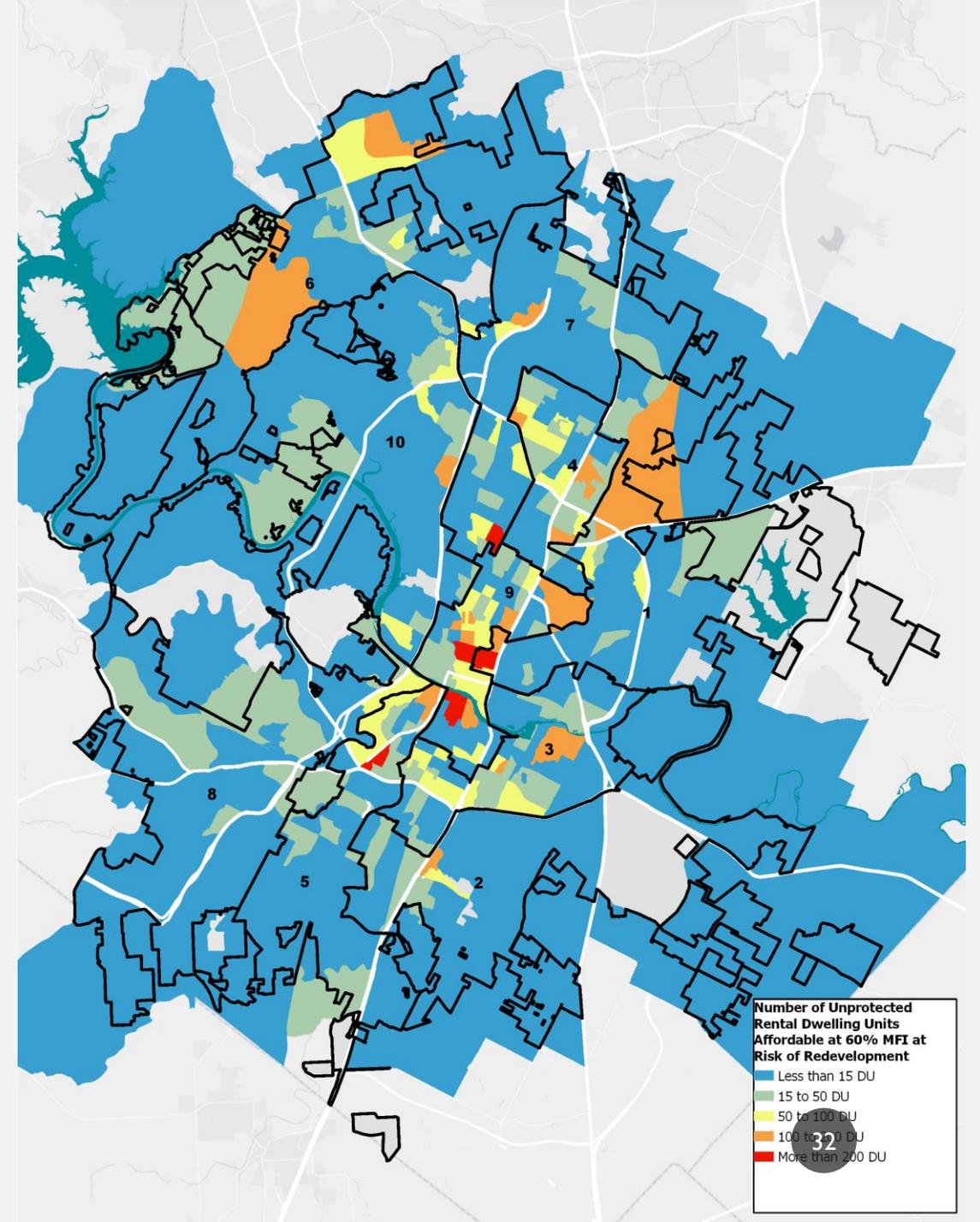
REDEVELOPMENT RISK

PART OF AN AFFORDABLE HOUSING STRATEGY

Must understand what the code can and cannot impact
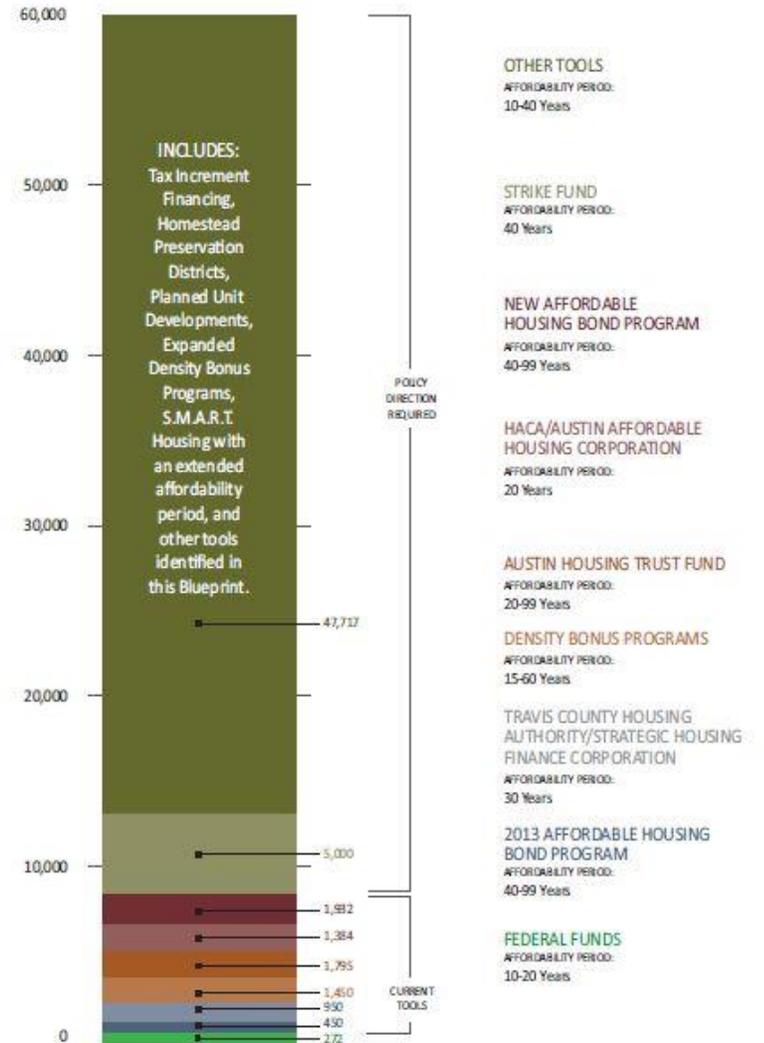
CodeNEXT **must** be a part of the strategy

PART OF AN
AFFORDABLE HOUSING STRATEGY

Affordable Housing Density bonus only expected to produce 1,450 affordable dwelling units over 10 years*

Additional policy direction required to ensure Strategic Housing Blueprint is achieved

- Strike fund

- Tax Increment Financing

- Community Land Trusts

Updated density bonus program soon to be released

CITY OF AUSTIN
HOUSING REDEVELOPMENT ANALYSIS

City Council Work Session – Wednesday, June 14, 2017