

Affordability Unlocked Visual Representations: Existing Developments

Jeremiah Program Moody Campus

- 35 two-bedroom rental units for single mothers and their children
- Average MFI below 30%



Constraints

- Compatibility: An additional 6 feet (up to 46 feet high) would have allowed for units with taller ceilings, adequate interstitial space, and cost savings of thousands of dollars



- Height stepbacks required by compatibility also reduced unit yield (see stepbacks in image at left)

Aria Grand

- 70-unit rental development at I-35 & Woodland Ave
- 60 affordable units, 30% - 60% MFI, with up to 3 bedrooms
- 7 Permanent Supportive Housing units; 9 accessible units



Constraints

- Compatibility: lost 10 units
- Parking: lost 20 units
- Zoning: site area requirements necessitated a zoning change to MF-6

The Works at Pleasant Valley

- Serves homeless youth & single mothers exiting foster care
- 45 units, up to 50% MFI, single & multi-bedroom
- 20 Permanent Supportive Housing units

Constraints

- Compatibility: lost 25 units
- Parking: requirements resulted in 45 unused spaces that could have accommodated more housing, green space, or other uses



Jobe House

- 4 rental units on E. 9th & Lydia Streets
- 2 existing single family homes, up to 80% MFI
- 1 home will be remodeled into a duplex by adding an efficiency up to 30% MFI
- 1 new ADU up to 50% MFI

Constraints

- SF-3 zoning prevented addition of 2 new units, even though there is sufficient space - required a subdivision
- Subdivision process required existing utility lines to be re-routed because they would have crossed the new property lines (prohibited under Plumbing Code)
- This added time and expense to the non-profit housing provider's project



4th & Onion

- Located in Plaza Saltillo TOD
- 57 ownership condo units up to 80% MFI are planned
- 30% of units are planned to have multiple bedrooms
- Granted special waivers by City Council for site area requirements, floor to area ratio, compatibility, and modifications to max height and parking requirements

Constraints

- Small site limited by multiple site development regulations
- Would have only been able to achieve 19 one-bedroom units without special waivers granted by City Council

Bluebonnet Studios

- 107-unit rental development on South Lamar for single adults, 30% - 50% MFI
- 6 Permanent Supportive Housing units

Constraints

- Compatibility: lost 42 units due to height limitations

