

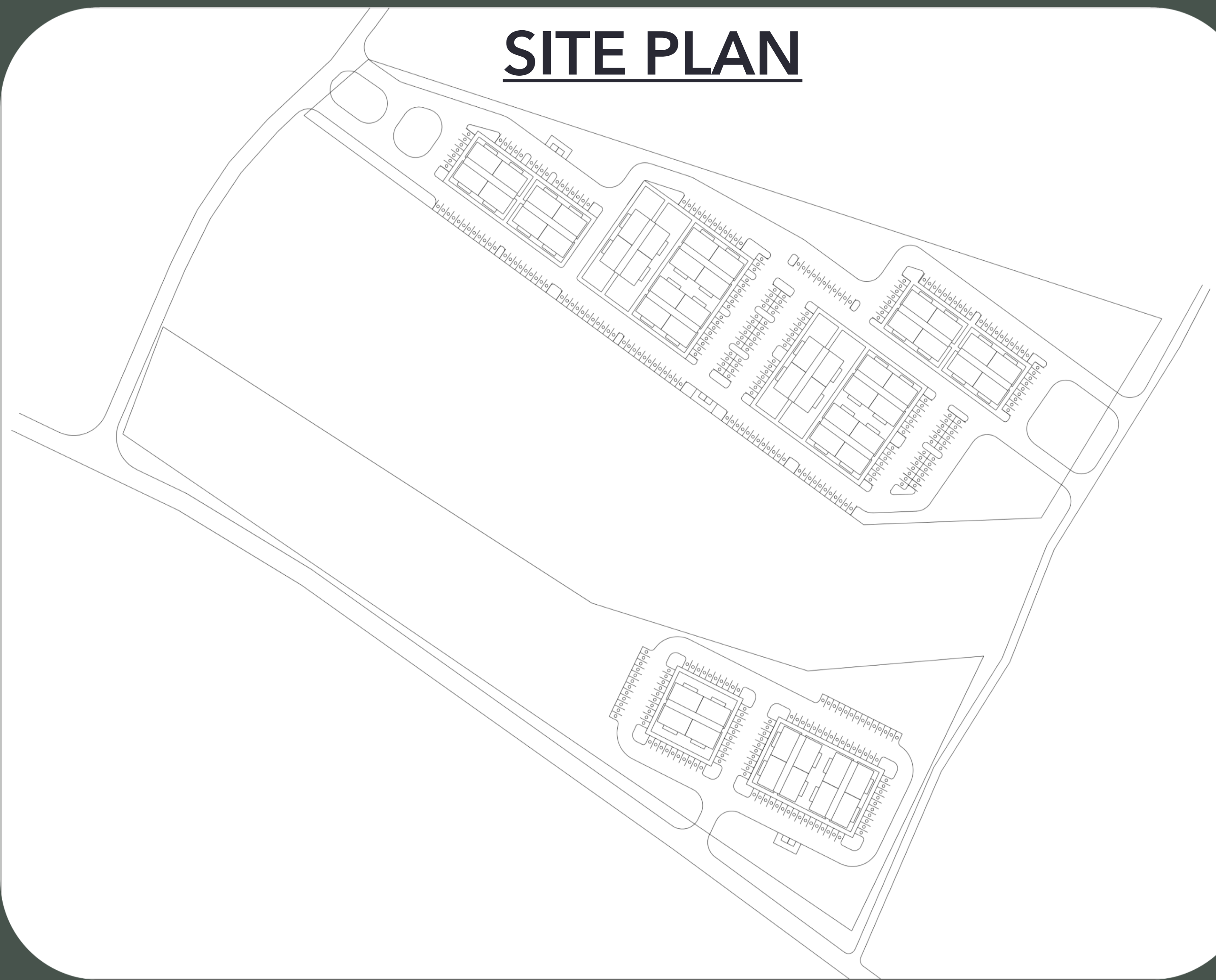
PROJECT DESCRIPTION

Hays County residents face housing instability due to rent prices surpassing median incomes. RAT Developments has been tasked to design affordable housing for one-hundred single families of four with a focus on foundation. Our goal is to achieve maximum affordability without violating the integrity of our design.

SITE SELECTION



SITE PLAN



CAPITAL COSTS

Land Acquisition	\$560,000
Construction Costs	\$4,420,000
Engineering Fees	\$250,000
Total Estimated Capital Cost	\$5,230,000

LIFE CYCLE COSTS

Capital Cost	\$5,230,000
Operating & Maintenance Costs	\$39,650,000
Rehabilitation Cost	\$900,000
Salvage Cost	\$(530,000)
Discount Rate (%)	5
Inflation Rate (%)	2
Net present value	\$45,250,000

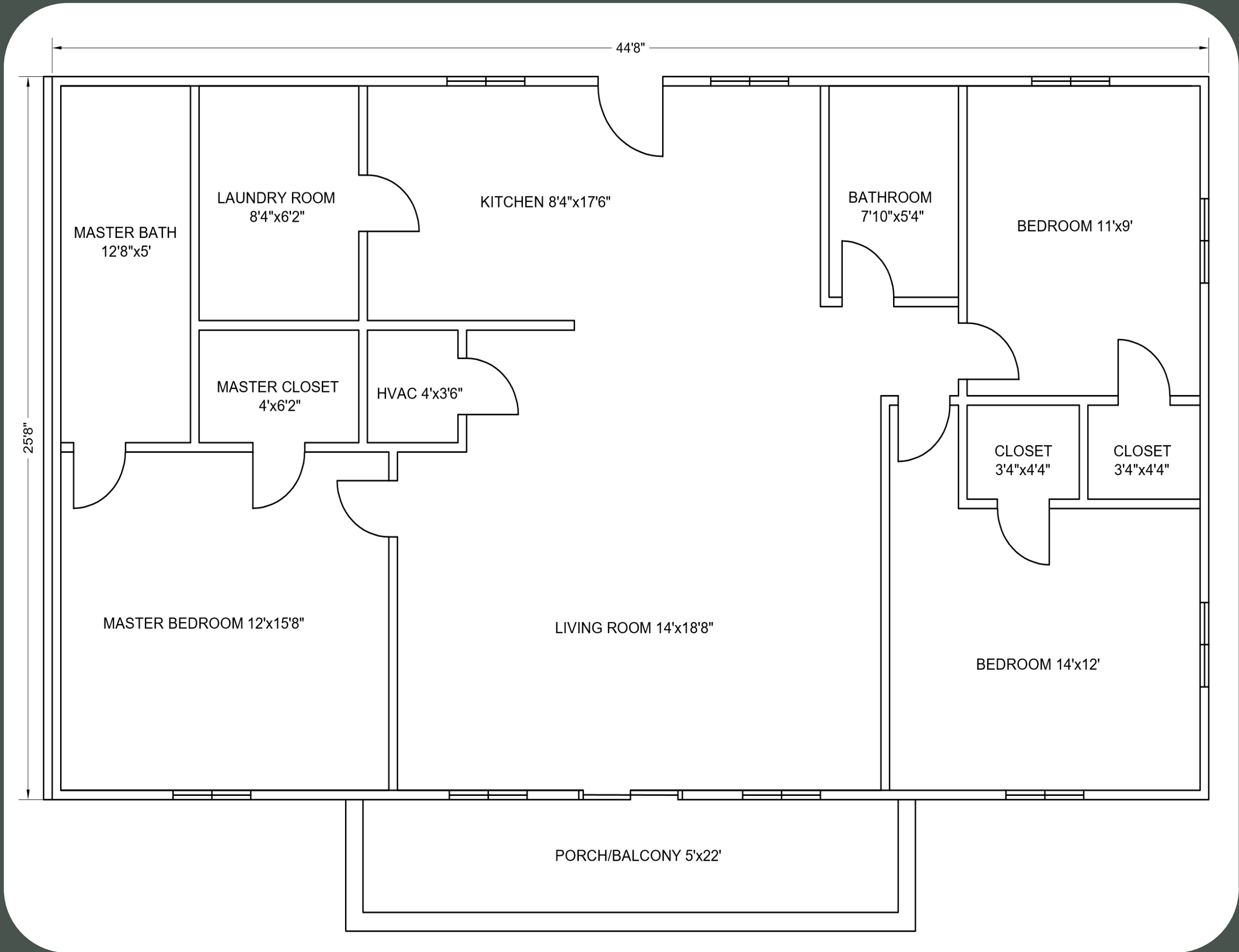
LEED EVALUATION

Category	Achieved	Possible
Integrative Process	1	1
Location & Transportation	0	16
Sustainable Sites	9	10
Water Efficiency	7	11
Energy & Atmosphere	1	33
Materials & Resources	8	13
Indoor Environment Quality	12	16
Innovation	1	6
Regional Priority	1	4
Total	40	110
Level Achieved	Certified	

ALTERNATIVES CONSIDERED

Alternative	Cost	Drainage & Impervious Cover	Legal Compliance	Structural Stability	Total Score
SS Waffle	7	9	9	7	32
SS Pier	5	7	5	3	20
MS Waffle	4	3	4	8	19
MS Pier	2	2	2	2	8

ONE UNIT LAYOUT



CONSTRAINTS & STANDARDS

- Federal Emergency Management Agency
- Edwards Aquifer Recharge Zone
- United States Soil Conservation Service
- Hays County Development Regulations
- International Fire Code