

Project Overview

Project Scope:

- Develop **affordable housing** solutions for Hays county, Tx
- Design to accommodate **100 families**
- Formulate alternatives
- Analyze alternatives using the following criteria:
 - Capital & life cycle cost
 - Sustainability
 - Feasibility & livability
- Identify and recommend the most effective housing solution

Background Information:

Hays country is experiencing **rapid population growth**. This has lead to **increased housing demand** and **rising costs**. As a result, many families struggle to find affordable housing options relative to household income.

Design considerations:

- **Affordability:** Maintain low cost
- **Sustainability:** LEED evaluation
- **Community Livability**
- **Land use efficiency**

Information

Map overview of location



700 Oak Grove Rd, San Marcos, TX 78666

Alternative Descriptions

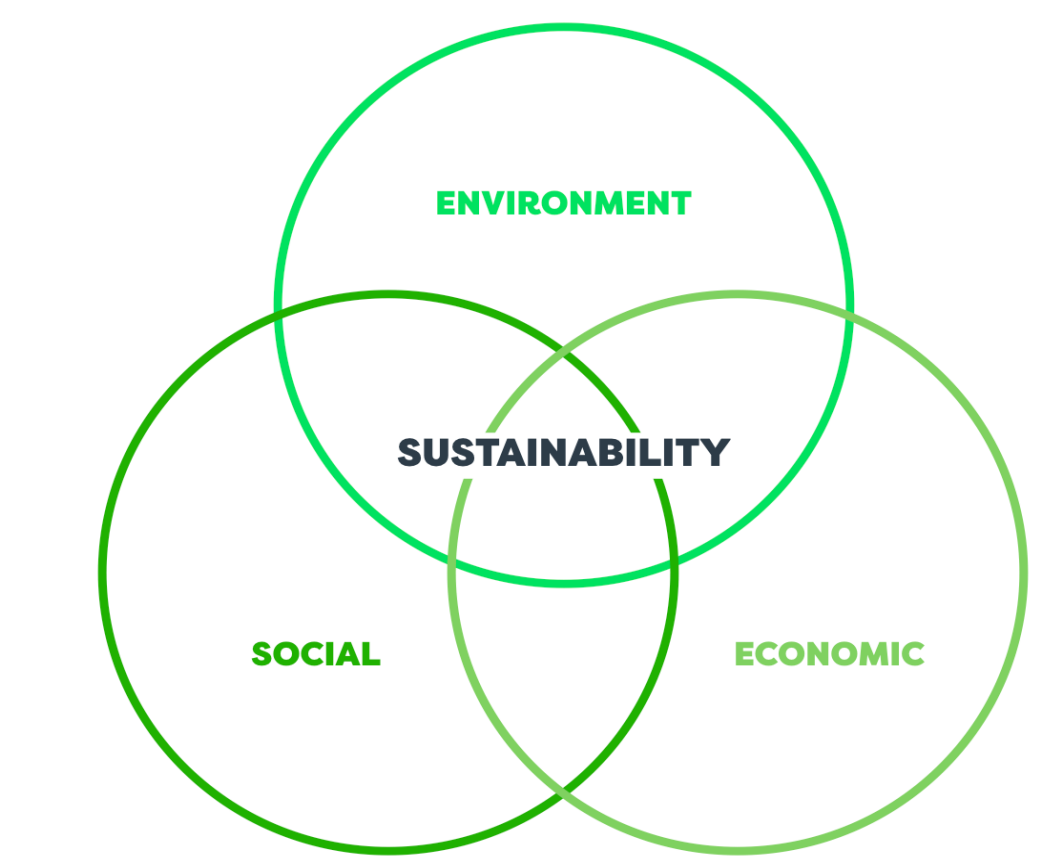
Alternative	Land Use Efficiency	Pros	Cons
Single-Family Homes	Low	High resident privacy	High cost per unit
Townhomes	High	Low cost per unit	Less privacy
RV/Trailer Park Community	Moderate	Land Efficient, Low initial cost	Limited durability, Perception Stigma
Duplex	High	Shared walls/Land efficient	Clustered

Cost Analysis

Alternative	Estimated Capital Cost	Estimated Cost per Unit	Estimated 100 –Year Life Cycle Cost
Single–Family Homes	\$30-\$45M	\$300 - \$450k	\$40-\$80 M
Townhomes	\$15- \$20M	\$150k - \$200k	\$ 25-\$65 M
RV/ Trailer Park	\$13- \$15M	Varies by model	\$13-\$15 M
Duplex	\$18- \$20M	\$175 - \$225k	\$24M - \$31 M

Sustainability

Alternative	Sustainability Point Score (LEED)	Category
Single-Family Homes	42	Certified
Townhomes	59	Silver
RV/Trailer Park Community	55	Silver
Duplex	42	Certified



Meet the Cats



(Left to right): Bryan Lawrence, Jayden Ayala, Paul Acosta, Brennan Vollmar