



## HOME Phase 2 Preservation Priorities + Goals 2.29.2024

### BACKGROUND & GOALS

Preservation Austin and the Austin Infill Coalition are committed to strengthening the Preservation Bonus adopted by Austin's City Council during HOME Phase 1. The Preservation Bonus incentivizes preserving Austin's pre-1960 housing stock while adding infill density to existing neighborhoods. A strong Preservation Bonus will support the City's affordability and sustainability goals by retaining the naturally-occurring affordability of older, smaller homes, and diverting demolition waste from the landfill, while preserving our city's character and history.

Our goal is to ensure that the bonus is effective, attractive, and usable for those who might otherwise demolish older homes in favor of wholesale redevelopment. Our recommendations are intended to strengthen the bonus to have the greatest impact, both for private developers and homeowners seeking to create density on their own properties. Additional incentives such as an increase in impervious cover and the ability to build a fourth unit are essential to making the bonus viable. Analysis of the city's parcels conducted on our behalf by Cedar shows that increasing the allowable impervious cover by 10% and allowing an additional unit for projects using the Preservation Bonus has the potential to generate 8x as many units than would otherwise be built using the bonus. **See the complete report attached below (Exhibit A).**

### RECOMMENDATIONS

The preservation components of the Preservation Bonus are strong and align with preservation best practices, including those outlined by the citywide Historic Design Standards adopted by Council in 2022. We do not wish to change these features, but to augment the bonus' development incentives to make this tool more effective. To that end, we recommend the following improvements as part of HOME Phase 2 in spring 2024:

#### **Recalibrate FAR Limitations**

Staff's current interpretation of general FAR limits from HOME Phase 1 have unintentionally undercut the Preservation Bonus. The goal for the bonus as written in Phase 1 was to grant .65 FAR for 2 units of new construction with the existing house not counting towards FAR. This gives extra FAR equal to the size of the existing house. The .55 FAR cap on 2 units takes away from the potential bonus, and in many cases eliminates the potential bonus entirely.

### **Impervious Cover**

The additional Floor to Area Ratio provided by the original Preservation Bonus cannot be effectively utilized without also increasing the allowable impervious cover. We believe it is essential to increase the impervious cover by 10% for properties that preserve a home, with the condition that the increase does not exceed the square footage of the existing home being preserved (**see diagrammatic modeling of lots using this incentive below - Exhibit B**). This impervious cover bonus should be restricted to properties within the Urban Watershed. This will give a firm boundary to the extra development and the excluded Suburban Watershed properties are mostly ineligible for the bonus. This ties a likely negligible increase in citywide, residential impervious cover to a direct community benefit - preservation of Austin's cultural and architectural character.

### **Extra Unit**

Exclude the preserved structure from unit counts. This would potentially allow four units on qualifying properties and works best in tandem with an increase in the allowable impervious cover. There may be a way to coordinate this with Phase 2 of the HOME ordinance to allow a second unit on very small lots if one of the units is preserved.

### **Building Coverage**

Exempt the existing structure from Building Coverage, or remove the Building Coverage restriction altogether and let FAR and Impervious Cover be the limiting factors for site development.

### **Reduced Setbacks**

Consider reducing the front yard setback from 15' to 10' and the rear yard setback from 10' to 5' to maximize the ability to relocate the existing structure and make space for additional units.

### **Relocation**

Consider ways to couple the Preservation Bonus with CM Ryan Alter's [Resolution No. 20231102-024](#) to enable houses relocated within city limits to be eligible for the bonus.

### **Allow Front/Back Subdivision**

Loosen the restrictions on subdivisions to allow for more creative ways of dividing the land. This works in tandem with reducing barriers to house relocation and the expanded setbacks from Phase 1 of the HOME ordinance. Consider allowing lot lines parallel with the street, zero foot setbacks for new lot lines, micro flag lot strips down to 3', or access easements in place of street frontage.

### **Accessibility for Existing Homeowners**

Echoing CM Velasquez's [Resolution No. 20231214-071](#), the City must expand and adopt new tools and programs to help existing homeowners access the benefits of HOME and keep residents of older neighborhoods from being displaced. Preservation Austin partnered with the City of Austin's Office of Anti-Displacement on a [report](#) recommending policies, tools, and programs for preserving historic-age housing, maintaining affordability, and stemming displacement in Austin. This includes, but is not limited to, expanding the home repair program, expanding community land trusts, creating forgivable loan programs, tax relief for property owners accessing the bonus, technical assistance, and increased education about these tools and programs.

# **EXHIBIT A**



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# Future housing projections under Preservation Austin Bonus

Citywide Analysis of Austin, TX

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Prepared for:

City of Austin

Issued:

February 26, 2024

Prepared in partnership with

AIA Housing Advocacy Group & Preservation Austin

The information contained in this proposal is confidential, is intended only for the use of the recipient(s) named above and public agencies associated with the recipient, and may be legally privileged.

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About this analysis

p.03

---

Citywide Analysis

p.04

---

Sample Neighborhood-scale Analysis

p.05

---

Prototypical Development Options

p.17

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Disclaimers

p.21



## About this analysis

This is a citywide analysis of the Preservation Bonus as it relates to the HOME ordinance (Ordinance 20231207-001). For the purposes of this study the following factors were considered:

- All parcels that are zoned as SF-1, or SF-2, or SF-3 with a minimum lot area of at least 5,750 sf is described as a qualifying parcel.
- The qualifying parcels have one existing structure built on or before December 31, 1960.
- The qualifying parcels fall on or inside Austin's Urban Watershed boundaries

There are a **total of 22,709 parcels in Austin, TX** that qualify for this study under the qualifying factors listed above.

Three different scenarios have been modeled and tested to generated this data set. The conditions of these scenarios are listed below:

- 01 Preserve existing structure and add up to two additional units** while maintaining **impervious coverage allowance at 45% of lot area**. All other area, height, and density requirement follows the HOME ordinance.
- 02 Preserve existing structure and add up to two additional units** while increasing **impervious coverage allowance to 55% of lot area**. All other area, height, and density requirement follows the HOME ordinance.
- 03 Preserve existing structure and add up to three additional units** while increasing **impervious coverage allowance to 55% of lot area**. All other area, height, and density requirement follows the HOME ordinance.

Several prototypical site development options were modeled to capture the three scenarios described above based on real-world parcels in Austin, TX that qualify for this study. These prototypical site development options can be reviewed on p.17 - p.20, and the real-world case studies can be viewed by clicking on the links provided with each site development option.



### Preservation Bonus

Any new development may exclude the preserved square footage of an existing structure built on or before December 31, 1960 from the Gross Floor Area of the development. At least 50% of the existing dwelling unit and 100% of the street-facing facade must be preserved.

Source: Ordinance 20231207-001

## Citywide Analysis

There are 22,709 parcels in Austin that meet the base requirements for the Preservation bonus. The section below highlights the outcomes<sup>+</sup> of the three scenarios tested for this analysis.

### SCENARIO 01

**Assumption:** Preserve existing structure and add up to two additional units while maintaining impervious coverage allowance at 45% of lot area.

8%

of the parcels can be developed under this scenario. That is roughly

1,817 parcels.

That is an estimated addition of approximately

2,544

new housing units to the city.

### SCENARIO 02

**Assumption:** Preserve existing structure and add up to two additional units while increasing impervious coverage allowance to 55% of lot area.

43%

of the parcels can be developed under this scenario. That is roughly

9,765 parcels.

That is an estimated addition of roughly

13,671

new housing units to the city.

### SCENARIO 03

**Assumption:** Preserve existing structure and add up to three additional units while increasing impervious coverage allowance to 55% of lot area.

43%

of the parcels can be developed under this scenario. That is roughly

9,765 parcels.

That is an estimated addition of roughly

20,507

new housing units to the city.

<sup>+</sup> The outcomes shown in this analysis is based on Cedar's algorithmic interpolation of city-wide data. Additional review may be required. Cedar is currently building tools for refinement of the accuracy of the data shown on this page.

This preliminary analysis does not take existing deed restrictions and trees into consideration.



# Sample Neighborhood-scale Analysis



**Neighborhoods in view (L to R)**  
Westfield, Old West Austin,  
Clarksville, Judge's Hill, West End



**Watershed areas in view (L to R)**  
Johnson Creek, Lady Bird Lake,  
Shoal Creek



**Total qualifying parcels in view**  
917 parcels qualify for the  
Preservation Bonus in this area



**Lot area**  
6,000 sf is the most common lot  
size in this area



**Lot width**  
50 ft is the most common lot  
width in this area

## SCENARIO 01

Preserve existing structure and add up to **two additional units** while maintaining **impervious coverage allowance at 45%** of lot area.



● No units added: **828 parcels**

● Up to 2 new units: **89 parcels**

● Up to 3 new units: **0 parcels**

**90%**

of the parcels in this area qualify  
but cannot be developed.

**10%**

of the parcels in this area allow  
addition of up to 2 new units.

**0%**

Not applicable under this  
scenario.

This yields approximately **267 new housing units** in this area





# Sample Neighborhood-scale Analysis



**Neighborhoods in view (L to R)**  
Westfield, Old West Austin, Clarksville, Judge's Hill, West End



**Watershed areas in view (L to R)**  
Johnson Creek, Lady Bird Lake, Shoal Creek



**Total qualifying parcels in view**  
917 parcels qualify for the Preservation Bonus in this area



**Lot area**  
6,000 sf is the most common lot size in this area



**Lot width**  
50 ft is the most common lot width in this area

## SCENARIO 02

Preserve existing structure and add up to **two additional units** while increasing **impervious coverage allowance to 55%** of lot area.



**● No units added: 547 parcels**

**● Up to 2 new units: 370 parcels**

**● Up to 3 new units: 0 parcels**

**60%**

of the parcels in this area qualify but cannot be developed.

**40%**

of the parcels in this area allow addition of up to 2 new units.

**0%**

Not applicable under this scenario.

This yields approximately **1,110 new housing units** in this area



# Sample Neighborhood-scale Analysis



**Neighborhoods in view (L to R)**  
Westfield, Old West Austin,  
Clarksville, Judge's Hill, West End



**Watershed areas in view (L to R)**  
Johnson Creek, Lady Bird Lake,  
Shoal Creek



**Total qualifying parcels in view**  
917 parcels qualify for the  
Preservation Bonus in this area



**Lot area**  
6,000 sf is the most common lot  
size in this area



**Lot width**  
50 ft is the most common lot  
width in this area

## SCENARIO 03

Preserve existing structure and add up to **three additional units** while increasing **impervious coverage allowance to 55%** of lot area.



**● No units added: 547 parcels**

**● Up to 2 new units: 43 parcels**

**● Up to 3 new units: 327 parcels**

**60%**

of the parcels in this area qualify  
but cannot be developed.

**4%**

of the parcels in this area allow  
addition of up to 2 new units.

**36%**

of the parcels in this area allow  
addition of up to 3 new units.

This yields approximately **1,437 new housing units** in this area





# Sample Neighborhood-scale Analysis



**Neighborhoods in view (L to R)**  
Oakmont Heights, Rosedale,  
Traingle State, Hyde Park



**Watershed areas in view (L to R)**  
Shoal Creek, Waller Creek



**Total qualifying parcels in view**  
2,167 parcels qualify for the  
Preservation Bonus in this area



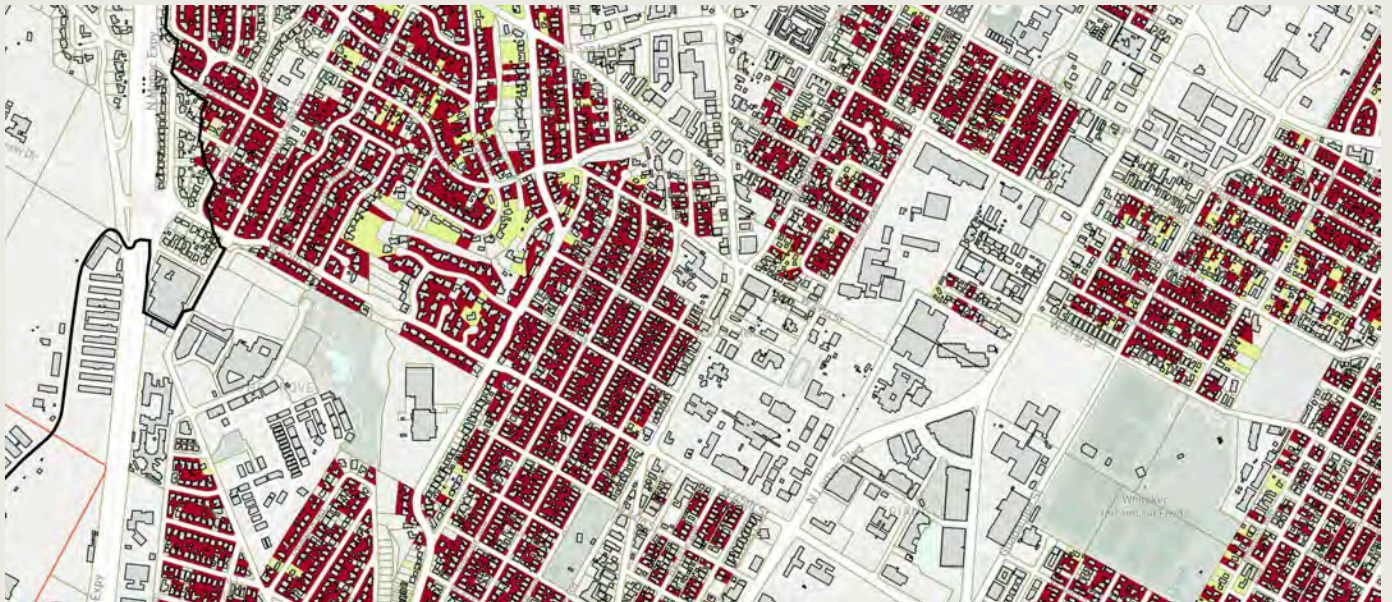
**Lot area**  
6,500 sf is the most common lot  
size in this area




**Lot width**  
50 ft is the most common lot  
width in this area


## SCENARIO 01

Preserve existing structure and add up to **two additional units** while maintaining **impervious coverage allowance at 45%** of lot area.



 No units added: **2,029 parcels**

 Up to 2 new units: **138 parcels**

 Up to 3 new units: **0 parcels**

**94%**

of the parcels in this area qualify  
but cannot be developed.

**6%**

of the parcels in this area allow  
addition of up to 2 new units.

**0%**

Not applicable under this  
scenario.

This yields approximately **414 new housing units** in this area



# Sample Neighborhood-scale Analysis



**Neighborhoods in view (L to R)**  
Oakmont Heights, Rosedale,  
Traingle State, Hyde Park



**Watershed areas in view (L to R)**  
Shoal Creek, Waller Creek



**Total qualifying parcels in view**  
2,167 parcels qualify for the  
Preservation Bonus in this area



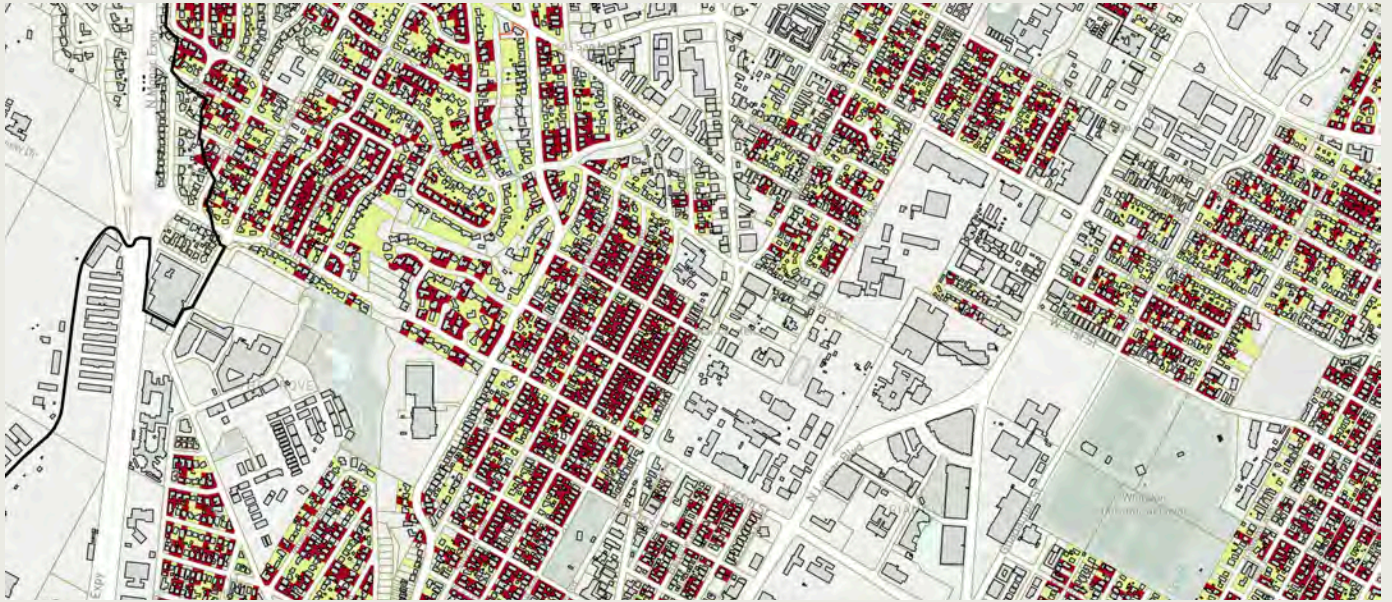
**Lot area**  
6,500 sf is the most common lot  
size in this area



**Lot width**  
50 ft is the most common lot  
width in this area

## SCENARIO 02

Preserve existing structure and add up to **two additional units** while increasing **impervious coverage allowance to 55%** of lot area.



● No units added: **1,299 parcels**

● Up to 2 new units: **868 parcels**

● Up to 3 new units: **0 parcels**

**60%**

of the parcels in this area qualify  
but cannot be developed.

**40%**

of the parcels in this area allow  
addition of up to 2 new units.

**0%**

Not applicable under this  
scenario.

This yields approximately **2,604 new housing units** in this area





# Sample Neighborhood-scale Analysis



**Neighborhoods in view (L to R)**  
Oakmont Heights, Rosedale,  
Traingle State, Hyde Park



**Watershed areas in view (L to R)**  
Shoal Creek, Waller Creek



**Total qualifying parcels in view**  
2,167 parcels qualify for the  
Preservation Bonus in this area



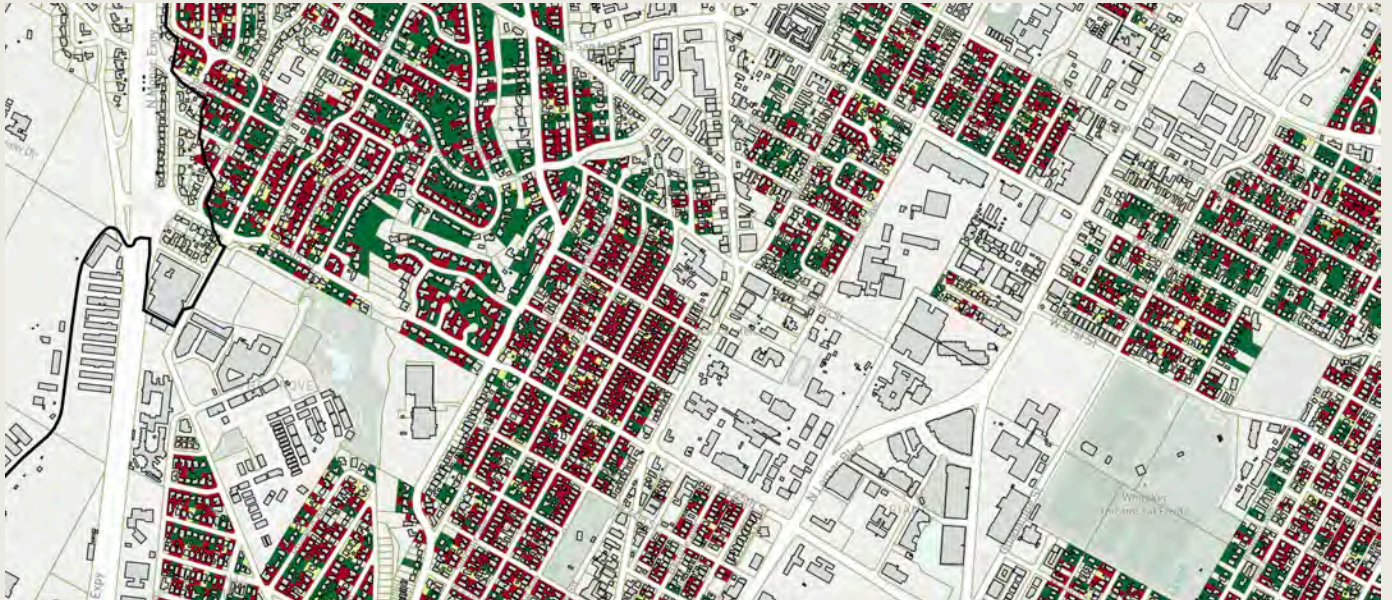
**Lot area**  
6,500 sf is the most common lot  
size in this area



**Lot width**  
50 ft is the most common lot  
width in this area

## SCENARIO 03

Preserve existing structure and add up to **three additional units** while increasing **impervious coverage allowance to 55%** of lot area.



● No units added: **1,299 parcels**

● Up to 2 new units: **160 parcels**

● Up to 3 new units: **708 parcels**

**60%**

of the parcels in this area qualify  
but cannot be developed.

**7%**

of the parcels in this area allow  
addition of up to 2 new units.

**33%**

of the parcels in this area allow  
addition of up to 3 new units.

This yields approximately **3,312 new housing units** in this area





# Sample Neighborhood-scale Analysis



**Neighborhoods in view (L to R)**  
Windsor Park, University Hills



**Watershed areas in view (L to R)**  
Tannehill Branch, Fort Branch, Little Walnut Creek



**Total qualifying parcels in view**  
1,668 parcels qualify for the Preservation Bonus in this area



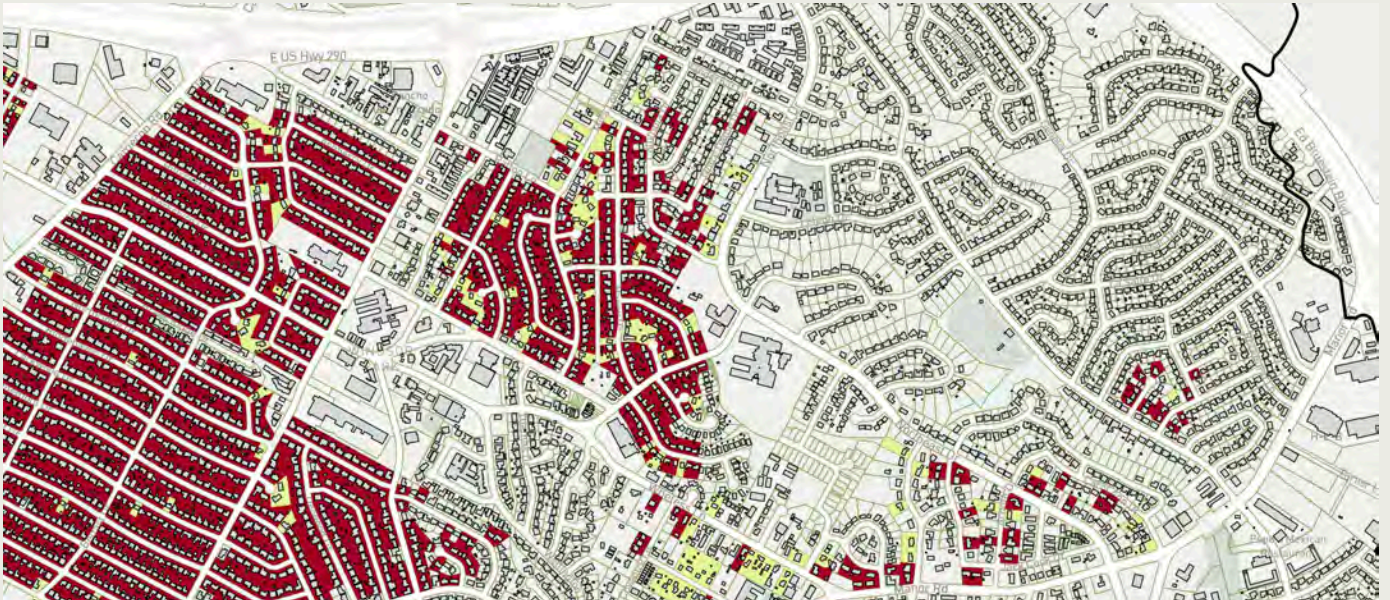
**Lot area**  
8,500 sf is the most common lot size in this area



**Lot width**  
70 ft is the most common lot width in this area

## SCENARIO 01

Preserve existing structure and add up to **two additional units** while maintaining **impervious coverage allowance at 45%** of lot area.



● No units added: **1,562 parcels**

● Up to 2 new units: **106 parcels**

● Up to 3 new units: **0 parcels**

**94%**

of the parcels in this area qualify but cannot be developed.

**6%**

of the parcels in this area allow addition of up to 2 new units.

**0%**

Not applicable under this scenario.

This yields approximately **318 new housing units** in this area





# Sample Neighborhood-scale Analysis



**Neighborhoods in view (L to R)**  
Windsor Park, University Hills



**Watershed areas in view (L to R)**  
Tannehill Branch, Fort Branch, Little Walnut Creek



**Total qualifying parcels in view**  
1,668 parcels qualify for the Preservation Bonus in this area



**Lot area**  
8,500 sf is the most common lot size in this area



**Lot width**  
70 ft is the most common lot width in this area

## SCENARIO 02

Preserve existing structure and add up to **two additional units** while increasing **impervious coverage allowance to 55%** of lot area.



● No units added: **791 parcels**

● Up to 2 new units: **877 parcels**

● Up to 3 new units: **0 parcels**

**47%**

of the parcels in this area qualify but cannot be developed.

**53%**

of the parcels in this area allow addition of up to 2 new units.

**0%**

Not applicable under this scenario.

This yields approximately **2,631 new housing units** in this area





# Sample Neighborhood-scale Analysis



**Neighborhoods in view (L to R)**  
Windsor Park, University Hills



**Watershed areas in view (L to R)**  
Tannehill Branch, Fort Branch,  
Little Walnut Creek



**Total qualifying parcels in view**  
1,668 parcels qualify for the  
Preservation Bonus in this area



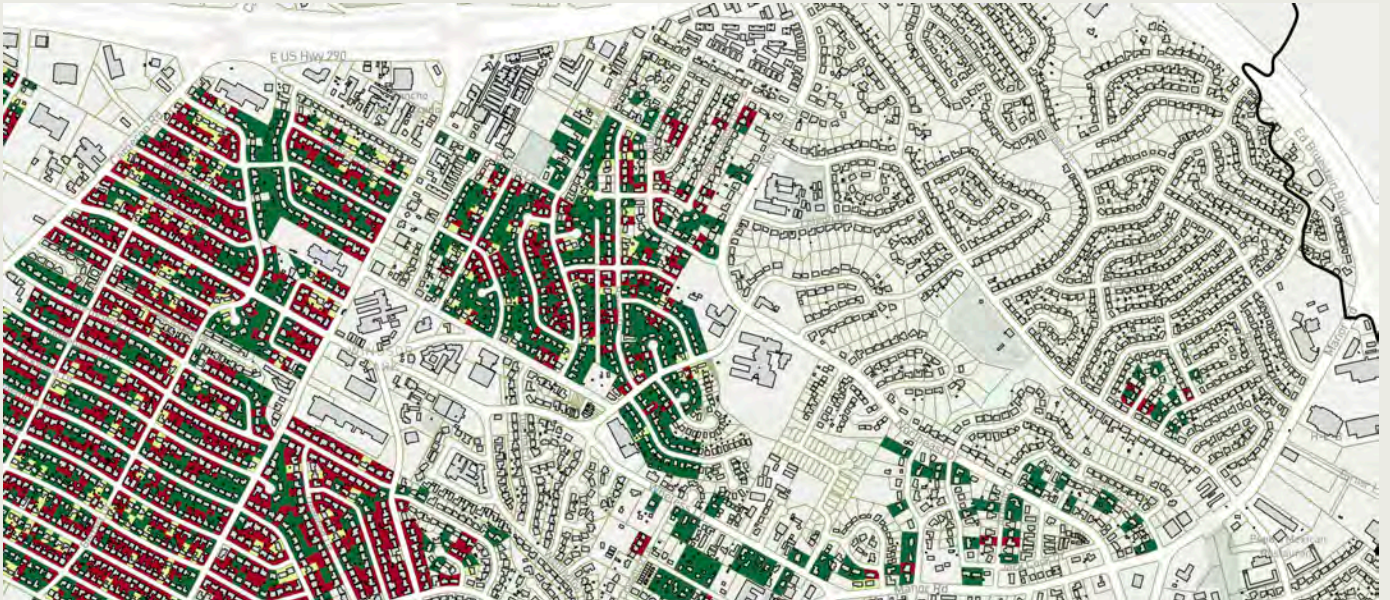
**Lot area**  
8,500 sf is the most common lot  
size in this area



**Lot width**  
70 ft is the most common lot  
width in this area

## SCENARIO 03

Preserve existing structure and add up to **three additional units** while increasing **impervious coverage allowance to 55%** of lot area.



● No units added: **791 parcels**

● Up to 2 new units: **148 parcels**

● Up to 3 new units: **729 parcels**

**47%**

of the parcels in this area qualify  
but cannot be developed.

**9%**

of the parcels in this area allow  
addition of up to 2 new units.

**44%**

of the parcels in this area allow  
addition of up to 3 new units.

This yields approximately **3,360 new housing units** in this area





# Sample Neighborhood-scale Analysis



**Neighborhoods in view (L to R)**  
East Cesar Chavez, Holly, Govalle



**Watershed areas in view (L to R)**  
Waller Creek, Lady Bird Lake, Colorado River, Boggy Creek



**Total qualifying parcels in view**  
786 parcels qualify for the Preservation Bonus in this area



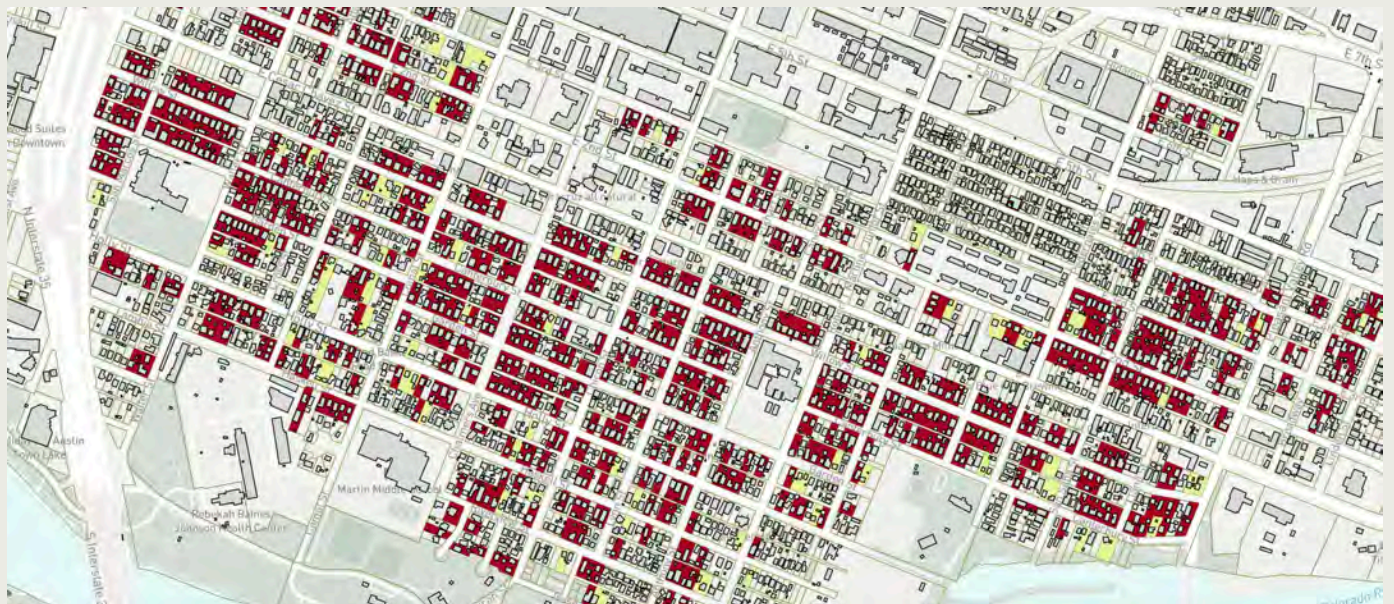
**Lot area**  
6,500 sf is the most common lot size in this area



**Lot width**  
48 ft is the most common lot width in this area

## SCENARIO 01

Preserve existing structure and add up to **two additional units** while maintaining **impervious coverage allowance at 45%** of lot area.



**● No units added: 2,029 parcels**

**● Up to 2 new units: 83 parcels**

**● Up to 3 new units: 0 parcels**

**89%**

of the parcels in this area qualify but cannot be developed.

**11%**

of the parcels in this area allow addition of up to 2 new units.

**0%**

Not applicable under this scenario.

This yields approximately **249 new housing units** in this area



# Sample Neighborhood-scale Analysis



**Neighborhoods in view (L to R)**  
East Cesar Chavez, Holly, Govalle



**Watershed areas in view (L to R)**  
Waller Creek, Lady Bird Lake, Colorado River, Boggy Creek



**Total qualifying parcels in view**  
786 parcels qualify for the Preservation Bonus in this area



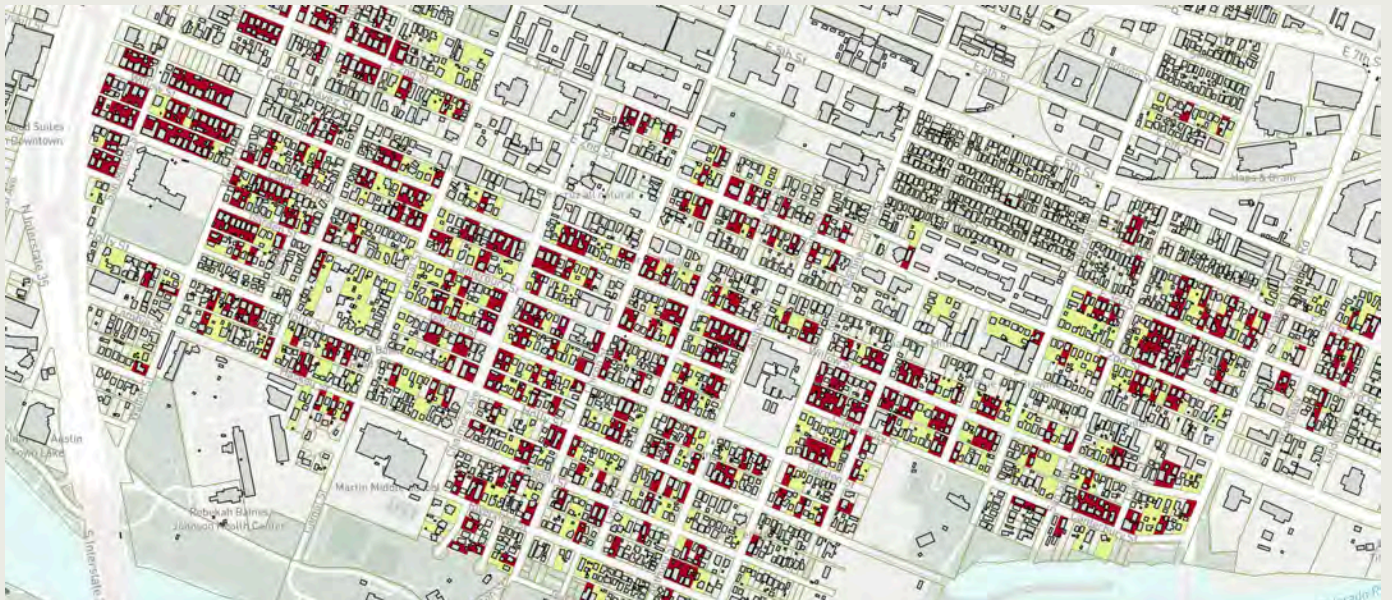
**Lot area**  
6,500 sf is the most common lot size in this area



**Lot width**  
48 ft is the most common lot width in this area

## SCENARIO 02

Preserve existing structure and add up to **two additional units** while increasing **impervious coverage allowance to 55%** of lot area.



**● No units added: 469 parcels**

**● Up to 2 new units: 317 parcels**

**● Up to 3 new units: 0 parcels**

**60%**

of the parcels in this area qualify but cannot be developed.

**40%**

of the parcels in this area allow addition of up to 2 new units.

**0%**

Not applicable under this scenario.

This yields approximately **951 new housing units** in this area





# Sample Neighborhood-scale Analysis



**Neighborhoods in view (L to R)**  
East Cesar Chavez, Holly, Govalle



**Watershed areas in view (L to R)**  
Waller Creek, Lady Bird Lake, Colorado River, Boggy Creek



**Total qualifying parcels in view**  
786 parcels qualify for the Preservation Bonus in this area



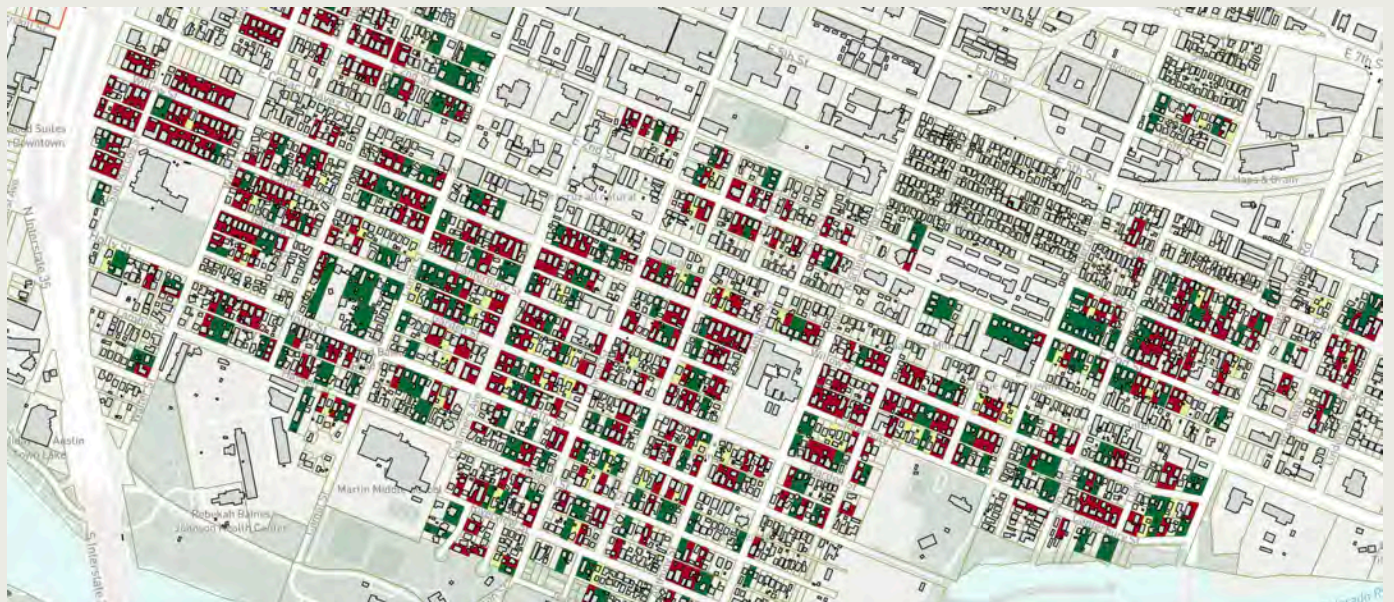
**Lot area**  
6,500 sf is the most common lot size in this area



**Lot width**  
48 ft is the most common lot width in this area

## SCENARIO 03

Preserve existing structure and add up to **three additional units** while increasing **impervious coverage allowance to 55%** of lot area.



● No units added: **469 parcels**

● Up to 2 new units: **71 parcels**

● Up to 3 new units: **246 parcels**

**60%**

of the parcels in this area qualify but cannot be developed.

**9%**

of the parcels in this area allow addition of up to 2 new units.

**31%**

of the parcels in this area allow addition of up to 3 new units.

This yields approximately **1,197 new housing units** in this area



# Prototypical Development Options

PROTOTYPE 01



## Existing Structure + Attached Secondary Unit

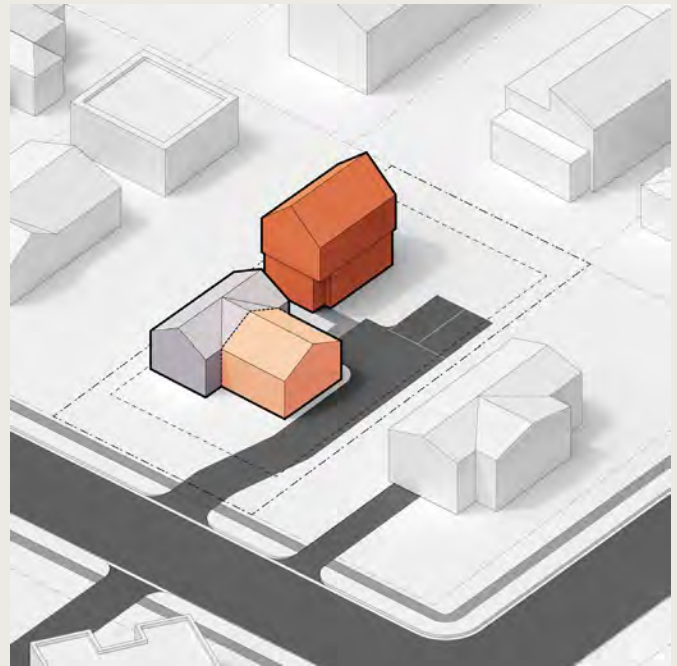
Min. preserved floor area	<b>50% - 100%</b>
Min. lot width required	<b>50 ft - 60ft</b>
Min. lot area required	<b>5,750 sf - 7,500 sf</b>
New units added	<b>1</b>
Total unit count	<b>2</b>
Allowed impervious cover	<b>45%</b>

Unit mix

- Existing structure
- Attached secondary

🔗 View this scenario deployed on a property in Austin, TX  
<https://www.cedar.build/reports/austin/f0671674-277e-43cd-817e-4dcd72dffc0c>

PROTOTYPE 02



## Split Existing + New Single-family residence

Min. preserved floor area	<b>50%</b>
Min. lot width required	<b>50 ft - 60ft</b>
Min. lot area required	<b>5,750 sf - 7,500 sf</b>
New units added	<b>2</b>
Total unit count	<b>3</b>
Allowed impervious cover	<b>45%</b>

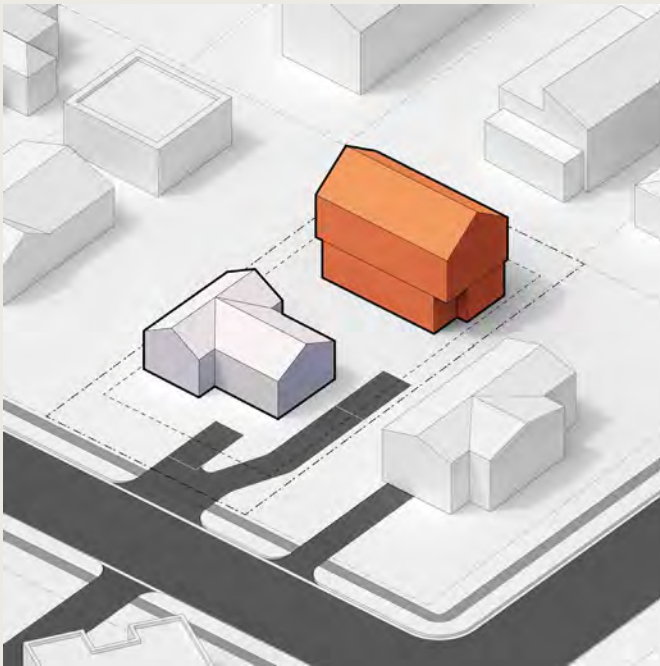
Unit mix

- Existing structure
- Existing split
- New single-family

🔗 View this scenario deployed on a property in Austin, TX  
<https://www.cedar.build/reports/austin/f0671674-277e-43cd-817e-4dcd72dffc0c>

# Prototypical Development Options

PROTOTYPE 03



## Existing Structure + New Single-family

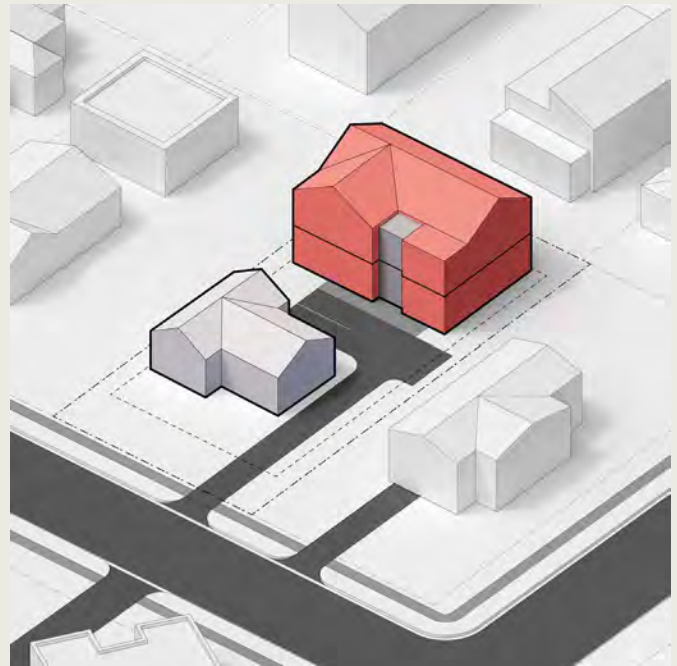
Min. preserved floor area	<b>50% - 100%</b>
Min. lot width required	<b>50 ft - 60ft</b>
Min. lot area required	<b>5,750 sf - 7,500 sf</b>
New units added	<b>1</b>
Total unit count	<b>2</b>
Allowed impervious cover	<b>45%</b>

Unit mix

- Existing structure
- New Single-family

🔗 [View this scenario deployed on a property in Austin, TX](https://www.cedar.build/reports/austin/672782aa-6f46-4e66-ade1-328c7f54708c)  
<https://www.cedar.build/reports/austin/672782aa-6f46-4e66-ade1-328c7f54708c>

PROTOTYPE 04



## Existing Structure + Stacked Duplex

Min. preserved floor area	<b>50% - 100%</b>
Min. lot width required	<b>50 ft - 60ft</b>
Min. lot area required	<b>5,750 sf - 7,500 sf</b>
New units added	<b>2</b>
Total unit count	<b>3</b>
Allowed impervious cover	<b>55%</b>

Unit mix

- Existing structure
- Stacked Duplexes

🔗 [View this scenario deployed on a property in Austin, TX](https://www.cedar.build/reports/austin/f0671674-277e-43cd-817e-4dcd72dff0c)  
<https://www.cedar.build/reports/austin/f0671674-277e-43cd-817e-4dcd72dff0c>



# Prototypical Development Options

PROTOTYPE 05



## Existing Structure + Standard Duplex

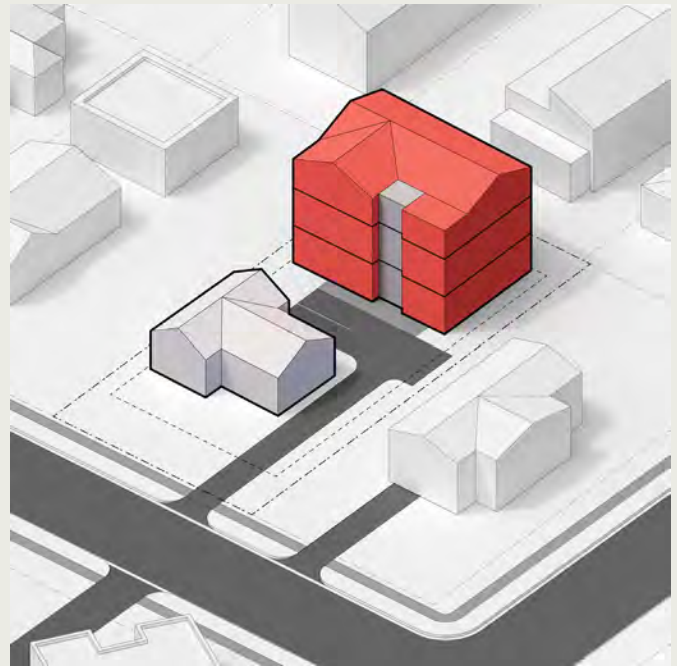
Min. preserved floor area	<b>50% - 100%</b>
Min. lot width required	<b>50 ft - 60ft</b>
Min. lot area required	<b>7,500 sf +</b>
New units added	<b>2</b>
Total unit count	<b>3</b>
Allowed impervious cover	<b>55%</b>

Unit mix

- Existing structure
- Standard Duplexes

🔗 [View this scenario deployed on a property in Austin, TX](https://www.cedar.build/reports/austin/ba427f75-0145-429b-bca3-679c17c04f9b)  
<https://www.cedar.build/reports/austin/ba427f75-0145-429b-bca3-679c17c04f9b>

PROTOTYPE 06



## Existing Structure + Stacked triplex

Min. preserved floor area	<b>50% - 100%</b>
Min. lot width required	<b>50 ft - 60ft</b>
Min. lot area required	<b>5,750 sf - 7,500 sf</b>
New units added	<b>3</b>
Total unit count	<b>4</b>
Allowed impervious cover	<b>55%</b>

Unit mix

- Existing structure
- Stacked Triplexes

🔗 [View this scenario deployed on a property in Austin, TX](https://www.cedar.build/reports/austin/7b16f7c8-5049-4457-856c-da94bf75f946)  
<https://www.cedar.build/reports/austin/7b16f7c8-5049-4457-856c-da94bf75f946>

# Prototypical Development Options

## PROTOTYPE 07



### Existing Structure + Standard Duplex

Min. preserved floor area	<b>50% - 100%</b>
Min. lot width required	<b>50 ft - 60ft</b>
Min. lot area required	<b>7,500 sf +</b>
New units added	<b>3</b>
Total unit count	<b>4</b>
Allowed impervious cover	<b>55%</b>

Unit mix

- Existing structure
- Townhomes

🔗 [View this scenario deployed on a property in Austin, TX](https://www.cedar.build/reports/austin/ba427f75-0145-429b-bca3-679c17c04f9b)  
<https://www.cedar.build/reports/austin/ba427f75-0145-429b-bca3-679c17c04f9b>



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2. Cedar Build, Inc. (referred to as "Cedar"), the provider of this report, is not responsible for any decisions made or actions taken based on the Outputs, nor for any losses, damages, or liabilities that may arise from the use or reliance on the Outputs.
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Additional review of the Outputs may be required.

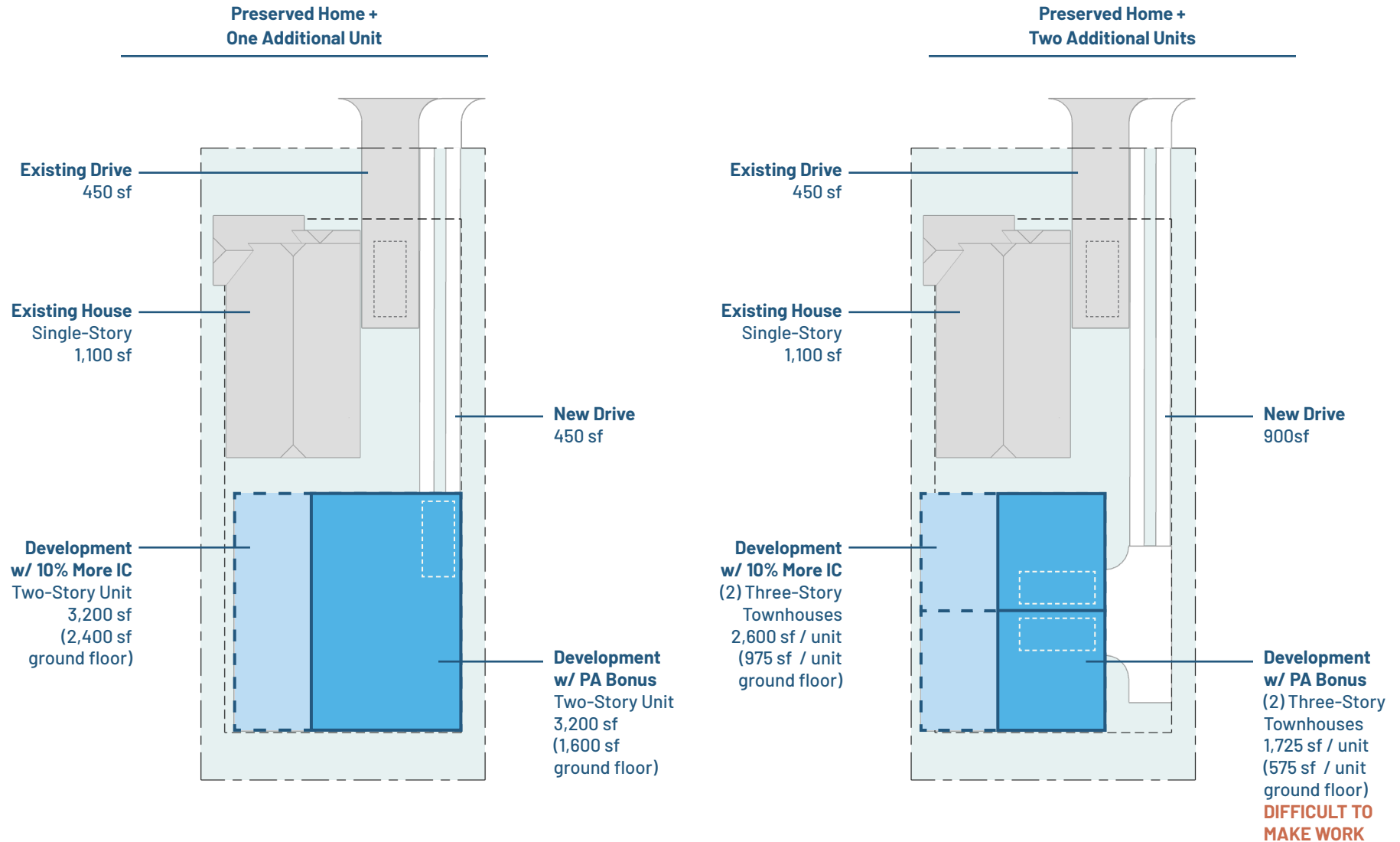




# **EXHIBIT B**

# Preservation Austin

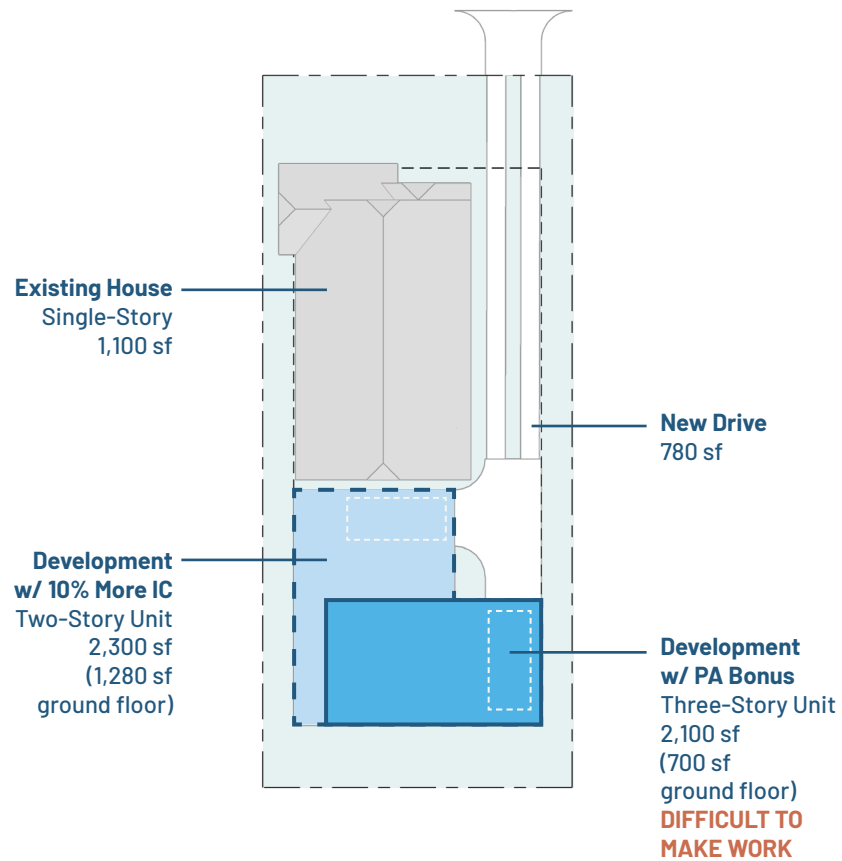
## PHASE II BONUS - 10% ADDITIONAL IMPERVIOUS COVER MEDIAN SIZED LOT - 8,000



# Preservation Austin

## PHASE II BONUS - 10% ADDITIONAL IMPERVIOUS COVER MINIMUM SIZED LOT - 5,750

Preserved Home +  
One Additional Unit



Preserved Home +  
Two Additional Units

