

“American Home”









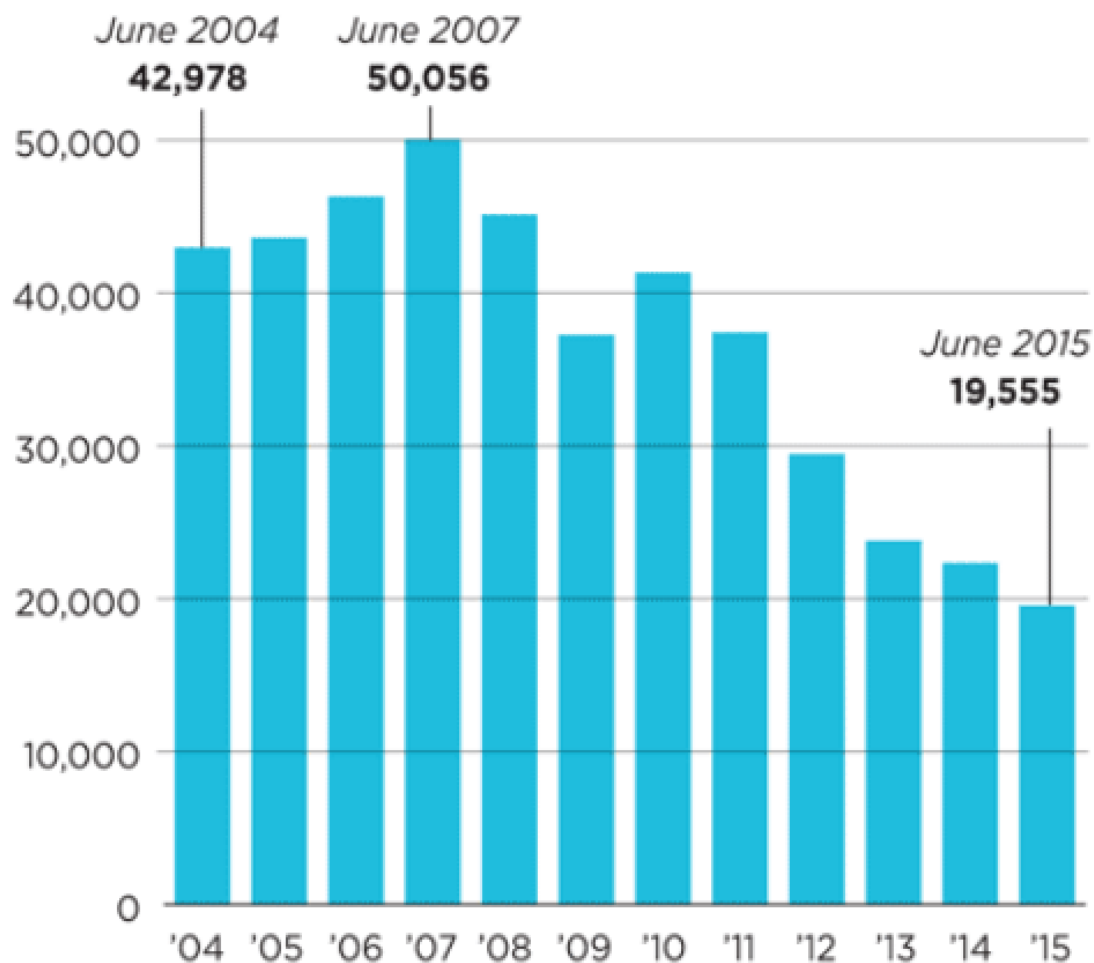




North Texas home sales listings

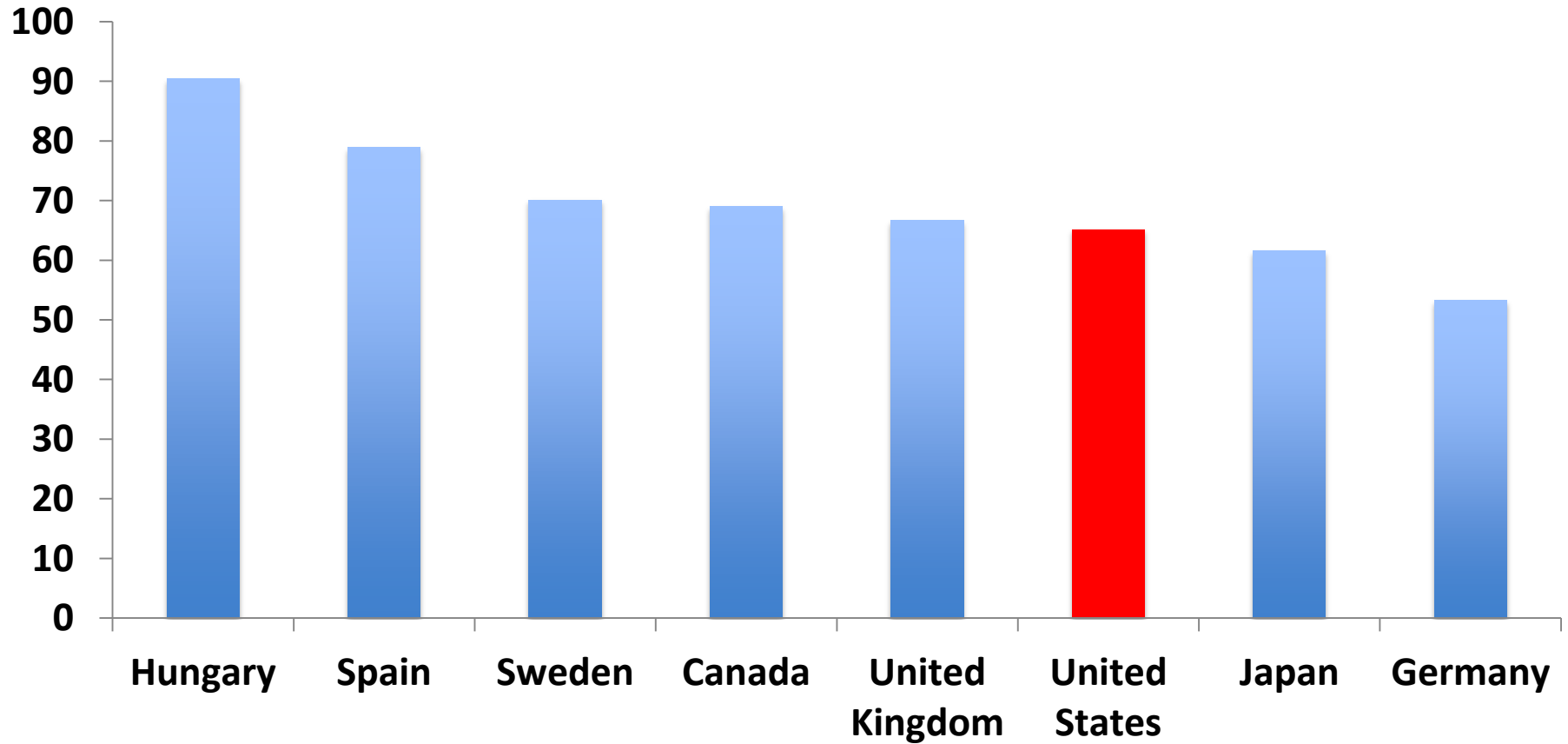
The number of homes for sale in North Texas is less than half what it was a decade ago, even though the population is much larger.

Number of single-family homes listed with local real estate agents in June of each year:

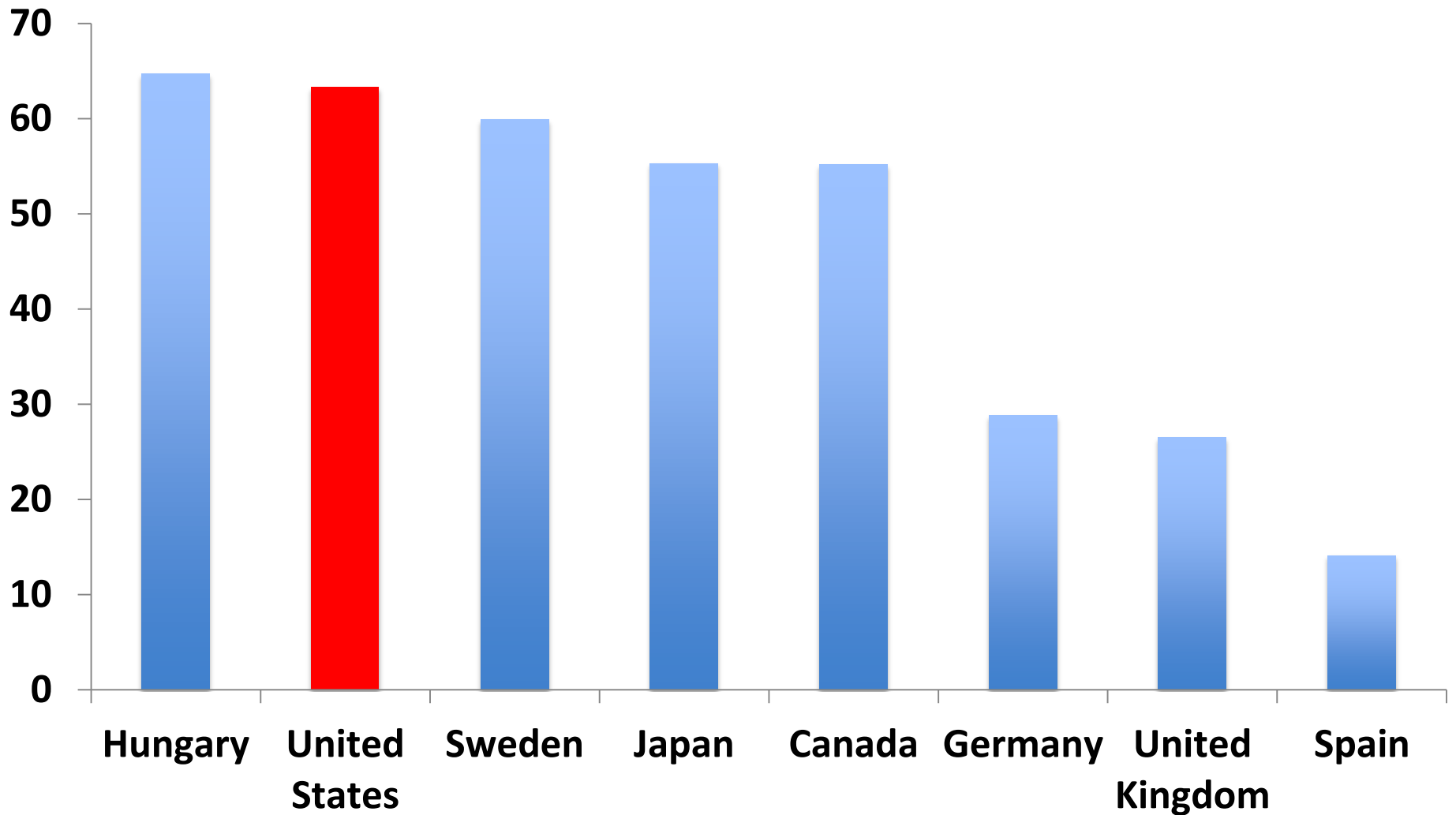


SOURCE: Real Estate Center at Texas A&M University and North Texas Real Estate Information Systems

Homeownership Rate (Percentage)



Single-Family Detached as Percentage of Total Housing Units



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- ***Euclid v. Ambler Realty Co.* Supreme Court
Majority Decision, 1926**

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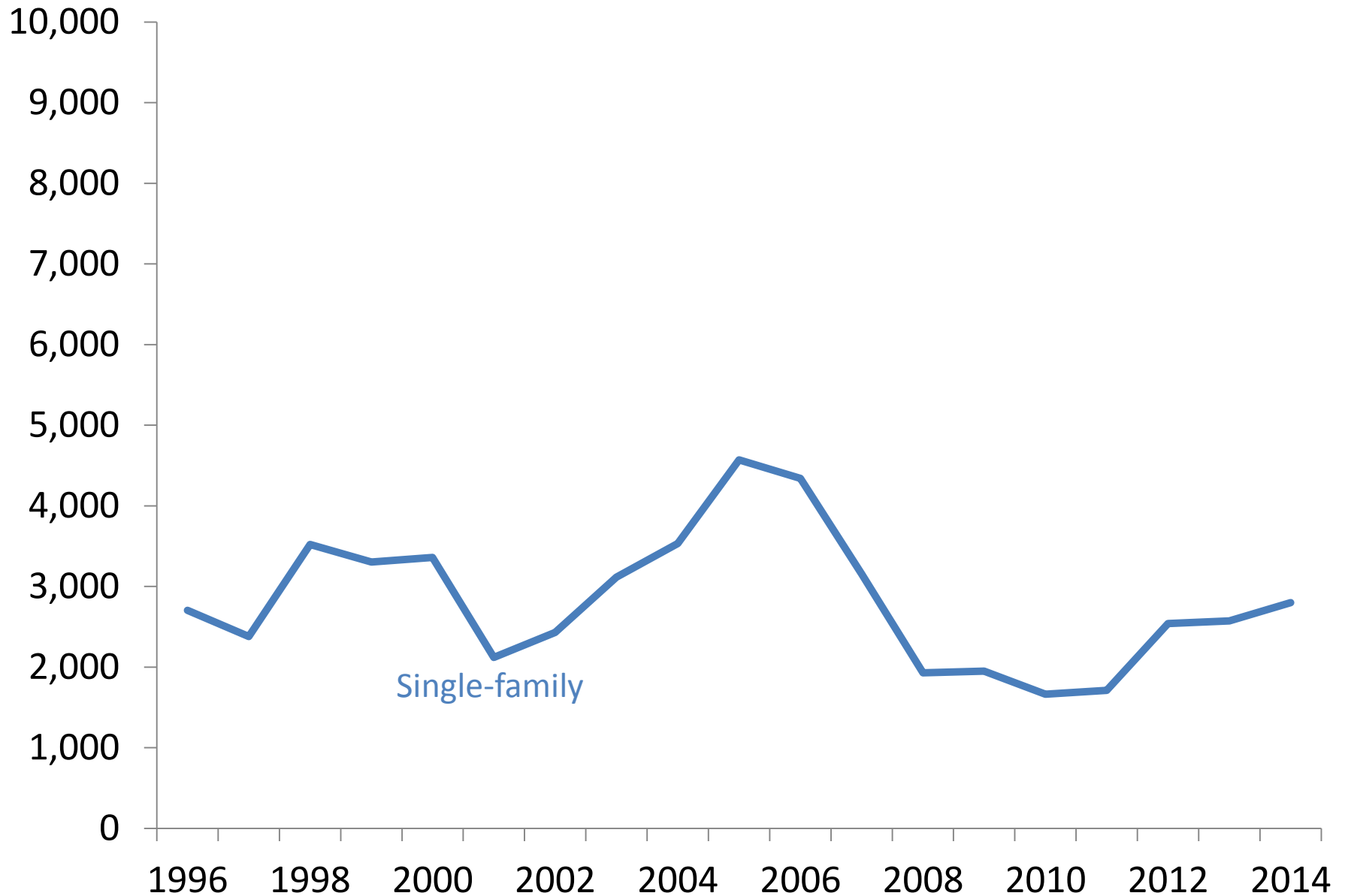
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“I could find **no evidence** in other countries that this particular form—the **detached single-family home**—is *routinely*, as in **the United States**, considered to be so **incompatible** with all other types of urbanization as to warrant a legally defined district all its own, a district where **all other** major land uses and building types are **outlawed**.”

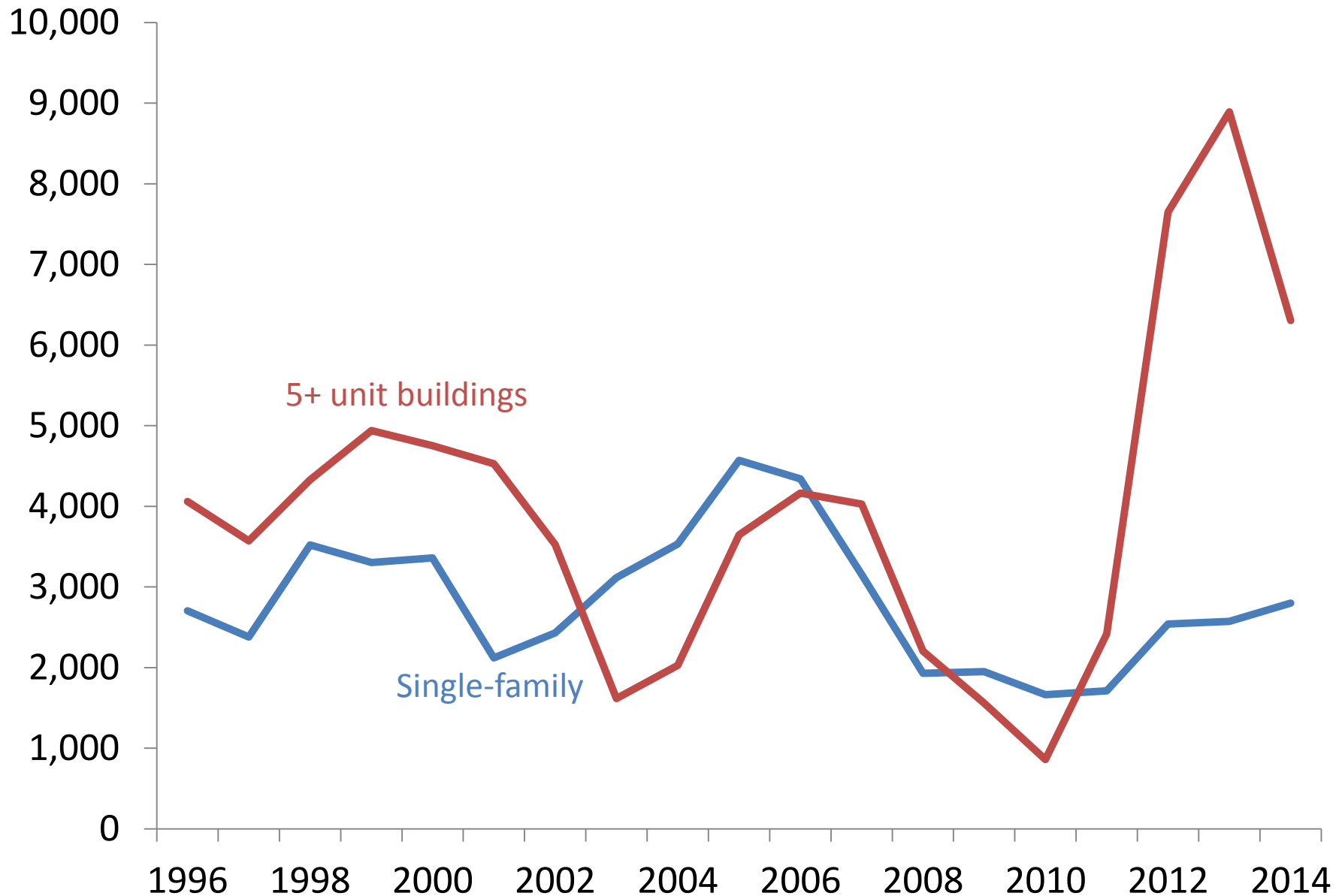
—Sonia Hirt, *Zoned in the USA* (published 2014)

Building Permits, City of Austin, 1996-2014

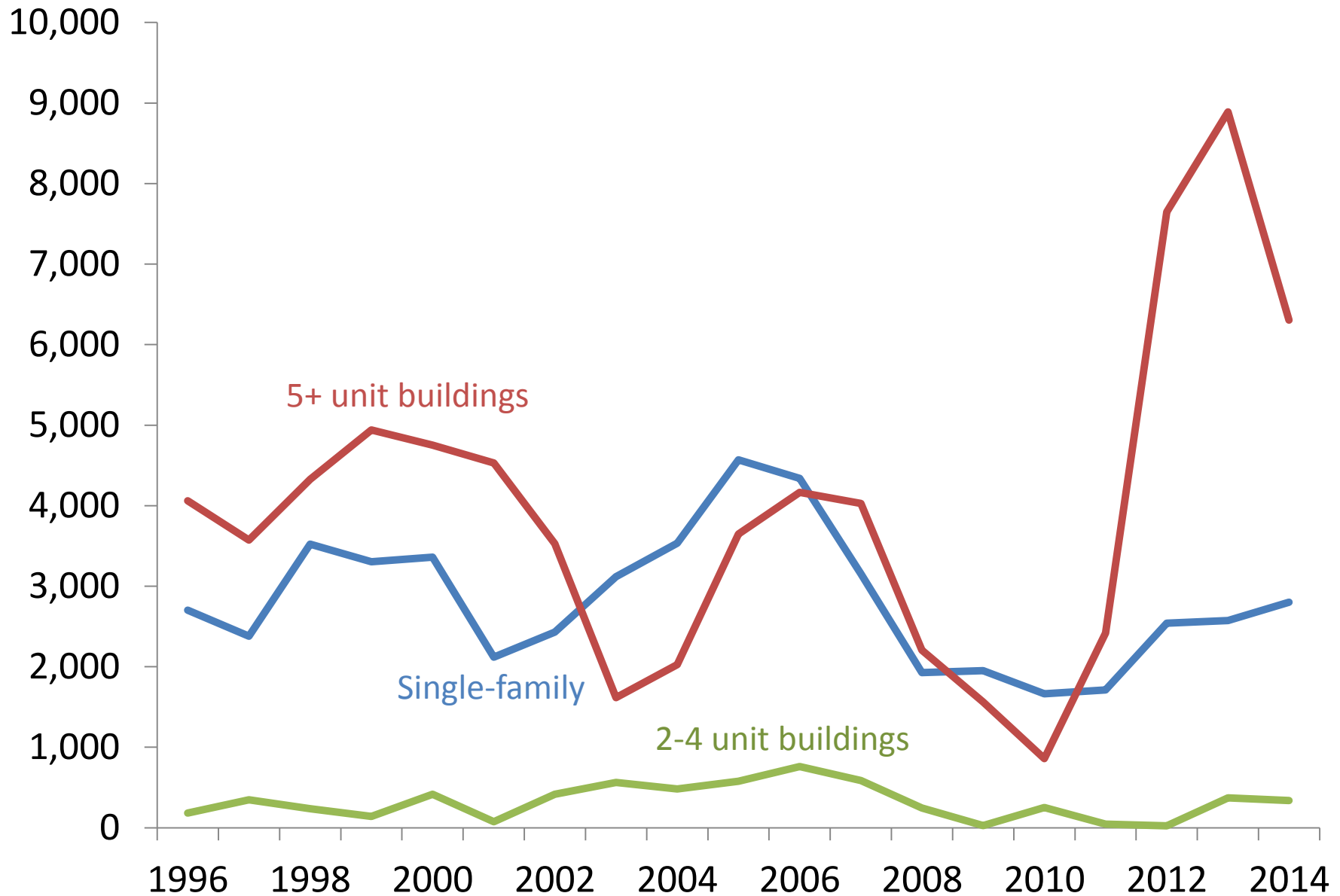
Building Permits, City of Austin, 1996-2014



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**Why we need Missing
Middle housing in
Austin, in four parts.**

1.

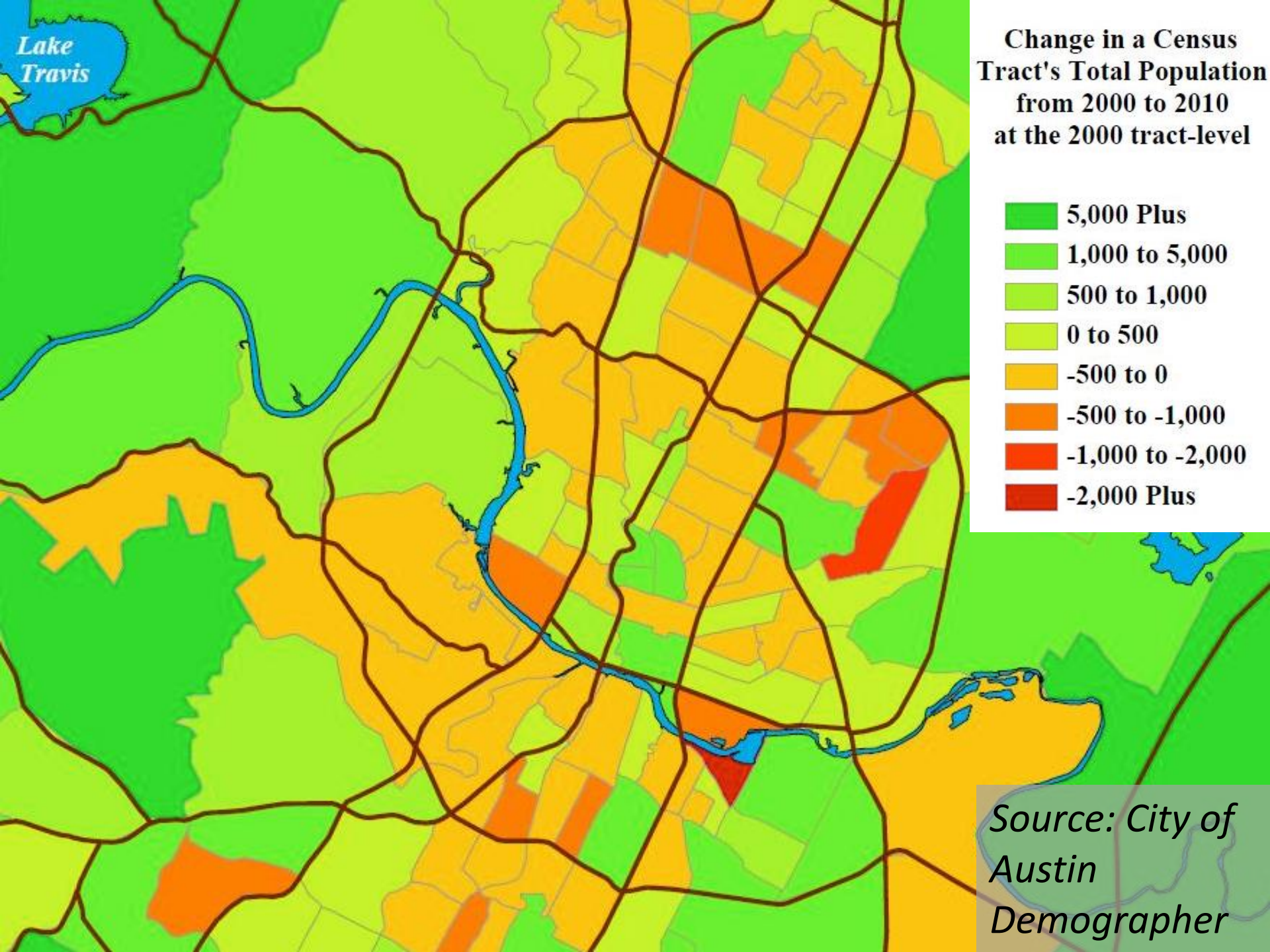
Job and cultural opportunities
in Central Texas are
overwhelmingly concentrated
in Austin's urban core.

FINDING: Greater Austin has a
greater share of jobs within three
miles of its downtown than any
other large metropolitan region in
the United States.

—“Surging City Center Job
Growth,” *City Observatory report*,
February 2015

2.

An increasingly **smaller** share of the region's people—above all **families with children**—is **living near** the urban core.



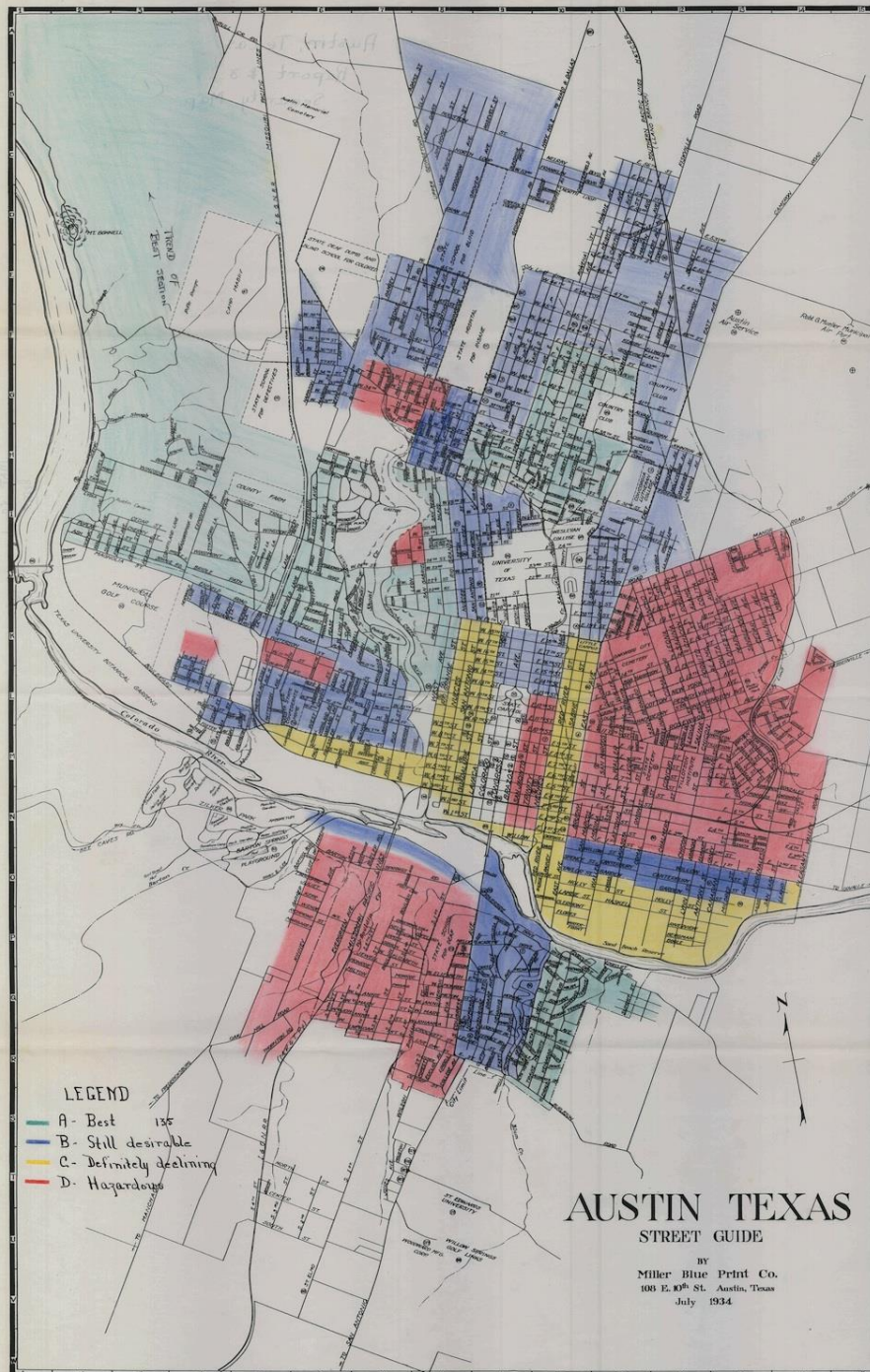
**Change in a Census
Tract's Total Population
from 2000 to 2010
at the 2000 tract-level**



*Source: City of
Austin
Demographer*

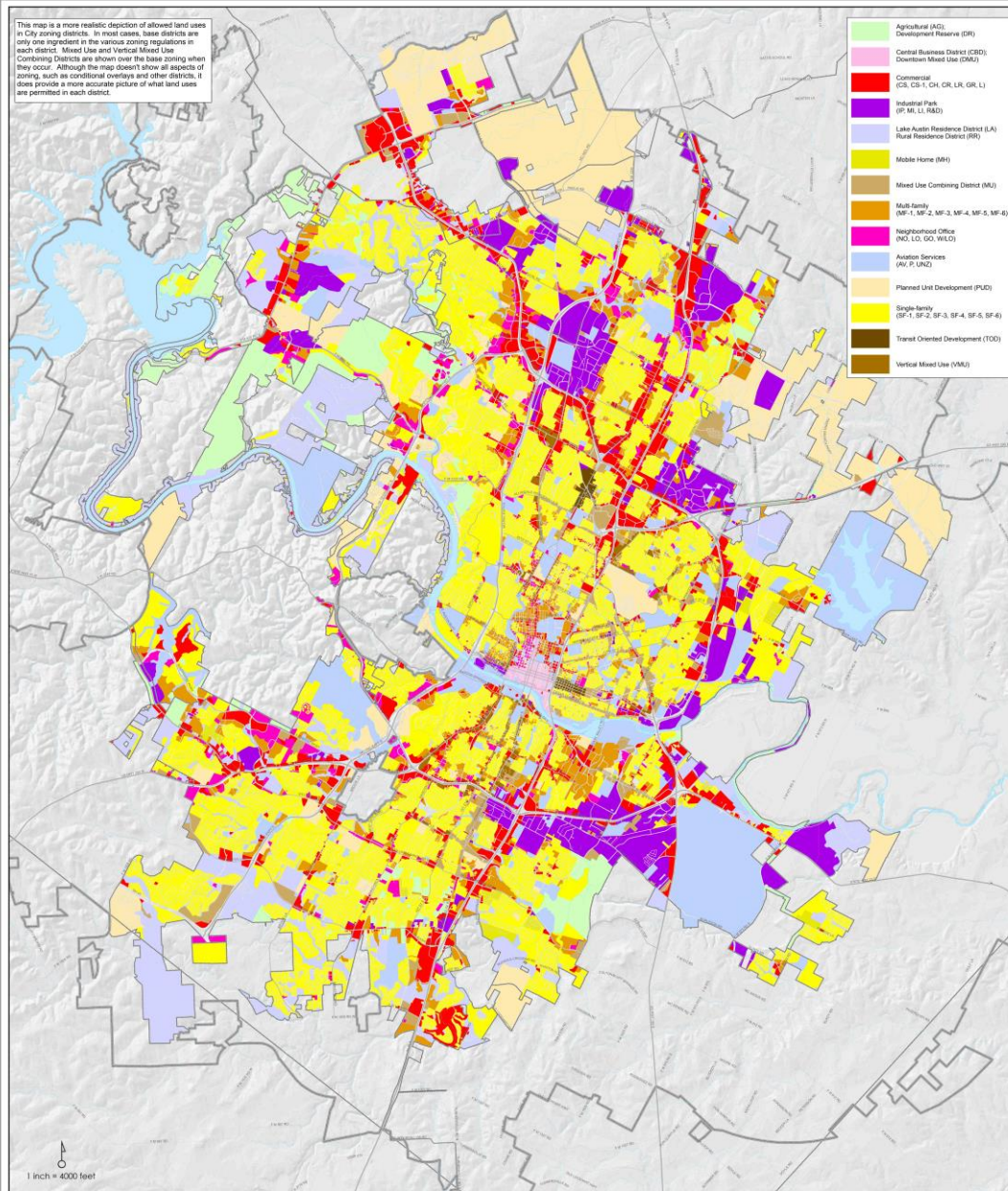
3.

We have a deep history of race-based exclusion in housing that haunts our city to this very day.



4.

If we want to **alter these trends**, then we have no choice but to start a **new local building culture** of Missing Middle housing, Austin style.



2009 Generalized Zoning Categories

CITY OF AUSTIN
EXTRA-TERRITORIAL JURISDICTION AREA



PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

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Source: Wendy Maeda/Boston Globe



Source: Evolve Austin