

“American Home”









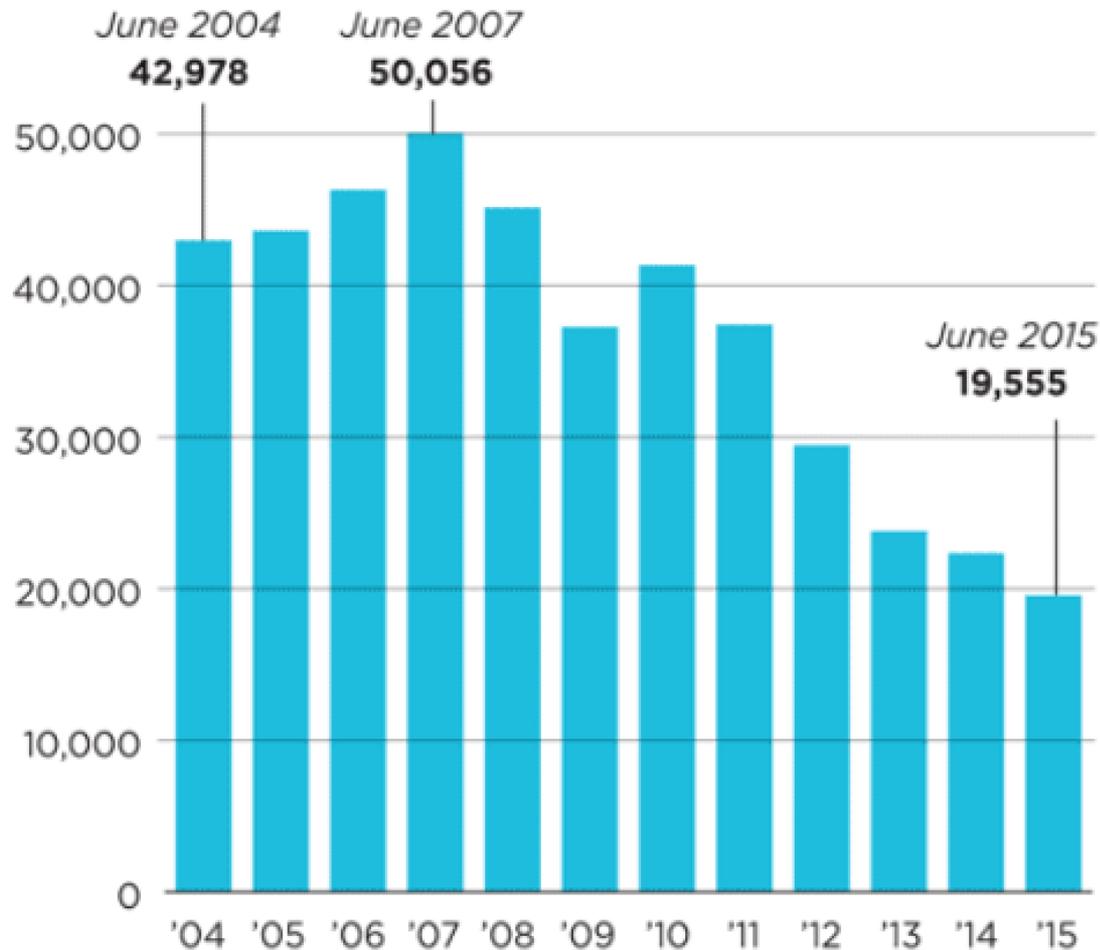




North Texas home sales listings

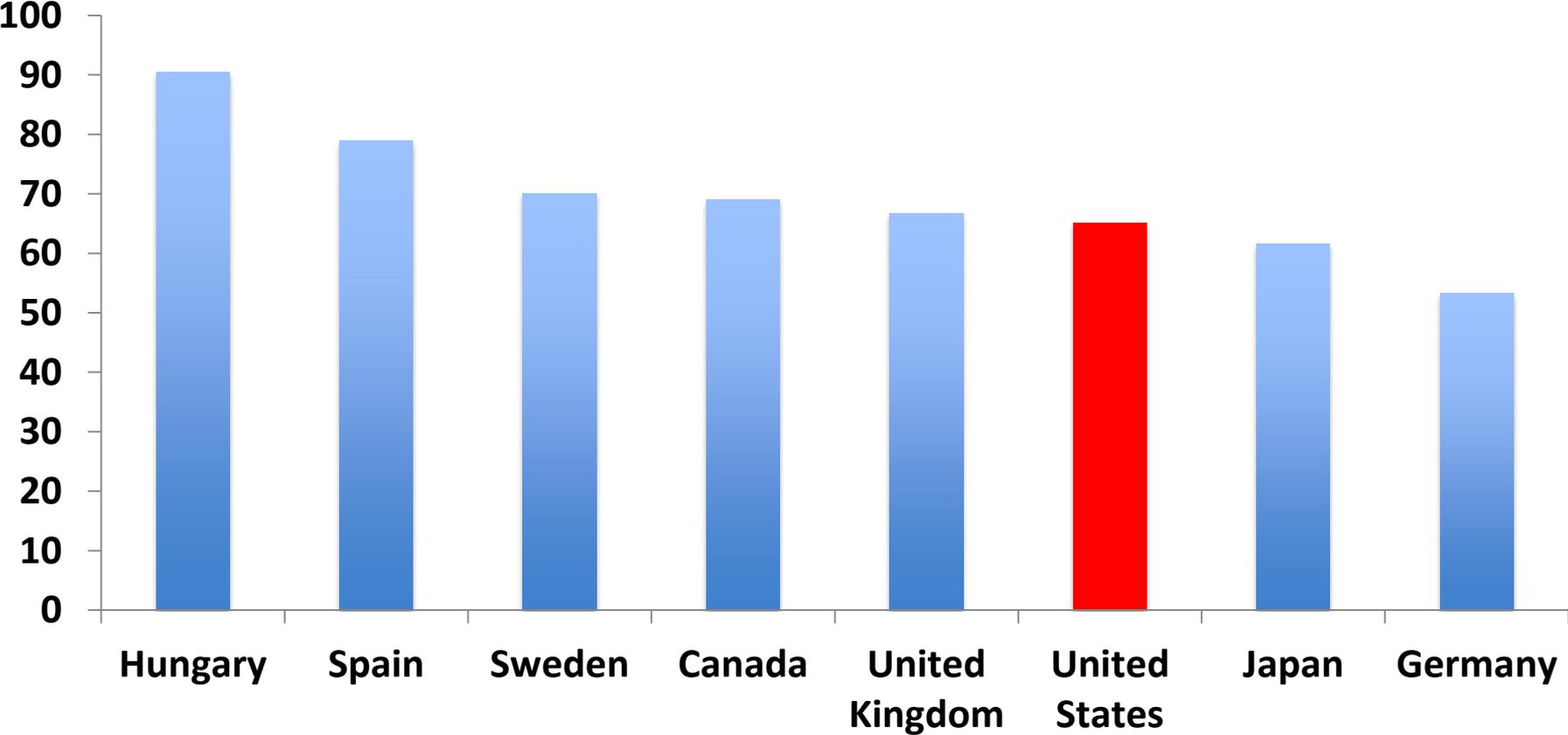
The number of homes for sale in North Texas is less than half what it was a decade ago, even though the population is much larger.

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

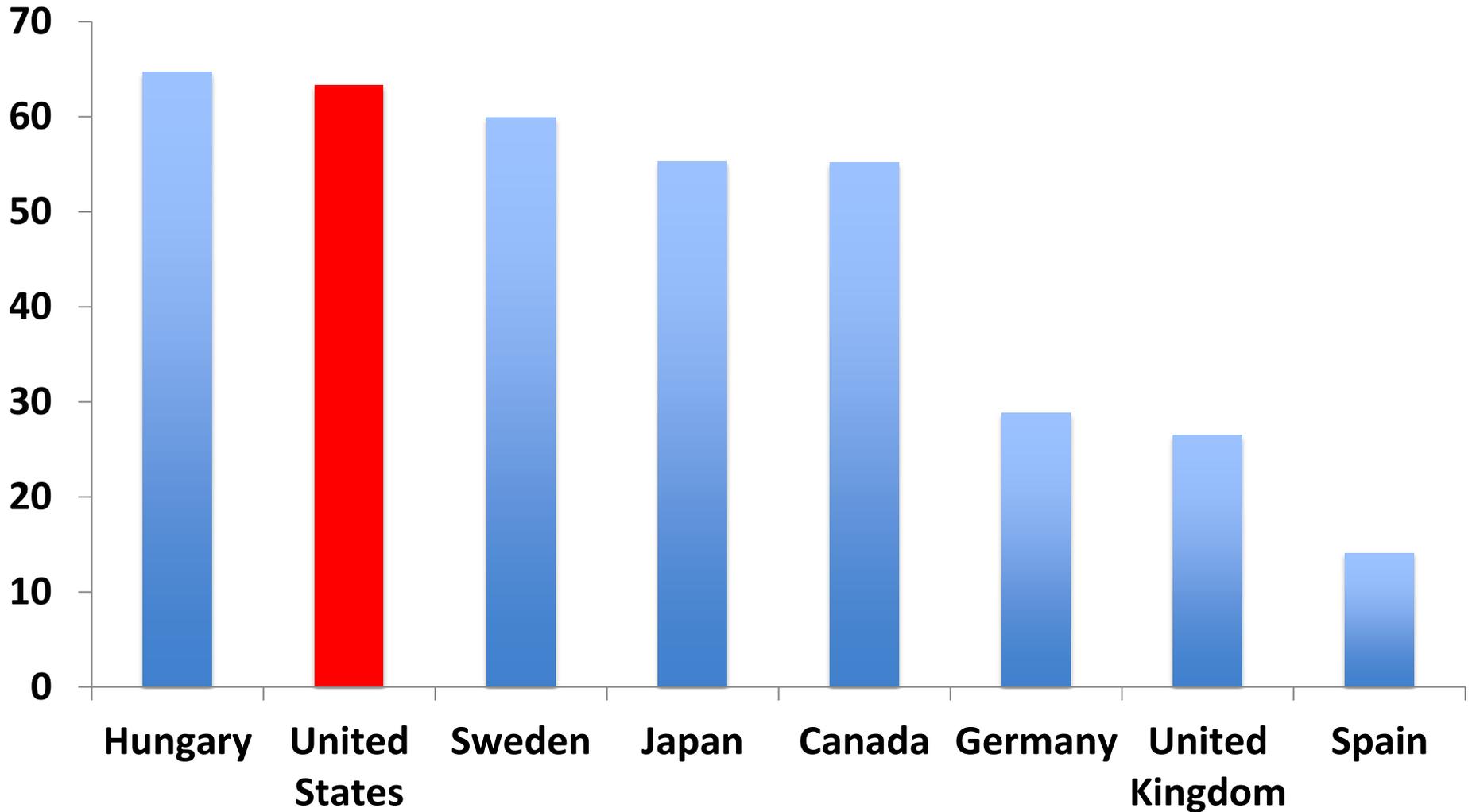


SOURCE: Real Estate Center at Texas A&M University and North Texas Real Estate Information Systems

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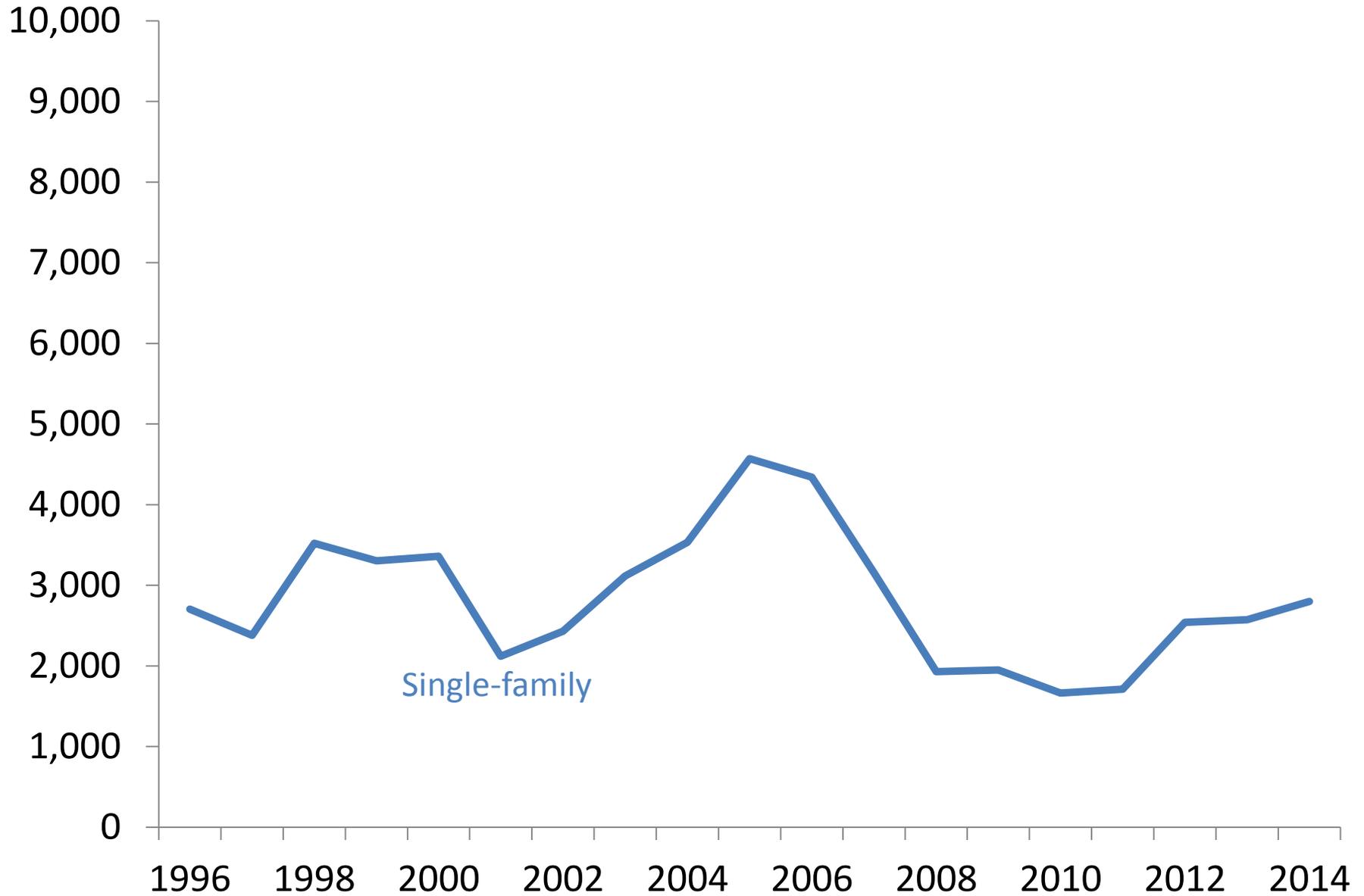
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“I could find **no evidence** in other countries that this particular form—the **detached single-family home**—is *routinely*, as in **the United States**, considered to be so **incompatible** with all other types of urbanization as to warrant a legally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

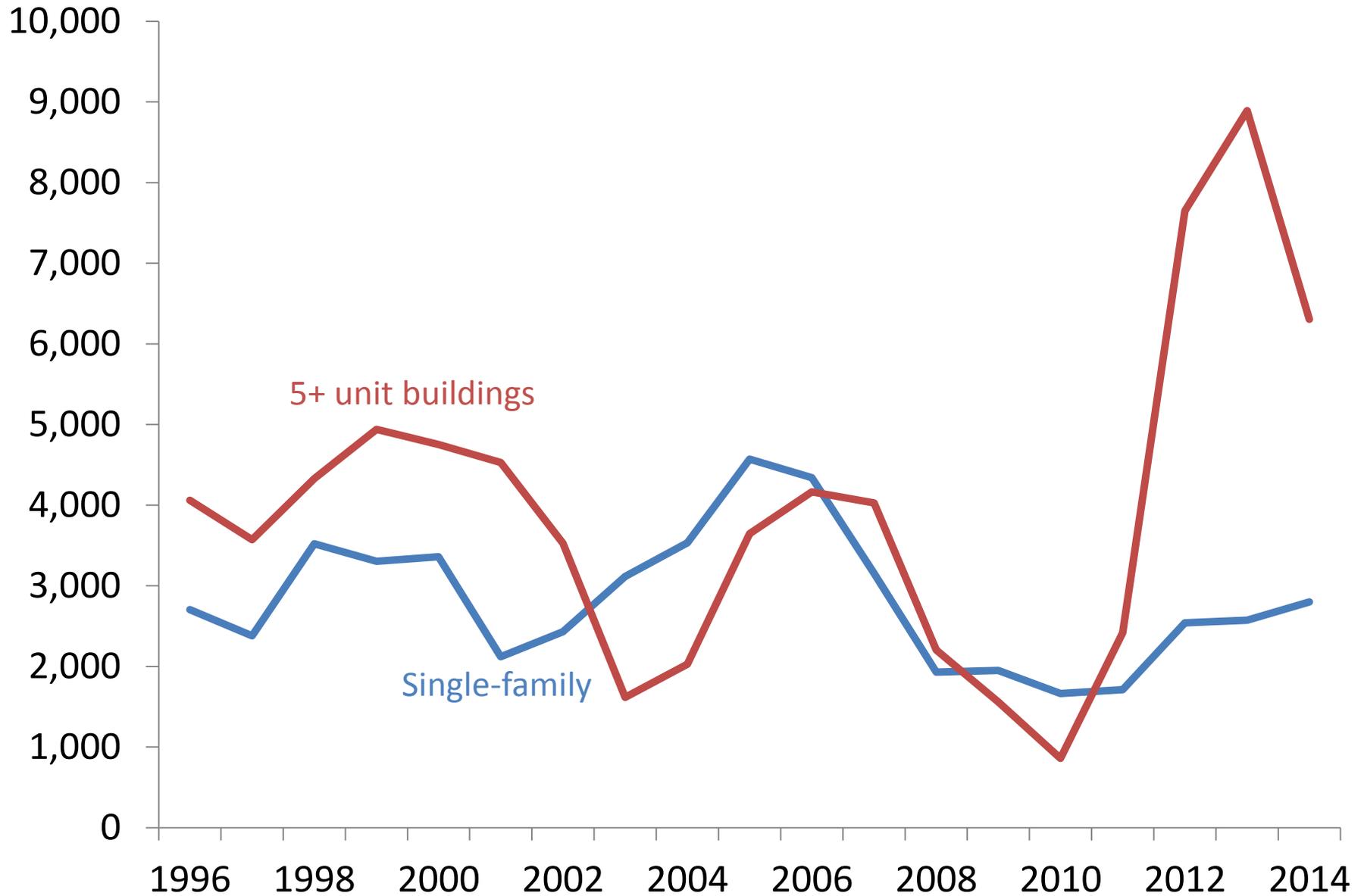
–Sonia Hirt, *Zoned in the USA* (published 2014)

Building Permits, City of Austin, 1996-2014

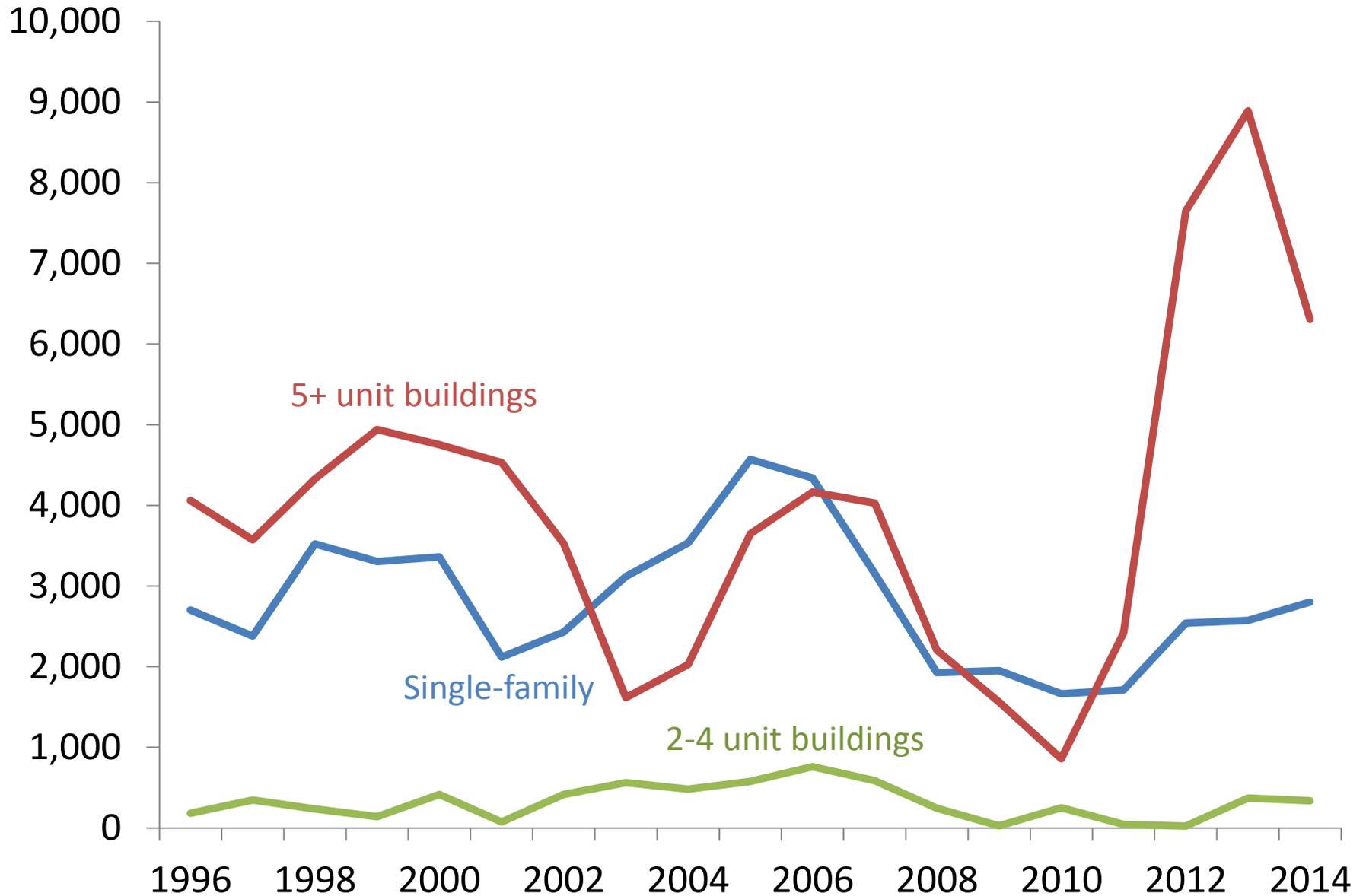
Building Permits, City of Austin, 1996-2014



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

1.

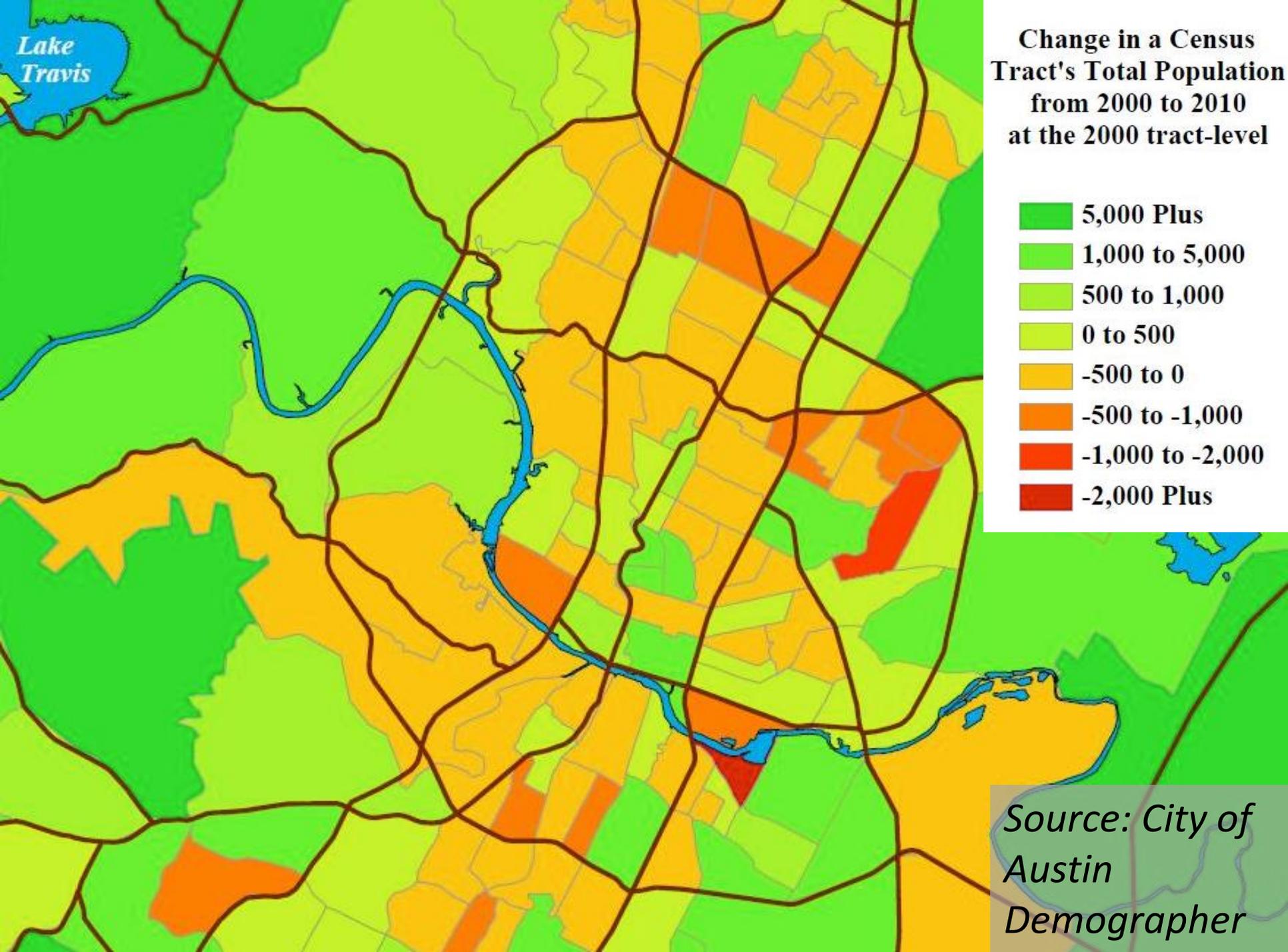
Job and cultural opportunities in Central Texas are overwhelmingly concentrated in Austin's urban core.

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*

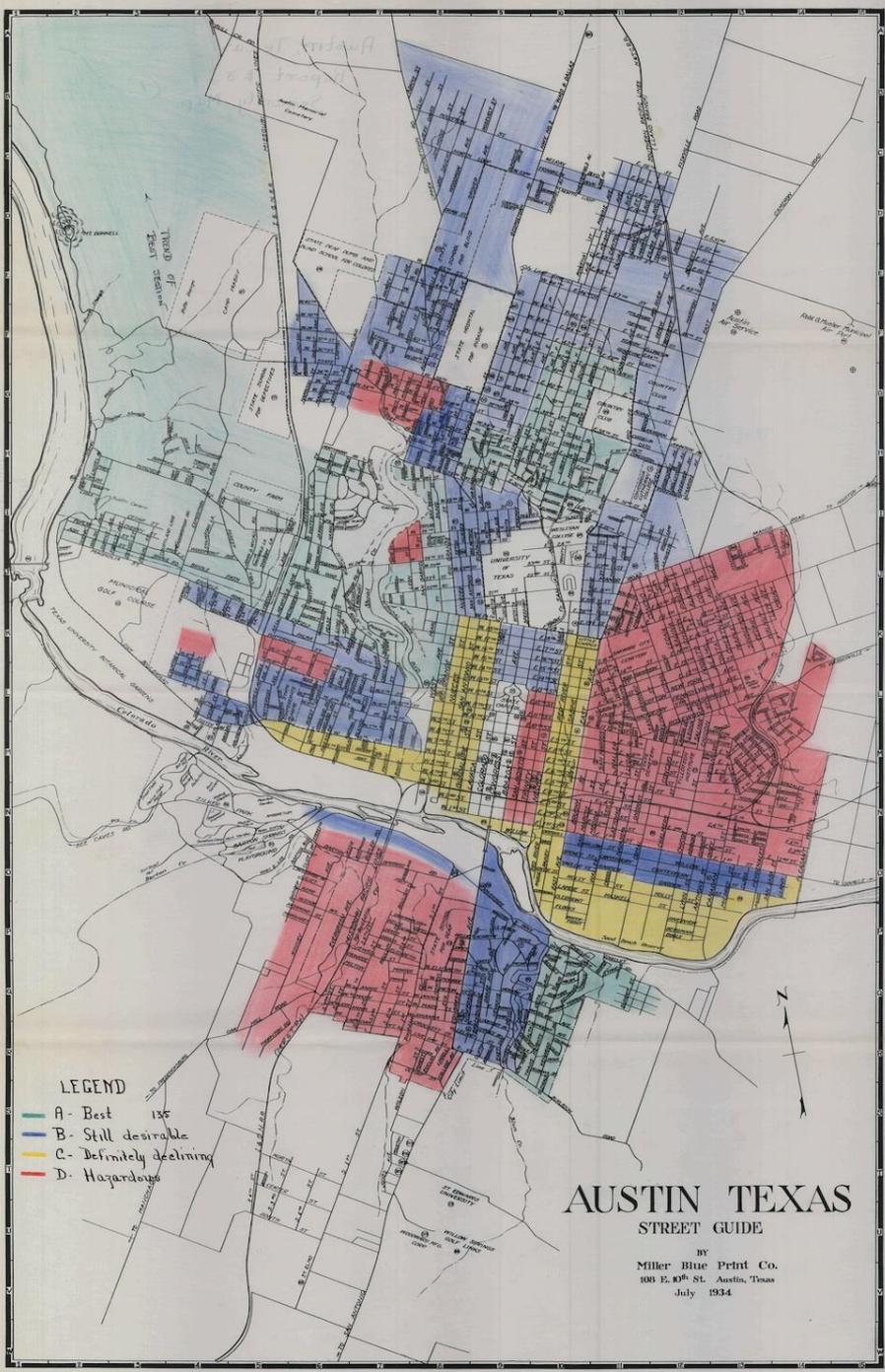
2.

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



3.

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



- LEGEND**
- A - Best
 - B - Still desirable
 - C - Definitely declining
 - D - Hazardous

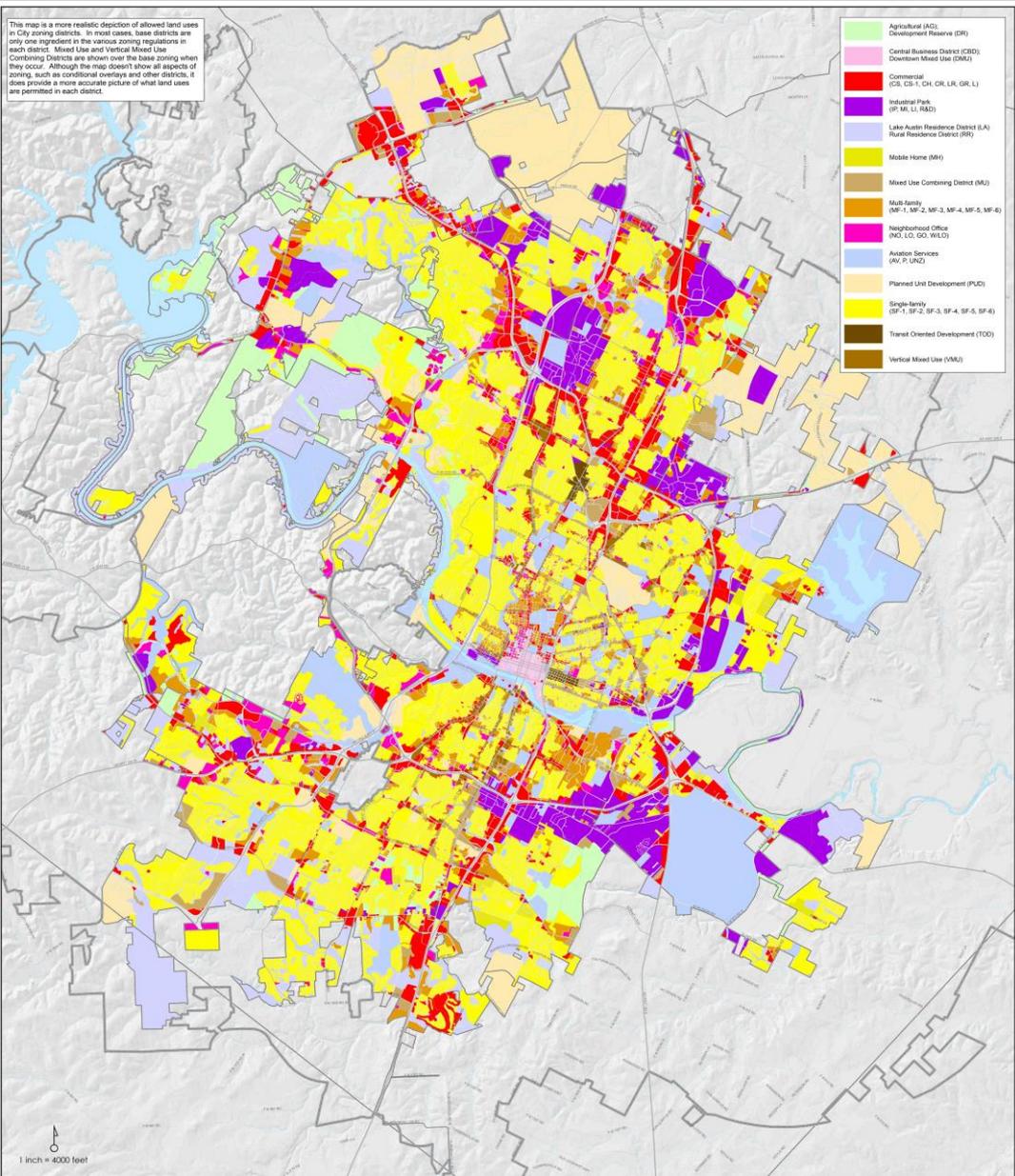
AUSTIN TEXAS
STREET GUIDE

BY
Miller Blue Print Co.
103 E. 8th St. Austin, Texas
July 1934

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.

This map is a more realistic depiction of allowed land uses in City zoning districts. In most cases, base districts are only one ingredient in the various zoning regulations in each district. Mixed Use and Vertical Mixed Use Combining Districts are shown over the base zoning when they occur. Although the map doesn't show all aspects of zoning, such as conditional overlays and other districts, it does provide a more accurate picture of what land uses are permitted in each district.



2009 Generalized Zoning Categories

CITY OF AUSTIN
EXTRA-TERRITORIAL JURISDICTION AREA

Created June 22, 2009
generalized_zoning_large.mxd



PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

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Source: Wendy Maeda/Boston Globe



Source: Evolve Austin