

Is Hyde Park a urban sewer and terrible place to live? No! Yet it was build largely before the new code went in place.



Small apartments next
to single family home

Not visible, but
Accessory Unit aka
granny flat behind this
bldg

No offstreet parking

AVENUE B GROCERY-HYDE PARK



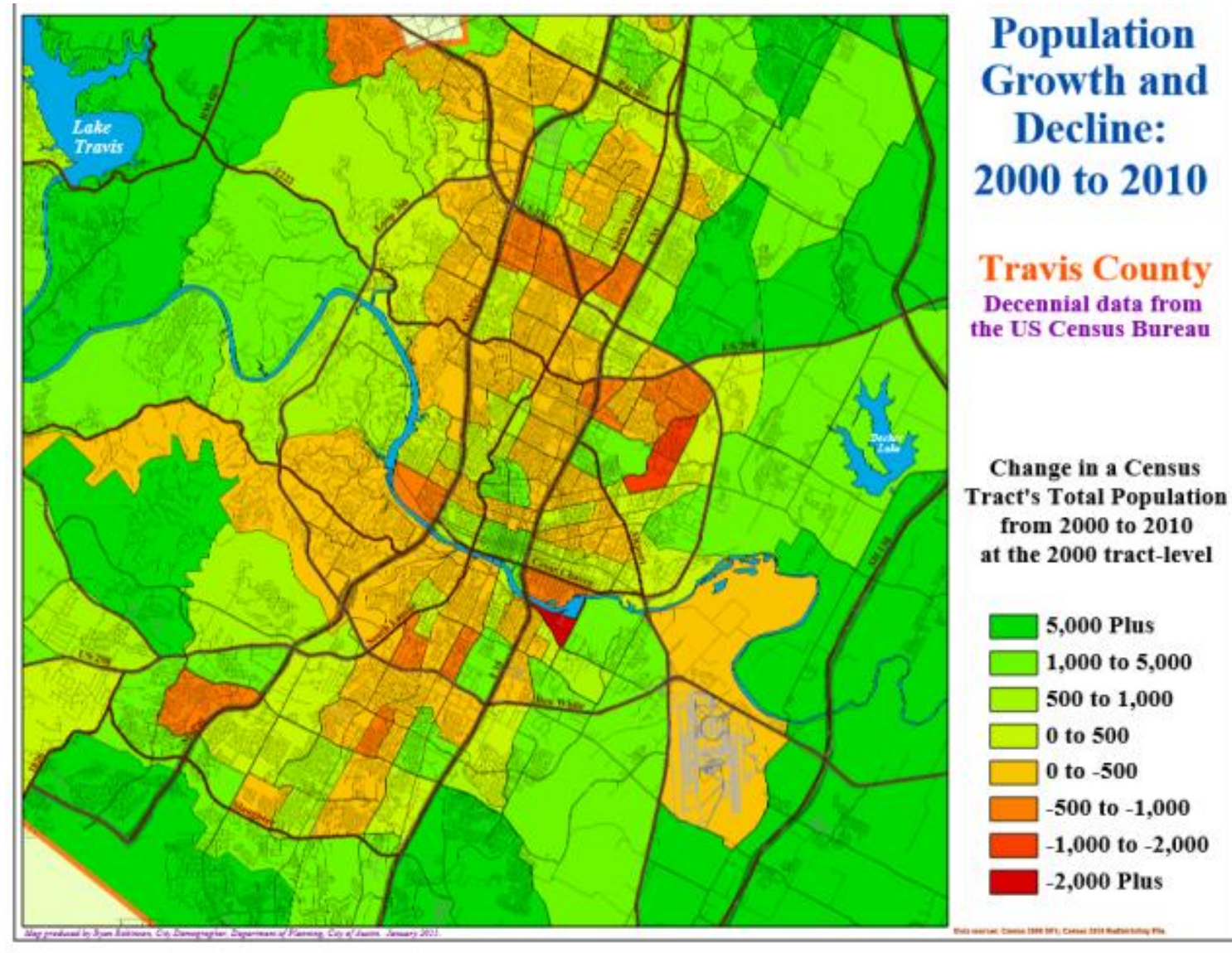
My current street: My 2 year old would love to walk to a place like Avenue B Grocery. If apartments were available in the area, then he might have more playmates nearby!



Austin Building Permits by Type



Central Austin Is losing population, especially families with children.



Over 15 years, we built 18,500 subsidized units. Yet at the end of that period, 48,000 more people qualified for it! Why? Because *rents rose faster than income*.

10,000 apartments came online in Austin in 2014, and *rents finally stabilized!*

Inventory is expected to increase by 8,000 new units in 2015—20% less than last year, rents set to rise again by 4.5% by early estimates.

Solutions we need to think about for creating community and keeping rents down in CodeNEXT:

- Unleash regular people in allowing them to build duplexes, garage apartments, and small 3-4 unit buildings. Let people other than the big developers into the process.
- Let more small businesses, especially those that encourage walkable spaces, operate in more places within neighborhoods.
- Worry more about people than parking requirements—we know how much we need to build to accommodate growth, we just need to do it.