Small can be BIG
Price to Income (PTI) Ratio Has Doubled (and so have the houses)

Source: Zack Griffin’s Tedx Talk

Small can be BIG
Why Small Homes are a BIG Market Opportunity

Household growth outpaced population, increasing the demand for housing.

Household size is shrinking, with the largest decrease occurring among Hispanics. This trend will increase demand for smaller dwelling units.

1950

- FAMILY SIZE: 3.8 PERSONS
- HOME SIZE: 983 SQ FT

2016

- FAMILY SIZE: 2.6 PERSONS
- HOME SIZE: 2,467 SQ FT

The outpacing of growth in households over growth in total population suggests an increase in single-person households and two-person households without children.

Source: Zack Griffin’s Tedx Talk

Small can be BIG
Crisis

The Shrinking Pool of Affordable Housing

How the Federal Government Plans to Stop the 'Worst-Case' Housing Crisis
The National Housing Trust Fund will give housing assistance to the very poorest households in the nation.

Mapping America's Appalling Affordable Housing Deficit
A new report finds that only 31 cheap rental units are available per 100 poor households in the U.S.

There Are Plenty of New Apartments Being Built—Just Not Affordable Ones
A surplus of expensive rentals means wealthier renters aren't seeing the huge price increases that poorer ones are.

Every Single County in America Is Facing an Affordable Housing Crisis
A new report reveals that zero counties in the U.S. have enough housing for families in extreme poverty.

The Direct Link Between Income Inequality and Affordable Housing
A new Brookings report shows where economic disparities are rising in U.S. urban areas.

Blame Zoning, Not Tech, for San Francisco's Housing Crisis
Development activists work hard to prevent new housing from being built in their neighborhoods.
Great idea: Missing middle housing

Increasingly in demand today, missing middle housing forms the backbone of the quintessential American neighborhood.

Source: Opticos Design

Small can be BIG
409 Florida – front of home

409 Florida – view towards back yard from driveway
409 FLORIDA – SITE PLAN

EXISTING SHED TO BE DEMOLISHED. NEW STRUCTURE TO BE PLACED IN AREA. SEE MARKUP ON P. 64.

NEW 13' X 29' ACCESSORY STRUCTURE, SEE A-200 FOR ADDITIONAL INFO.
NEW 4' X 8' DECK, SEE A-200 FOR ADDITIONAL INFO.

LOT 10
NCB 3008
LOT 11
BLOCK 6
7,657 sq. ft.
0.176 Acres
ZONING: RM-4

LOT 12
NCB 3008
LOT 11
BLOCK 6
7,657 sq. ft.
0.176 Acres
ZONING: RM-4

NO PROPOSED CHANGES TO MAIN STRUCTURE.
The Venture
400 Square Feet
1 bedroom (with or without sleeping loft) / 1 bathroom
The Elliot
600 Square Feet
1 or 2 bedrooms / 1 bathroom
5 net zero new homes in one of San Antonio’s up and coming urban neighborhoods, priced under $150,000, making them affordable to those earning 30% - 80% AMI.

Porter Street Greens will be 2x faster to build than conventional construction reducing investor risk and bumping projected returns.

The land will be conveyed to our non-profit partner who will provide 99 year ground leases to homeowners.