



# HOUSE DIVIDED

HOW THE MISSING MIDDLE CAN SOLVE TORONTO'S HOUSING CRISIS

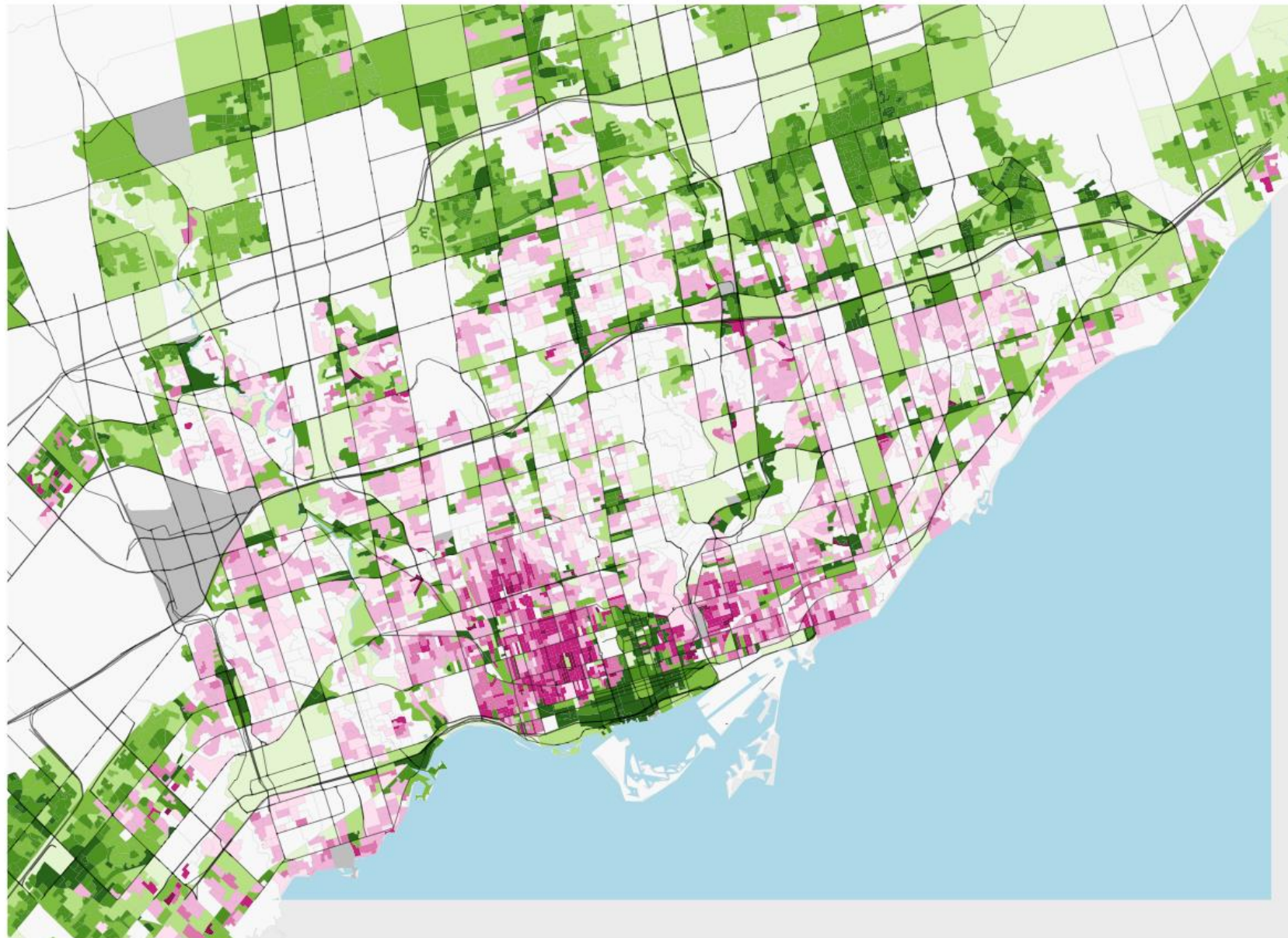
EDITED BY ALEX BOZIKOVIC, CHERYLL CASE,  
JOHN LORINC, AND ANNABEL VAUGHAN







# Toronto change in population density 1971-2016



## Change in ppl/ha





Select metric

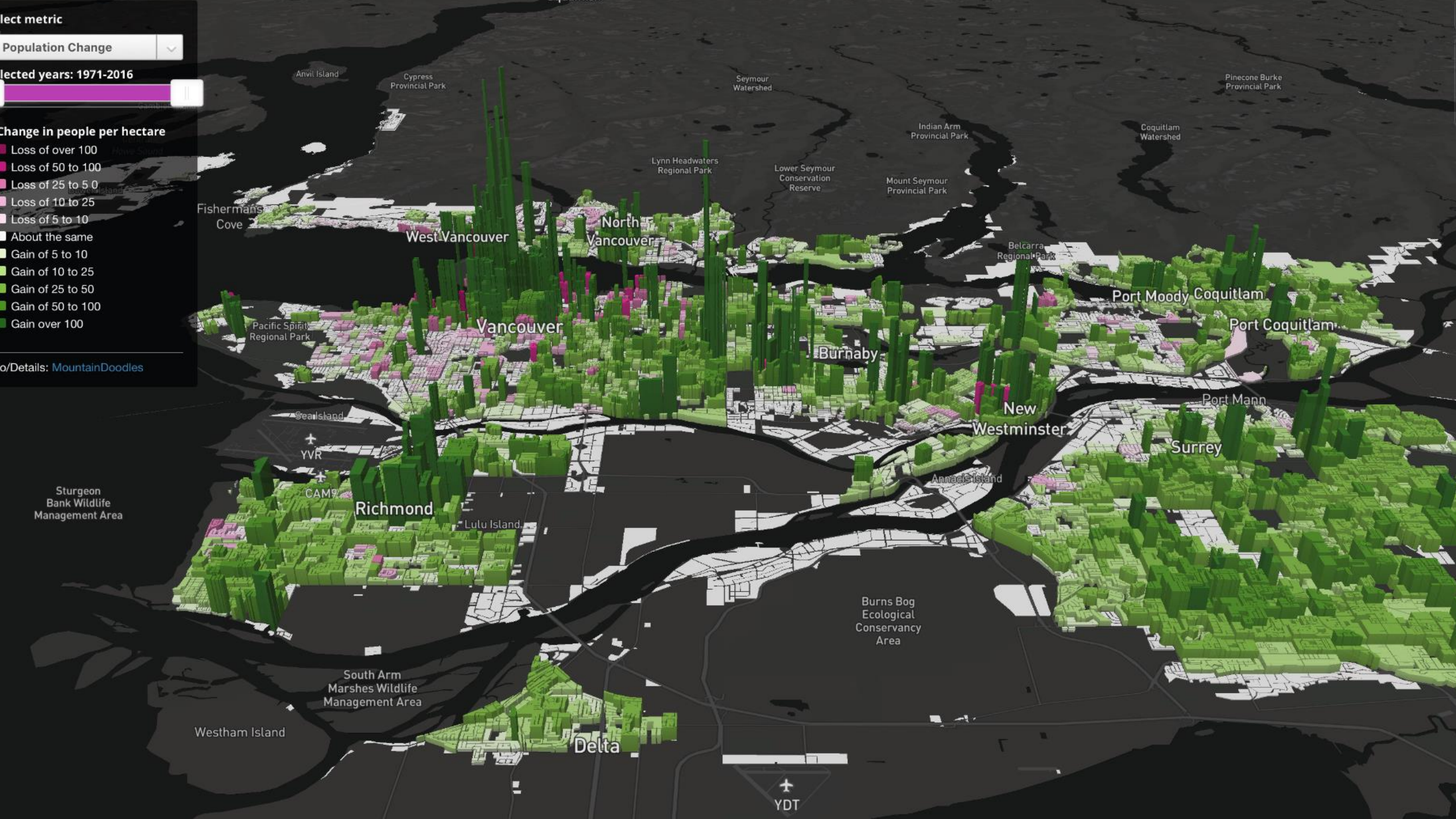
Population Change

Selected years: 1971-2016

Change in people per hectare

- Loss of over 100
- Loss of 50 to 100
- Loss of 25 to 50
- Loss of 10 to 25
- Loss of 5 to 10
- About the same
- Gain of 5 to 10
- Gain of 10 to 25
- Gain of 25 to 50
- Gain of 50 to 100
- Gain over 100

o/Details: [MountainDoodles](#)





METROPOLIS

# The Incredible Shrinking Mailroom

Even—especially—in thriving cities, old buildings house far fewer people than they did 50 years ago. What happened?

BY HENRY GRABAR

APRIL 01, 2019 • 10:04 AM



# *Cities Start to Question an American Ideal: A House With a Yard on Every Lot*

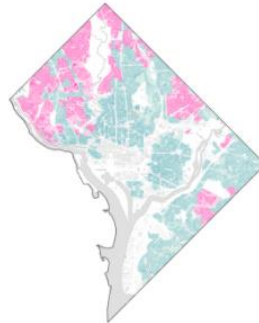
By EMILY BADGER and QUOCTRUNG BUI JUNE 18, 2019

Townhomes, duplexes and apartments are effectively banned in many neighborhoods. Now some communities regret it.

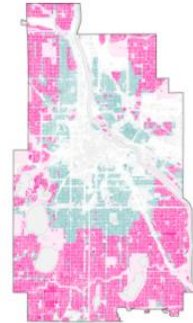
Residential land zoned for:  detached single-family homes  other housing



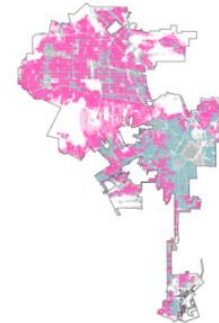
New York **15%**



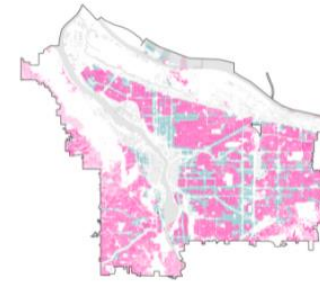
Washington **36%**



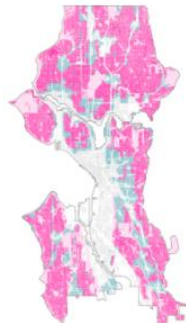
Minneapolis **70%**



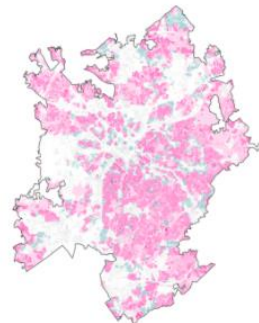
Los Angeles **75%**



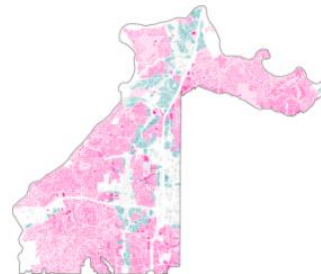
Portland, Ore. **77%**



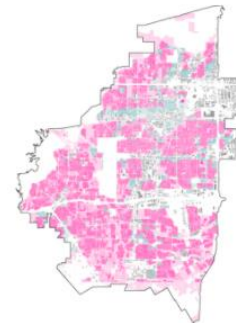
Seattle **81%**



Charlotte, N.C. **84%**



Sandy Springs, Ga. **85%**



Arlington, Tex. **89%**



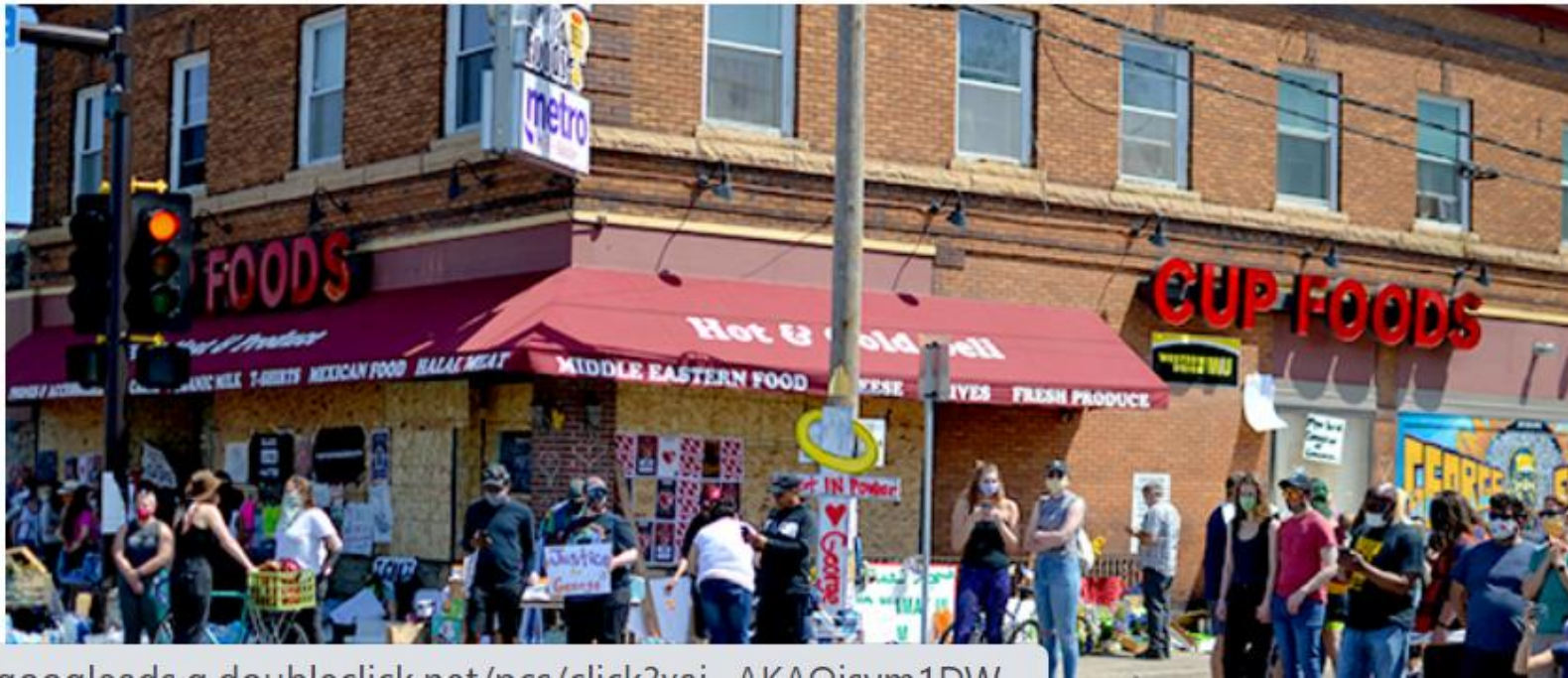
San Jose, Calif. **94%**



# Urban planning as a tool of white supremacy – the other lesson from Minneapolis

The Mapping Prejudice project has been shedding new light on the role that racist barriers to home ownership have had on segregation in the city.

By Julian Agyeman





Government / Planning and zoning

# Can Atlanta end single-family zoning?

That's just one of the proposals put forth by a new initiative that outlines policy-based solutions for affordable and equitable growth in one of the US's fastest-growing metropolises.

By **Rebecca Bellan** 15 Jan 2021 (Last Updated 13 Jul 2021)



**T**onya Butler lives 24 miles east of downtown Atlanta in the small city of Conyers, Georgia. Until recently, Butler, 53, worked in Atlanta as a childcare worker for a broadcasting company, a job that required an hour-and-a-half commute.

“It was really ridiculous,” she says. “It was the traffic, it was the influx



## Supply Skepticism: Housing Supply and Affordability

Vicki Been  
Ingrid Gould Ellen  
Katherine O'Regan

NYU Furman Center  
NYU Wagner School and NYU School of Law\*

Final Draft 8/20/18

### ABSTRACT

Growing numbers of affordable housing advocates and community members are questioning the premise that increasing the supply of market-rate housing will result in housing that is more affordable. Economists and other experts who favor increases in supply have failed to take these supply skeptics seriously. But left unanswered, supply skepticism is likely to continue to feed local opposition to housing construction, and further increase the prevalence and intensity of landuse regulations that limit construction. This article is meant to bridge the divide, addressing each of the key arguments supply skeptics make and reviewing what research has shown about housing supply and its effect on affordability. **We ultimately conclude, from both theory and empirical evidence, that adding new homes moderates price increases and therefore makes housing more affordable to low- and moderate-income families.** We argue further that there are additional



# City-wide effects of new housing supply: Evidence from moving chains

Cristina Bratu

Oskari Harjunen

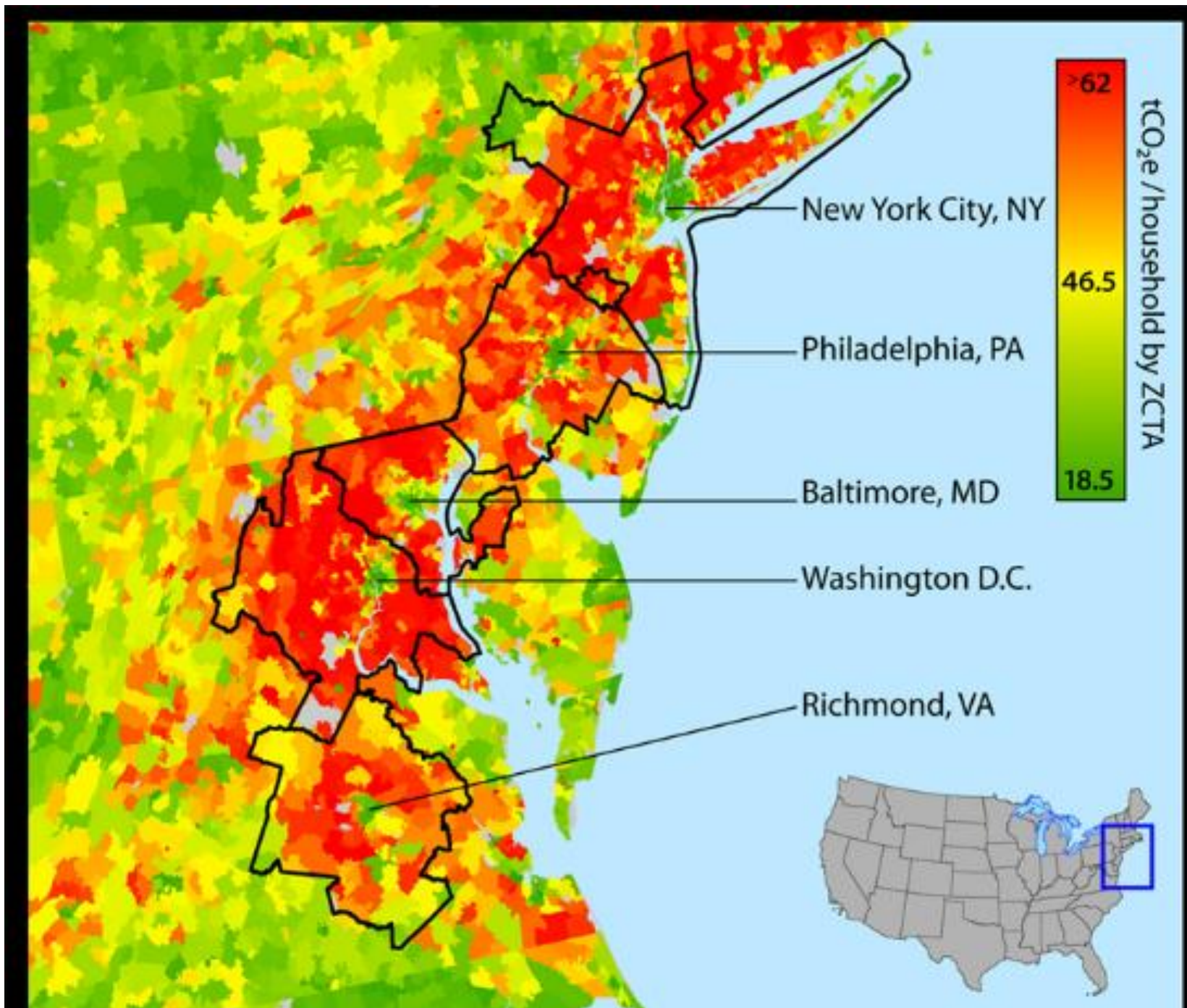
Tuukka Saarimaa\*

August 2021

## Abstract

We study the city-wide effects of new, centrally-located market-rate housing supply using geo-coded total population register data from the Helsinki Metropolitan Area. The supply of new market rate units triggers moving chains that quickly reach middle- and low-income neighborhoods and individuals. **Thus, new market-rate construction loosens the housing market in middle- and low-income areas even in the short run.** Market-rate supply is likely to improve affordability outside the sub-markets where new construction occurs and to benefit low-income people.







Select metric

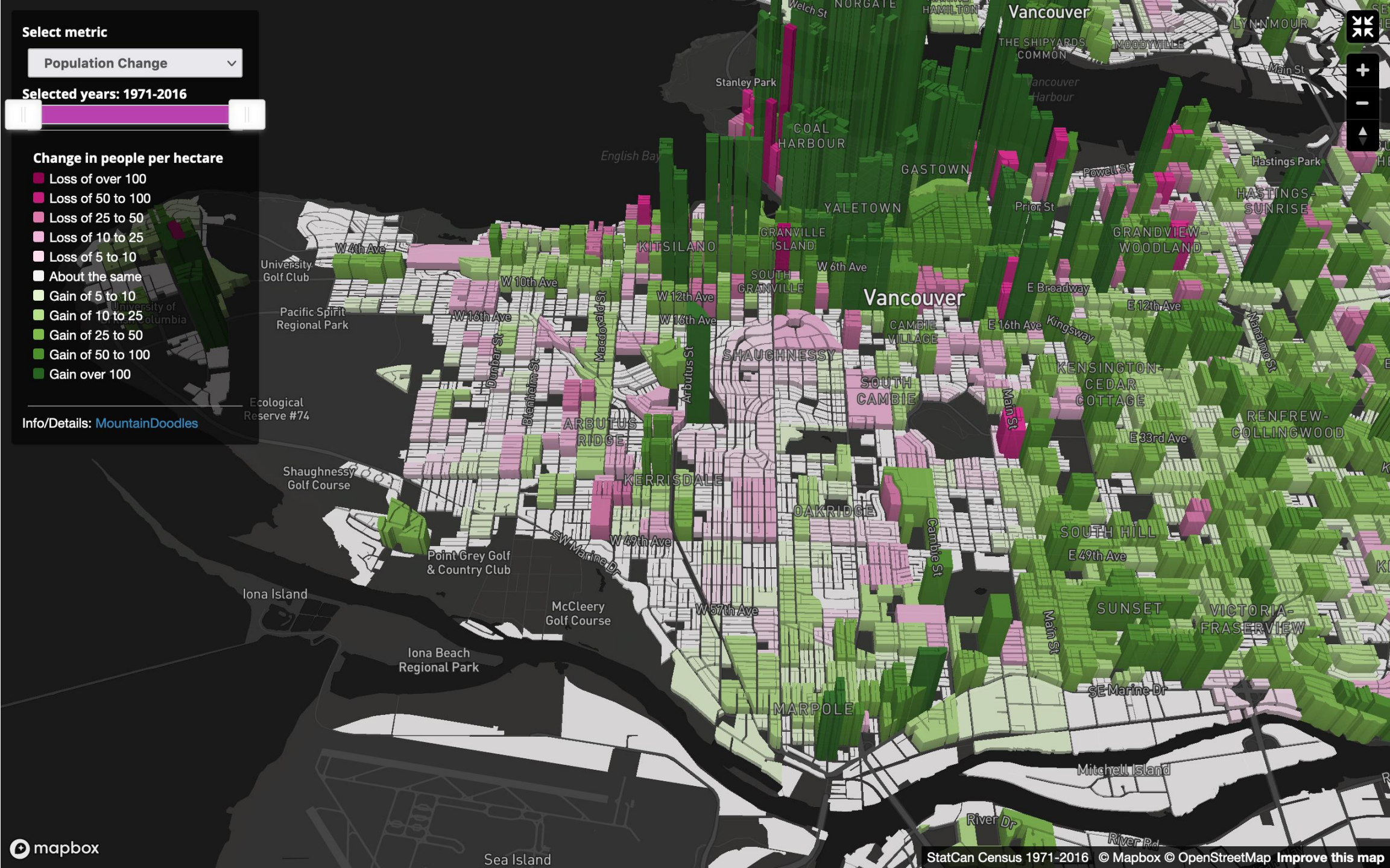
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Info/Details: [MountainDoodles](#)





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