

ALTERNATIVE SUBDIVISIONS: Not Everyone Can Live in a Master Planned Community!

REID WILSON
WILSON, CRIBBS + GOREN

UT SCHOOL OF LAW

1

WHAT DO PEOPLE WANT?

-
- **SF unit**, not an apartment unit
 - **Affordability** (financability)
 - **Ownership**- THE AMERICAN DREAM
 - PET
 - Parking
 - Open/Green space
 - Storage
 - Area outdoor amenities- parks, beach, lake, the county
 - *Sometimes*- good schools
 - Low regulation

2

COMPROMISES FOR AFFORDABILITY:

- **Size**- small is affordable
- **Distance**- cheap land
- **Convenience**
- **Gov't services**
- Amenities- golf course, clubhouse, parks, trails, swimming pools, entry monuments.
- School district
- Ownership- Renters may get everything they want, but ownership/investment.

3

ALTERNATIVE SUBDIVISIONS

- BTR
- SMALL LOTS 1ST HOME
- MICRO HOUSING
- SUBSIDIZED HOUSING
- BUILD YOUR OWN HOME
- MANUFACTURED HOUSING
- RV PARK

4

BARNDOMINIUMS



5

BUILD TO RENT

A screenshot of a website for 'Texas Homes For Rent' by Wan Bridge. The website has a clean, modern design with a white background. At the top left is the 'WB' logo with 'wan bridge' underneath. To the right of the logo are navigation links: 'About', 'Our Communities', and '@WBlog'. Further right are two orange buttons: 'CONTACT' and '(713) 219-9400'. Below the navigation is a large, high-quality aerial photograph of a residential development with many houses, green spaces, and a winding path. Underneath the photo is the heading 'Texas Homes For Rent' in orange, followed by an orange button that says 'Get In Touch'. Below this are three paragraphs of text. The first paragraph explains that Wan Bridge is building new Texas homes for rent to make single-family home living possible. The second paragraph cites U.S. Census Bureau data showing population growth in Texas. The third paragraph states that Wan Bridge is an industry leader in developing brand new homes for rent in Texas, with more than a dozen build-to-rent communities already completed and many more in progress. The text emphasizes their focus on creating stylish, sophisticated residences with modern amenities and attractive interiors, prioritizing the wants and needs of future residents. Their communities are exclusively made up of rental properties, including both single-family properties, duplexes, and townhomes.

6

Find the full text of this and thousands of other resources from leading experts in dozens of legal practice areas in the [UT Law CLE eLibrary \(utcle.org/elibrary\)](http://utcle.org/elibrary)

Title search: Alternative Subdivisions: Not everyone can Live in a Master Planned Community!

Also available as part of the eCourse

[Alternative Subdivisions: Not Everyone Can Live in a Master Planned Community](#)

First appeared as part of the conference materials for the
28th Annual Land Use Conference session

"Alternative Subdivisions: Not everyone can Live in a Master Planned Community"