

## Macro Roundup Article

**Headline:** [What Texas Can Teach San Francisco and London About Building Houses](#)

**Article Link:** <https://www.ft.com/content/de34dfc7-c506-4a81-b63d-41d994efaa89>

Author(s)	John Burn-Murdoch
Publication	Financial Times
Publication Date	February 23, 2024

**Tweet:** [Removing artificial constraints to building lowers housing costs argues @jburnmurdoch: "Homes in Texan cities are cheap and their populations soaring because the state has made urban development easy."](#)

**Summary:** Homes in Texan cities are cheap and their populations soaring because the state has made urban development easy. California, New York, and London are overheating and squeezing out young families because their planning systems place artificial constraints on supply, making urban development extremely difficult. It's not just that Texas simply has more space to build on: its cities aren't merely adding sprawl at the periphery, they're densifying the existing city, and doing so by allowing existing homeowners to expand and subdivide their property. In Houston, a 1998 change to planning laws empowered landowners to turn one home into three — instantly creating space for new families in the heart of the city, while generating a tidy profit for themselves. A crucial detail was the inclusion of an opt-out for individual neighbourhoods whose residents wished to keep things as they were, increasing the scheme's durability. Related: [On The Move: West Side Story](#) and [The Determinants Of Declining Internal Migration](#) and [The US Housing Market Is Very Quickly Becoming Unaffordable](#)

**Primary Topic:** Housing

**Topics:** Database, GDP, Housing, Op-Ed/Blog Post

**Permalink:** <https://www.edwardconard.com/macro-roundup/removing-artificial-constraints-to-building-lowers-housing-costs-argues-jburnmurdoch-homes-in-texan-cities-are-cheap-and-their-populations-soaring-because-the-state-has-made-urban-developme?view=detail>

**Featured Image Link:** <https://www.edwardconard.com/wp-content/uploads/2024/02/Texas-and-California-Housing-.png>