



Missing Middle: More Choices and Solutions to Long Term Challenges

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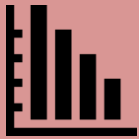
Senior Planner

City of Austin: Neighborhood Housing and Community Development

Walk the Talk: Tour and Panel Discussion
of Missing Middle Housing in Austin

May 16, 2015

Outline



Data and Demand

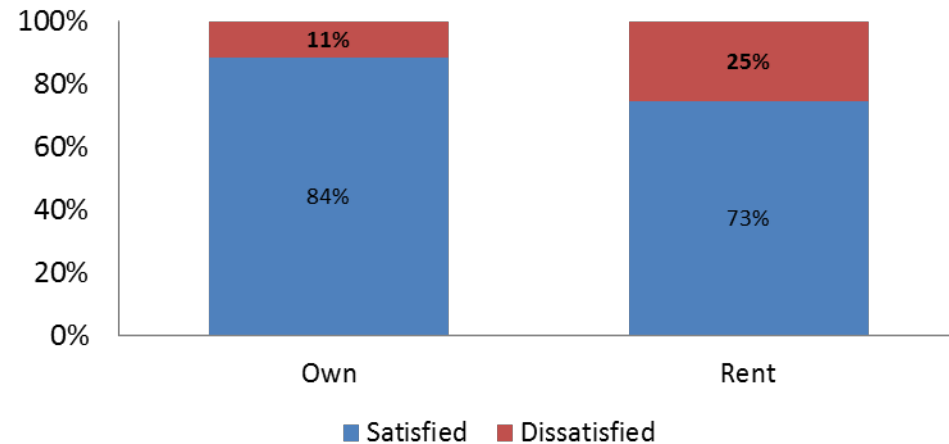
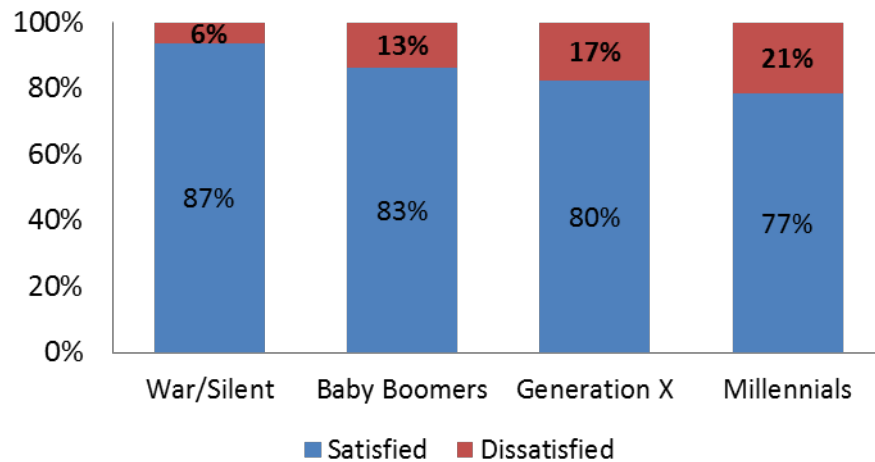


Linking Housing Choices with Transportation Choices



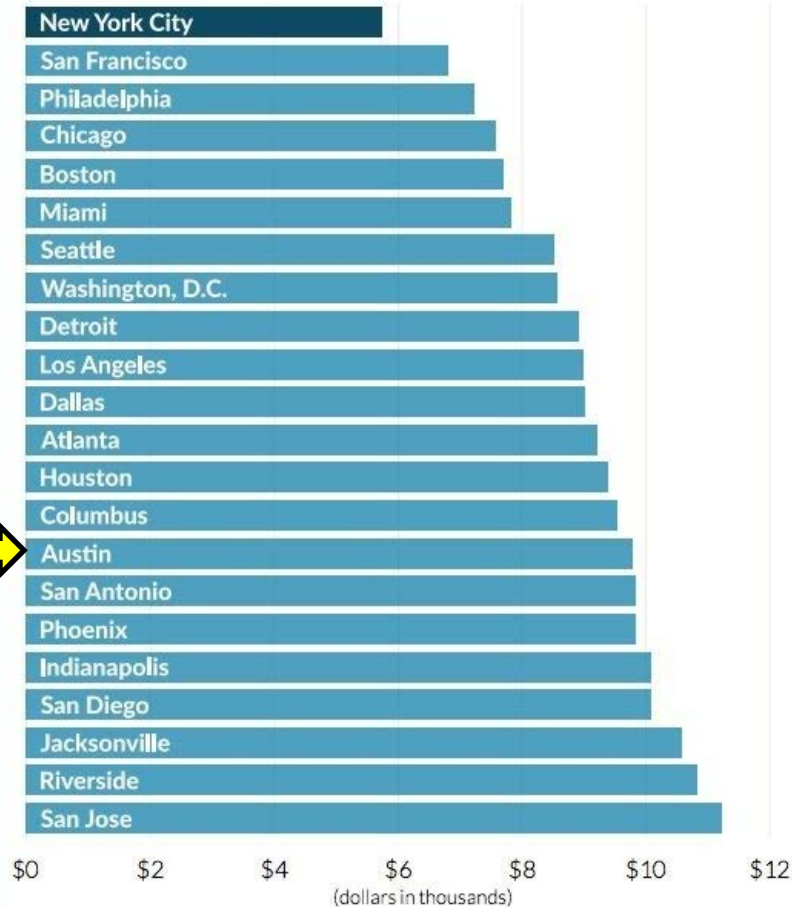
Missing Middle Housing Types and Design

Satisfaction with Range of Housing Types Available in Community



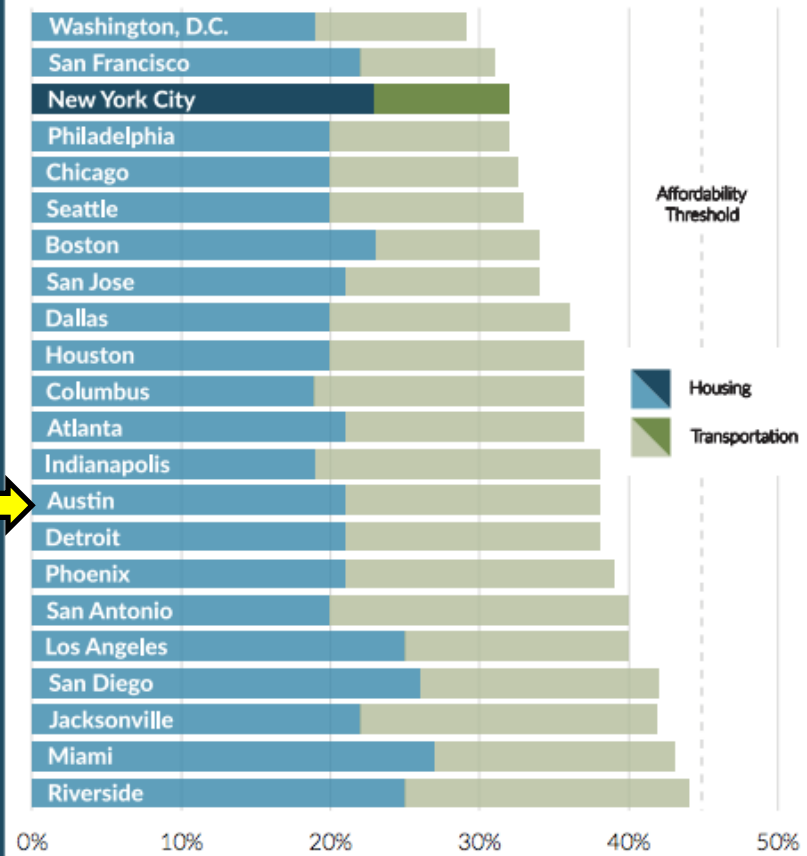
Housing + Transportation Costs

Figure 3: Annual Transportation Costs for a Typical Regional Household, Selected Cities, 2010



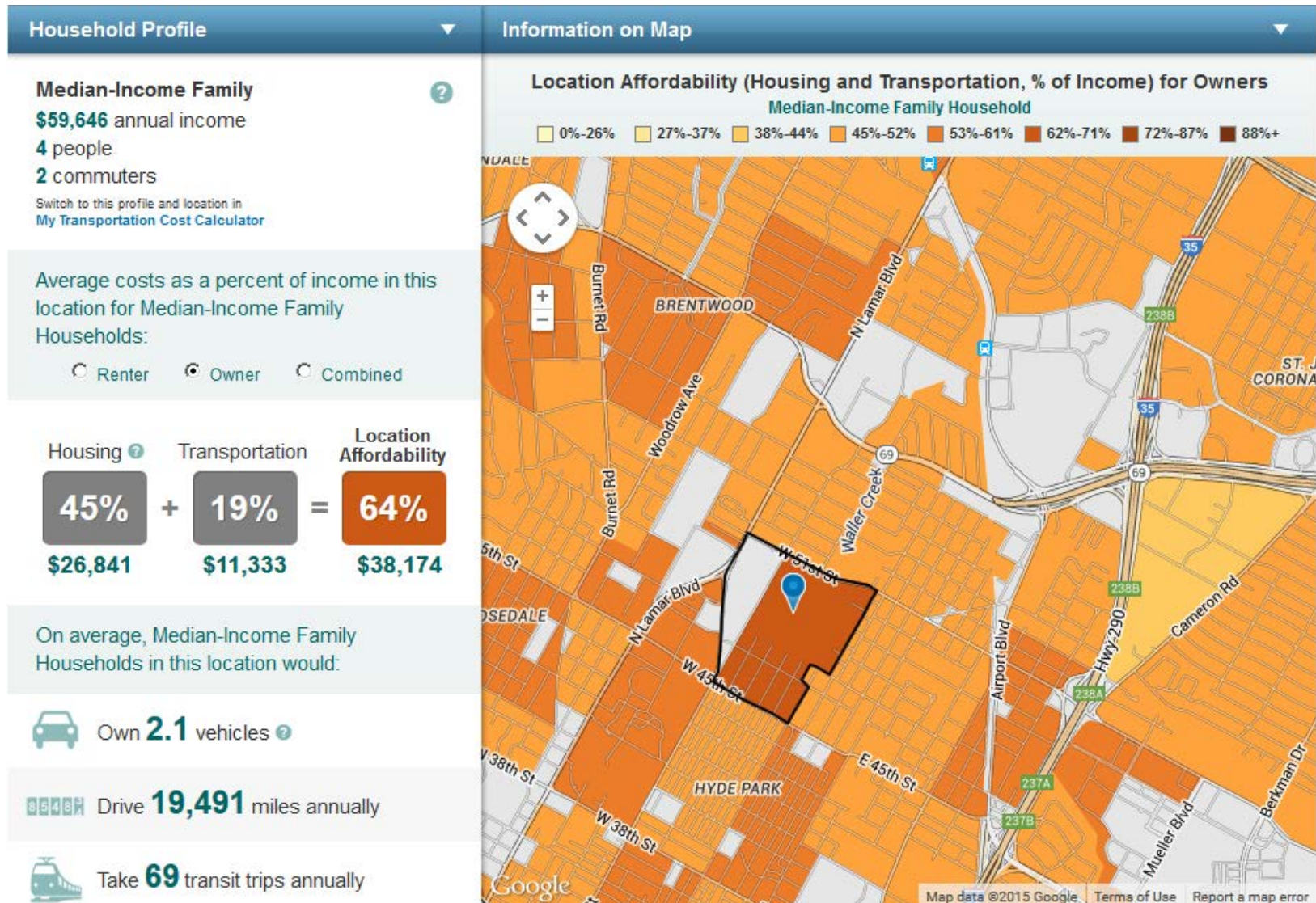
Source: U.S. Department of Housing and Urban Development, *Location Affordability Portal - Version 1* (accessed July 10, 2014), www.locationaffordability.info/lai.aspx.

Figure 6: Housing and Transportation Costs as a Percent of Income for a Typical Household, Selected Cities, 2010



Source: U.S. Department of Housing and Urban Development, *Location Affordability Portal - Version 1* (accessed July 10, 2014), www.locationaffordability.info/lai.aspx.

Housing + Transportation Costs



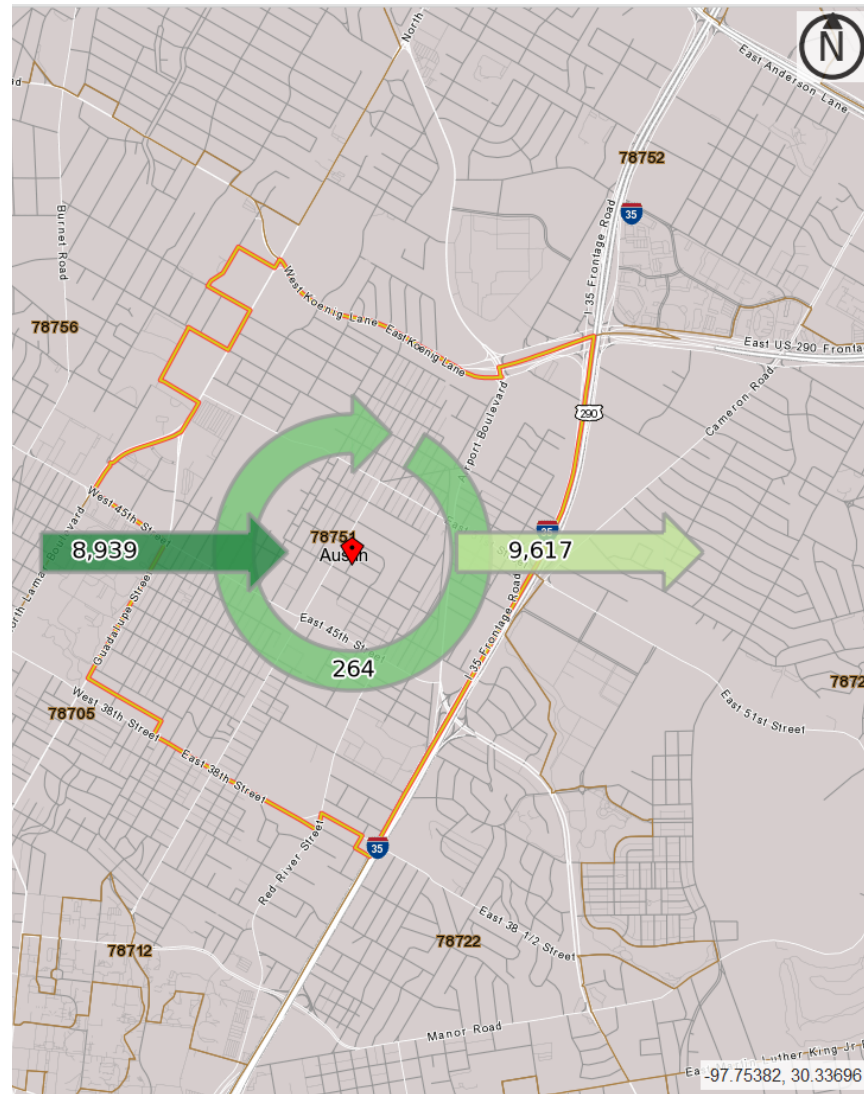
Jobs/Housing Balance

Why is Jobs/Housing Balance Important?

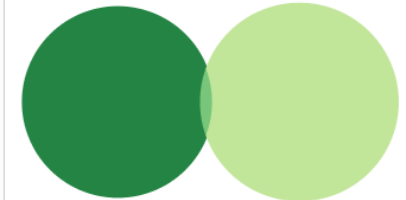
- It shows where there are enough employers creating jobs to where employees can find housing they can afford proximate to their job.

How Balanced is this Area?

- Only 264 of the people that live in 78751 work in that zip code



Inflow/Outflow Job Counts in 2011



8,939 - Employed in Selection Area, Live Outside
9,617 - Live in Selection Area, Employed Outside
264 - Employed and Live in Selection Area

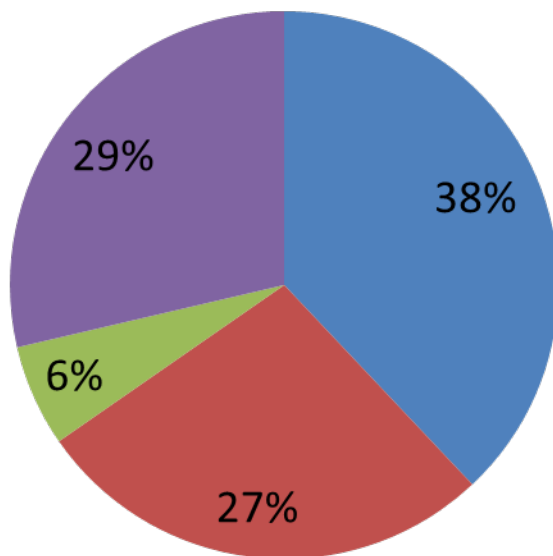
Inflow/Outflow Job Counts (All Jobs)

	2011	
	Count	Share
Employed in the Selection Area	9,203	100.0%
Employed in the Selection Area but Living Outside	8,939	97.1%
Employed and Living in the Selection Area	264	2.9%
Living in the Selection Area	9,881	100.0%
Living in the Selection Area but Employed Outside	9,617	97.3%
Living and Employed in the Selection Area	264	2.7%

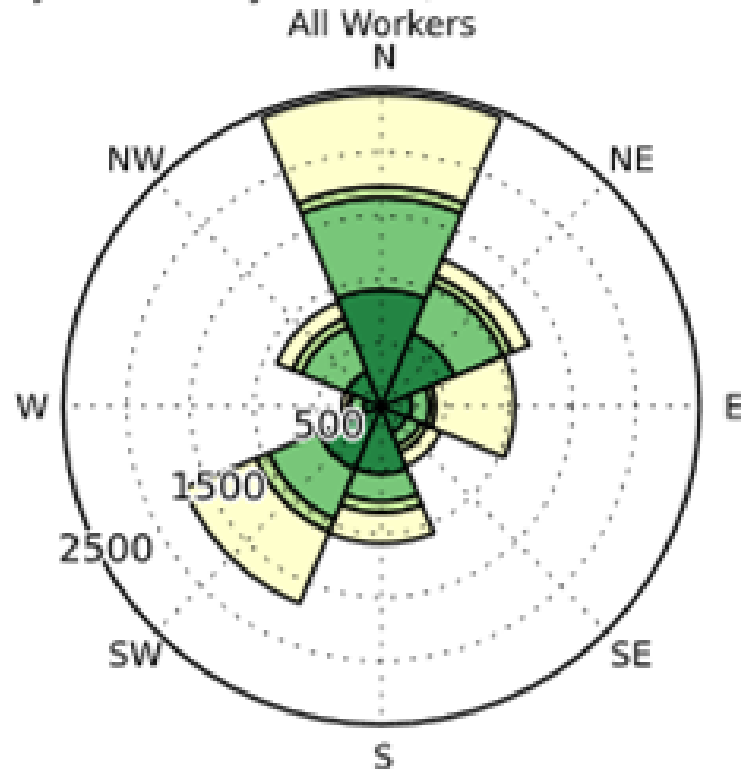
[Reset Highlighting](#)

Where are Residents of 78751 Commuting To?

- Less than 10 Miles
- 10 to 24 Miles
- 25 to 50 Miles
- Greater than 50 Miles



Job Counts by Distance/Direction in 2011



Zip Code Level Data

AUSTIN ZIP CODE 78751

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:

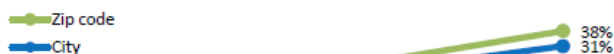


Income balance: does this ZIP code have a healthy mix of incomes?
No, there is an overrepresentation of LOW INCOME households

Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent



change in median home value



Housing Affordability

Median Home Value: **\$292,200**

Median Rent: **\$865**

Homeownership for residents earning less than \$50,000

29%

of owners city-wide earn less than \$50,000

vs. **11%**

of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than \$25,000

33%

of renters city-wide earn less than \$25,000

vs. **13%**

of rental units in this ZIP code are affordable to them

Odds that workers can afford to...



Retail and service workers
 (earning about \$24,000 per year)

Buy

Rent

0%

9%



Artists & Musicians
 (earning about \$31,000 per year)

2%

38%



Teachers
 (earning about \$48,000 per year)

10%

68%



Tech sector professionals
 (earning about \$84,000 per year)

42%

97%

Compared to the city overall, this ZIP code has...

- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **LOWER** than average rate of housing development (2000 and 2012)

Transportation

98%

of ZIP code residents live within a quarter mile of a transit stop

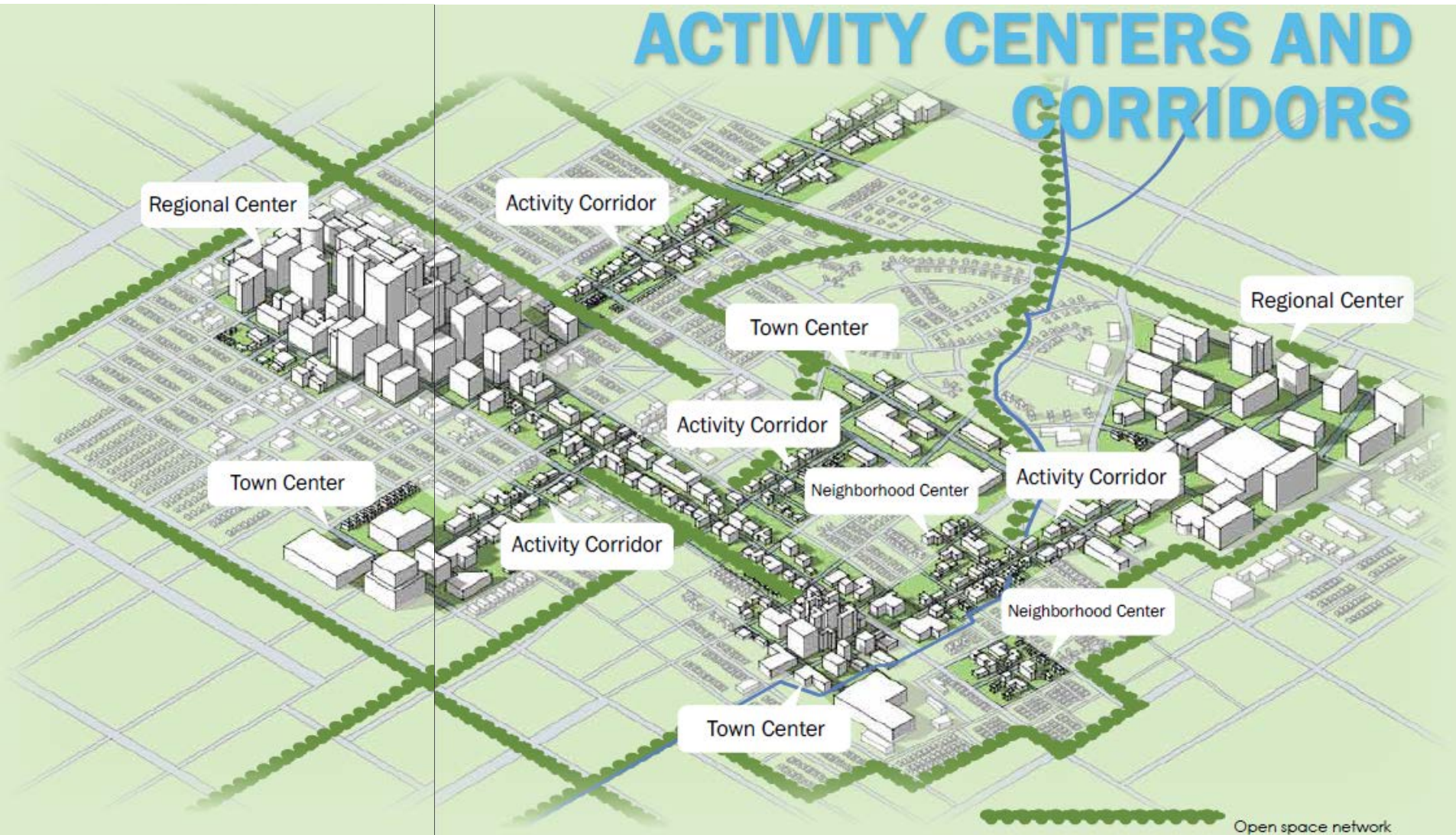
\$550

is the average monthly transportation cost for residents of this ZIP code

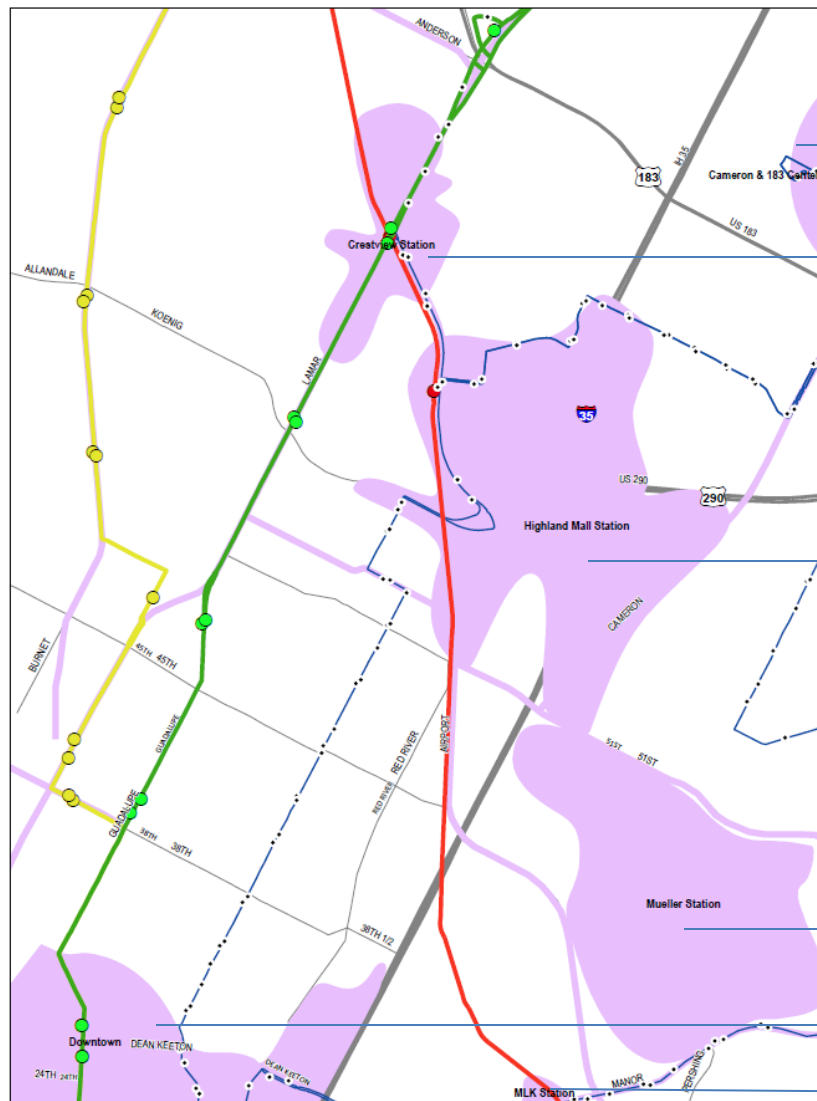
40%

of housing + transportation costs in this ZIP code are from transportation costs

ACTIVITY CENTERS AND CORRIDORS



How Can We Link Housing to Transportation and Jobs?



Imagine Austin Activity Centers
and Corridors with Transit

Imagine Austin Centers/Corridors
MetroRail Red Line
MetroRapid Route 801
MetroRapid Route 803
Other High Frequency Bus Routes

Cameron & 183: Job Center

Crestview Station: Town Center

Highland Mall: Regional Center

Mueller: Town Center

Downtown: Regional Center

MLK Station: Neighborhood Center

What are the Characteristics of Missing Middle Housing?

- ✓ Walkable Context
- ✓ Small Footprint Buildings
- ✓ Lower Perceived Density
- ✓ Smaller, Well-Designed Units
- ✓ Fewer Off-street Parking Spaces
- ✓ Creates Community
- ✓ Marketable

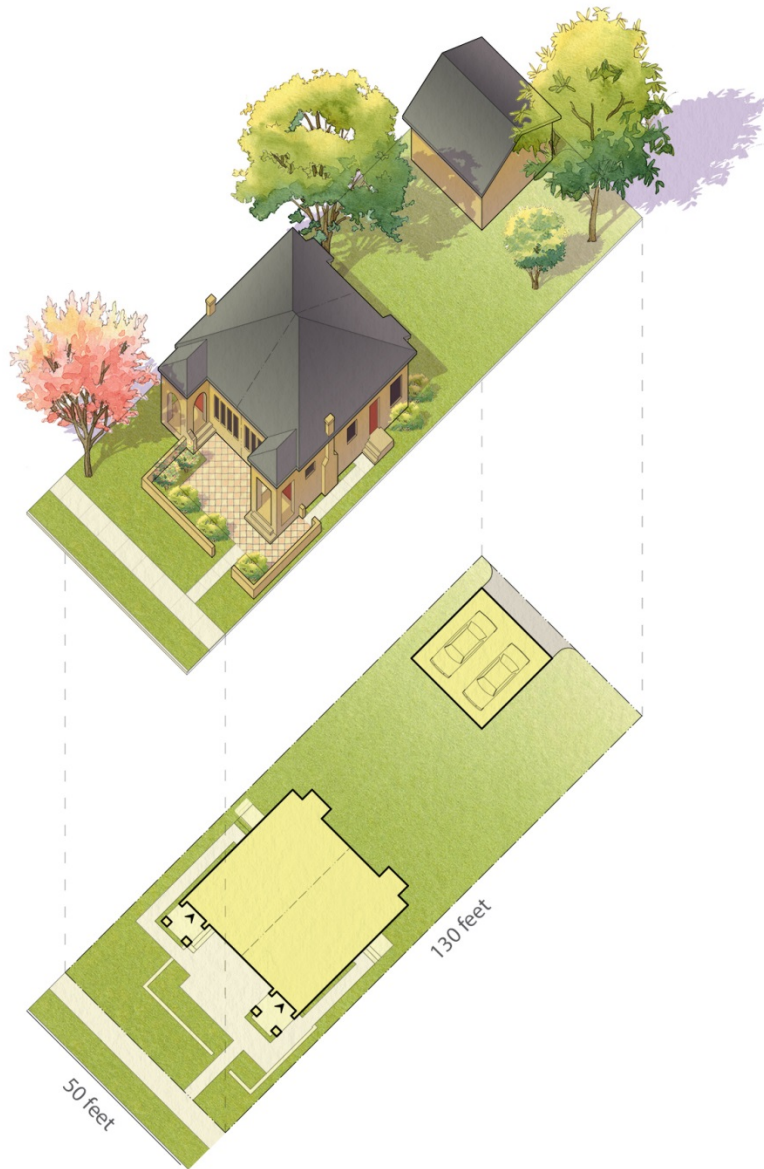


How can we Provide Various Levels of Affordability to meet the needs of Different Household Types?

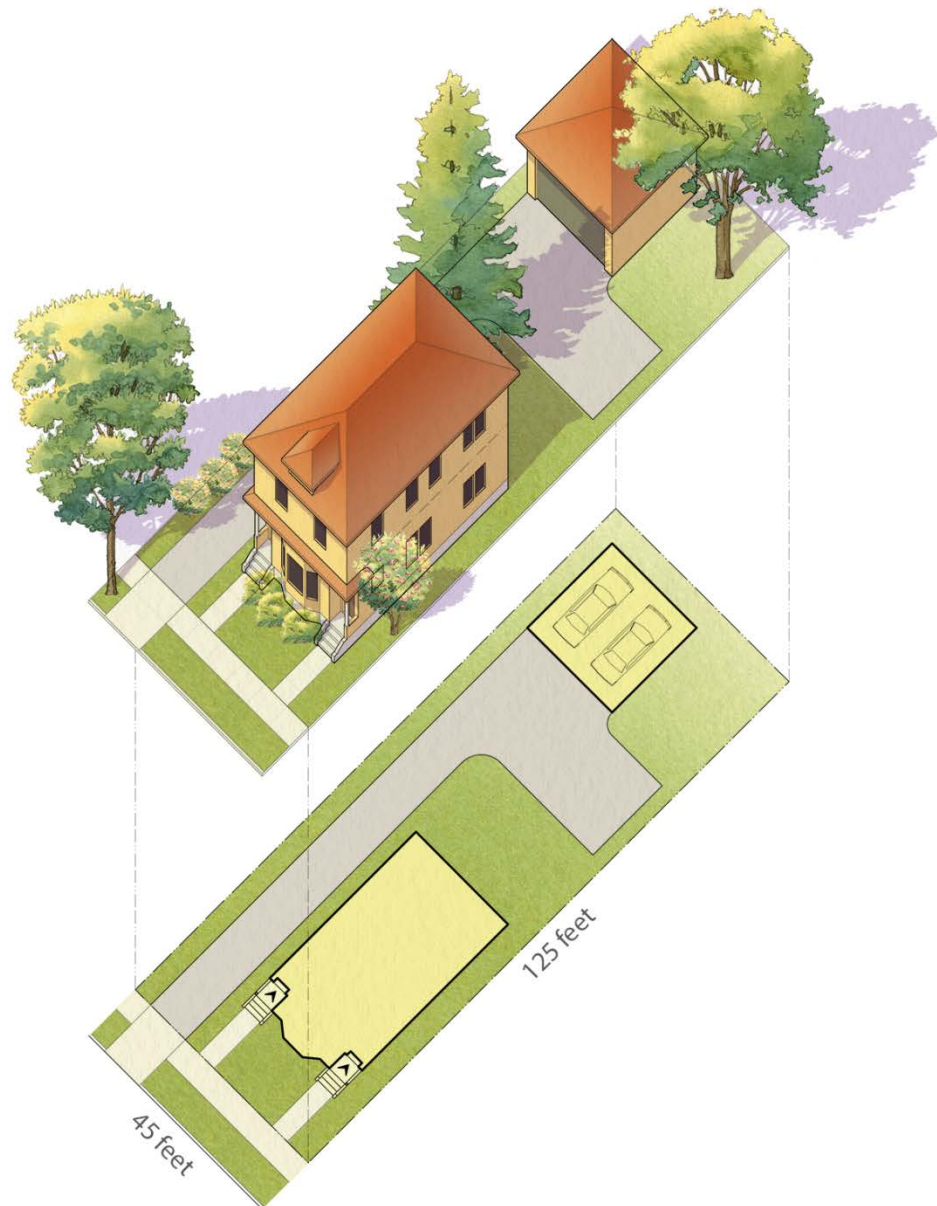
- Providing a spectrum of housing types provides opportunities for households to obtain housing in the neighborhood responsive to varying needs
- Housing options create a more diverse neighborhood
- A variety of housing supports a wider range of public and private services and employment opportunities



Duplex: Side-by-Side



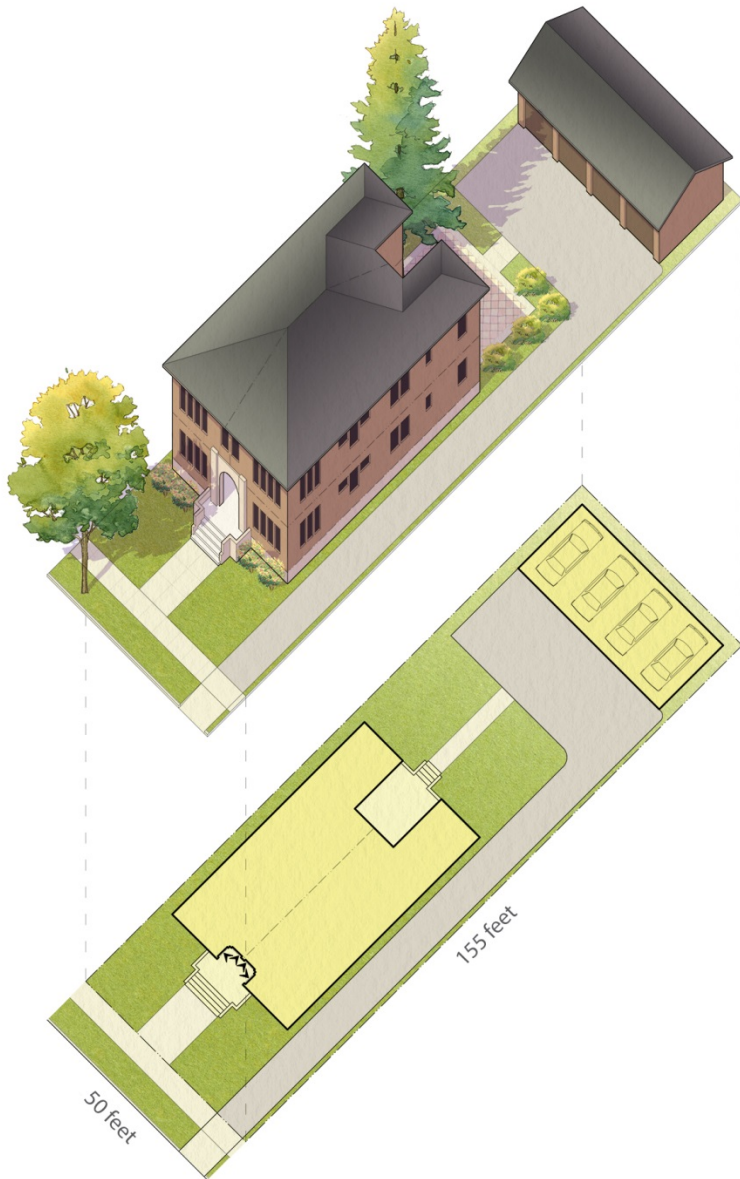
Duplex: Stacked



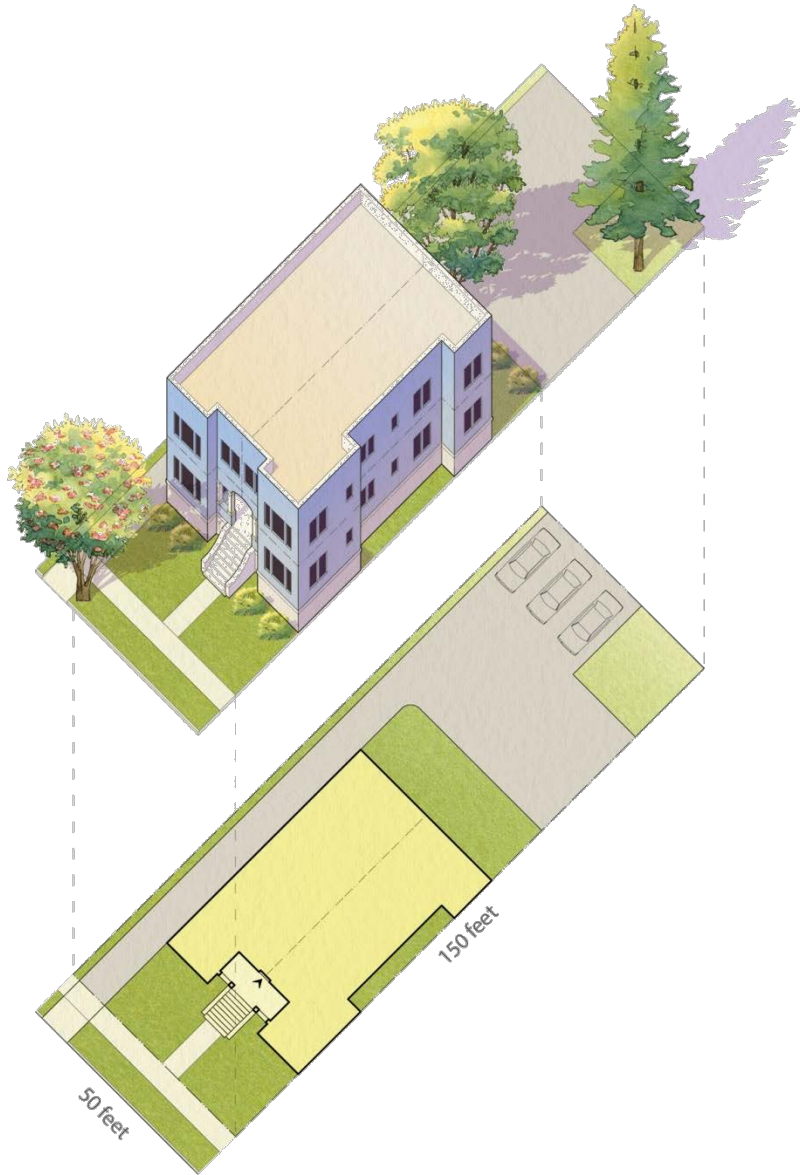
Bungalow Court



Fourplex



Multiplex: Small



Live/Work



Courtyard Apartments



Townhouse



Carriage House



Life Cycle Diagram: for family and housing needs

How the Code Affects Housing Choices

Form-Based Zoning

Focus on designing places for people.



From: Urban Center Business
Photo H
Score: 4.257



From: Urban Center Business
Photo C
Score: 4.200



From: Urban Parks & Civic Space
Photo D
Score: 4.057



From: Urban Core
Photo H
Score: 4.029



From: Urban Parks & Civic Space
Photo E
Score: 4.000



From: Sub-Urban Residential
Photo H
Score: 3.971



From: Sub-Urban Residential
Photo F
Score: 3.943



From: Business Parking
Photo B
Score: 3.943

NOTES:

General Urban didn't have any in Most Preferred 8 Places (15th place was highest).
Sub-Urban Residential and Urban Center both had 2 in Most Preferred 8 Places
Business Parking had 1 in Most Preferred - even though segment was about parking.

8 **Most** Preferred Places

How the Code Affects Housing Choices

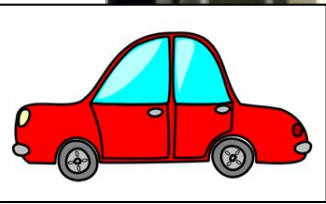
What does density look like? It depends.

12-18 units/acre



How the Code Affects Housing Choices

Missing Middle Housing –
Design and Location Matter!



How the Code Affects Housing Choices

**Apartments –
Design and Location Matter!**

